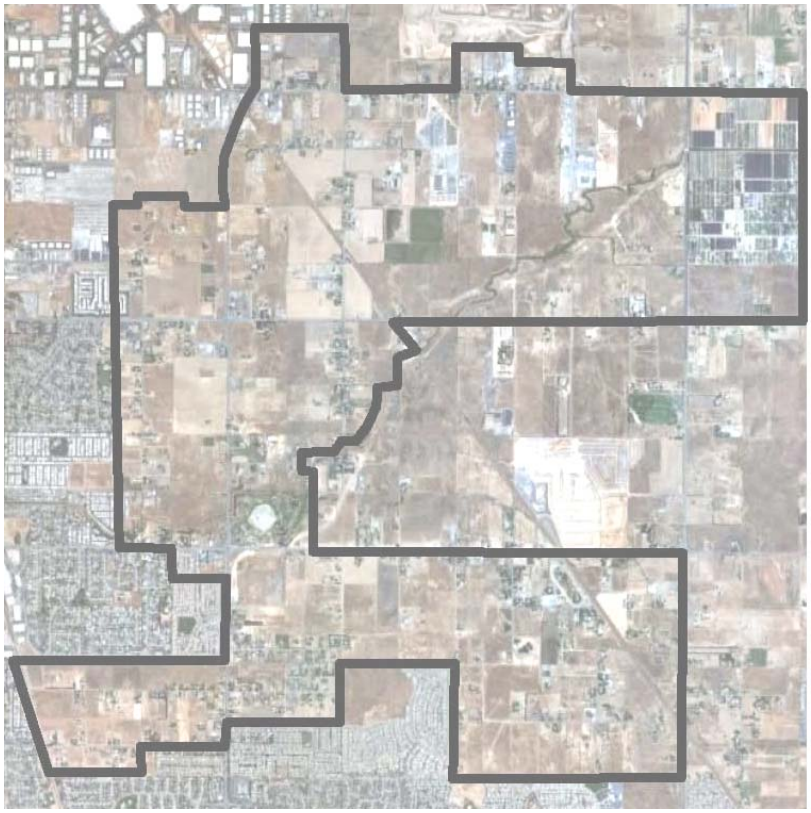
FINAL ENVIRONMENTAL IMPACT REPORT
VOLUME 2 (OF 5)

FLORIN-VINEYARD GAP COMMUNITY PLAN PROJECT



Control Number: 04-GPB-CPB-0096
State Clearinghouse Number: 2005082045
Date: October 2010

COUNTY OF SACRAMENTO
DEPARTMENT OF ENVIRONMENTAL
REVIEW AND ASSESSMENT
827 7TH STREET, ROOM 220
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Prepared By

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With Assistance By

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FINAL ENVIRONMENTAL IMPACT REPORT
VOLUME 2 (OF 4)

FLORIN-VINEYARD GAP COMMUNITY PLAN

Control Number: 04-GPB-CPB-0096
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This Environmental Impact Report has been prepared pursuant to the California Environmental Quality Act of 1970 (Public Resources Code Division 13). An Environmental Impact Report is an informational document which, when this Department requires its preparation shall be considered by every public agency prior to its approval or disapproval of a project. The purpose of an Environmental Impact Report is to provide public agencies with detailed information about the effect that a proposed project is likely to have on the environment; to list ways in which any adverse effects of such a project might be minimized; and to suggest alternatives to such a project.

Prepared by the
COUNTY OF SACRAMENTO
DEPARTMENT OF ENVIRONMENTAL
REVIEW AND ASSESSMENT
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Municipal Services Agency

Department of Environmental Review and Assessment
Joyce Horizumi, Director

Steven C. Szalay, Interim County Executive
Nav Gil, Chief Operations Manager

October 15, 2010

TO: ALL INTERESTED PARTIES

SUBJECT: DRAFT ENVIRONMENTAL IMPACT REPORT FOR FLORIN-VINEYARD GAP COMMUNITY PLAN PROJECT (Control Number: 04-GPB-CPB-0096; State Clearinghouse Number: 2005082045)

The subject Final Environmental Impact Report (FEIR) is attached for your review. The FEIR and the subject project are scheduled to be heard before the Sacramento County Board of Supervisors on October 27, 2010 at (time) in the County Board Chambers located at 700 H Street, Sacramento, California.

The DEIR consists of five volumes:

- **Volume I** of the FEIR contains all of the program-level California Environmental Quality Act (CEQA) mandated information and analyses for the entire Florin Vineyard Gap Community Plan Project area. This volume also includes the Response to Comments on the Draft EIR.
- **Volume II** of the FEIR contains all of the project-level CEQA mandated information and analyses for the individual development projects currently proposed within the Florin Vineyard Gap Community Plan Project area.
- **Volume III** of the FEIR contains supporting technical appendices for the DEIR analysis for the overall Florin Vineyard Gap Community Plan Project Area.
- **Volume IV** of the FEIR contains supporting technical appendices for the individual development projects.
- **Volume V** of the FEIR contains Mitigation Monitoring and Reporting Programs for the individual development projects.

Volumes I, II and V are available in hard copy, with Volumes III and IV attached in CD format. All volumes will be available electronically, beginning October 15, 2010, at:
http://www.dera.saccounty.net/tabid/71/Default.aspx?ProjectID=32642

Sincerely,

Joyce Horizumi
Environmental Coordinator

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INTRODUCTION

Volume 1 of this EIR describes the Florin-Vineyard Gap Community Plan and associated environmental impacts. Volume 2 identifies the ~~26~~ **17** individual project applications that are concurrently proposed with the Land Use Plan and contains project-specific analyses of environmental impacts associated with each of the developments. While they are not specifically called out within the following chapters of Volume 2, all mitigation measures identified in Volume 1 for the Florin-Vineyard Gap Community Plan are also needed for each of the individual projects. Additionally, mitigation needed for individual project impacts are identified in the following chapters.

BACKGROUND

County Resolution Nos:2002-1312 and 2004-0578 provided for the filing of private rezone and tentative map applications for concurrent processing with the Florin-Vineyard Gap Community Plan project, but only during specified "windows of opportunity" and only if consistent with a draft land use plan or alternative endorsed by the Board (i.e. the CAC Plan or the Planning Options Plan). A total of 36 private applications were submitted for concurrent processing during the given windows of opportunity; however, since that time, a number of applicants have withdrawn or reduced their project proposals.

The Florin-Vineyard Property Owners Group, also known as the "participating property owners," consists of the owners of 1,072± acres of land within the 3,766± acre Plan area who are participating financially in the Florin-Vineyard Gap Community Plan planning process and who are currently requesting development entitlements (rezones and subdivision maps) for their properties. The participating properties encompass approximately 28% (1,072± of the 3,766± total acres) of the Florin-Vineyard Gap Community Plan project area**. The acreage of currently active entitlement requests has been reduced to approximately 558 acres (15% of the total Plan area), as discussed below,** at the locations depicted in **Plate INTRO -1**.

The details of each individual project are presented in Table INTRO-1. Project names, associated parcel numbers, and requested entitlements are shown in the table. The table also identifies an abbreviation for each project is identified in this volume of the EIR. The following chapters go into detail on each of the ~~26~~ **17** projects, their impacts and required mitigation measures.

Subsequent to release of the Draft EIR and prior to the conclusion of the County Planning Commission hearings, three projects were formally withdrawn, reducing the number of active projects from 26 to 23. Of these 23 active projects, another 6 were not ready to proceed through the hearing process, so have been dropped

from this Final EIR. Should any of these projects proceed forward at a later date, separate environmental documentation will be required.

This Final EIR describes the remaining 17 active projects as they existed at the time each project was heard and acted upon by the County Planning Commission (dates vary by project). The Planning Commission's action transmittal for each project is included in Appendix Intro-1. Some of these projects have been revised from the project analyzed within the Draft EIR, but remain consistent with the overall FVGCP. Changes have been made to the individual project chapters in this Final EIR as necessary to reflect the project revisions.

The recommendations and requirements of various agencies have also changed over time, either as a result of project modifications or other changes in circumstance. The most current recommendations/requirements have been included as conditions of approval in the *Planning Staff Report* and/or the *Planning Commission's Transmittal to the Board of Supervisors* for each project. (These documents are available from the Sacramento County Planning and Community Development Department, 827 7th Street, Room 230, Sacramento, CA 95814.) The original recommendations have been deleted from the Final EIR in order to avoid confusion. Only those agency comments that indicate unique circumstances associated with the project that could be expected to result in environmental impacts related to public services are discussed in the Final EIR.

~~Plate INTRO -1 Individual Project Locations~~

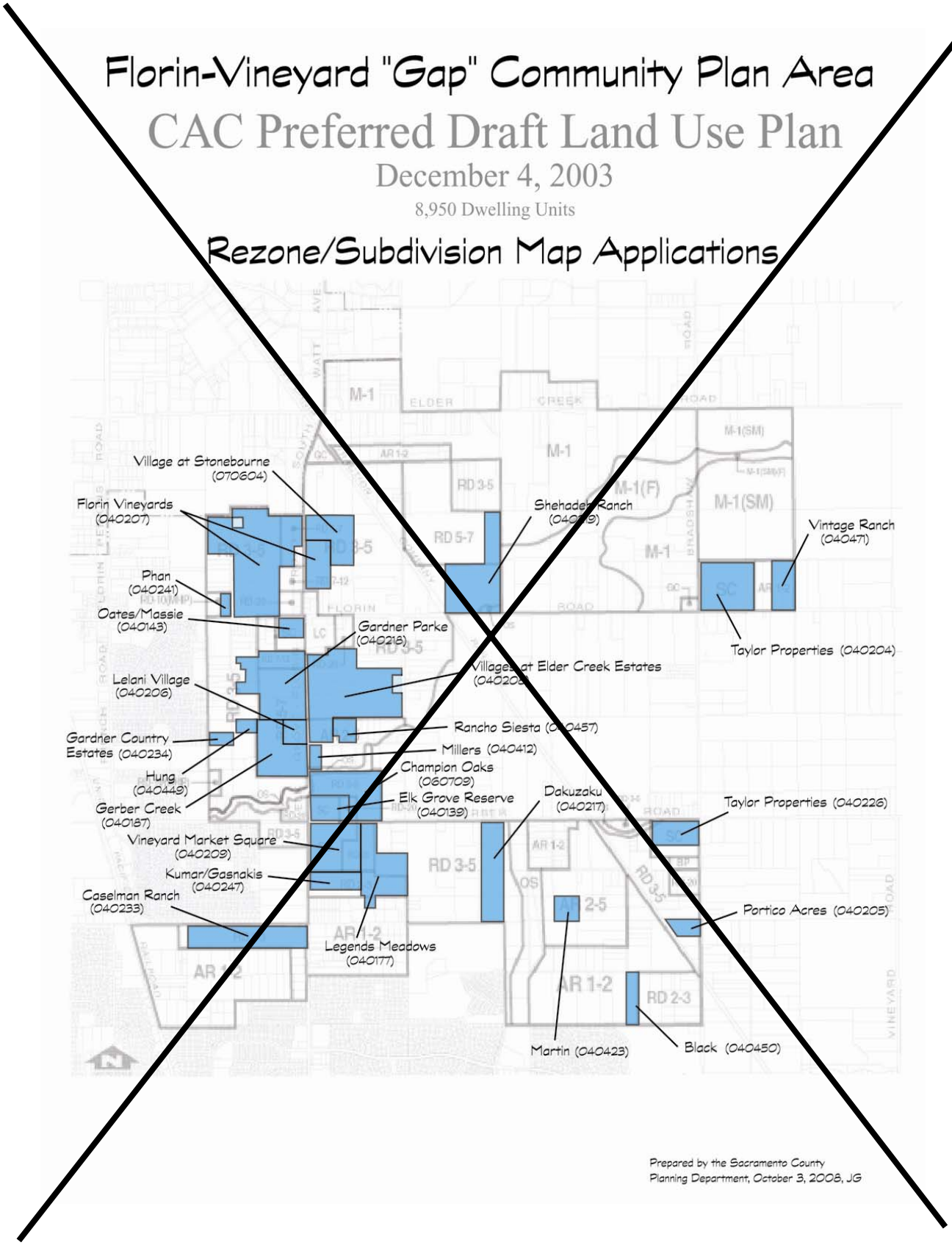


Plate INTRO -1 Individual Project Locations

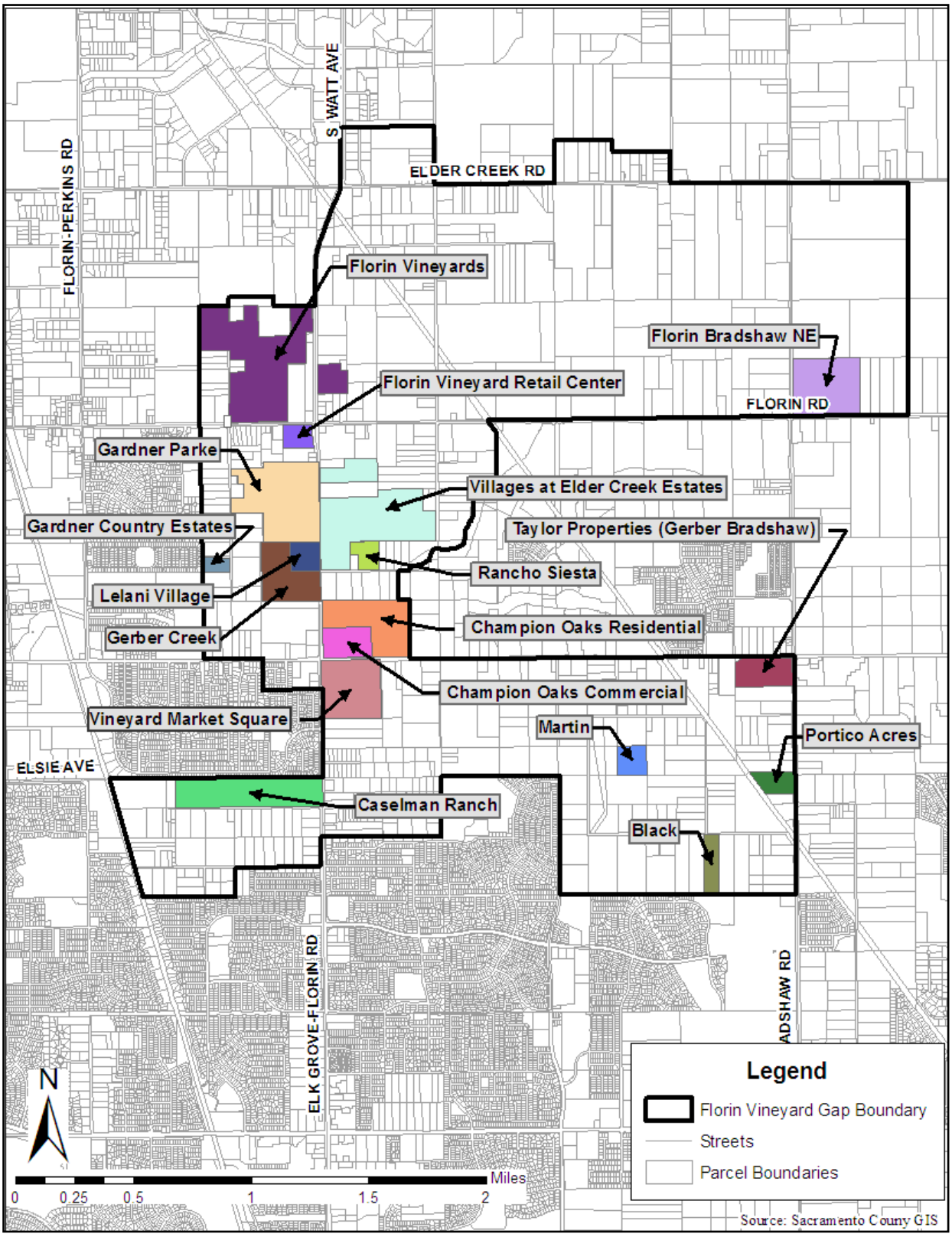


Table INTRO-1 Summary of Individual Projects

Project Name	Control #	Project Abbreviation in EIR Volume 2	APN	Proposal
Champion Oaks **Commercial (fka Elk Grove Reserve)**	04-RZB-PMR-**ABE-**0139	EGR	065-0080-101	1. **Rezone** of approximately 18.4 acres from AR-10 agricultural residential and AR-10(F) to SC shopping center. 2. A **Tentative Parcel Map** to divide approximately 18.4 acres into five (5) parcels: Parcel 1 at ~~12.75~~ **12.52**+ gross acres, Parcel 2 at ~~0.73~~ **1.78**+ gross acres, Parcel 3 at ~~0.92~~ **1.20**+ gross acres; Parcel 4 at ~~1.70~~ **0.82**+ gross acres, and Parcel 5 at ~~2.34~~ **0.13**+ gross acres. 3. **An Abandonment of excess right-of-way along Elk Grove-Florin Road and Gerber Road.**
Florin Vineyard Retail Center	04-RZB-0143	FVR	065-0042-062	1. A **Rezone** of approximately 6.63 acres from A-10 agricultural holding zone to SC shopping center zone.
~~Legends Meadows~~	~~04-RZB-SDP-UPP-AHS-0177~~	~~LM~~	~~121-0010-015, 021, 022, 029 and 030~~	~~1. A **Rezone** of 44.37± acres from AR-10 and AR-2 agricultural-residential to AR-1 (2.88± acres), RD-3 (17.4± acres), RD-5 (10.42± acres and a 2.42± acre park site), and RD-20 (11.24± acres).~~ ~~2. A **Tentative Subdivision Map** to divide 44.37± gross acres into 2 agricultural-residential lots in the AR-1 zone, 51 single-family lots in the RD-3 zone, 55 single-family lots in the RD-5 zone, a 2.42± acre park lot (Lot D) in the RD-5 zone, several landscape corridor lots (Lot A, B and C) and wetland corridor lots (Lots E and F) in the RD-3 and RD-5 zones, and a 11.24± acre lot for 224 condominium units in the RD-20 zone.~~ ~~3. A **Use Permit** for a 224-unit (RD-20) condominium project on~~

Project Name	Control #	Project Abbreviation in EIR Volume 2	APN	Proposal
				~~approximately 11.24 acres.~~ ~~4. A **Waiver from the Requirement for a Parcel Map** (tentative and final) for condominiums, as allowed by the County Land Development Ordinance Title 22m Section 22.20.076~~ ~~5. An **Affordable Housing Plan** consisting of on-site construction.~~
Gerber Creek	04-RZB-SDP-SPP-AHS-0187	GC	065-0070-007	1. A **Rezone** of approximately 30.3 acres from A-10 agricultural holding and A-10 (F) agricultural holding flood combining to **RD-4 residential (15.3 acres),** ~~RD-5 residential (12 acres),~~ and RD-7 residential (~~18.3~~ **15.0** acres). 2. A **Tentative Subdivision Map** to divide 30.3 acres into ~~215 single-family lots~~, **184 residential lots (24 half-plex and 160 single family lots)** and 2 landscape corridor lots (Lots A and B). 3. A **Special Development Permit** to allow **deviations from the lot size, width and setback standards.** ~~a) A reduction in the RD-7 single-family lot area from 4,000 to 2,500 square feet for interior lots, and from 5,200 to 3,100 square feet for corner lots.~~ ~~b) A reduction in the RD-5 single-family lot area from 5,200 to 5,000 square feet for interior lots, and from 6,200 to 5,800 square feet for corner lots.~~ ~~c) A reduction in the single-family front-yard setback requirements from 20 to 12.5 feet for the habitable portion of the dwelling for certain lots in~~

Project Name	Control #	Project Abbreviation in EIR Volume 2	APN	Proposal
				~~the RD-5 zone, and from 20 to 8 feet for the habitable portion of the dwelling for certain lots in the RD-7 zone.~~ ~~d) A reduction in the single-family side-yard setback requirements from 5 to 3 feet for certain lots in the RD-7 zone.~~ ~~e) A density bonus of 27 extra units based on the affordable housing plan.~~ **4.** ~~An **Exception** from the Sacramento County Land Development Ordinance (Title 22) to allow certain lots of less than 95-foot depth standard, and to allow certain lots to exceed the 3:1 lot depth to width ratio standard.~~ **4.** **A Special Development Permit to allow an affordable housing density bonus of 24 lots as permitted by the Affordable Housing Ordinance to off-set those units lost to affordable housing.** 5. An **Affordable Housing Plan** consisting of on-site construction of ~~single-family dwellings~~ **affordable units to** be dispersed throughout the project.
Florin/Bradshaw NE	04-RZB-PMR-0204	FBN	066-0050-009	1. A **Rezone** to change the zoning of 47.4 gross acres from AG-80 agriculture to SC shopping center. 2. A **Tentative Parcel Map** to subdivide said 47.4 acre parcel into four (4) lots.

Project Name	Control #	Project Abbreviation in EIR Volume 2	APN	Proposal
Portico Acres	04-RZB-SDP-AHS-0205	PA	121-0070-014	1. A **Rezone** of approximately 9.48 gross acres from AR-10 agricultural residential to RD-5 residential. 2. A **Tentative Subdivision Map** to divide 9.48± acres into 47 single-family lots. 3. An **Affordable Housing Plan** consisting of payment of fees.
Lelani Village	04-RZB-SDP-AHS-0206	LV	065-0070-006	1. A **Rezone** of 9.8 gross acres from AR-10 agricultural-residential to RD-7 residential. 2. A **Tentative Subdivision Map** to divide 9.8 gross acres into 62 single-family lots, and a landscaped corridor lot. 3. An **Affordable Housing Plan** consisting of the payment of fees.
Florin Vineyards	04-RZB-SDP-SPP-**ABE-**AHS-0207	FV	~~064-0020-044;~~ 064-0071-045; 064-0072-003, 009, 015, ~~024~~, 026, ~~031, 032,~~ 034, ~~035~~; 064-0080-043, ~~45, 46~~	1. A **Rezone** of ~~130.9~~ **101.6**± gross acres from A-10 agricultural and IR industrial reserve to RD-2 residential (~~18.7~~ **26.7**± acres), RD-4 residential (~~15.0~~ **16.8**± acres) RD-5 residential (~~48.5~~ **28.2**± acres), RD-7 residential (~~34.6~~ **12.9**± acres), RD-20 residential (~~4.7~~ **9.5**± acres) and O recreation (~~9.4~~ **7.5**± acres). 2. A **Tentative Subdivision Map** to divide ~~130.9~~ **101.6**± gross acres into ~~655~~ **372** single-family residential lots, one multiple-family affordable residential lot, one church site lot, ~~two~~ **one** park site lot~~s~~, ~~four large lots,~~ and ~~seven~~ **two** landscape corridor lots. **Included on the map are requests for abandonment of easements.** 3. A **Special Development Permit** to allow deviations from the lot size and width standards applicable to lots created in the RD-4, RD-5 and RD-7

Project Name	Control #	Project Abbreviation in EIR Volume 2	APN	Proposal
				zones. 4. **A Special Development Permit to allow an affordable housing density bonus of 84 single family lots as permitted by the Affordable Housing Ordinance to off-set those units lost to affordable housing.** ~~4. A **Density Bonus** of 111 single family lots as permitted by the Affordable Housing Ordinance to off-set those units lost to affordable housing.~~ 5. An **Exception** to Title 22 to allow lots less than 95 feet deep and to allow the depth of the lots to exceed three times its width. 6. An **Affordable Housing Plan** ~~consisting of dedication of a 4.0- acre site (4.2 net acres with power line) zoned RD-20 for affordable housing and payment of affordability fees~~ **with options for construction of onsite rental multi-family units or land dedication**.
Villages at Elder Creek Estates	04-RZB-SDP-SPP-~~UPP-~~ABE-**EXP-**AHS-0208	ECE	065-0051-~~009,~~ 016, 030, 031, 032, 045, 046, 047; 065-0080-001	1. A **Rezone** of approximately ~~±91.3~~ **86.3** gross acres from AR-10 agricultural-residential, AR-10 (F) agricultural-residential flood combining, and AR-2 agricultural-residential, to RD-20 residential (~~±13.4~~ **5.4** acres), **RD-10 residential (±8.0 acres),** RD-7 residential (~~±35.6~~ **38.9** acres), RD-5 residential (~~±32.8~~ **26.9** acres), ~~RD-4 residential (±1.2 acres)~~ and O recreation (~~±8.3~~ **7.0** acres). 2. A **Tentative Subdivision Map** to divide the property into ~~518~~ **494** single-family residential lots, ~~2 multiple-family lots~~ **1 RD-10 lot, 1 RD-20 lot**, 1 park lot, ~~1 open space lot~~, **2 common area lots,** 3 landscape lots and 1 water quality treatment lot. 3. A **Large Lot Tentative Subdivision Map** to divide ~~±91.3~~ **86.3** gross

Project Name	Control #	Project Abbreviation in EIR Volume 2	APN	Proposal
				acres into 11 large lots as follows: Lot 1 – 7.6 gross acres, Lot 2 – 6.1 gross acres, Lot 3 – 9.1 gross acres, Lot 4 – 13.1 gross acres, Lot 5 – ~~6.5~~ **13.1** gross acres, Lot 6 – 9.1 gross acres, Lot 7 – **9.1gross acres, Lot 8 -** 16.4 gross acres, Lot ~~8~~ **9** – 8.8 gross acres~~, Lot 9 – 1.2 gross acres~~, Lot 10 – ~~7.4~~ **8.0** gross acres, and Lot 11 – ~~6.0~~ **5.4** gross acres. 4. A **Special Development Permit** to reduce the RD-5 and RD-7 zone lot area, lot width, **and** public street frontage~~, and~~ **requirements**. 5. **A Special Development Permit to reduce the required single-family residential** front, side, and rear setback requirements. 6. A **Special Development Permit** to allow an affordable housing density bonus of ~~30 dwelling units in the RD-5 zone, and 72 dwelling units in the RD-7 zone~~ **87 single-family lots as permitted by the Affordable Housing Ordinance to off-set those units lost to affordable housing**. ~~7. A **Use Permit** to allow 36 halfplex lots within the proposed RD-7 zone of the project.~~ 8. An Exception from Title 22 of the Sacramento County Land Development Ordinance to allow lots of less than 95 feet in depth. 9. An **Abandonment** of easements as shown on the Tentative Subdivision Map. 10. An **Affordable Housing Plan** consisting of ~~on-site~~ **off-site construction or** dedication of land ~~and payment of an affordability fee~~.

Project Name	Control #	Project Abbreviation in EIR Volume 2	APN	Proposal
Vineyard Market Square	04-RZB-PMR-AHS-0209	VMS	121-0010-051	1. A **Rezone** of approximately 37 acres from AR-10 agricultural-residential to SC shopping center (~~27~~ **37** acres) ~~and RD-20 residential (10 acres)~~. 2. A **Tentative Parcel Map** to divide approximately 37 acres into 7 parcels. ~~3. An **Affordable Housing Plan** consisting on-site construction of affordable multi-family dwelling units..~~
~~Dakuzaku~~	~~04-RZB-SDP-AHS-0217~~	~~DZ~~	~~121-0040-003, 016, 019, and 020~~	~~1. A **Rezone** of 38.7 gross acres from AR-10 agricultural-residential to RD-5 residential (31.5 ± gross acres) and O recreation (7.2 ± gross acres) zones.~~ ~~2. A **Tentative Subdivision Map** to divide 38.7 ± gross acres into **91** single-family lots, with the addition of a remainder lot (4.1± ac), park site (5.1± ac), open space (1.3± ac), a landscape lot (0.7± ac), and several open space corridors.~~ ~~3. An **Affordable Housing Plan** consisting of payment of in-lieu and affordability fees.~~
Gardner Parke	04-RZB-SDP-SPP-~~EXP~~-AHS-0218	GP	065-0042-~~017,~~ 028, 031, ~~040 through 046~~ **041, 042, portion of 043, & 044**	1. A **Rezone** of approximately 65.4 acres from AR-5 agricultural-residential **(13.7 acres)** and ~~AR-10~~ **A-10** agricultural~~-residential~~ **(51.7 acres)** to RD-5 **(21.8 acres)**, RD-7**(21.5 acres)**, RD-10 residential **(15.2 acres)** and O recreation **(6.9 acres)**. 2. A **Tentative Subdivision Map** to divide 65.4± acres into ~~395~~ **379** single-family lots, ~~one multi-family lot,~~ one park lot, and ~~3~~ **4** landscape lots. 3. A **Special Development Permit** to ~~reduce the RD-7 zone lot area, lot width and public street requirements~~ **vary lot area and public street frontage in the RD-10 zone**.

Project Name	Control #	Project Abbreviation in EIR Volume 2	APN	Proposal
				~~4. A **Special Development Permit** to allow a density bonus of 32 units in the RD-5 zone and 42 units in the RD-7 zone for a total of 74 density bonus units.~~ ~~5. An **Exception** from the Land Development Ordinance to allow lots less than 95 feet deep.~~ 6. An **Affordable Housing Plan** consisting of ~~dedication of a 5.2± gross acre site for affordable housing and payment of an affordability fee~~ **the purchase of unit credits.**
~~Shehadeh~~	~~04-RZB-SDP-SPP-AHS-0219~~	~~SH~~	~~064-0080-009, 010~~	~~1. A **Rezone** of approximately 50.3 acres from IR industrial reserve and IR (F) industrial reserve flood combining to RD-5 residential (12.3 acres), RD-7 residential (22 acres), and O recreation (16 acres).~~ ~~2. A **Tentative Subdivision Map** to divide 50.3 acres into 253 single-family lots, one park site lot (Lot A), 2 open space/wetland lots (Lots B and C), one detention basin lot (Lot D), and a landscaped corridor lot (Lot E).~~ ~~3. A **Special Development Permit** to allow:~~ ~~a. A density bonus of 8 lots in the RD-5 zone and 37 lots in the RD-7 zone, for a total of 45 density bonus single-family lots.~~ ~~b. To reduce the RD-7 lot area, lot width and depth, and setback standards.~~ ~~4. An **Exception** from the Land Development Ordinance (Title 22) to allow lots of less than 95-foot minimum depth standard.~~ ~~5. An **Affordable Housing Plan** consisting of off-site land dedication~~

Project Name	Control #	Project Abbreviation in EIR Volume 2	APN	Proposal
				~~(i.e., partnering with another land owner that has an existing RD-20 zoned site that will be dedicated for affordable housing), and the payment of affordable fees.~~
Taylor Properties at Gerber and Bradshaw Roads	04-RZB-PMR-ABE-0226	**T**GB	121-0060-022	1. A **Rezone** of approximately ~~20~~ **19.7** acres from AR-10 agricultural-residential and AR-10 (F) agricultural-residential flood combining to SC shopping center. 2. A **Tentative Parcel Map** to divide ~~20±~~ **approximately 19.7** acres into ~~6~~ **7** parcels **(including Parcel A)**. 3. **Abandonment and Relocation** of existing drainage easements. 4. **An Abandonment of right-of-way on Bradshaw Road and Gerber Road.**
Caselman Ranch	04-RZB-SDP-**SPP-UPP-**AHS-0233	CSR	115-0091-002, 003, 004, 005, 006, and 007	1. A **Rezone** for a total of 50± acres from A-10 agricultural holding to RD-5 residential (30± acres) and RD-7 residential (20± acres). 2. A **Tentative Subdivision Map** to divide the 50± acre site into ~~293~~ **181**single-family lots, **80 half-plex lots, one park site lot (Lot D), one treatment basin lot (Lot C), and 2 landscape lots (lots adjacent to Elk Grove-Florin Road)**. 3. **A Special Development Permit to deviate from the development standards for minimum lot area and public street frontage for the half-plex lots.** 4. **A Use Permit to create 80 half-plex lots.**

Project Name	Control #	Project Abbreviation in EIR Volume 2	APN	Proposal
				5. An **Affordable Housing Plan** consisting of on-site construction of affordable units distributed throughout the project.
Gardner Country Estates	04-RZB-SDP-AHS-0234	GCE	065-0160-011	1. A **Rezone** of ±5 acres from AR-5 agricultural-residential to RD-5 residential **and LC limited commercial**. 2. A **Tentative Subdivision Map** to divide ±5 acres into ~~23 single-family lots, and 3 duplex lots~~ **26 residential lots (16 single-family lots and 10 half-plex lots), 4 live work lots and one landscaping lot**. 3. ~~A **Density Bonus** of four units in the RD-5 zone~~. 4. **A Special Development Permit to allow an affordable housing density bonus of five single-family lots as permitted by the Affordable Housing Ordinance to off-set those units lost to affordable housing.** 5. **A Special Development Permit to reduce the RD-5 zone lot area, lot width, lot depth and public street frontage requirements.** 6. An **Affordable Housing Plan** consisting of on-site construction of ~~low-income for sale~~ affordable housing.
~~Phan Court~~	~~04-RZB-SDP-AHS-0241~~	~~PH~~	~~064-0071-051~~	~~1. A **Rezone** of approximately 5 gross acres from RM-1 mobile home park-residential to RD-10 residential.~~ ~~2. A **Tentative Subdivision Map** to divide approximately 5 gross acres into 33 single-family lots.~~ ~~3. An **Affordable Housing Plan** consisting of the payment of fees.~~

Project Name	Control #	Project Abbreviation in EIR Volume 2	APN	Proposal
~~Gasnakis & Kumar~~	~~04-RZB-SDP-0247~~	~~GK~~	~~121-0010-002, and 020~~	~~1. A **Rezone** of approximately 13.58 acres from AR-5 agricultural-residential to RD-3 residential.~~ ~~2. A **Tentative Subdivision Map** to divide 13.58 acres into 41 single-family lots.~~ ~~3. An **Affordable Housing Plan** consisting of the payment of fees.~~
~~Millers Family Trust~~	~~04-RZB-PMR-0412~~	~~ML~~	~~065-0080-036~~	~~1. A **Rezone** of 5.2 acres from AR-5 to AR-2.~~ ~~2. A **Tentative Parcel Map** to divide a 5.2-acre parcel into two parcels.~~ ~~3. **An Exception from Title 22.24.630(2) (the County Land Development Ordinance) to allow private wells rather than a public water supply.**~~
Martin	04-~~CZB~~-**RZB-**PMR-**EXP-**0423	MRT	121-0050-040	1. A **Rezone** of approximately 10 acres from AR-10 to AR-2. 2. A **Tentative Parcel Map** to divide the 10-acre parcel into 4 parcels. 3. **An Exception from Title 22.24.630(2) (the County Land Development Ordinance) to allow private wells rather than a public water supply.**
~~7415 Gardner Avenue~~	~~04-RZB-AHS-0449~~	~~GA~~	~~065-0070-028~~	~~1. A **Rezone** of 4.5 gross acres from AR-5 agricultural-residential to RD-5 residential.~~ ~~2. An **Affordable Housing Plan** consisting of payment of fees.~~

Project Name	Control #	Project Abbreviation in EIR Volume 2	APN	Proposal
Black	04-RZB-PMR-0450	BLK	121-0080-024, 044	1. A **Rezone** of 10.0 acres from AR-10 to AR-1. 2. A **Tentative Parcel Map** to divide 10 acres into 3 parcels. 3. **An Exception from Title 22.24.630(2) (the County Land Development Ordinance) to allow private wells rather than a public water supply.**
Rancho Siesta	04-RZB-SDP-AHS-0457	RS	065-0080-046, and 047	1. A **Rezone** of approximately 8.3 gross acres from AR-2 and AR-5 agricultural-residential to RD-7 residential. 2. A **Tentative Subdivision Map** to divide the property into ~~54~~ **52** single-family lots. 3. An **Affordable Housing Plan** consisting of the payment of fees.
~~Vintage Ranch~~	~~04-RZB-SDP-SPP-AHS-0471~~	~~VR~~	~~066-0050-005 and 006~~	~~1. A **Rezone** of approximately 20.1 gross acres from AG-80 permanent agricultural to RD-20 residential (approximately 9.8 acres) and O recreation (approximately 5.5 acres), and RD-7 residential (approximately 4.6 acres).~~ ~~2. A **Tentative Subdivision Map** to divide 20.1± acres into 43 single-family lots (4.6± acres), 1 landscape lot, 1 park site lot (1.0 acre), 3 open space lots (1.9± acres), 1 affordable housing site lot (9.8± acres), and 1 detention basin lot (1.7 acres).~~ ~~3. A **Special Development Permit** to allow a density bonus of approximately 11 units based upon the density provisions allowed in the Affordable Housing Ordinance and dedication of approximately 9.8 gross acres.~~ ~~4. A **Special Development Permit** to allow deviations from the Sacramento Zoning Code Residential Use Development Standards (Sections 215-50,~~

Project Name	Control #	Project Abbreviation in EIR Volume 2	APN	Proposal
				~~305-02) as they relate to the RD-7 lot area width, lot public street frontage, and required setbacks:~~ ~~a. Reduce the minimum single-family lot area (i.e., 4,000 square feet for interior lots and 5,200 square feet for corner lots) to 3,000 square feet for interior lots and 3,300 square feet for corner lots.~~ ~~b. Reduce the minimum lot width for interior lots from 40 feet to 35 feet.~~ ~~c. Reduce the minimum lot width for corner lots from 52 feet to 45 feet.~~ ~~d. Reduce the minimum public street frontage for interior lots from 40 feet to 30 feet.~~ ~~e. Reduce the required lot depth from 95 feet to 60 feet.~~ ~~f. Reduce the minimum 20-foot front yard setback to 15 feet.~~ ~~g. Reduce the side yard setback from 5 feet to 4 feet.~~ ~~h. Reduce rear yard setback to a minimum of 10 feet.~~ ~~5. An **Exception** from Title 22 of the Sacramento County Land Development Ordinance to allow lots of less than 95 feet in depth.~~ ~~6. An **Affordable Housing Plan** consisting of dedication of a 9.8± acres site zoned RD-20 for future construction of affordable housing.~~

Project Name	Control #	Project Abbreviation in EIR Volume 2	APN	Proposal
Champion Oaks **Residential** (fka Centex)	06-RZB-~~SDP-SPP-~~ **ABE-**~~AHS~~-0709	CTX	065-0080-~~016, 017, and por. -088~~ **098, 099, 100 and 102**	1. A **Rezone** of 42.6± gross acres from AR-10 agricultural-residential and AR-10(F) agricultural-residential **and AR-10(F) agricultural-residential flood combining** to ~~RD-3 residential (approximately 7.6± gross acres),~~ RD-5 residential (approximately ~~14.2~~ **33.4**± gross acres), ~~RD-7 residential (approximately 11.9± gross acres),~~ RD-20 residential (approximately 5.0± gross acres), and O recreation (approximately ~~3.9± gross~~ **4.2 net** acres) zoning. ~~2. A **Tentative Subdivision Map** to divide approximately 42.6± gross acres into 206 **207** residential lots.~~ ~~3. A **Special Development Permit** to allow a density bonus of approximately 53 units based upon the density averaging provisions allowed in the Affordable Housing Ordinance and dedication of approximately 5.0± gross acres.~~ ~~4. A **Special Development Permit** to allow deviations from the Sacramento Zoning Code Residential Use Development Standards (Sections 215-50, 305-02), and 305-2.2) as they related to RD-5 and RD-7 zoning requirements for lot area width, lot public street frontage, and required setbacks:~~ ~~a. Reduce the minimum single-family lot area for RD-5 (i.e., 5,200 square feet for interior lots and 6,200 square feet for corner lots) to 3,800 square feet for interior lots and 4,500 square feet for corner lots, and reduce the lot area for RD-7 (i.e., 4,000 square feet for interior lots and 5,200 square feet for corner lots) to 3,200 square feet for interior lots and 4,000 square feet for corner lots.~~ ~~b. Reduce the required lot width for RD-5 and RD-7 from 52 feet and 40 feet, to 35 feet and 29 feet respectively.~~ ~~c. Reduce the required lot depth for RD-5 and RD-7 from 95 feet to 60 feet and 55 feet, respectively.~~ ~~d. Reduce the minimum 20 foot front yard setback for RD-5 and RD-7 to 15 feet.~~ ~~e. Reduce rear yard setback for RD-5 and RD-7 to a minimum of 15 feet and 7.5 feet, respectively.~~ ~~5. An **Exception** from Title 22 of the Sacramento County Land development~~

Project Name	Control #	Project Abbreviation in EIR Volume 2	APN	Proposal
				~~Ordinance to allow lots of less than 95 feet in depth.~~ 2. **An Abandonment of excess right-of-way along Elk Grove-Florin Road and Gerber Road.** 3. An **Affordable Housing Plan** ~~consisting of dedication of a 5.0+ acre site zoned RD-20 for future construction of affordable housing~~ **(Rezone Only) which requires the applicant/developer to provide a more detailed revised affordable housing plan as part of the submittal of a future subdivision map and other associated entitlements**.
~~Village at Stonebourne~~	~~07-RZB-SDP-UPB-SPB-AHS-0604~~	~~STB~~	~~064-0080-002, 001~~	~~1. A **Rezone** of approximately 30.7 acres from M-1 light industrial to RD-7 single family residential (25.8 acres) and O recreation (4.9 acres).~~ ~~2. A **Tentative Subdivision Map** to subdivide approximately 30.7 acres into 178 single-family lots, 26 halfplex lots, 1 park lot, 1 detention lot and 2 landscape lots located along South Watt Avenue.~~ ~~3. A **Use Permit** to allow more than ten (10) halfplex lots within the project.~~ ~~4. A **Special Development Permit** to:~~ ~~a. Reduce the lot width on corner lots in the RD-7 zone from 52 feet to 48 feet.~~ ~~b. Reduce the minimum lot area on corner lots in the RD-7 from 5,200 square feet to 4,320 square feet.~~ ~~c. Reduce the minimum lot area on interior lots in the RD-7 from 4,000 square feet to 3,600 square feet.~~ ~~5. A **Special Development Permit** to allow a density bonus of 27 lots.~~ ~~6. An **Affordable Housing Plan** consisting of construction of low income for sale single-family affordable housing within the project. Twenty six (26) halfplex lots will be designated as affordable.~~ ~~7. An **Exception** from Title 22.110.070(d) in that several of the lots do not meet the 95-foot depth.~~

1 CHAMPION OAKS COMMERCIAL (FKA Elk Grove Reserve (EGR))

The effects of the proposed land use plans for the Florin-Vineyard Gap area are addressed in Volume I of this EIR. Impacts to environmental resources have been addressed therein for the overall plan area. This chapter discusses the site specific impacts of this particular project in the Florin-Vineyard Gap Community. Impacts, mitigation measures and conditions requested by Sacramento County's reviewing departments are provided within this chapter.

PROJECT INFORMATION

CONTROL NUMBER: 04-RZB-PMR-ABE-0139

NAME: Champion Oaks **Commercial** Development Rezone, ~~and~~ Tentative Parcel Map **and Abandonment**

LOCATION: The property is located on the northeast corner of Elk Grove-Florin Road and Gerber Road, in the Vineyard Community (see Plate EGR-1).

ASSESSOR'S PARCEL NUMBER: 065-0080-101

OWNER:

Elk Grove Florin Gerber LLC

OWNER/DEVELOPER:

Taylor Properties

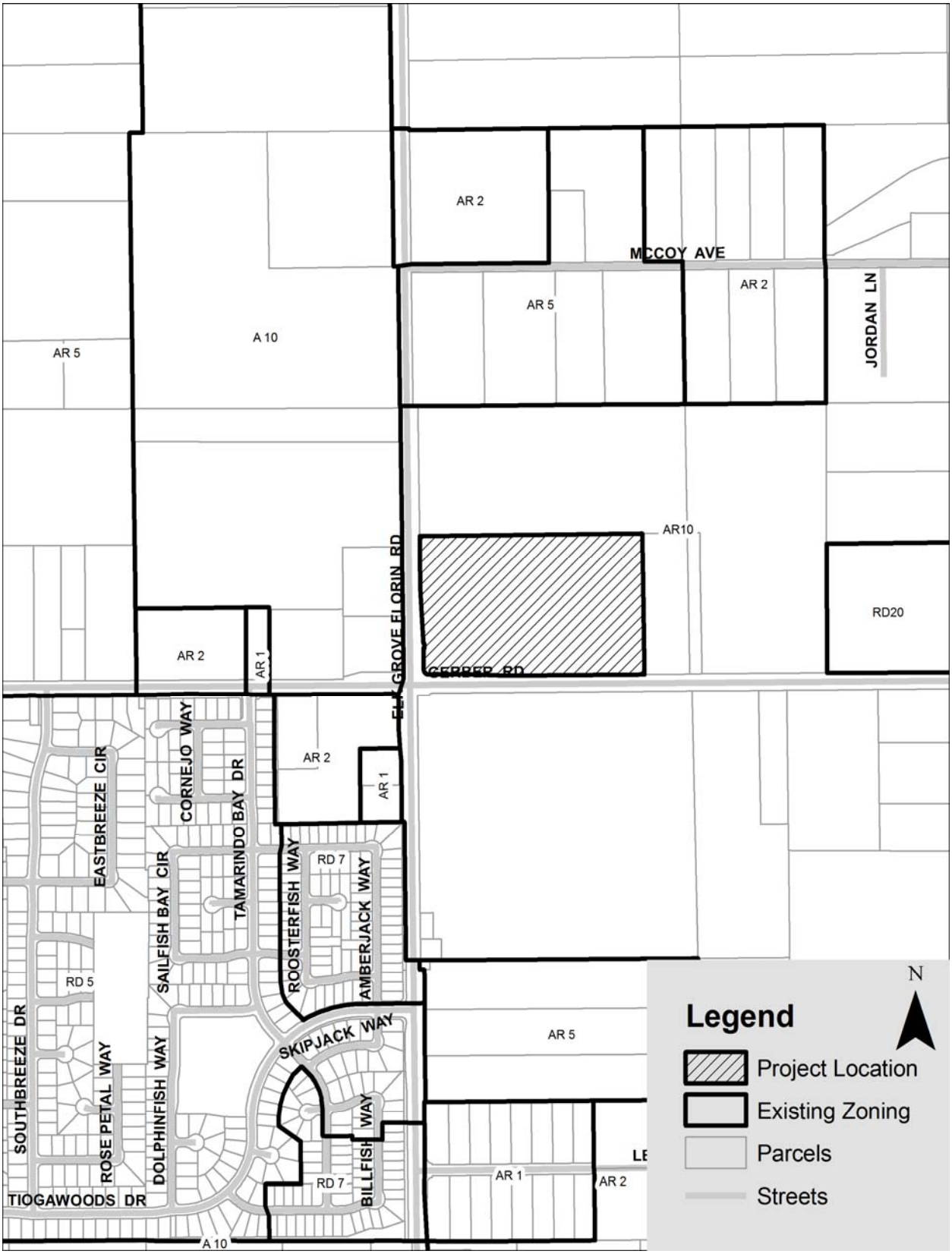
ENGINEER:

Edward Gillum

ENGINEER:

~~Varney Land Surveys~~ **TSD Engineering, Incorporated**

Plate EGR-1: Project Location and Existing Zoning



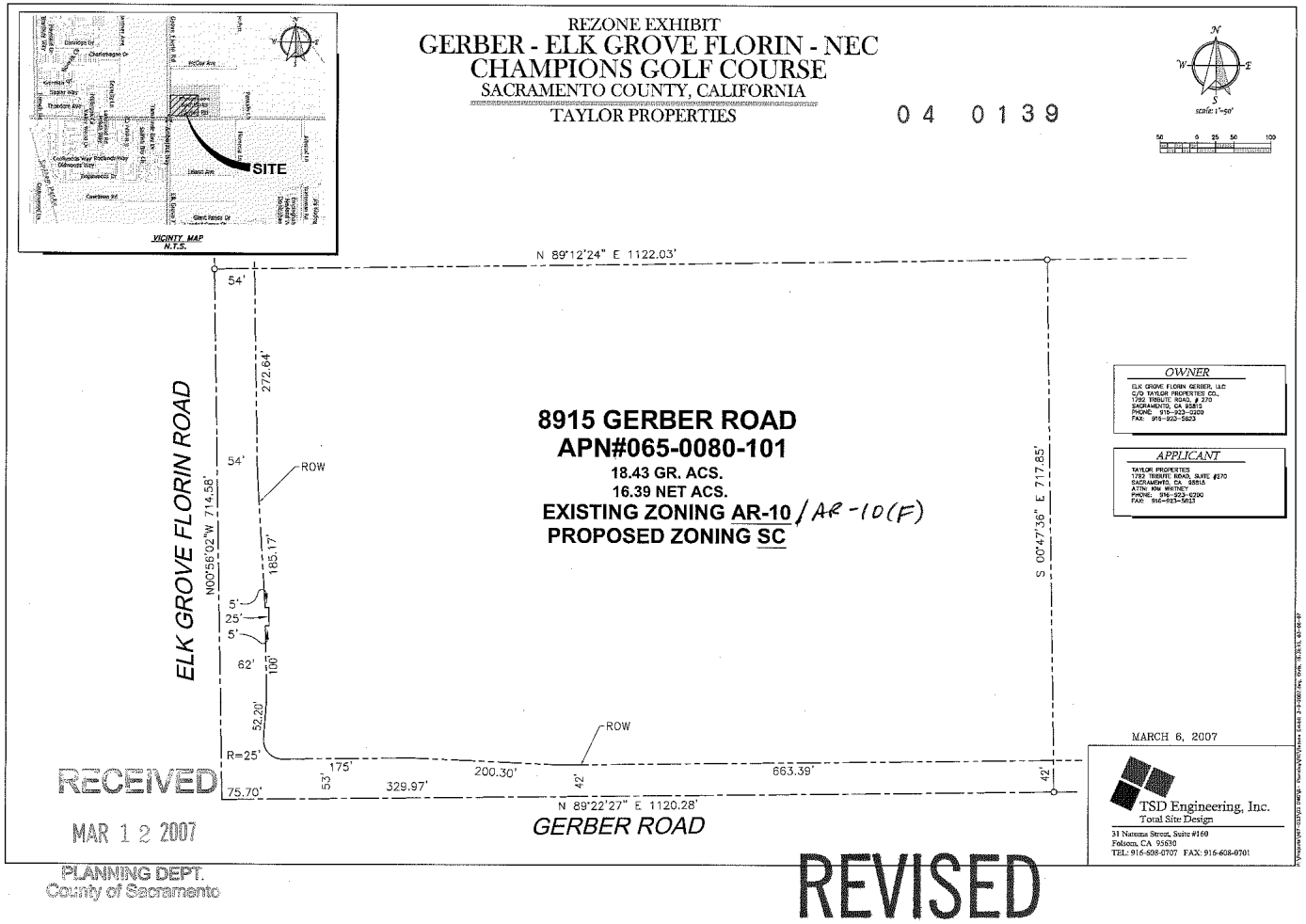
PROJECT DESCRIPTION

1. A **Rezone** of approximately 18.4± gross acres from AR-10 agricultural-residential and AR-10(F) agricultural-residential (flood combining) to SC shopping center (see Plate EGR -2).

2. A **Tentative Parcel Map** to divide approximately 18.4± gross acres into five(5) parcels: Parcel 1 at ~~12.75~~ **12.52**± gross acres, Parcel 2 at ~~0.73~~ **1.78**± gross acres, Parcel 3 at ~~0.92~~ **1.20**± gross acres, Parcel 4 at ~~1.70~~ **0.82**± gross acres, and Parcel 5 at ~~2.34~~ **0.13**± gross acres (see Plate EGR -3).

3. **An Abandonment of excess right-of-way along Elk Grove Florin Road and Gerber Road.**

Plate EGR -2
Existing and Proposed Zoning for Champion Oaks



~~Plate EGR-3~~
~~Tentative Parcel Map for Champion Oaks (EGR)~~

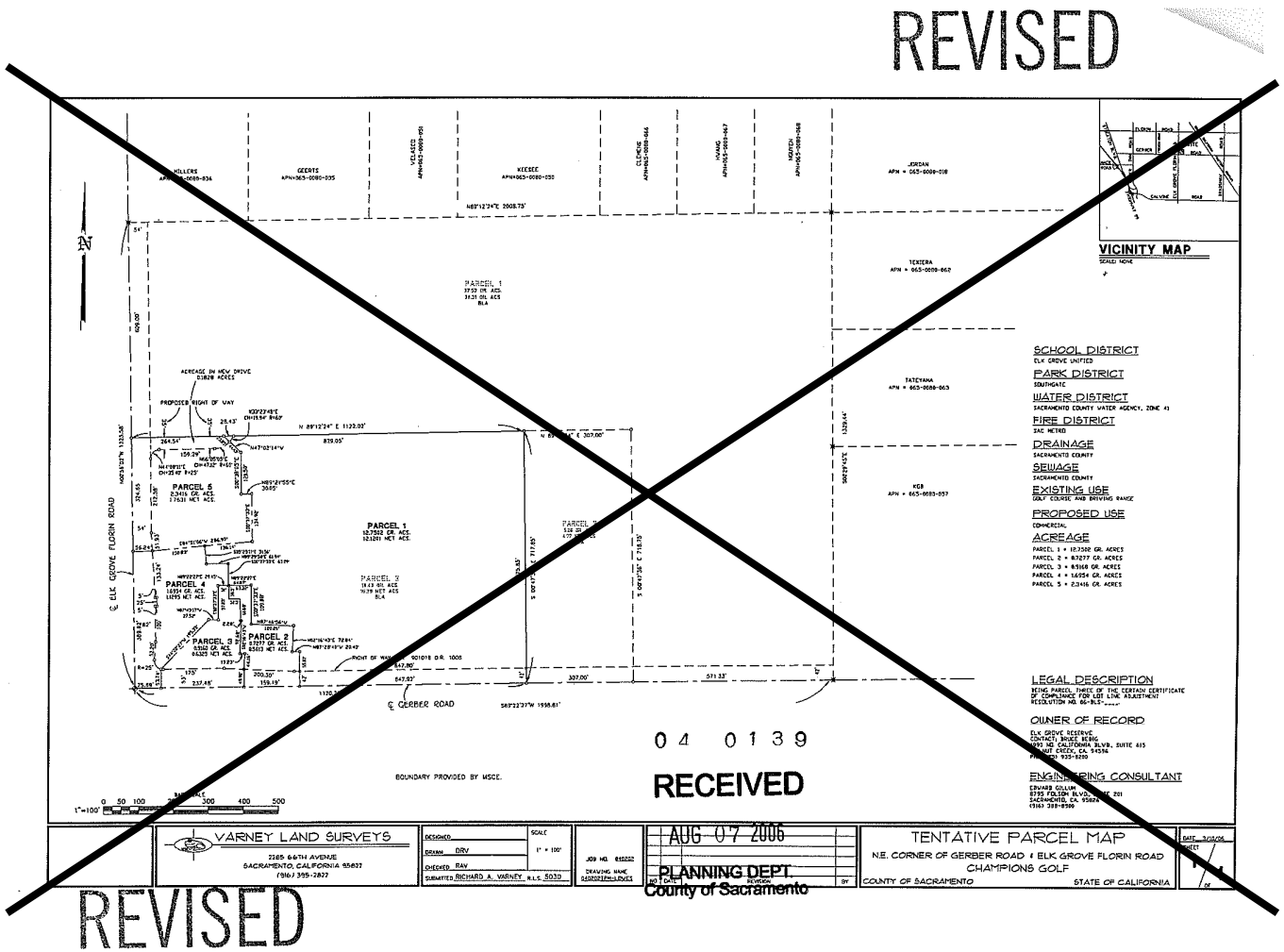
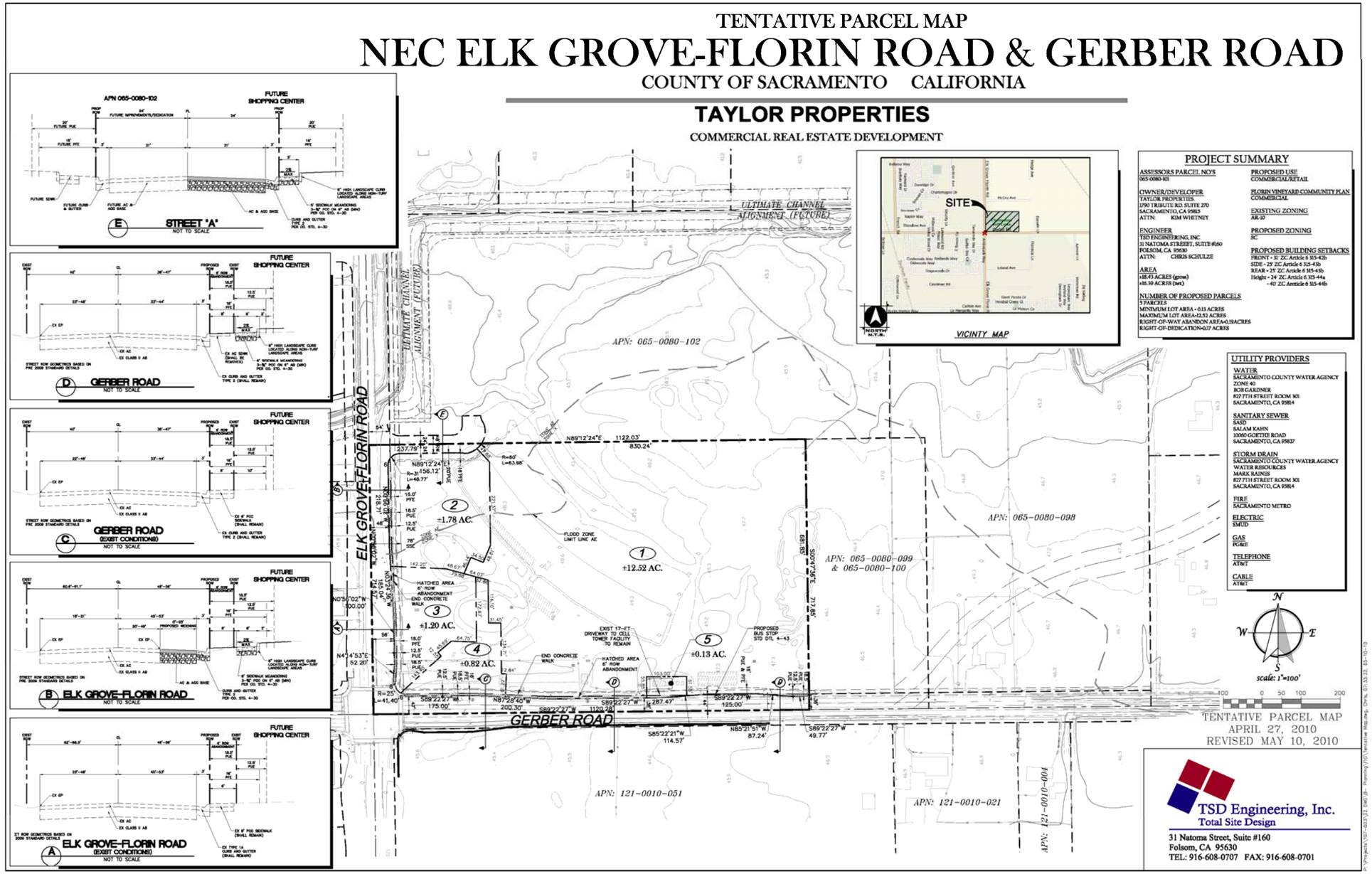


Plate EGR -3 Tentative Parcel Map for Champion Oaks Commercial



ENVIRONMENTAL SETTING

The project is located in the eastern portion of the County. It consists of a single rectangular parcel toward the central portion of the Florin-Vineyard Gap Community Plan Area. The site is currently developed as a golf course. The terrain includes generally flat, manicured greens, man-made ponds, and ornamental landscaping. Surrounding land uses are rural residential. Gerber Creek is adjacent to the northwest corner of the project site.

The Champion Oaks (EGR) project site, currently zoned AR-10, is located in the central portion of Florin-Vineyard Gap. The original application included the entire golf course, but has since been split into two separate proposed projects, Champion Oaks **Commercial** ~~(EGR), a commercial project,~~ and Champion Oaks **Residential** ~~(CENTEX), a residential project~~. The latter is analyzed in a separate chapter in this EIR.

ENVIRONMENTAL EFFECTS

LAND USE

The 18.4-acre project site contains a portion of the Champion Oaks golf course, and associated facilities. Surrounding land uses include agricultural, residential and the remainder of the golf course, which extends to the east and north of this site (also see Champion Oaks **Residential** ~~[CENTEX]~~ 06-0709 for related information). The site has the Urban Development Area (UDA) designation in the existing Sacramento County General Plan (Plate EGR -5). The UDA indicates areas where the County will conduct studies leading to the appropriate configuration of urban land uses for the area and that are anticipated for development within the 20-year planning period of the General Plan. The site is zoned AR-10 (Agricultural Residential) and AR-10(F) (Agricultural Residential-10 [Flood Combining] (Plate EGR-1). The project proposal includes a rezone of the 18.4 gross acres zoned AR-10 and AR-10(F) to SC.

The proposed General Plan designation for this site is Commercial and Office (C&O) (Plate EGR -6). According to the County General Plan:

> *The C&O designation provides for a full range of neighborhood, community and regional shopping centers and a variety of business and professional offices. Uses include locally-oriented retail, professional offices, and regional commercial operations. The location and size of commercial areas is based on accessibility, historic development patterns, community and neighborhood needs, and minimization of land use conflicts. Ideally, commercial areas are designated with the community, including the provision for pedestrian amenities.*

Plate EGR -4 Aerial of Project Site

Plate EGR -5
Existing General Plan Designation

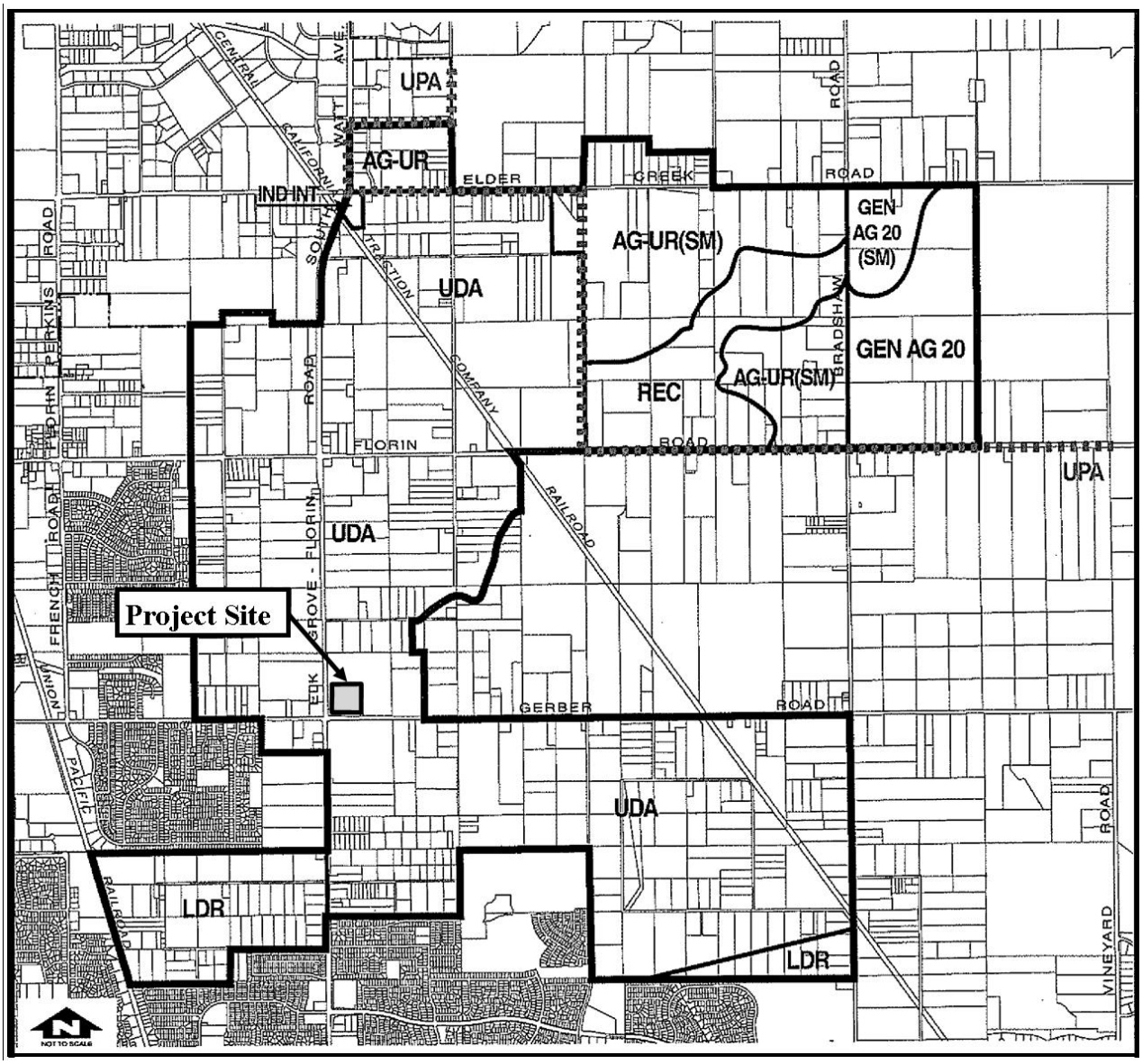
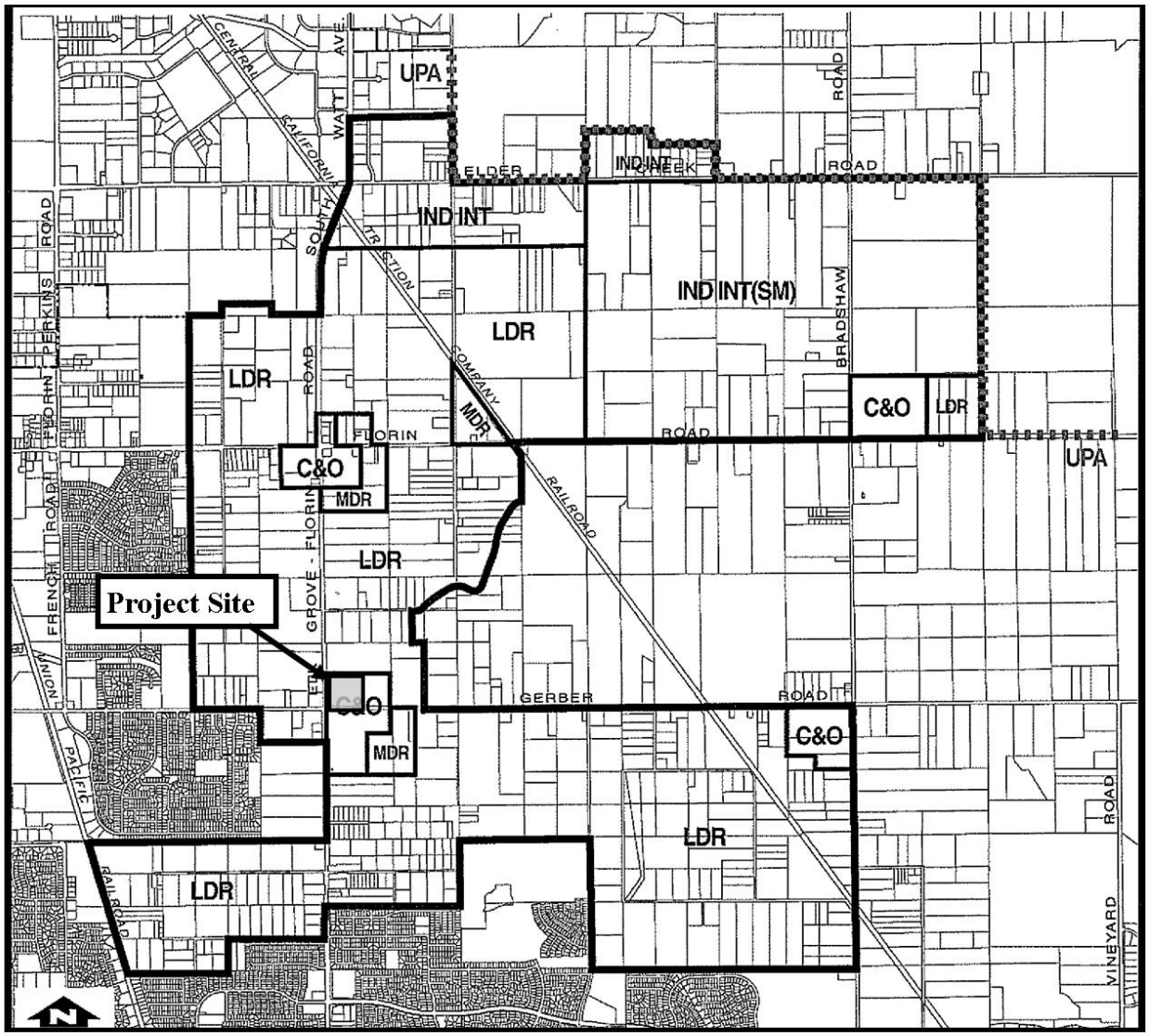


Plate EGR -6
Proposed General Plan Designation



The project is consistent with the proposed General Plan land use designation for the site.

Both the CAC Land Use Plan (**Plate EGR -7**) and the Planning Department Land Use Option Plan (Plate EGR -8) designate the site for SC (shopping center), a commercial land use, **as do the CPAC Hybrid, the Planning Department Hybrid, and the Planning Commission Recommended Land Use Plans**. The project, as proposed, is consistent with ~~both~~ **all** Land Use Plan designations for this site.

Impact: Land Use

The proposed project is expected to substantially alter current land uses in the area, but would not create a use that is incompatible with current designations or create a use that is incompatible with the proposed Florin-Vineyard Gap Community Plan project. There may be some nuisance impacts associated with a commercial use being in proximity to residential uses, but compliance with Sacramento County Zoning Code standards intended to avoid conflicts will prevent significant effects. Potential land-use-related environmental impacts due to the Champion Oaks (EGR) project are ***less-than-significant***.

Agricultural Resources

The project site is currently designated an Urban Development Area and zoned AR-10 and AR-10(F). The site contains an existing golf course and associated facilities. There appears to be no agricultural production occurring on the site.

The Sacramento County General Plan protects Prime Farmland or Farmland of Statewide Importance, and the CEQA Guidelines protect Prime Farmland, Farmland of Statewide Importance and Unique Farmland. The California Department of Conservation Map of Sacramento County Important Farmland 2006 (published July 2008) designates the project site as Urban and Built Up Land. The site is not designated for agriculture in the General Plan.

Impact: Conversation of Agricultural Resources

There are no protected farmlands on the project site; therefore, the *Champion Oaks* ~~*(EGR)*~~ **Commercial** project's impacts to agricultural resources are ***less-than-significant***.

Plate EGR -7
CAC Land Use Plan Designation

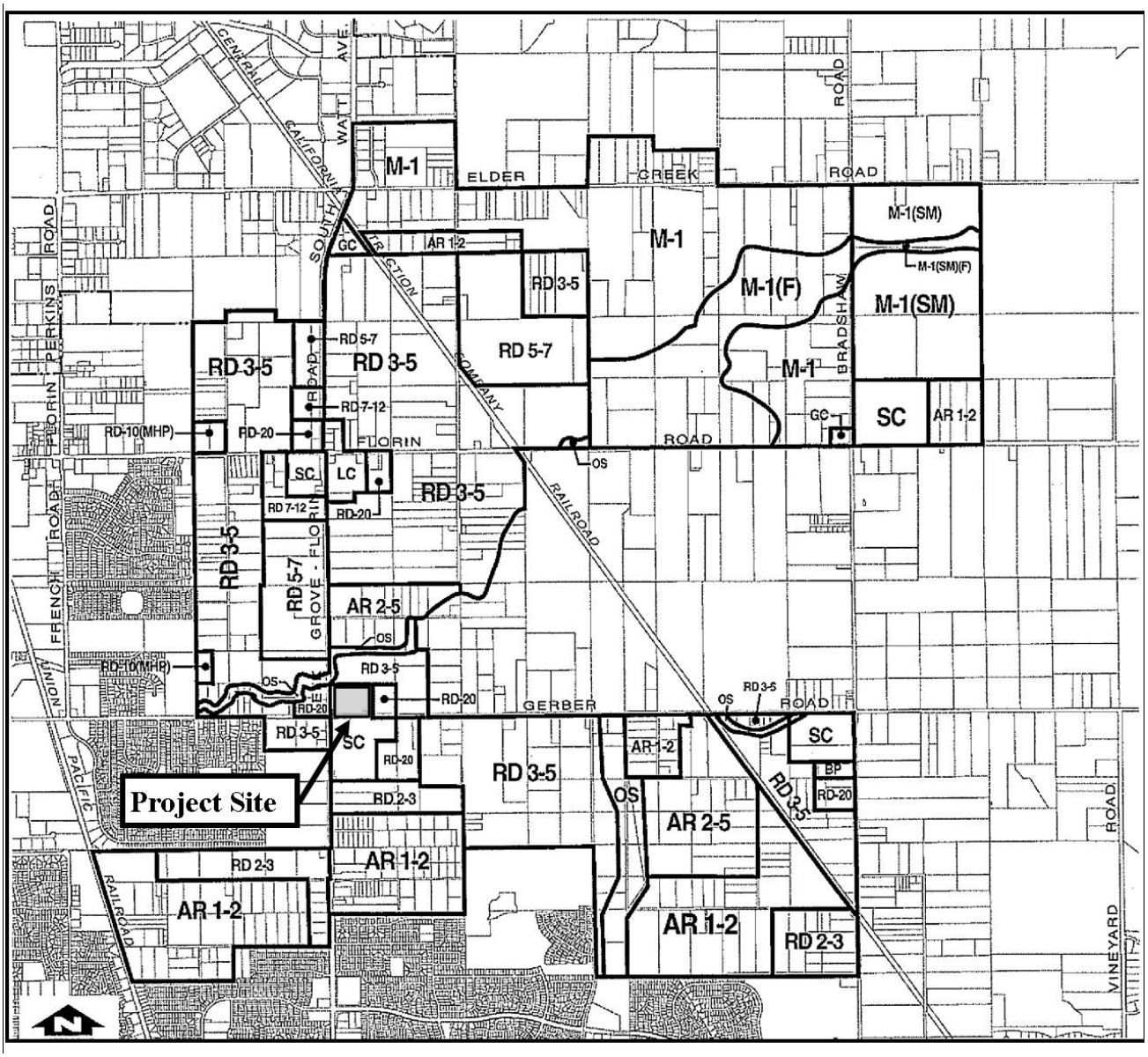
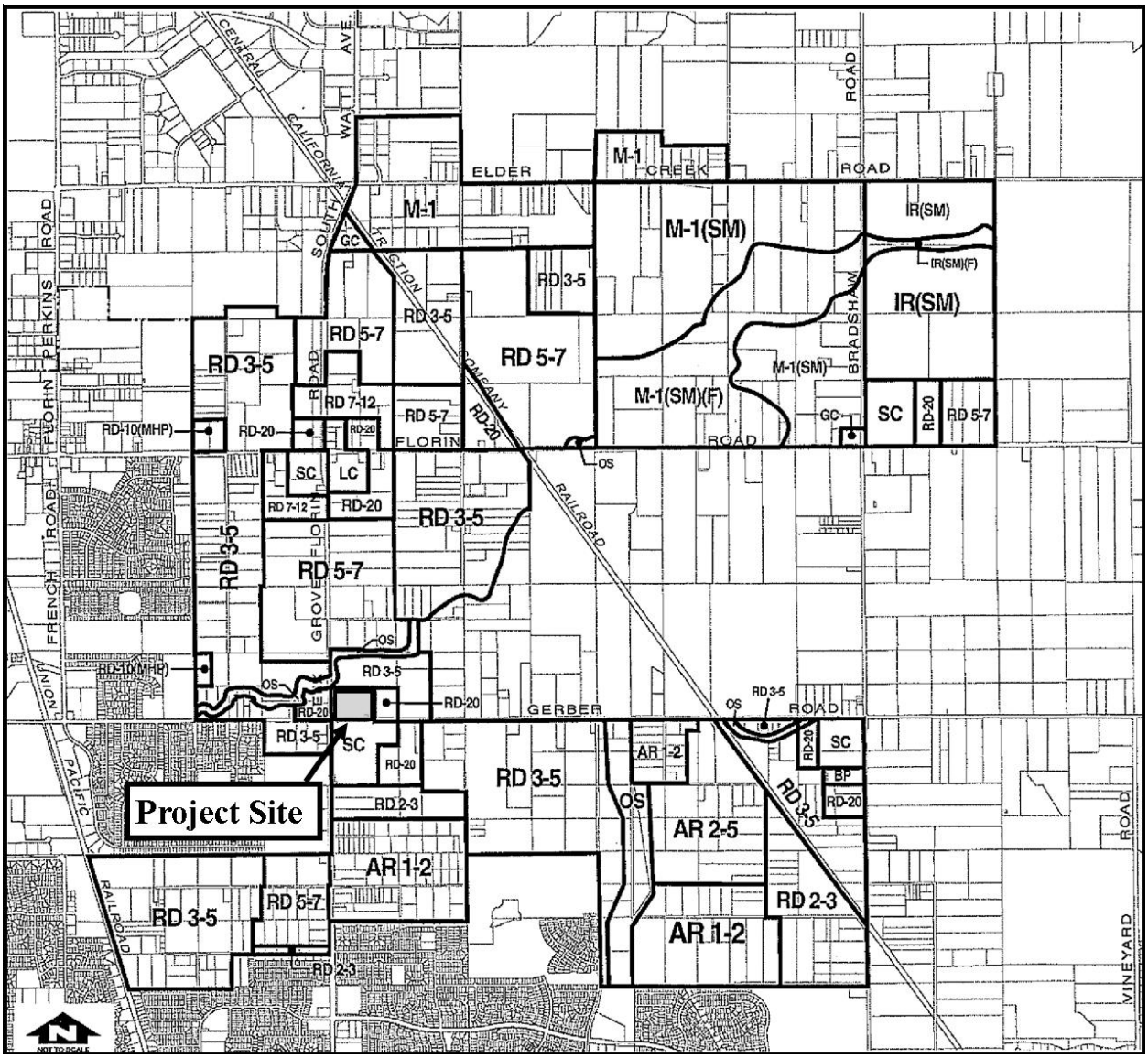


Plate EGR -8
Planning Department Land Use Plan Designation



PUBLIC SERVICES

The site is within the Urban Service Boundary and is within the active service area of a variety of public utility and service districts. Service providers were given the opportunity to review and comment on the proposed project. Those providers that submitted specific public service comments are noted in the ~~"Agency-Recommended Conditions of Approval" section~~ ***Planning Staff Report.***

SHERIFF SERVICES

The Sacramento County Sheriff's Department provides law enforcement service to the area. The Sheriff's Department reviewed the proposed project and provided standard comments and conditions which are located in the ~~"Agency-Recommended Conditions of Approval" section of this chapter~~ ***Planning Staff Report***.

FIRE SERVICES

Sacramento Metropolitan Fire District provides fire response and prevention service to the area. The project application was sent to the agency for review. In addition to project conditions identified in the ~~"Agency-Recommended Conditions of Approval" section of this chapter~~ ***Planning Staff Report***, the Sacramento Metropolitan Fire District provided the following comment on the project:

> A full and complete plan submittal review will have to be done by Sacramento Metro Fire including but not limited to Civil, Architectural, Sprinkler, and Fire Alarm plans.

IMPACT: PUBLIC SERVICES

Various public service entities recommended Conditions of Approval for the project. While some of these comments may require project revisions, compliance will not result in additional environmental impacts. Singular impacts of the Champion Oaks ~~(EGR)~~ **Commercial** project related to public services are ***less-than-significant***.

SEWER SERVICE

The Sacramento Area Sewer District, formerly County Sanitation District 1 (CSD-1), and the Sacramento Regional County Sanitation District (SRCSD) staff (Haggard) reviewed the project. The project site is within the Urban Service Boundary and within both the CSD-1 and SRCSD boundaries. SASD staff indicates that the Champion Oaks Golf Course has no connection to public sewer. Public sewer is adjacent to the parcel and they would be required to connect to public sewer when the parcel gets developed. Recommended conditions are listed in the ~~"Agency-Recommended Conditions of Approval" section of the report~~ ***Planning Staff Report***. The following advisories were provided:

Any use of CSD-1 sewer easements, which is not compatible or interferes with the construction, reconstruction, operation, maintenance, or repair of the District's sanitary sewer(s), shall not be allowed. Each proposed use shall be reviewed and approved in writing by the District Engineer prior to the use of the easement by the Grantor. This includes landscaping.

Developing this property may require the payment of additional sewer impact fees. Applicant should contact the Fee Quote Desk at (916) 876-6100 for sewer impact fee information.

Impact: Sewer Service

The project site does not currently have sewer service. In addition, sewer infrastructure improvements are needed for the build out of the Florin Vineyard Gap Community Plan area. Development on the project must involve connection to the SASD sewer system, and the project will be required to pay fair share fees for the community-wide improvements. Compliance with SASD requirements and payment via the Infrastructure Financing Plan will ensure that Champion Oaks ~~(EGR)~~ **Commercial** sewer impacts are ***less-than-significant***.

Water Supply

The water purveyor for the project area is Sacramento County Zone 40.

The analysis of water supply provided for the overall Florin-Vineyard Community Plan (see Chapter 7, Water Supply) area adequately addresses the needs of this project. The Champion Oaks ~~(EGR)~~ **Commercial** project will need to contribute its fair share toward the improvements needed for water supply facilities.

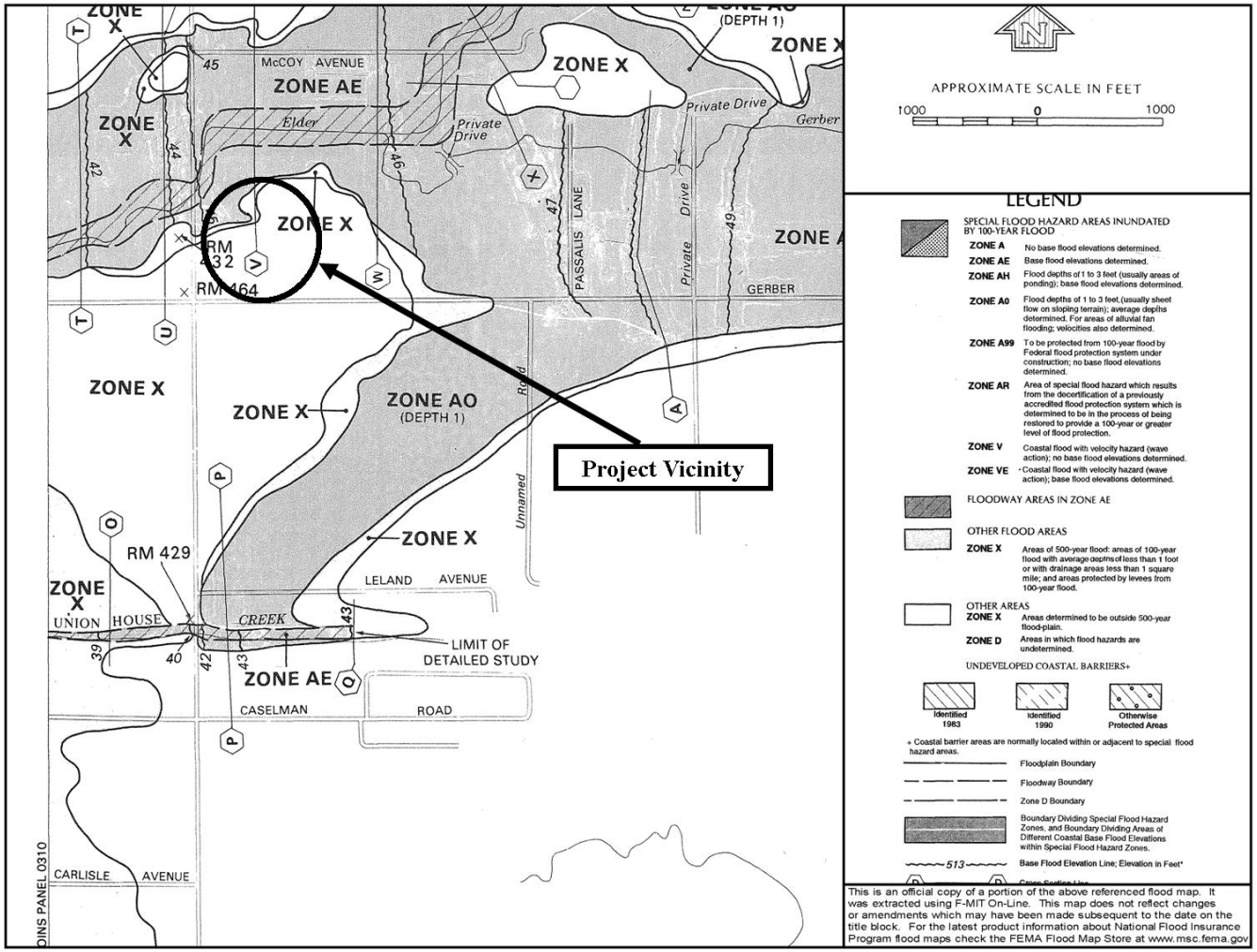
Impact: Water Supply

Any additional water supply infrastructure improvements specific to this project will take place in either existing roadways or planned roadways proposed as part of this project. Therefore, no additional environmental impacts will result from water improvements. The project will be required to pay fair-share fees through the Public Facilities Financing Plan for the Plan area. Champion Oaks ~~(EGR)~~ **Commercial** project-specific impacts related to water supply are ***less-than-significant***.

Drainage and Hydrology

The project site is south of Gerber Creek. The project is within the Federal Emergency Management Agency (FEMA) Flood Zone AE, as determined by the 1998 FEMA Flood Insurance Rate Map (FIRM), panel number 060262-0330. Flood Zone AE is a special flood hazard area inundated by 100-year flood. The general location of the project site, in relation to these flood zones, is depicted in Plate EGR -9.

Plate EGR -9
Flood Zones



In March 2006, the Sacramento County Department of Water Resources (DWR) applied for a Letter of Map Revision (LOMR) from FEMA to revise several FIRM panels, including 060262-0330. The revised map removes the 100-year floodplain designation near the project area. Plate EGR -10 depicts the LOMR.

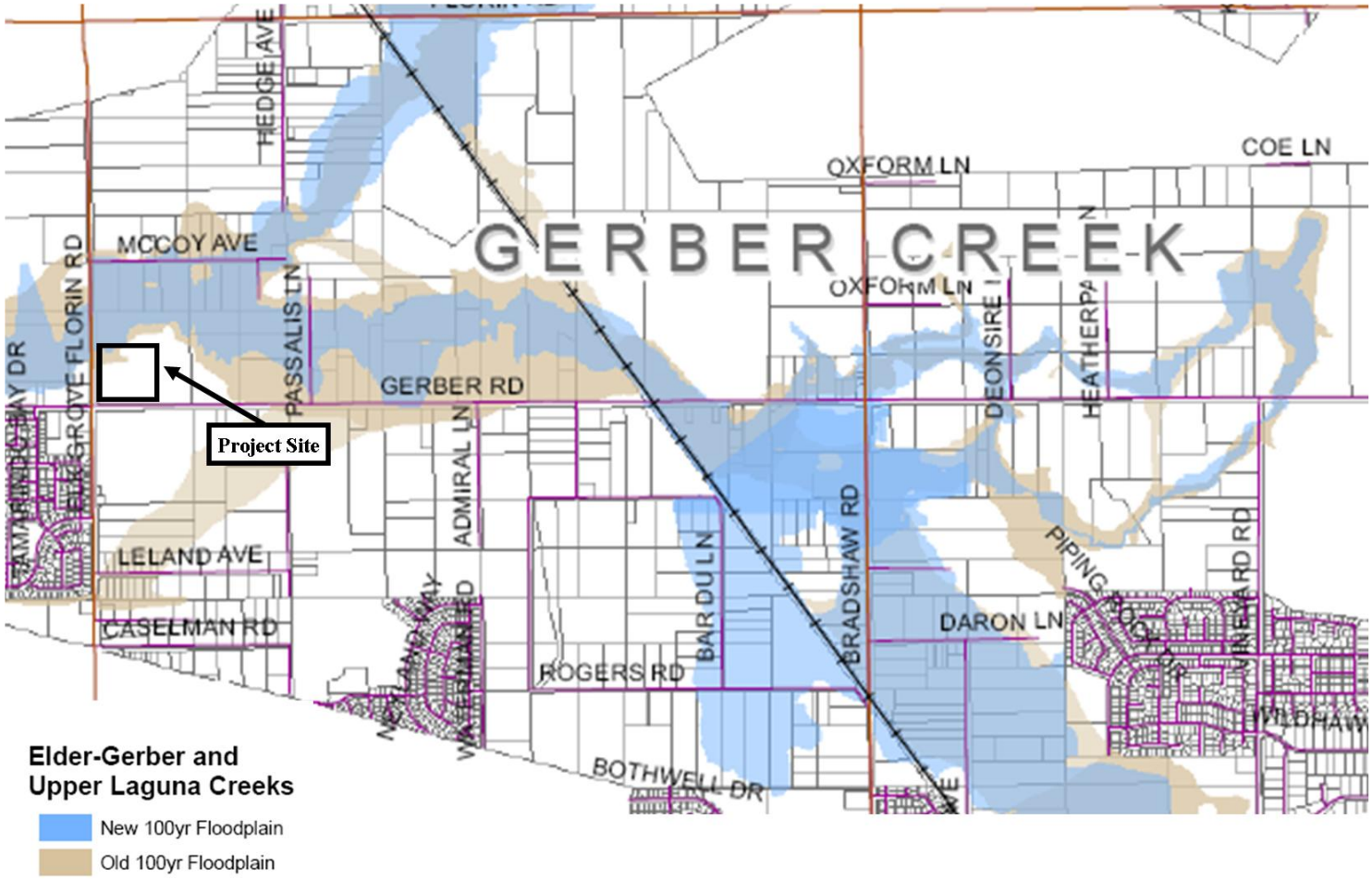
The County DWR staff (Booth) reviewed the project and submitted the following comments:

> Subject property and associated off-site improvements may contain Waters of the State or of the U.S. Any alterations or work within these areas will require applicable State Fish & Game and U.S. Army Corps of Engineers permits prior to grading or building permit issues. The North Vineyard Drainage Master Plan, Army Corps of Engineers Clean Water Act, Section 404 Permit is being acquired by the County (see Bjorn Gregersen at ECORP).
>
> Gerber Creek is currently aligned through northeast corner of the subject proposed map. The North Vineyard Station Drainage Master Plan, as approved by the Board of Supervisors, indicates that Gerber Creek would be reconstructed and rerouted in the manner shown on the Champion Oaks map dated October 31, 2006. However, this alignment requires demolition of the current residence of Mr. and Mrs. Texiera. Feedback from the Texieras, Summer 2006, indicates that they are not willing sellers.
>
> ~~Stand alone, this project would acquire and construct channel improvements and basins from the western end of the Elder Creek improvements (about 3600 feet west of Elk Grove Florin Road) upstream to basin E24B and Gerber Creek from the confluence upstream to Basin E24A.~~
>
> ~~The project must accommodate stormwater quality treatment measures on site.~~

The above comments indicate that the project site contains a portion of Gerber Creek; however, Gerber Creek is located north of the subject property, along the northern and northeastern boundary of the golf course site. Note that the above comments are not recommended conditions of approval, but are included for informational purposes only; since Gerber Creek is within the project vicinity they are retained in the document.

DWR submitted updated conditions of approval that require implementation of the Drainage Master Plan, including payment of fair share fees, consistent with the mitigation measures contained in the "Hydrology and Drainage" chapter of this FEIR; the updated conditions are included in the *Planning Staff Report.*

Plate EGR -10
Letter of Map Revision in the Vicinity of Champion Oaks (EGR)



The Florin-Vineyard Gap Drainage Master Plan identifies a number of drainage improvements needed for the buildout of the Community Plan. The improvements in the vicinity of Champion Oaks (EGR) are shown in Plate EGR -11. A phasing plan for the improvements was not identified since the phasing of land development is unknown at this time. Should this project develop ahead of downstream drainage improvements, the applicant would be responsible for implementing the drainage improvements identified by the Department of Water Resources to avoid potential impacts. ~~The improvements described above are extensive, so it would be difficult~~ **It is unknown whether it would be financially feasible** for the Champion Oaks ~~(EGR)~~ **Commercial** project to move forward stand-alone, without engaging in a cooperative development process with neighboring properties to share the improvement burden.

~~In addition to the DWR comments above, several conditions of approval were recommended. The recommended conditions can be found in the Agency-Recommended Conditions of Approval for the project at the end of this chapter. One DWR condition reads:~~

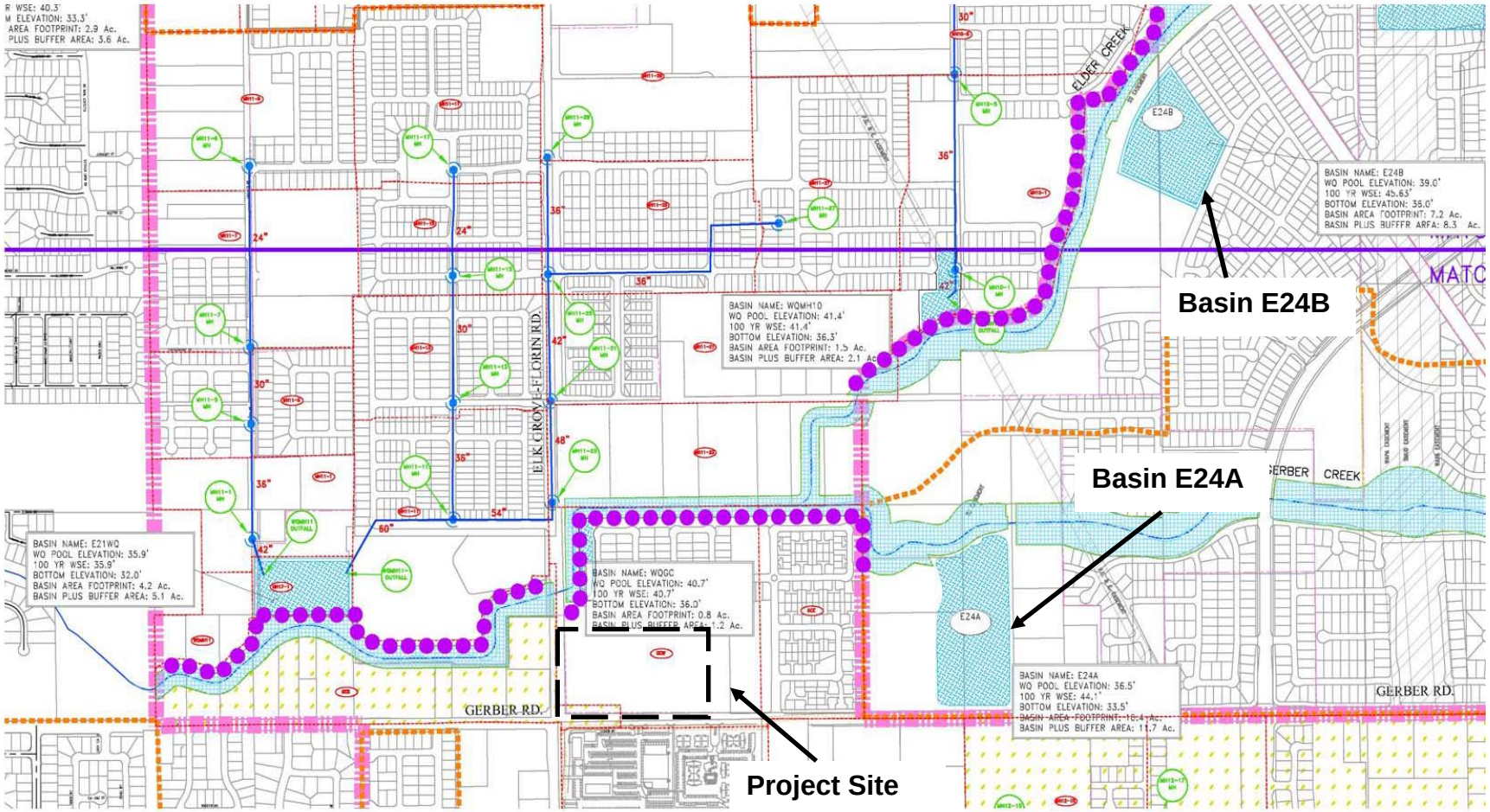
> ~~Dedicate channel and bufferland right-of-way for Gerber Creek in the northeast corner such that there is no adverse impact to the neighbor. This differs from the drainage master plan but is a necessary accommodation.~~

~~The authors of this EIR chapter contacted DWR on this condition for clarification, since as shown in Plate EGR -11, the Gerber Creek channel does not extend near the northeast corner of the Champion Oaks (EGR) site. DWR (Booth) reviewed the condition and confirmed that it does not warrant modification.~~

Impact: Potential for impact to the County drainage system

Drainage infrastructure improvements are needed for the build out of the Florin Vineyard Gap Community Plan area. Drainage impacts would be less-than-significant once the drainage improvements identified in the Drainage Master Plan are in place. However, construction of the Champion Oaks ~~(EGR)~~ **Commercial** project without adequate drainage facilities is a ***potentially-significant*** impact. Mitigation is recommended to reduce the impact to a less than significant level.

Plate EGR -11 Drainage Master Plan in Project Area



TRAFFIC AND CIRCULATION

The project site is located at the northeast corner of Elk Grove-Florin Road/Gerber Road intersection. Table EGR-1 presents the trip generation estimates for the site based on the existing zoning and the proposed project.

Table EGR-1
Trip Generation

Condition	Zoning or Use (Area)	Source	Daily Trip Generation Rate	Daily Trips	P.M. Peak Hour Trip Rate	P.M. Peak Hour Trips
Existing Zoning	AR-10 (18.4 AC, 1 DU)	ITE (210)	9.57 VTE/DU	10	1.01 VTE/DU	1
Proposed Project	SC (18.4 Acres)	County	545 VTE/AC	10,028	54.5 VTE/AC	1,003
	Assuming a 30% reduction for pass-by trips for SC			-3,008		-301
	Total			7,020		702
Increase in trips for the proposed project as compared to the existing zoning				7,010		701

Notes: AC= Acres
VTE= Vehicle Trip Ends
DU= Dwelling Unit
ITE= Institute of Transportation Engineers (Land Use No.)

The project was included in the overall Florin-Vineyard Gap Community Plan traffic study, addressed in Chapter 9 of this EIR. This project contributes to the impacts identified in that chapter, and will be required to contribute toward the mitigation measures.

PUBLIC TRANSIT

The project site is not currently served by the Sacramento Regional Transit District (RT). However, the RT's 20-Year Transit Master Plan identifies Elk Grove-Florin Road

as a Bus Rapid Transit (BRT) corridor. Staff at RT reviewed the proposed Champion Oaks ~~(EGR)~~ **Commercial** project and provided the following recommendations:

- Regional Transit's 20-Year Transit Master Plan identifies Elk Grove-Florin Road as a BRT corridor. In light of that designation, Regional Transit staff requests that the applicant provide a 25-feet wide and 200 feet long reservation for future transit facilities (BRT lane and station area) along the northwest [sic, RT confirmed that this should be northeast] corner of Elk Grove-Florin Road and Gerber Road. A 12.5-foot wide Irrevocable Offer of Dedication (IOD) will also be necessary along the project's east property line, except where the station area would be located. These shall be provided in the form of an IOD adjacent to Elk Grove-Florin Road to the satisfaction of Regional Transit.

- Project proponents shall consider the impact of project design on transit accessibility. Keep in mind physical barriers such as walls, cul-de-sacs, circuitous street patterns and speed bumps all impede access to transit.

- Contact Robert Hendrix, RT Facilities (916) 649-2759 to determine if a bus shelter pad shall be provided. If determined appropriate (by RT) provide a bus shelter pad as directed.

- Connectivity of pedestrian ways and amenities such as pavers, vertical curbs, tree shading, lighting and trellises will encourage walking to transit.

- Landscape planters should be provided between streets and sidewalks (except at the bus stops).

- Parking competes with transit usage. Therefore, parking should not exceed the required standards for the County.

- RT would like to discuss the potential for park and ride spaces included near BRT stops.

The current project does not contain enough detail for this document to describe how development will occur at the corner of Elk Grove-Florin Road and Gerber Road. It should be noted, that RT was contacted regarding the above recommended condition regarding a reservation of land along the northwest corner of Elk Grove-Florin Road. RT staff (T. Canfield) confirmed that this was a typo; it should read the "northeast" corner.

Access

The project is a rezone and parcel split that was reviewed by the Department of Transportation staff (Urquhart). **The most current DOT recommendations are contained in the *Planning Staff Report.*** ~~The following are comments provided by DOT:~~

~~Department of Transportation comments:~~

~~Grant the County right-of-way on Elk Grove-Florin Road based on a 108-foot standard thoroughfare and install public street improvements pursuant to the Sacramento County Improvement Standards and to the satisfaction of the Department of Transportation. Coordinate the design of street improvements with the Design Section of the Department of Transportation.~~

~~Grant the County right-of-way on Gerber Road based on an 84-foot standard arterial and install public street improvements pursuant to the Sacramento County Improvement Standards and to the satisfaction of the Department of Transportation.~~

~~Dedicate additional right-of-way on Elk Grove-Florin Road and Gerber Road for intersection widening per the Sacramento County Improvement Standards and to the satisfaction of the Department of Transportation. Note: A bus turnout will be required on Elk Grove-Florin Road.~~

~~Driveway and street access locations are subject to approval by the Department of Transportation.~~

~~Widening on Elk Grove-Florin Road from Gerber Road to Florin Road is scheduled to begin Fall 2007. Project includes widening of Elk Grove-Florin Road from 2 lanes to 4 lanes. Note that there is an offset centerline on Elk Grove-Florin Road. Please verify the exact location with the Department of Transportation. For more information on this project, please contact Steve White of this office at (916) 874-6291.~~

IMPACT: TRANSPORTATION AND CIRCULATION

The project is expected to generate 7,010 daily trips (701 of which would occur during the PM peak hour) beyond what is currently allowed by the existing zoning. This change is a potentially significant impact to traffic. Development of the site will contribute to area traffic generated by buildout of the Florin-Vineyard Gap Community Plan area. Development of the entire plan area is expected to degrade transportation facilities to unacceptable levels. The overall Traffic Impact Study prepared for the Florin Vineyard Gap Community Plan identified mitigation measures that will be part of the Infrastructure Financing Plan for the plan area. The Champion Oaks ~~(EGR)~~ **Commercial** project will be required to pay fair-share fees towards these improvements. On an individual level, impacts to traffic from this project are considered ***potentially-significant***. However, with mitigation identified for the overall FVGCP project, the Champion Oaks ~~(EGR)~~ **Commercial** project is not likely, on an individual level, to cause roadway facility operation to degrade to unacceptable levels of service and its mitigated traffic impact is therefore ***less-than-significant***.

The project would be located adjacent to roadways carrying over 30,000 daily vehicles. Without careful design, the Champion Oaks ~~(EGR)~~ **Commercial** project could impede

the use of planned public transportation, a ***potentially-significant*** impact. To ensure that the project does not conflict with an adopted plan supporting public transportation, mitigation is required.

AIR QUALITY

The Sacramento Metropolitan Air Quality Management District (SMAQMD) has established significance thresholds to determine if a proposed project's emissions significantly contributes to regional air quality impacts (Table EGR-2). Operational air quality impacts associated with this project were analyzed in the overall Florin-Vineyard Gap Community Plan air quality analysis (See Chapter 10). The Champion Oaks ~~(EGR)~~ **Commercial** project will need to participate in the mitigation measures for operational impacts to air quality identified for the overall plan area.

Table EGR-2

SMAQMD Significance Thresholds- Ozone Precursor Emissions				
	ROG (lbs/day)	NO_x (lbs/day)	CO (µg/m^3)	PM_{10} (µg/m^3)
Construction (short-term)	None	85	CAAQS2	CAAQS
Operational (long-term)	65	65	CAAQS	CAAQS

1. Reactive Organic Gas
2. California Air Quality Standards

CONSTRUCTION EMISSIONS/SHORT-TERM IMPACTS

Construction of the Champion Oaks ~~(EGR)~~ **Commercial** project would result in the temporary generation of emissions of ROG, NO_x, and PM_{10}. Construction-related emissions would be produced from construction worker commute trips, asphalt paving, mobile and stationary construction equipment exhaust, soil erosion, and architectural coatings. Construction-related emissions were estimated based on methodology from the SMAQMD's Guide to Air Quality Assessment and on the urban emissions (URBEMIS) model.

Short-term air quality impacts are mostly due to dust (PM_{10}) generated by construction and development activities, and emissions from equipment and vehicle engines (NO_x) operated during these activities. Dust generation is dependent on soil type and soil moisture, as well as the amount of total acreage actually involved in clearing, grubbing and grading activities. Clearing and earthmoving activities comprise the major source of construction dust generation, but traffic and general disturbance of the soil also contribute to the problem. Sand, lime or other fine particulate materials may be used during construction and stored on-site. If not stored properly, such materials could

become airborne during periods of high winds. The effects of construction activities include increased dust fall and locally elevated levels of suspended particulates. PM_{10} is considered unhealthy because the particles are small enough to inhale and damage lung tissue, which can lead to respiratory problems.

Some PM_{10} emissions during project construction can be reduced through compliance with institutional requirements for dust abatement and erosion control. These institutional measures include the SMAQMD "District Rule 403-Fugitive Dust", and the Sacramento County Code relating to land grading and erosion control [Title 16, Chapter 16.44, Section 16.44.090(k)].

The proposed project would be developed on approximately 18.4 gross acres. For this project, it is assumed that 10 acres would be graded in one day. **Dispersion modeling conducted for projects of various sizes has resulted in the conclusion that projects involving more than 15 acres of active grading *at any one time* will result in significant impacts, even with standard dust abatement measures.** ~~SMAQMD assessed construction projects to determine what mitigation measures would be necessary for projects of various sizes; the results are contained within Appendix B of SMAQMD's "Guide to Air Quality Assessment". Appendix B states that projects disturbing ≤15 acres of land can be reduced to less-than-significant levels with the imposition of standard mitigation for PM_{10} emissions.~~ Since the Champion Oaks ~~(EGR)~~ **Commercial** project is expected to have 10 acres of actively graded area, ~~those~~ **standard** dust abatement ~~and erosion control mitigation measures~~ would effectively mitigate project impacts. **The SMAQMD's Guide to Air Quality Assessment includes a list of Basic Construction Emissions Control Practices that should be implemented on all projects, regardless of size. Dust abatement practices are required pursuant to SMAQMD Rule 403 and California Code of Regulations, Title 13, sections 2449(d)(3) and 2485; the SMAQMD Guide simply lays out the basic practices needed to comply. Since these are already required by existing rules and regulations, it is not necessary to include them as mitigation.**

OZONE PRECURSOR EMISSIONS

Table 2.2 of SMAQMD's "Guide to Air Quality Assessment" provides screening thresholds for NO_x emissions. Using the screening table requires one to know the type of commercial structure that is to be built on the site. The proposed project is a rezone without a specific site plan, so that information is not available. Generally, the screening tables indicate that a commercial building would need to be at least 550,000 square feet before a project would require modeling analysis. The Sacramento County General Plan indicates in Table II.9 of the Land Use Element that properties zoned SC typically have a floor area ratio of 0.32. This means that for every acre of property, there will be 0.32 acres (13,939 square feet) of building. With a ratio of 0.32 and a site of 18.4 acres, it could be expected that the site will support a building of approximately 256,000 square feet. Modeling is not required; however, given its size and the fact that this project is part of the larger community planning effort, of which it will contribute to overall air quality impacts, modeling was conducted.

The Urban Emissions Model (URBEMIS) 9.2.4 was used to calculate the expected NO_x emissions from the project due to construction activities. The beginning construction year was assumed to be 2007, with construction lasting through two construction seasons (typically late spring to early fall is a season). The first season generally involves the demolition of any existing structures, site preparation and grading and some portions of actual building construction. The second season is purely building construction. Like the screening tables, URBEMIS requires one to know the type of commercial facility that will be constructed. Since this information is not known at this time, a generic commercial use was chosen for the analysis – strip mall. The results of this modeling (see Appendix EGR-1) indicate that the project will not exceed the significance thresholds (see Table EGR-3) in the first construction season, and will not exceed them in the second construction season.

Table EGR-3: Urbemis Results

	NO_x (lbs/day)
Construction Season One	65.19
Construction Season Two	83.05

Operational Emissions/Long-Term Impacts

The SMAQMD "Guide" contains screening thresholds for various project types. If a project falls below the threshold, impacts are expected to be less-than-significant, and if a project meets or exceeds the threshold, modeling of the air quality impacts is required. The screening threshold for shopping center projects is 150,000 square feet. As noted above, the project could support a building of approximately 256,000 square feet. The project exceeds the screening threshold, and is likely to have individually significant operational impacts. The project is also part of the larger Plan area proposals. Cumulatively, changes to allowable densities within the Plan area will far exceed the screening threshold, and the operational impacts of the entire plan-area have been addressed and discussed in Air Quality chapter of EIR Volume I, Chapter 10.

Impact: Air Quality

It is assumed that 10 acres of the 18.4-acre site would be actively graded at one time. Based on SMAQMD guidance, it can be assumed that ~~application of mitigation reduces singular~~ Champion Oaks ~~(EGR)~~ **Commercial** PM_{10} emissions ~~to levels that are~~ **will be *less-than-significant***.

NO_x emissions associated with Champion Oaks ~~(EGR)~~ **Commercial** construction will be below significance thresholds, so without mitigation singular impacts are ***less-than-significant***.

Singular Champion Oaks ~~(EGR)~~ **Commercial** impacts related to operational emissions are ***significant***. When considered cumulatively with all the other development

proposed or planned within the Plan area, operational air quality impacts are also significant – this is discussed in the analysis of Air Quality impacts for the entire Community Plan in Chapter 10.

CLIMATE CHANGE

The climate change analysis for the overall Florin Vineyard Gap Community Plan project is within Volume I of this EIR, Chapter 11. Chapter 11 outlines the significance thresholds, methodology, and impacts of the overall proposed project both to and from climate change. Each of the proposed individual projects contribute greenhouse gas emissions to this overall impact that are disclosed herein, but a separate significance determination specific to the individual projects is not provided. All of the individual projects contribute to a significant and unavoidable overall impact.

The Planning Department Draft Land Use Plan, with density bonuses, is used for this analysis. It involves the largest emissions volume, which makes it the most conservative approach. The Planning Department Plan will result in approximately 355,432 metric tons of greenhouse gas emissions. This can be broken down into two primary categories: residential (234,998 metric tons) and non-residential (120,434 metric tons). The non-residential category includes retail, office, medical, and manufacturing. With an estimated holding capacity of 13,875 residences, the per dwelling unit emissions rate for the Plan-area is 16.9 metric tons annually, and with an estimated non-residential square footage of 4,992,875, the per non-residential square-foot emissions rate for the Plan-area is 0.02 metric tons.

The proposed project is non-residential, and could support a building up to 256,000 square feet. Therefore, it is estimated that the project contributes 5,120 metric tons of greenhouse gas emissions to the cumulative total.

IMPACT: CLIMATE CHANGE

The analysis for the overall Community Plan concludes that impacts are significant, and require mitigation. The applicant has developed a mitigation plan entitled "Florin Vineyard Community Plan Area Plan Elements Addressing Climate Change" that includes project features designed to reduce GHG emissions directly or indirectly. **The GHG reduction plan, as amended January 28, 2010, has been endorsed by the SMAQMD.** This plan is described in detail within Volume I, Chapter 11. Measures in the mitigation plan are consistent with measures within the Air Quality Mitigation Plan for operational ozone precursors and with measures recommended by the California Attorney General (2008) and the California Air Pollution Control Officers Association. ~~In addition to a list of Plan-wide measures intended to reduce emissions by 42%, each individual project must implement measures that reduce project-specific impacts by another 10%.~~ **The amended GHG reduction plan incorporates both area-wide community design elements and project specific elements selected by individual project applicants.** The Champion Oaks (EGR) project developer will be required to comply with this plan **by conforming to all applicable area wide measures and**

demonstrating project specific measures that have a total point value of at least 10 points. ~~and demonstrate that the 10% reduction will be achieved. The balance of emissions remaining after this mitigation is applied will be offset through fair-share fee payment. The fees will either be paid to an established system such as the Chicago Climate Exchange or will be paid to SMAQMD for use in their program for local emissions reduction.~~ Although all feasible mitigation is required, the cumulative plan-wide impact remains ***significant and unavoidable***.

BIOLOGICAL RESOURCES

The project site is composed of one rectangular lot that fronts Elk Grove-Florin Road and Gerber Road. The site is currently developed as the Champion Links Golf Course and is maintained as fairway turf and/or range fairway turf that is sprinkler irrigated and mowed regularly as part of golf course operations.

STREAMS, WETLANDS AND OTHER SURFACE WATERS

Gibson & Skordal conducted a Jurisdictional Delineation (Appendix EGR-2) on the site and identified two golf course ponds on the site. The two ponds (P-5 and P-6) total 19,817 square feet (approximately 0.45 acres). Plate EGR -12 presents a map depicting the delineation and shows the location of the study area boundary, data points, and other site features.

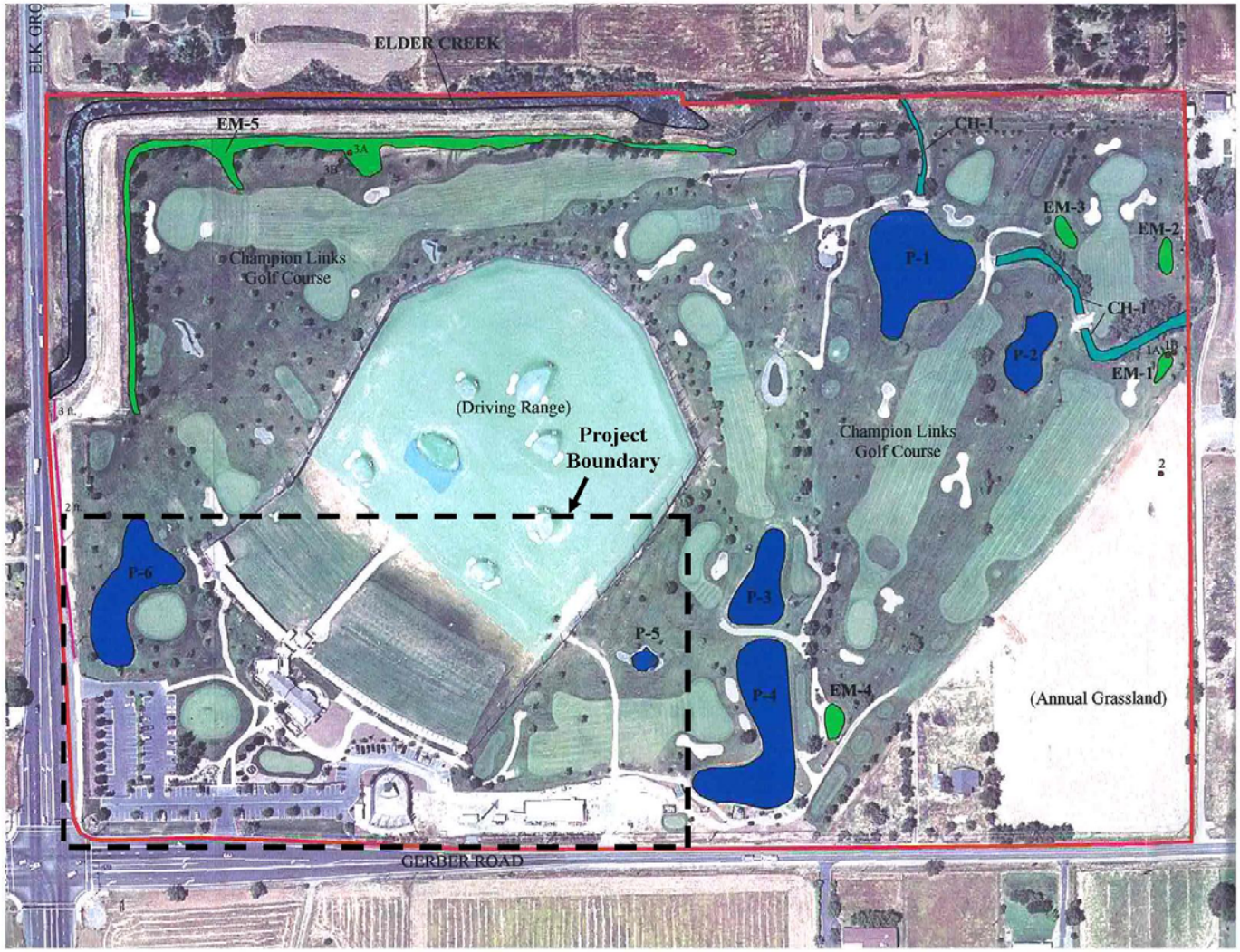
The two ponds were constructed as part of the initial golf course development and they are currently used and maintained as golf course ponds. The ponds were constructed entirely in uplands and support a mix of open water and emergent marsh habitats that are maintained by golf course irrigation and run-off.

The Jurisdictional Delineation for this project concludes that the ponds “appear to be isolated depressions that lack a surface connection with drainage features. Most if not all of these areas were historically created as part of the golf course development. The report also concludes that if the Corps determines that the ponds “are ‘adjacent wetlands’ given their relatively close proximity to jurisdictional drainage features, they may be subject to Section 404 regulation by the Corps. However, the Corps may also determine these areas are isolated waters/wetlands that do not meet the criteria for classification as ‘adjacent wetlands’. Under the latter scenario, they would not be subject to Section 404 regulation.” The wetland delineation has since been verified by the Corps (letter dated November 22, 2005). The Corps determined that the two wetland features are “interstate isolated water with no apparent interstate or foreign commerce connection”, and that they would not be regulated by the Corps of Engineers.

IMPACT: STREAMS, WETLANDS AND OTHER SURFACE WATERS

Two ponds exist on the project site. The wetland delineation identified a total of 19,817 square feet (0.45 acres) of wetlands in the study area. As noted above, during the Corps verification process it was determined that the two ponds are not jurisdictional

Plate EGR -12
Wetland Delineation



wetlands. Additionally, the ponds are considered completely man-made and regularly maintained features that are purely for the golf course use. These ponds are maintained in such a matter so that they do not harbor potential habitat nor do they function as natural wetlands in the sense that they do not have water quality benefits. Although a detailed site plan of development was not available at the time this report was prepared, it is assumed that the project involves filling the ponds on the project site. Given the purely manmade function of the golf course ponds, filling these ponds would not constitute an impact. Impacts are ***less-than-significant***.

Special Status Species

The Special Status Species Evaluation was prepared by Gibson & Skordal. Table EGR-4 presents summary of special status species that were evaluated in the study area.

Swainson's hawk (*Buteo swainsoni*) and Other Raptors

The Swainson's hawk is a migratory raptor that over-winters in South America and breeds in North America, Canada and Mexico. Currently, the Swainson's hawk is listed as a threatened species pursuant to the California Endangered Species Act (CESA). At a Federal level, the Swainson's hawk is provided protection under the Migratory Bird Treaty Act (MBTA).

The project site includes 18.4± acres of potential foraging habitat and marginal nesting habitat for the Swainson's hawk. Both the Sacramento County Swainson's Hawk Locator Map (Plate EGR -13) and the California Natural Diversity Database indicate nest sites within 5 miles of the project site. Impacts associated with Swainson's hawk include loss of foraging habitat on the proposed subdivision site.

Sacramento County and the Department of Fish and Game jointly developed a protocol for assessing impacts to the hawk in Sacramento County. The impact is tied directly to zoning changes and is calculated thusly: 25% of the impact occurs when a property is zoned from a density of AG-40 to AG-20, 50% of the impact occurs when a property zoned AG-20 is converted to AR-10, and the final 25% of the impact occurs when an AR-10 property is converted to AR-5 (or a more dense designation).

The project consists of a proposal to rezone 18.4 acres of potential foraging habitat zoned AR-10 and AR-10(F) to SC. According to the methodology described above, the proposed project results in a 25% loss of foraging habitat potential. Therefore, the mitigation requirement for the 18.4 acres of AR-10 would be 4.6 acres. Loss of Swainson's hawk foraging habitat as a result of project implementation would contribute cumulatively to a regionally significant impact.

Plate EGR -13
Swainson's Hawk Locator Map

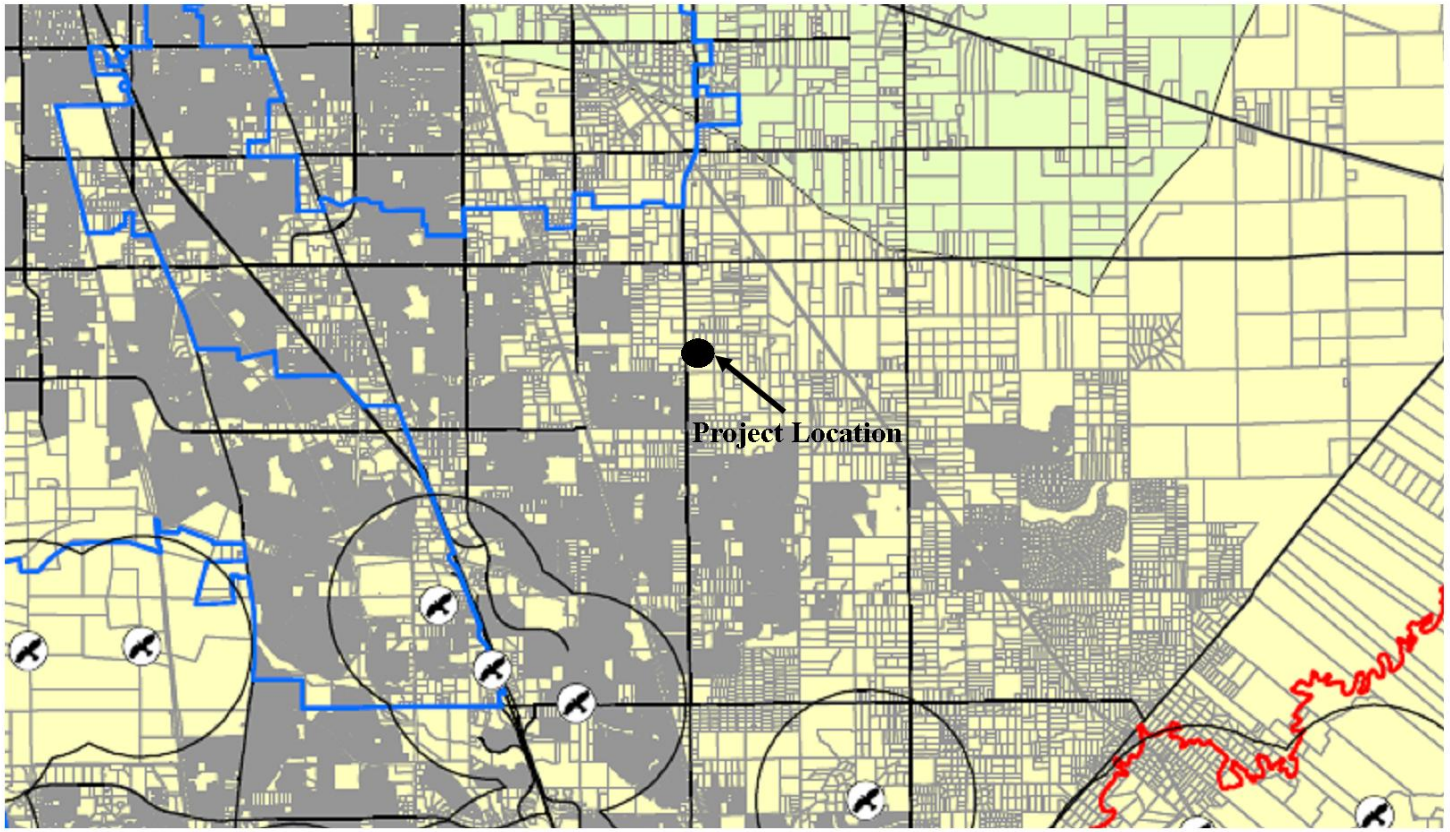


Table EGR-4
Evaluation of Special Status Species Habitat

Species	State Status	Federal Status	CNPS Listing	Habitat Association	Potential Habitat in Study Area
Birds					
Accipiter cooperi (sharp-shinned hawk)	Species of Special Concern	None		Inhabits forested habitats, forest edge, and riparian habitat, may forage in adjacent grassland and fields.	Yes- suitable nesting & marginal foraging habitat.
Accipiter striatus (sharp-shinned hawk)	Species of Special Concern	None		Inhabits forested habitats, forest edge, and riparian habitat, may forage in adjacent grassland and fields.	Yes- suitable nesting & marginal foraging habitat
Agelaius tricolor (tricolored blackbird)	Species of Special Concern	Species of Concern		Colonial nester in cattails, bulrush, or blackberries associated with marsh habitats.	Yes- suitable foraging & nesting habitat
Athene cunicularia (burrowing owl)	Species of Special Concern	Species of Concern		Nest is abandoned ground squirrel burrows associated with open grassland habitats.	Yes- habitat present, but no owls observed on site
Buteo swainsoni (Swainson's hawk)	Threatened	None		Nests in tall cottonwoods, valley oaks or willows. Forages in fields, cropland, irrigated pasture, and grassland near large riparian corridors.	Yes-suitable nesting & marginal foraging habitat
Circus cyaneus (northern harrier)	Species of Special Concern	None		Forages in open grasslands, nests on ground in shrubby vegetation.	Yes- marginal nesting & foraging habitat
Elanus leucurus (white-tailed kite)	Fully Protected	None		Nests in riparian corridors along streams and rivers, and forages in nearby grasslands and fields.	Yes- suitable nesting & marginal foraging habitat

Species	State Status	Federal Status	CNPS Listing	Habitat Association	Potential Habitat in Study Area
Riparia riparia (bank swallow)	Threatened	Species of Concern		Colonial nester in vertical cliffs and banks associated with riparian zones along streams, rivers, and lakes.	No
Amphibians and Reptiles					
Ambystoma trigrinum (California Tiger Salamander)	Species of Special Concern	Threatened		Breeds in ponds or other deeply ponded wetlands, and uses gopher holes and ground squirrel burrows in adjacent grasslands for upland refugia/foraging.	No- marginal habitat in ponds/emergent wetlands but not highly suitable for CTS
Clemmys marmorata marmorata (northwestern pond turtle)	Species of Special Concern	Species of Concern		Ponds, rivers, streams, wetlands, and irrigation ditches with associated marsh habitat.	Yes
Scaphiopus hammondii (western spadefoot)	Species of Special Concern	Species of Concern		Breeds in vernal pools, seasonal wetlands and associated swales. Forages and hibernates in adjacent grasslands.	No
Thamnophis gigas (giant garter snake)	Threatened	Threatened		Rivers, canals, irrigation ditches, rice fields, and other aquatic habitats with slow moving water and heavy emergent vegetation.	Yes- marginal habitat exists, but lacks nexus with known GGS sites
Invertebrates					
Branchinecta lynchi (vernal pool fairy shrimp)	None	Threatened		Vernal pools and other seasonally ponded wetlands.	No
Branchinecta mesovallenis (midvalley fairy shrimp)	None	None		Vernal pools and other seasonally ponded wetlands.	No

Species	State Status	Federal Status	CNPS Listing	Habitat Association	Potential Habitat in Study Area
Desmocerus californicus dimorphus (valley elderberry longhorn beetle)	None	Threatened		Dependant upon elderberry plant (Sambucus mexicana) as primary host species	No
Lepidrurus packardi (vernal pool tadpole shrimp)	None	Endangered		Vernal pools and other deeply ponded seasonal wetlands.	No
Linderiella occidentalis (California linderiella)	None	None		Vernal pools and other seasonally ponded wetlands.	No
Plants					
Downingia pusilla (dwarf downingia)	None	None	CNPS-2	Vernal pools	No
Gratiola heterosepala (Bogg's Lake hedge-hyssop)	Endangered	None	CNPS-1B	Vernal pools and margins of lakes/ponds	No
Jancus leiospermus var. aharti (Ahart's dwarf rush)	None	Species of Concern	CNPS-1B	Vernal pools	No
Legenere limosa (legenere)	None	Species of Concern	CNPS-1B	Vernal pools	No
Orcuttia tenuis (slender orcutt grass)	Endangered	Threatened	CNPS-1B	Vernal pools	No

Species	**State Status**	**Federal Status**	**CNPS Listing**	**Habitat Association**	**Potential Habitat in Study Area**
Orcuttia viscida (Sacramento orcutt grass)	Endangered	Threatened	CNPS-1B	Vernal pools	No
Sagittaria sanforii (Sanford's arrowhead)	None	Species of Concern	CNPS-1B	Deep aquatic habitats associated with canals, drainages, and ditches.	Yes- habitat present, but species was not found in surveys.

The study prepared by Gibson & Skordal indicates that a number of suitable nest trees in the study area provide potential nesting habitat for the Swainson's hawk and other raptors. The study also contains the following information regarding other raptors:

> "*The grassland habitat also provides potential foraging for other raptors including northern harrier, white-tailed kite, sharp-shinned hawk, Cooper's hawk, and red-tailed hawk.*"

The project proponent will need to compensate for loss of Swainson's hawk foraging habitat. Preconstruction nesting surveys will also be needed. Compliance with the recommended mitigation measures to compensate for the loss of Swainson's foraging habitat should reduce singular and cumulative impacts to less than significant levels for this species and other raptors.

TRICOLORED BLACKBIRD (*AGELAIUS TRICOLOR*)

Tricolored blackbirds are largely native to California, with over 99 percent of the population occurring within the state, and have been listed as a state species of Special Concern. Breeding tricolors nest in colonies, but forage away from their nesting habitat. They form the largest colonies of any North American passerine bird. They nest mainly in wetlands or in dense vegetation near open water. Surveys indicate that populations have been rapidly declining for decades, probably due to water diversion, land conversion, and heavy predation by mammals, corvids and black-crowned night herons (Beedy and Hamilton 1997, Beedy and Hamilton, 1999, Hamilton et al. 1999).

The Special Status Species Evaluation found that some of the ponds in the study area support suitable nesting habitat for tricolored blackbirds. However, surveys were conducted too late in the summer to adequately evaluate potential tricolored nesting activity at the site.

BURROWING OWL (ATHENE CUNICULARIA)

Burrowing owls are listed as a state and federal species of concern. Burrowing owl habitat can be found in annual and perennial grasslands, deserts, and arid scrublands characterized by low-growing vegetation (Zarn 1974). Suitable owl habitat may also include trees and shrubs if the canopy covers less than 30 percent to the ground surface. Burrows are the essential component of burrowing owl habitat. Both natural and artificial burrows provide protection, shelter, and nest for burrowing owls (Henny and Blus 1981). Burrowing owls typically use burrows made by fossorial mammals, such as ground squirrels or badgers, but also may use man-made structures such as cement culverts; cement, asphalt, or wood debris piles; or openings beneath cement or asphalt pavement.

GIANT GARTER SNAKE (*THAMNOPHIS GIGAS*)

The giant garter snake is designated as a Federal threatened and State threatened species afforded special protection by U.S. Fish and Wildlife (USFWS) and the

California Department of Fish and Game (CDFG). The species is generally associated with larger canals, irrigation ditches, and other semi-permanent to permanent aquatic sites with slow moving water and an abundance of emergent vegetation. Although the giant garter snake has been documented within Elk Grove Creek and lower Morrison Creek situated to the west of Highway 99, there have not been any documented sightings along the east side of Highway 99, including around the project site.

The Special Status Species Evaluation provides the following conclusion regarding the presence of the giant garter snake:

> "*Based on CNDDB records, GGS has not been documented in Elder Creek or any of its tributaries located east of Highway 99. Regardless, the study area does support marginally suitable breeding habitat for GGS including portions of Elder Creek along the western boundary of the site. USFWS may or may not consider this to be potential habitat for GGS..*"

VALLEY ELDERBERRY LONGHORN BEETLE (*DESMOCERUS CALIFORNICUS*)

The valley elderberry longhorn beetle is a federal threatened species that is dependent upon the elderberry plant (*Sambucus* sp.) as a primary host species. Elderberry shrubs are a common component of riparian areas throughout the Sacramento Valley region, and they have been documented as occurring at numerous locations in the vicinity of the study area.

VERNAL POOL BRANCHIOPODS

Federally listed vernal pool branchiopods including the threatened vernal pool fairy shrimp (*Branchinecta lynchi*) and the endangered vernal pool tadpole shrimp (*Lepidurus packardi*) have been documented as occurring in the Elk Grove and Florin USGS quadrangles. Other non-listed branchiopods known to occur in the region include California linderiella (*Linderiella occidentalis*) and midvalley fairy shrimp (*Branchinecta mesovallensis*). These species are generally restricted to vernal pools and/or other seasonally ponded wetlands that sustain inundation during the winter before drying up in the late spring.

Special Status Species Evaluation provides the following discussion regarding vernal pool branchiopods in the study area:

> "*The branchiopod species listed above are generally restricted to vernal pools and/or other seasonally ponded wetlands that sustain inundation during the winter before drying up in the late spring. The existing … ponds in the study area do not provide suitable habitat for special status branchiopods given their extended ponding regimes and perennial nature. Given this, there is little if any potential for special status branchiopods to occur at the site.*"

SPECIAL STATUS PLANTS

The Special Status Species Evaluation included the following statement regarding special status plants:

> "*Special status plant species identified on the CNDDB as occurring in the vicinity of the study area, or may potentially occur in the area, include Ahart's dwarf rush (Juncus leiospermus ahartii), Bogg's Lake hedge-hyssop (Gratiola heterosepala), dwarf downingia (Downinia pusilla), legenere (Legenere limosa), Sacramento orcutt grass (Orcuttia viscida), slender orcutt grass (Orcuttia tenuis), and Sanford's arrowhead (Sagittaria sanfordii).*
>
> *Ahart's dwarf rush, Bogg's Lake hedge-hyssop, dwarf downgingia, legenere, Sacramento orcutt grass, and slender orcutt grass are all strongly associated with vernal pools habitats. Bogg's Lake hedge-hyssop can also occur around the perimeter of lakes and ponds. Conversely, Sanford's arrowhead generally occurs in deep aquatic habitats associated with drainages, canals, and larger ditches that sustain inundation and/or slow moving water into early summer.*
>
> *Portions of the emergent wetlands, ponds, channelized drainage, and Elder Creek sustain aquatic habitat conditions suitable for supporting Sanford's arrowhead. However, we did not observe this species present in the study area during our field surveys. Given the absence of suitable wetland habitats, there is little if any potential for Ahart's dwarf rush, Bogg's Lake hedge-hyssop, dwarf downingia, legenere, Sacramento orcutt grass, or slender orcutt grass to occur at the site."*

IMPACTS: SPECIAL STATUS SPECIES

The project is 18.4 acres of land zoned for rural residential use. Swainson's hawk nests have been documented within a 5-mile radius of the study area. The special status species evaluation describes the project site as providing suitable foraging habitat. Development of the project site will result in the loss of 4.6 acres of potential foraging habitat for Swainson's hawks, as well as potential impacts to nesting habitat. Impacts to Swainson's hawks are considered ***significant***. Mitigation is recommended to reduce the impact to a ***less-than-significant*** level.

The project is 18.4 acres of land that was determined to support suitable nesting habitat for tricolored blackbirds. The project could result in the loss of habitat, and impacts to tricolored blackbirds are considered ***potentially-significant***. Mitigation is recommended to reduce the impact to a ***less-than-significant*** level.

Although the grassland/pasture habitat in the study area provides suitable foraging habitat for burrowing owls, the preparers of the Special Status Species Evaluation did not observe any potential burrows or any indication of current burrowing owl activity at the site. The Champion Oaks ~~(EGR)~~ **Commercial** project would have a ***less-than-significant*** impact on burrowing owls.

The Special Status Species Evaluation concluded that there is a low potential for the giant garter snake to occur within the project. The Champion Oaks ~~(EGR)~~ **Commercial** project is expected to have a ***less-than-significant*** impact on the giant garter snake.

The project site has no elderberry shrubs, and therefore, there is no potential for the valley elderberry longhorn beetle to occur at this site. The Champion Oaks **Commercial** project would have a ***less-than-significant*** impact to valley elderberry longhorn beetle.

There is little potential for special status species branchiopods to occur at the project site, therefore, the Champion Oaks ~~(EGR)~~ **Commercial** project would have a ***less-than-significant*** impact.

Given the absence of suitable wetland habitats, there is little if any potential for special status plant species, and therefore, the Champion Oaks ~~(EGR)~~ **Commercial** project's impact is ***less-than-significant.***

Trees

Several County policies recognize the value of preserving trees, especially oaks, and seek to protect all native and landmark trees through the development review process[1]. A landmark tree is defined as a non-native oak or any other tree that is especially prominent or stately[2]. Protected oaks are those living trees that measure 6 inches or greater in diameter at breast height (dbh), or multi-trunk trees totaling 10 inches or greater dbh[3]. Non-oak native trees include California black walnut (*Juglans hindsii*), California sycamore (*Plantanus racemosa*), Fremont cottonwood (*Populus fremontii*), California buckeye (*Aesculus californica*), California box elder (*Acer negundo californicum*), Goodding's black willow (*Salix goodingii*), and California alder or white alder (*Alnus rhombifolia*).

All trees on the project site were surveyed and documented in the arborist report prepared by Sierra Nevada Arborists on September 7, 2004. The report also included documentation of trees on the adjacent property, the proposed Champion Oaks ~~CENTEX~~ **Residential** project (Control Number 06-0709). The site mostly contains Chinese pistache, Raywood ash, and other ornamental trees. None of the trees on the project site are native or otherwise protected under County policy, therefore, the Champion Oaks ~~(EGR)~~ **Commercial** project's impact to trees is considered ***less-than-significant***.

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[1] County Code, Chapter 19.04, "Tree Ordinance;" *Sacramento County General Plan*, "Conservation Element;" and County Code, Chapter 12.12, Tree Preservation and Protection Ordinance

[2] County Code, Chapter 19.04, "Tree Ordinance"

[3] *Sacramento County General Plan*, "Conservation Element"; and County Code, Chapter 12.12, Tree Preservation and Protection Ordinance

CULTURAL RESOURCES

See Chapter 15 of Volume 1 for discussions of background, setting, and significance criteria for cultural resources within the Plan area.

FIELDWORK/ANALYSIS

ARCHAEOLOGICAL/HISTORICAL SURVEY

The project site was subject to an intensive pedestrian survey between January 14, 2006 and March 26, 2006. The project area was walked by a team of archaeologists employing parallel transects with transect spacing no greater than 5 to 10 meters. No prehistoric cultural resources were recovered or noted during the survey. Additionally, there are no structures on the project site (except those associated with the golf course) and no evidence present that would suggest that there have been historic structures on the project site at one time.

IMPACT: CULTURAL RESOURCES

Archaeological and historical surveys of the site did not identify any resources which could be adversely affected by the proposed project. Although no additional cultural resource work is recommended at this time, there is a possibility of uncovering subsurface archaeological materials during the construction phases of the project which have been obscured from view due to natural reburial processes. Therefore, mitigation for subsurface cultural resources is included.

With mitigation for potential undiscovered subsurface prehistoric and historic cultural resources, environmental impacts to potentially sensitive cultural resources are considered ***less-than-significant***.

HAZARDOUS MATERIALS

No obvious evidence of significant hazardous materials contamination was observed. The project site is not on the Sacramento County Environmental Management Department list of hazardous materials sites.

IMPACT: HAZARDOUS MATERIALS

There is no evidence of hazardous materials contamination on the site, and Champion Oaks ~~(EGR)~~ **Commercial** impacts are ***less-than-significant***.

~~AGENCY-RECOMMENDED CONDITIONS OF APPROVAL~~

1. ~~**Sacramento County Department of Transportation**~~

a. ~~Grant the County right-of-way on Elk Grove-Florin Road based on a 108-foot standard thoroughfare and install public street improvements pursuant to Sacramento County Improvement Standards and to the satisfaction of the Department of Transportation. Coordinate the design of the street improvements with the Design Section of the Department of Transportation.~~

b. ~~Grant the County right-of-way on Gerber Road based on an 84-foot standard arterial and install public street improvements pursuant to the Sacramento County Improvement Standards and to the satisfaction of the Department of Transportation.~~

c. ~~Dedicate additional right-of-way of Elk Grove-Florin Road and Gerber Road for intersection widening per the Sacramento County Improvement Standards and to the satisfaction of the Department of Transportation. Note: A bus turnout will be required on Elk Grove-Florin Road.~~

d. ~~Driveway and street access locations are subject to approval by the Department of Transportation.~~

e. ~~Annex the subject properties to the County of Sacramento, Community Facilities District 2004-2 to support the maintenance of the landscaped areas/medians. The annexation process takes approximately 6-months to complete. Contact Steve Hong 874-5368, Infrastructure Finance Section, Municipal Services Agency to initiate the annexation process. Final map recordation will not be approved until the annexation is complete. (DOT, Landscape)~~

2. ~~County Sanitation District 1~~

a. ~~Connection to the District's sewer system shall be required to the satisfaction of CSD-1. Sacramento County Improvement Standards apply to sewer construction.~~

b. ~~Each parcel and each building with a sewer source shall have a separate connection to the CSD-1 sewer system.~~

c. ~~Sewer service laterals will not be permitted permanently via the existing 18-inch trunk on Gerber Road on the east of Elk Grove-Florin Road.~~

d. ~~Sewer service laterals will not be permitted to connect directly to 102-inch Central Interceptor to the west nor the 108-inch Bradshaw Interceptor to the south-east.~~

e. ~~In order to obtain sewer service, construction of CSD-1 sewer facilities is expected to be required. Sewer easements may be required. All collector and trunk sewer easements shall be dedicated to CSD-1 in a form approved by the District Engineer. Both on-site and off-site construction may be~~

~~required. All CSD-1 sewer easements shall be at least 20 feet in width and ensure continuous access for installation and maintenance.~~

~~3. Development and Surveyor Services~~

~~a. Dedicate a standard 12.5-foot Public Utility Easement for underground facilities and appurtenances adjacent to all public ways.~~

~~b. Grant the County right-of-way for Elk Grove-Florin Road, based on a 108-foot standard and install street improvements pursuant to the Sacramento County Improvement Standards.~~

~~c. Grant the County right-of-way for Gerber Road, based on an 84-foot standard and install street improvements pursuant to the Sacramento County Improvement Standards.~~

~~d. Dedicate additional right-of-way for intersection widening pursuant to the Sacramento County Improvement Standards and to the satisfaction of the Department of Transportation.~~

~~4. Department of Water Resources~~

~~a. Provide drainage easements and install facilities pursuant to the Sacramento County Floodplain Management Ordinance, Sacramento County Water Agency Code, and Sacramento County Improvement Standards, including any fee required by the Sacramento County Water Agency Code.~~

~~b. Offsite drainage improvements and easements shall be provided pursuant to the Sacramento County Floodplain Management Ordinance, and the Sacramento County Improvement Standards.~~

~~c. Provide to Water Resources plan reviewer a preliminary title report and phase I environmental report for off-site drainage easement or right of way prior to approval of improvement plans. Provide CLTA title insurance prior to transfer of easement or right-of-ways to the County.~~

~~d. Provide onsite driveway culverts in accordance with Sacramento County Improvement Standards.~~

~~e. A Conditional Letter of Map Revision, pursuant to the Sacramento County Floodplain Management Ordinance, and the Sacramento County Improvement Standards, must be approved by FEMA prior to approval of improvements.~~

~~f. Assure that all drainage right-of-way is acquired for Elder and Gerber Creek as shown in the drainage master plan from the downstream end (approximately 3600' west of Elk Grove Florin Road) upstream to basins E24A and E24B.~~

g. ~~Construct off-site Elder and Gerber Creek channel improvements in accordance with the drainage master plan.~~

h. ~~Dedicate channel and bufferland right-of-way for Gerber Creek in the northeast corner such that there is no adverse impact to the neighbor. This differs from the drainage master plan but is a necessary accommodation.~~

i. ~~Incorporate stormwater quality measures in conformance with applicable County ordinances & standards, and state and federal law pursuant to Table 2-1 of the County of Sacramento "Guidance Manual for On-Site Stormwater Quality Control Measures."~~

j. ~~Provide a permanent concrete stamp, or other permanently applied message to the satisfaction of DWR not including paint, which reads "No Dumping-Flows to Creek" or other approved message at each storm drain inlet.~~

k. ~~Regional detention basin land may be credited as stated in Title 2 of the Sacramento County Water Agency Code. The Agency may only pay fair market value, hereby reserved pursuant to the California Subdivision Map Act, appraised at the date of the filing of the tentative parcel or subdivision map or use permit plus associated carrying costs. The Agency may terminate the reservation due to revised drainage master plan or disagreement of price. In no case will the compensation exceed the per acre value used in the Zone 11 Drainage Impact Fee Plan Worksheet ($100,000 per acre plus ENR inflator since 8/16/04).~~

~~5. Sacramento Regional Transit District~~

a. ~~Regional Transit's 20-Year Transit Master Plan identifies Elk Grove-Florin Road as a BRT corridor. In light of that designation, Regional Transit staff requests that the applicant provide a 25-feet wide and 200 feet long reservation for future transit facilities (BRT lane and station area) along the northwest [sic, RT confirmed that this should be northeast] corner of Elk Grove-Florin Road and Gerber Road. A 12.5-foot wide Irrevocable Offer of Dedication (IOD) will also be necessary along the project's east property line, except where the station area would be located. These shall be provided in the form of an IOD adjacent to Elk Grove-Florin Road to the satisfaction of Regional Transit.~~

b. ~~Project proponents shall consider the impact of project design on transit accessibility. Keep in mind physical barriers such as walls, cul-de-sacs, circuitous street patterns and speed bumps all impede access to transit.~~

c. ~~Contact Robert Hendrix, RT Facilities (916) 649-2759 to determine if a bus shelter pad shall be provided. If determined appropriate (by RT) provide a bus shelter pad as directed.~~

~~d. Connectivity of pedestrian ways and amenities such as pavers, vertical curbs, tree shading, lighting and trellises will encourage walking to transit.~~

~~e. Landscape planters should be provided between streets and sidewalks (except at the bus stops).~~

~~f. Parking competes with transit usage. Therefore, parking should not exceed the required standards for the County.~~

~~g. RT would like to discuss the potential for park and ride spaces included near BRT stops.~~

~~6. Sheriff's Department~~

~~a. Any drive thru aisles shall be reviewed and approved by the Sheriff's Department prior to construction.~~

~~b. Parking areas should be laid out to allow a high degree of observation. Close-in employee parking for people working late should be provided adjacent to the entrances.~~

~~c. Landscaping shall be of the type and situated in locations to maximize observation while providing the desired degree of aesthetics. Security planting materials are encouraged along fences and property lines and other areas where the applicant wishes to restrict sitting, loitering, or cutting through landscaped areas.~~

~~d. All curbs shall be vertical in design. Rounded curbs shall be avoided whenever possible.~~

~~e. Lighting~~

~~i. Parking lots, driveways, circulation areas, aisles, passageways, recesses, and grounds contiguous to buildings shall be provided with metal halide lighting with sufficient wattage to provide adequate illumination to make clearly visible the presence of any person on or about the premises during the hours of business darkness and provide a safe, secure environment for all persons, property, and vehicles on site. Such lighting shall be equipped with vandal-resistant covers. A lighting level of one foot-candle minimum, maintained at ground-level is required.~~

~~ii. All exterior doors shall be provided with their own light source and shall be adequately illuminated at all hours to make clearly visible the presence of any person on or about the premises and provide adequate illumination for persons existing the building.~~

~~iii. The premises, while open or closed for business after dark, must be sufficiently lighted by use of interior night-lights.~~

iv. ~~Exterior door, perimeter, canopy, and parking area lights shall be controlled by photocell and shall be left on during hours of darkness or diminished lighting.~~

f. ~~External lighting requirements should consider general lighting level of one foot-candle minimum maintained at ground level for medium use facilities, utilizing High Intensity Discharge fixtures with vandal-resistant covers. This shall be consistent throughout the property, including loading zones and driveways on the rear of the building.~~

g. ~~The perimeter of the site shall be fenced during construction, and security lighting and patrols shall be employed as necessary.~~

h. ~~The jamb on all aluminum frame swinging doors shall be so constructed or protected to withstand 1600 lbs. of pressure in both a vertical distance of three (3) inches and a horizontal distance of one (1) inch each side of the strike.~~

i. ~~Glass doors shall be secured with a deadbolt lock* with minimum through of one (1) inch. The outside ring should be free from moving and case hardened.~~

j. ~~All hatchway openings on the roof of any building shall be secured as follows:~~

i. ~~If the hatchway is of wooden material, it shall be covered on the outside with at least 16 gauge sheet steel or its equivalent attached with screws.~~

ii. ~~The hatchway shall be secured from the inside with a slide bar or slide bolts. The use of crossbar or padlock must be approved by the Fire Marshall.~~

iii. ~~Outside hinges on all hatchway openings shall be provided with nonremovable pins when using pin-type hinges.~~

k. ~~The use of window signs shall not exceed the limits prescribed in the zoning ordinance and signs shall not be installed in such a fashion that visibility of the service counter is impaired for passing police patrol units as well as customers and passersby. Natural surveillance and visibility is an important consideration in projects of this size.~~

~~7.~~ ~~Sacramento Metropolitan Fire District~~

a. ~~The installation of approved traffic control equipment may be required on all signal lights installed or modified as a part of this project to allow emergency fire apparatus to activate the traffic signal.~~

b. ~~Approved numbers or addresses shall be placed on all new or existing buildings in such a position as to be easily read from the street or road fronting the property. The minimum size of the numbers shall not be less than six (6) inches and shall be mounted immediately adjacent to a light source and shall also contrast with their background. Where multiple occupancies are serviced by vehicular access to the rear of the building via any driveway, alleyway, or parking lot the numbers or addresses shall be displayed on the rear of the building.~~

c. ~~Provide access roadways with all weather driving surfaces of not less than 20 feet of unobstructed width, 13 feet, 6 inches of vertical clearance, and turning radii of 25 feet inside and 50 feet outside dimension. The access roadways shall be capable of supporting the imposed loading of fire apparatus and shall extend to within 150 feet of all portions of the exterior walls of the first story of any proposed building.~~

d. ~~When the apparatus access roadway length exceeds 150 feet from the public way, an approved fire apparatus roadway conforming to SMFD Standard 444.302 shall be provided. The turn-around shall be located within 50 feet of the end of the access roadway. All parcels zoned as residential (RD) shall be provided with a finished road surface consisting of 2 inches of asphalt concrete (AC) over 6 inches of aggregate base (AB) or the equivalent in concrete or other approved surface. This requirement is applicable to existing gravel roadways.~~

e. ~~Vehicle parking is prohibited on any street less than 28 feet in width. Vehicle parking is permitted on both sides of streets 36 feet or more in width. Roadway width shall be measured between the gutter-line or edge of pavement on opposite sides of the road. Identification of fire apparatus access roadways may be required on private roads.~~

f. ~~The installation of security gates is regulated by the Sacramento County Fire Code, emergency access gates and barrier requirements. All proposed vehicle and pedestrian access gate installations shall be in full compliance with this regulation. Gates and fencing shall not be installed without plan review and approval by the Fire District.~~

g. ~~All structures proposed for this project shall be equipped with an approved automatic fire sprinker system. The automatic fire sprinkler system shall be designed to NFPA 13 standards with allowable residential exceptions.~~

h. ~~Traffic calming measures, speed bumps, humps, etc. shall not be installed in the fire apparatus access roadways.~~

i. ~~Approved fire hydrants shall be spaced at 500-foot intervals along the route of the interior access roadway. The fire hydrant shall be capable of supplying a~~

~~minimum fire flow of 1,000 gallons per minute at 20 pounds per square inch of pressure.~~

PROJECT MITIGATION MEASURES

MITIGATION MEASURES FOR IMPACT TO THE COUNTY DRAINAGE SYSTEM:

EGR-1. Prior to the approval of improvement plans for individual development projects within the FVGCP area, the project proponent shall demonstrate to the satisfaction of DWR that all FVGCP DMP improvements necessary to provide adequate flood protection to the project, and necessary to provide adequate mitigation for the project's downstream drainage/flooding and water quality impacts, have been implemented.

~~MITIGATION MEASURES FOR IMPACT TO AIR QUALITY:~~

~~EGR-2. The applicant shall implement the following mitigation in order to reduce construction-related PM10 emission:~~

~~A. Keep soil moist at all times.~~

~~B. Maintain at least two feet of freeboard space on all haul trucks.~~

~~C. Use emulsified diesel or diesel catalysts on applicable heavy duty diesel construction equipment.~~

MITIGATION MEASURES FOR POTENTIAL IMPACT TO SWAINSON'S HAWK FORAGING HABITAT:

EGR-3. Prior to the approval of Improvement Plans, Building Permits, or recordation of the final map, whichever occurs first, implement one of the following options to mitigate for the loss of 4.6± acres of Swainson's hawk foraging habitat on the project site:

a. The project proponent shall, to the satisfaction of the California Department of Fish and Game, prepare and implement a Swainson's hawk mitigation plan that will include preservation of Swainson's hawk foraging habitat.

b. The project proponent shall utilize one or more of the mitigation options (land dedication and/or fee payment) established in Sacramento County's *Swainson's Hawk Impact Mitigation Program* (Chapter 16.130 of the Sacramento County Code).

c. Should the County Board of Supervisors adopt a Swainson's hawk mitigation policy/program (which may include a mitigation fee payable prior to issuance

of building permits) prior to the implementation of one of the measures above, which may exempt this project, the project proponent may be subject to that program instead.

MITIGATION MEASURES FOR POTENTIAL IMPACT TO NESTING SWAINSON'S HAWK:

EGR-4. If construction, grading, or project-related improvements are to occur between March 1 and September 15, a focused survey for Swainson's hawk nests on the site and on nearby trees within ¼ mile of the site shall take place, and shall be conducted by a qualified biologist within 14 days prior to the start of construction work (including clearing and grubbing). If active nests are found, the California Department of Fish and Game (CDFG) shall be contacted to determine appropriate protective measures. If no active nests are found during the focused survey, no further mitigation will be required.

MITIGATION MEASURES FOR POTENTIAL IMPACT TO TRICOLORED BLACKBIRDS:

EGR-5. The following shall be required for any construction activities within 300 feet of marsh or other wetland habitat that includes stands of bulrush, cattail, or blackberry bushes: In order to mitigate potential impacts to tricolor blackbird, two pre-construction surveys of suitable habitat shall be performed by a qualified biologist. The surveys shall be done during the months of March and April (one each month) the year of project construction. If tricolor blackbirds are found nesting within the survey area, project construction shall be postponed until fledging of all nestlings (about July 15), If no active nests are found during the survey, submit a written report with date and the name of the biologist to the Department of Environmental Review and Assessment; no further mitigation will be required. If construction is proposed outside the nesting season (the nesting season is March 1-July 15), no pre-construction surveys will be required.

MITIGATION MEASURE FOR POTENTIAL CONSTRUCTION-RELATED IMPACTS TO CULTURAL RESOURCES:

EGR-6. Should any cultural resources, such as structural features, unusual amounts of bone or shell, artifacts, human remains, or architectural remains be encountered during any development activities, work shall be suspended and the Department of Environmental Review and Assessment shall be immediately notified at (916) 874-7914.

At that time, the Department of Environmental Review and Assessment will coordinate any necessary investigation of the find with appropriate specialists as needed. The project proponent shall be required to implement any

mitigation deemed necessary for the protection of the cultural resources. In addition, pursuant to Section 5097.97 of the State Public Resources Code and Section 7050.5 of the State Health and Safety Code, in the event of the discovery of human remains, all work is to stop and the County Coroner shall be immediately notified. If the remains are determined to be Native American, guidelines of the Native American Heritage Commission shall be adhered to in the treatment and disposition of the remains.

MITIGATION MEASURE COMPLIANCE

Comply with the Mitigation Monitoring and Reporting Program (MMRP) for this project as follows:

1. **The proponent shall comply with the MMRP for this project, including the payment of a fee to cover the Department of Environmental Review and Assessment staff costs incurred during implementation of the MMRP. The MMRP fee for this project is $7,900.00. This fee includes administrative costs of $800.00.**

2. **Until the MMRP has been recorded and the administrative portion of the MMRP fee has been paid, no final parcel map or final subdivision map for the subject property shall be approved. Until the balance of the MMRP fee has been paid, no encroachment, grading, building, sewer connection, water connection or occupancy permit from Sacramento County shall be approved.**

2 FLORIN VINEYARD RETAIL CENTER

The effects of the proposed land use plans for the Florin-Vineyard Gap projects are addressed in Volume 1 of this EIR. Impacts to environmental resources have been addressed therein for the overall plan area. This chapter discusses the site specific impacts of this particular project in the Florin-Vineyard Gap Community. Impacts, mitigation measures and conditions requested by Sacramento County's reviewing departments are provided within this chapter.

PROJECT INFORMATION

CONTROL NUMBER: 04-RZB-0143

NAME: Florin Vineyard Retail Center Rezone

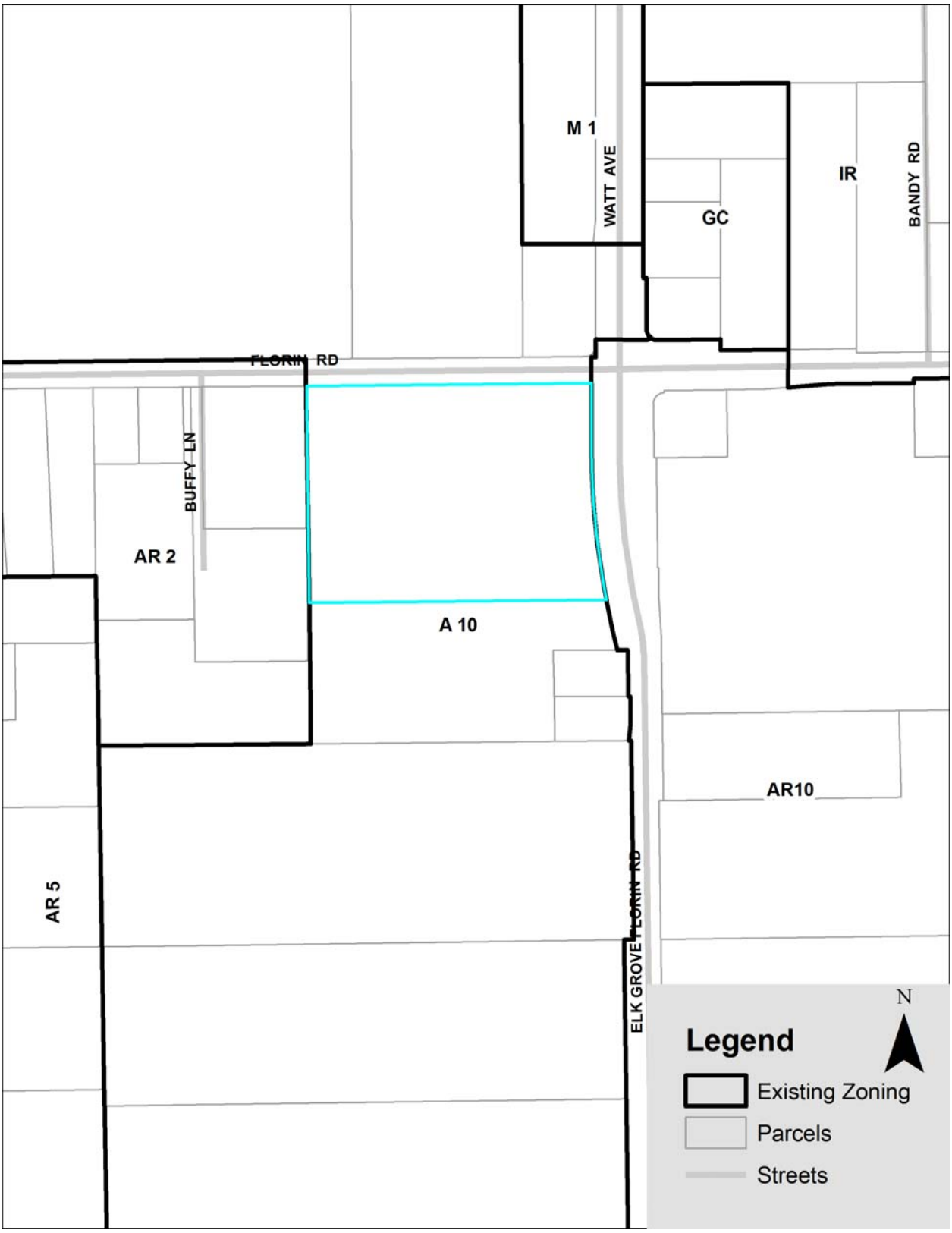
LOCATION: The property is located on the southwest corner of Florin Road and Elk Grove-Florin Road, in the Vineyard Community (Plate FVR-1).

ASSESSOR'S PARCEL NUMBER: 065-0042-062

OWNER:

M.L. Oates

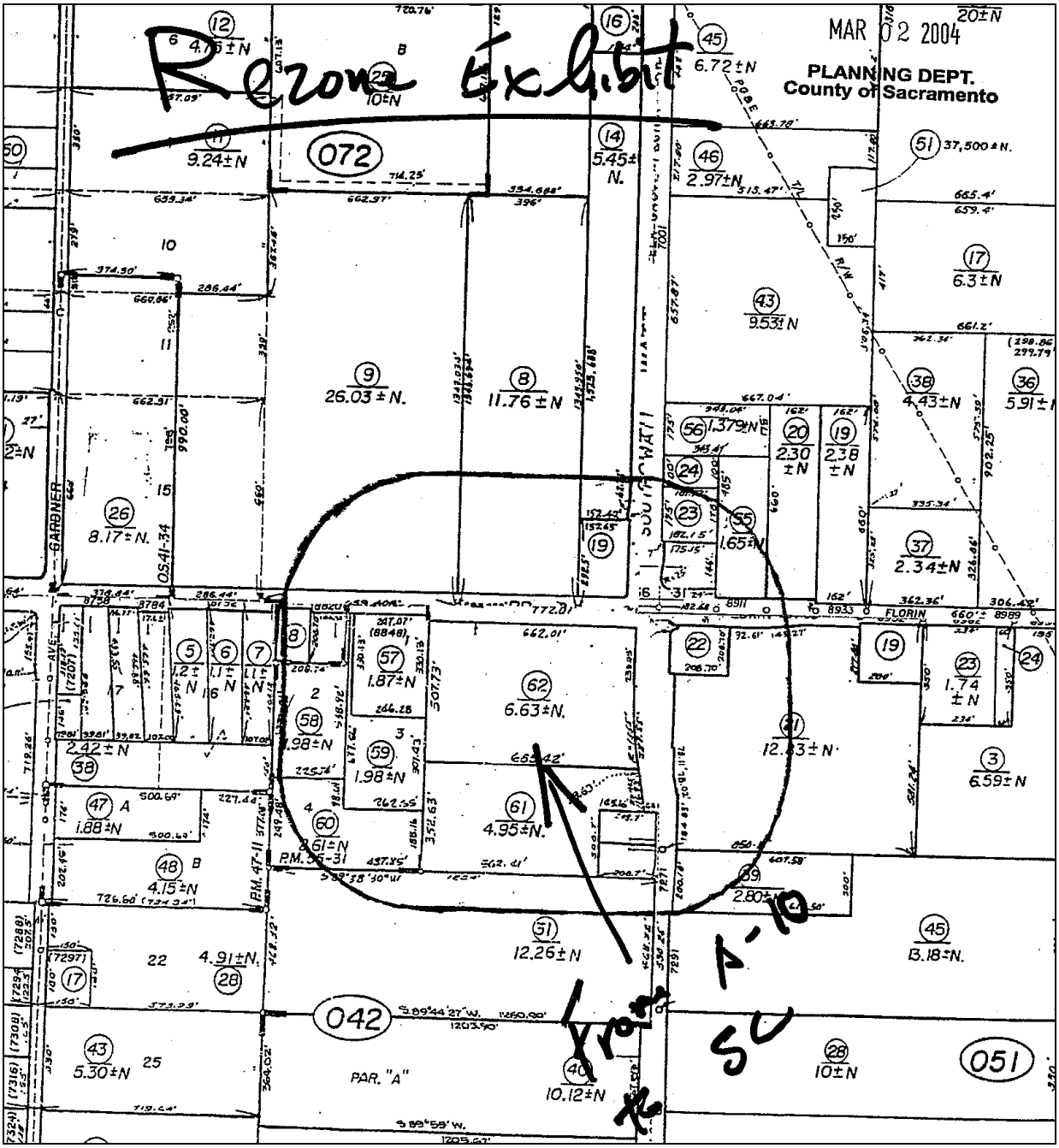
Plate FVR-1
Project Location and Existing Zoning for Florin Vineyards Retail Center



PROJECT DESCRIPTION

A **Rezone** of approximately 6.63 acres from A-10 agricultural holding zone to SC shopping center (Plate FVR-2).

Plate FVR-2 Rezone Exhibit



ENVIRONMENTAL SETTING

The project is located in the eastern portion of the County, near the western side of the proposed Florin-Vineyard Gap Community Plan boundary. The 6.63± acre site includes a single, flat, undeveloped parcel that is roughly square and is located on the southwestern corner of Florin Road and Elk Grove-Florin Road. The site supports grassland habitat with a few small trees on the western and southern edges. The site is bordered to the south by a commercial development, on the west and east by rural residential properties, and on the north by agricultural fields. A commercial center is also located on the northeastern corner of the Florin Road/Elk Grove-Florin Road intersection (see Plate FVR-3).

The site is zone A-10, and surrounding properties are zoned AR-10, AR-5, AR-2, M-1, and SC (see Plate FVR-1).

Plate FVR-3 Aerial of Project Site

ENVIRONMENTAL EFFECTS

LAND USE

The project site consists of a single parcel of 6.63 acres, which is zoned A-10. As proposed, the project will rezone this parcel to SC (see Plate FVR-2). The A-10 designation is an interim zone that is equivalent to the AR-10 zone, and requires a minimum parcel size of 10 acres and allows agricultural-residential uses. The site does not conform to the existing zoning, because it is less than 10 acres in size. The proposed rezone from A-10 to SC would eliminate the requirement for a minimum lot size, and would change the allowable use from agricultural-residential to shopping center. Facilities allowed in the SC zone include many basic retail services, such as mailing centers, photocopy services, hair salons, tailors, markets, and similar services.

The existing General Plan designation of the site is Urban Development Area (UDA). As part of the overall Florin-Vineyard Gap Community Plan project, the General Plan designation of the site would be amended to Commercial and Office (see Plate FVR-4). The proposed project is consistent with the proposed Commercial and Office designation. According to the Sacramento County General Plan:

> The Commercial and Office designation provides for a full range of neighborhood, community and regional shopping centers and a variety of business and professional offices. Uses include locally-oriented retail, professional offices, and regional commercial operations. The location and size of commercial areas is based upon accessibility, historic development patterns, community and neighborhood needs, and minimization of land use conflicts. Ideally, commercial areas are designed to integrate with the community, including the provision for pedestrian amenities. The standard for commercial Floor Area Ratios is between 0.25 to 2.5.

As part of the overall Florin-Vineyard Gap Community Plan project two Draft Land Use Plans ~~have been~~ **were originally** proposed: one by the CAC and one by the Planning Department. In the case of the areas encompassed by the proposed project, the Planning Department Draft Land Use Plan and the CAC Draft Land Use Plan would both designate the site Shopping Center (SC, see Plate FVR-5 and Plate FVR-6)**, as do the CPAC Hybrid, Planning Department Hybrid, and Planning Commission Recommended Land Use Plans which were developed later**. The proposed project is consistent with the proposed Shopping Center designation.

Plate FVR-4
Florin Vineyards Retail Center Proposed General Plan Designation

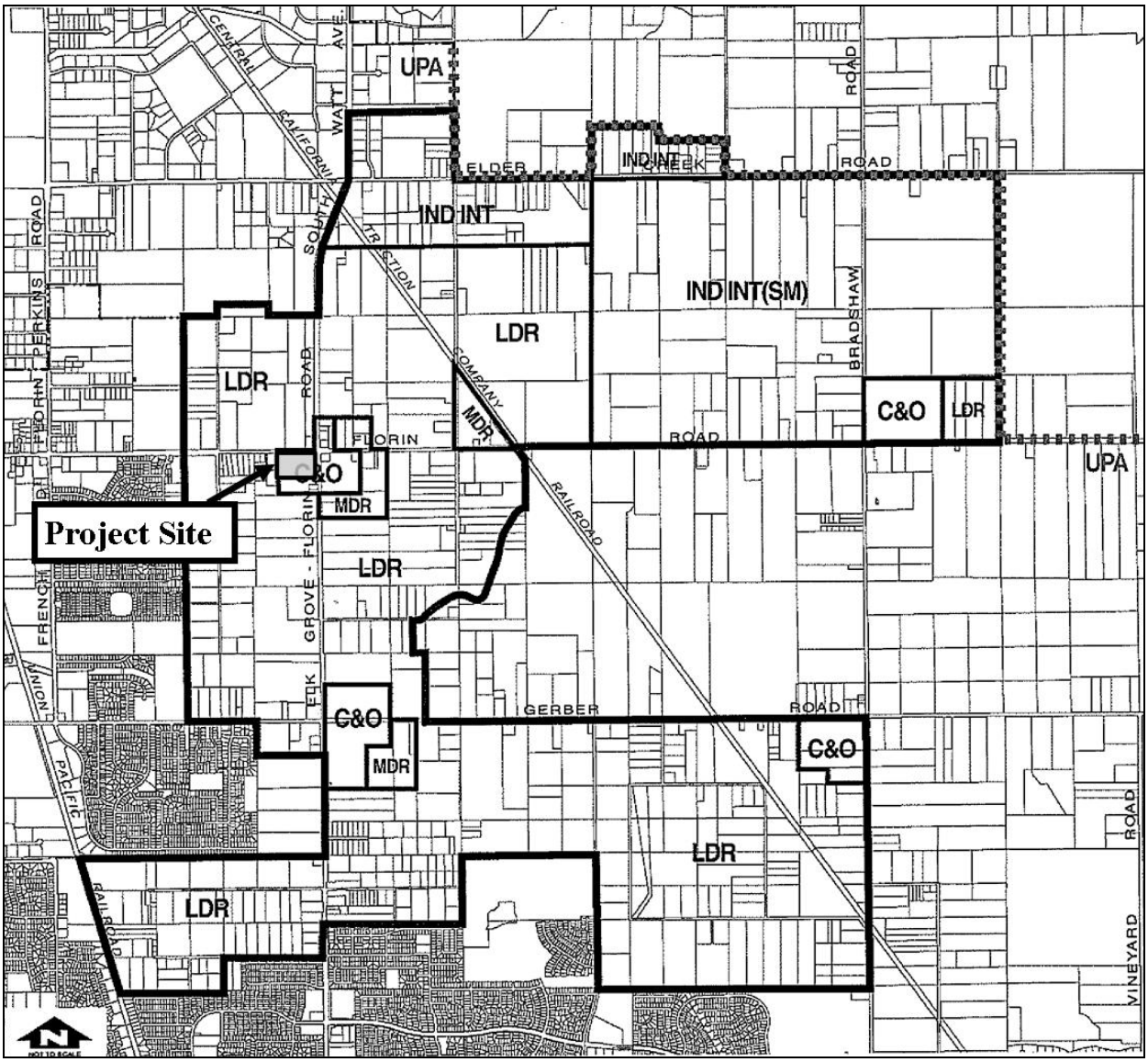


Plate FVR-5
Florin Vineyard Retail Centers CAC Land Use Plan Designation

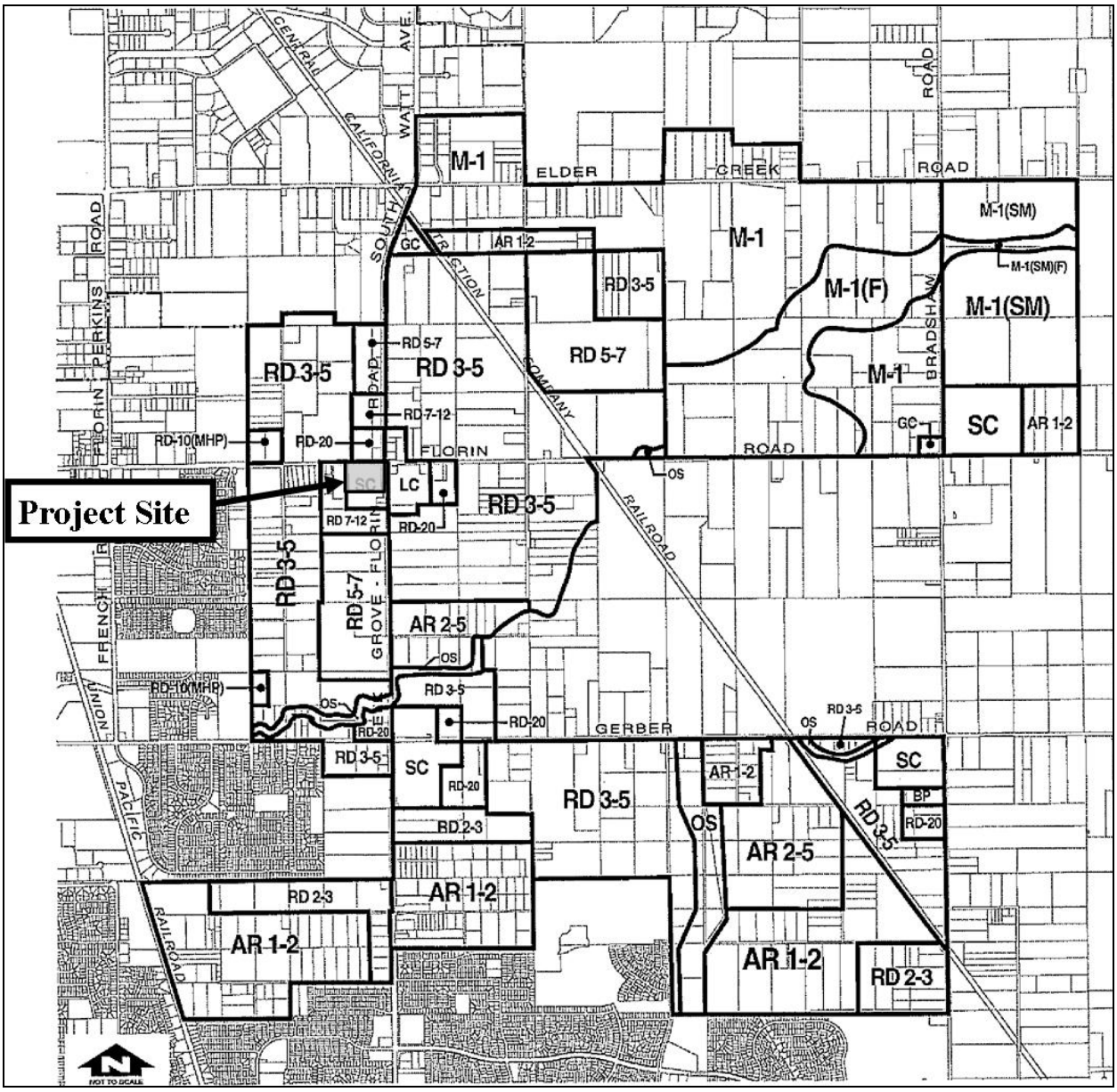
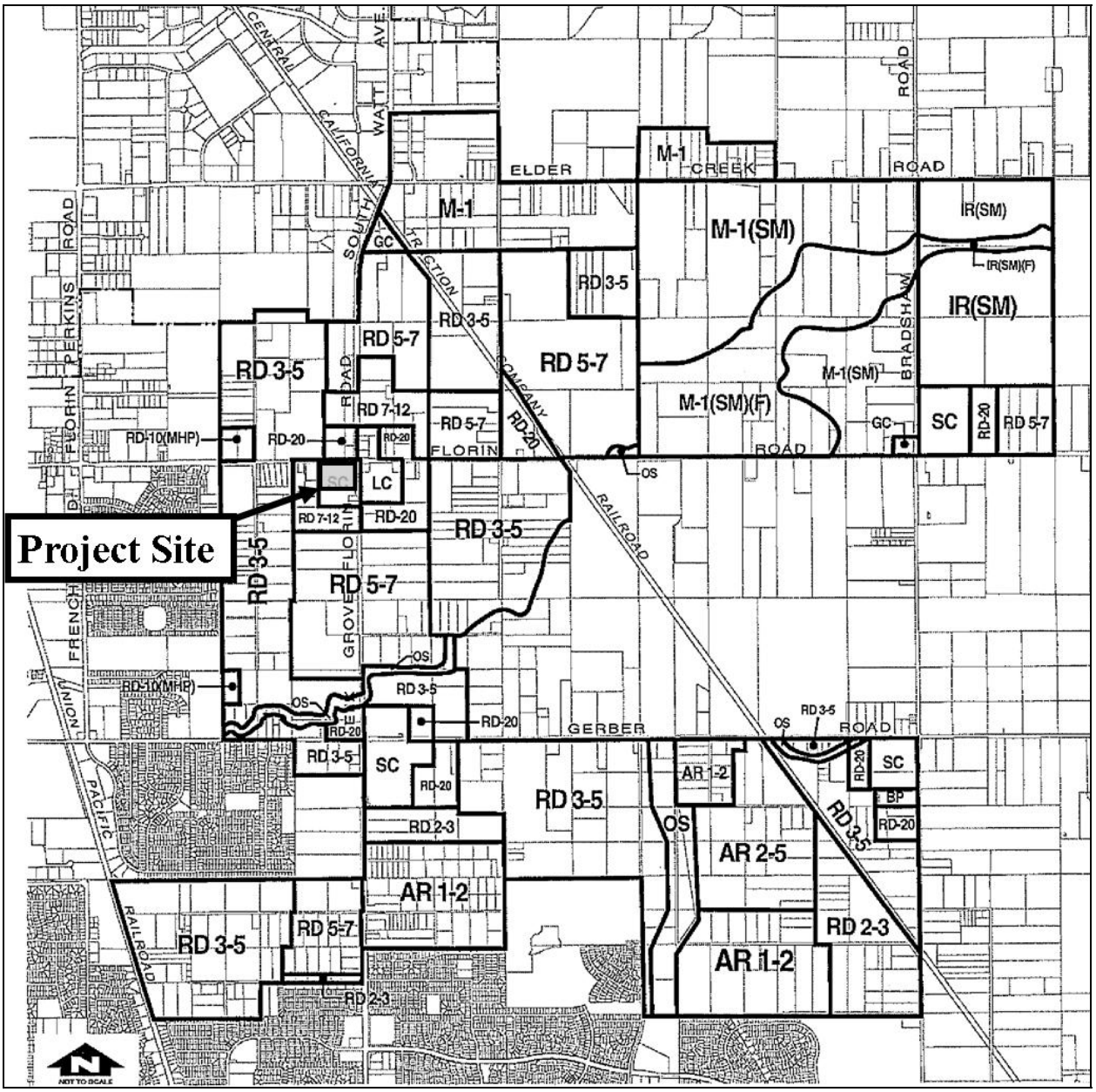


Plate FVR-6
Florin Vineyards Retail Center Planning Department Land Use Plan Designation



Currently, lands to the north, east, and south are zoned AR-10 or A-10 and lands to the west are zoned AR-5 and AR-2. However, other individual projects within the overall Florin-Vineyard Gap Community Plan area are proposed to the northwest and south that would alter designations nearby. The project to the northwest, entitled "Florin Vineyards" would rezone the land to RD-2, **RD-4,** RD-5, RD-7, ~~RD-10,~~ and RD-20; the project to the south (which is not contiguous to the project site), entitled "Gardner Parke" would rezone the adjacent land to RD-5, RD-7, RD-10, and RD-20 (refer to Plate Intro-1).

IMPACT: LAND USE

The proposed project will not significantly conflict with any applicable land use plan, policy or regulation adopted for the purpose of avoiding an environmental effect. There may be some nuisance impacts associated with a commercial use being in proximity to residential uses, but compliance with Sacramento County Zoning Code standards intended to avoid conflicts will prevent significant effects. Potential land-use-related environmental impacts due to the Florin Vineyard Retail Center project are ***less-than-significant***.

AGRICULTURAL LAND

The Sacramento County General Plan protects Prime Farmland or Farmland of Statewide Importance, and the CEQA Guidelines protect Prime Farmland, Farmland of Statewide Importance, and Unique Farmland. The California Department of Conservation map of Sacramento County Important Farmland 2006 (published July 2008) designates the project site as Farmland of Local Importance, which is not a protected farmland designation. The site is also adjacent to commercially-developed properties and is quite small, which adversely affects the viability of the site for agricultural use.

IMPACT: AGRICULTURAL LAND

There are no protected farmlands on the project site, so the Florin Vineyard Retail Center project has ***less-than-significant*** impacts related to agricultural lands.

PUBLIC SERVICES

The project site is located within the County Urban Services Boundary and is within the active service area of a variety of public utility and service districts. The additional development of this site is expected to increase the demands on public services to some degree, but not beyond current or planned service capacity under the proposed Florin Vineyard Gap Community Plan. Service providers were given the opportunity to review and comment on the proposed project. Those providers that submitted specific public service comments are noted in the ~~"Agency-Recommended Conditions of Approval" section~~ ***Planning Staff Report***.

Police Services

The Sacramento County Sheriff's Department provides law enforcement service to the area, and recommended standard conditions of approval for the project. The Sheriff's Department letter also noted that they would like the opportunity to review any site design plans that may be submitted at a future date, to ensure the building design and site layout helps meet crime prevention goals. This has been added as a recommended condition of approval.

Fire Services

The Sacramento Metropolitan Fire District provides fire protection services to the project area, and recommended standard fire safety conditions of approval. The conditions discuss sprinkler systems, minimum fire flows, accessibility, and other issues.

Impact: Public Services

Various public service entities recommended conditions of approval for the project. None of these conditions will result in environmental impacts, and compliance with these conditions will ensure that adequate public services are available. Singular Florin Vineyard Retail Center project impacts related to public services are ***less-than-significant***.

Sewer Service

Sacramento Area Sewer District (SASD) submitted comments on the project, though at the time the comments were submitted the organization was still called County Sanitation District-1 (CSD-1). Though the comments were submitted with CSD-1 letterhead, the remainder of this document will refer to the District as SASD. The comment letter was co-authored by Sacramento Regional County Sanitation District, and offered the following advisories:

> In order to obtain sewer service, construction of CSD-1 sewer facilities is expected to be required. Trunk sewer design and construction, if required, may be reimbursed by CSD-1 under the terms of a Reimbursement Agreement. Collector sewer design and construction may qualify for reimbursement under the terms of a Participant Agreement. Prior to initiating design of any sewer facility, contact CSD-1 for details. It will be necessary to schedule a meeting to discuss reimbursement requirements with appropriate CSD-1 staff prior to any design. Failure to strictly comply with the provisions of the CSD-1 ordinances may jeopardize all sewer reimbursement.
>
> Developing this property may require the payment of additional sewer impact fees. Applicant should contact the Fee Quote Desk at (916) 876-6100 for sewer impact fee information.

The overall sewer capacity and infrastructure issues are addressed in Chapter 6 of the EIR. This project contributes cumulatively to the need for the area-wide improvements, and thus will need to contribute fair-share fees toward the construction of those facilities. In addition, the site will also require additional improvements specific to the project itself. For this specific project, any additional sewer infrastructure improvements will take place in either existing roadways or other developed right-of-ways or planned roadways and right-of-ways proposed as part of this project. The Sacramento Area Sewer District also noted that a sewer study would be necessary for the project, but this is only to identify the pipe sizes that will be necessary on the project site.

Impact: Sewer Service

The project site does not currently have sewer service. In addition, sewer infrastructure improvements are needed for the build out of the Florin Vineyard Gap Community Plan area. Development on the project must involve connection to the SASD sewer system, and the project will be required to pay fair share fees for the community-wide improvements. Compliance with SASD requirements and payment via the Infrastructure Financing Plan will ensure that Florin Vineyard Retail Center impacts are ***less-than-significant***.

Water Supply

The water purveyor for the project area is the Sacramento County Water Agency. The Master Water Supply Study for the Florin-Vineyard Community Plan was prepared by the Sacramento County Water Agency. The analysis covered the Florin-Vineyard Gap Community Plan, including the project site. The analysis of water supply provided for the overall Florin-Vineyard Community Plan (see Chapter 7, Water Supply) area adequately addresses the needs of this project.

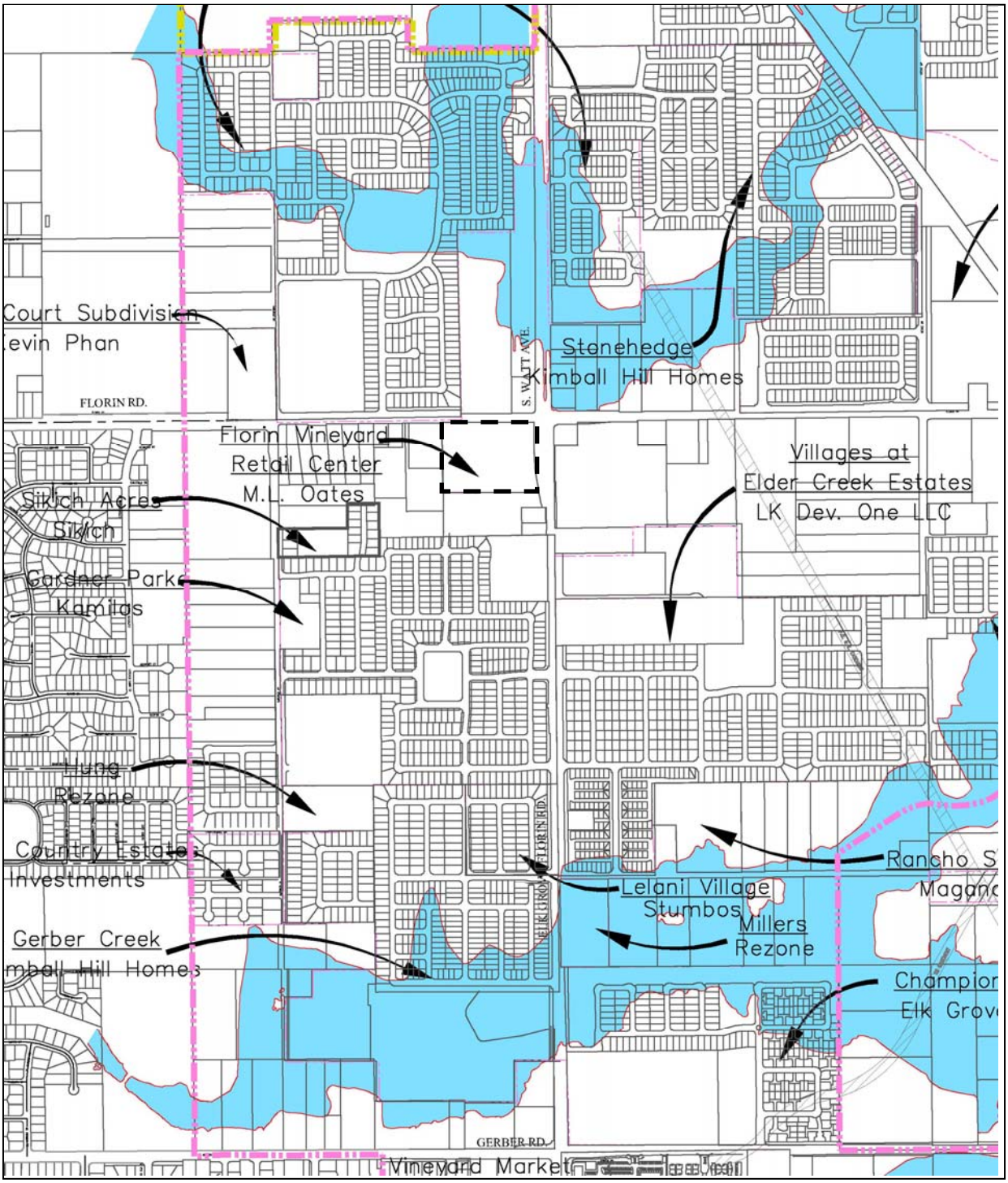
Impact: Water Service

Any additional water infrastructure improvements specific to this project will take place in either existing roadways or planned roadways proposed as part of this project. Therefore, no additional environmental impacts will result from water improvements. The project will be required to pay fair-share fees through the Public Facilities Financing Plan for the Plan area. Florin Vineyard Retail Center impacts related to water supply are ***less-than-significant***.

Drainage and Hydrology

The project site is less than 1 mile northwest of Elder Creek. The project is within the Federal Emergency Management Agency (FEMA) Flood Zone X, as determined by the 1998 FEMA Flood Insurance Rate Map (FIRM), panel number 060262-0310. Flood Zone X is described as “areas determined to be outside of the 500-year flood-plain.” The general location of the project site, in relation to these flood zones, is depicted in Plate FVR-7.

Plate FVR-7 Existing Floodplain in the Project Area



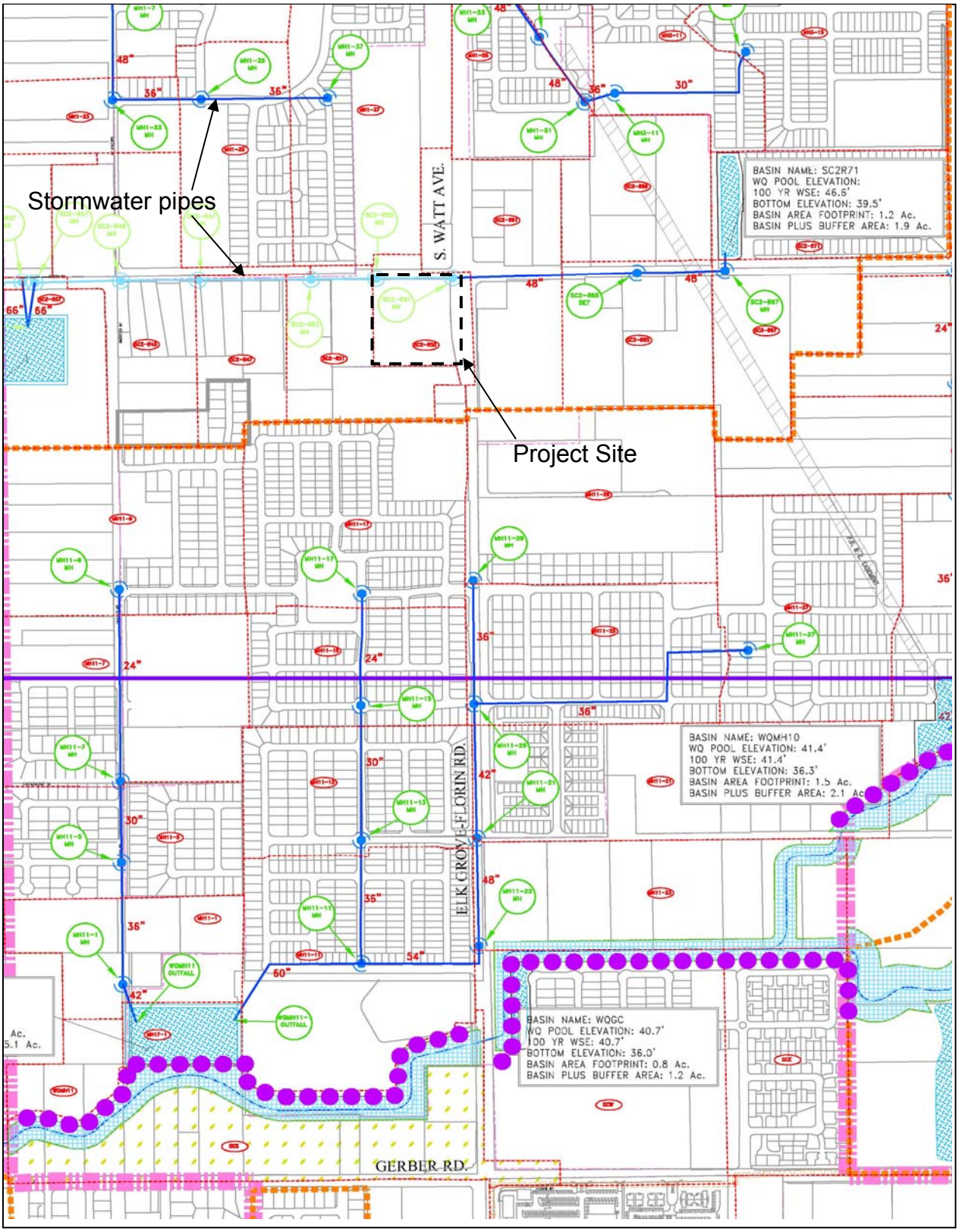
The Sacramento County Department of Water Resources recommended **updated** conditions of approval for the project **that require implementation of the Drainage Master Plan, including payment of fair share fees, consistent with the mitigation measures contained in the "Hydrology and Drainage" chapter of this FEIR; the updated conditions are included in the *Planning Staff Report.***~~, including a condition reading: Acquire drainage right-of-way and construct off-site storm drain pipe and water quality basin in accordance with the drainage master plan~~. An exhibit of the drainage master plan in the vicinity of the project site is depicted on Plate FVR-8. There is an existing stormwater pipe running through Florin Road to the west of the pipe, and a continuation of that pipe is proposed on the east side of the site. There are also two detention basins shown near Florin Road. The project will be required to contribute its fair share toward the cost of drainage improvements identified in the Public Infrastructure Financing Plan.

Impact: Potential for impact to the County drainage system

Aside from the standard drainage improvements that will be required on the site pursuant to the Sacramento County Floodplain Management Ordinance, area-wide improvements are necessary to manage drainage within the entire Plan area. The project will be required to pay fair-share fees through the Public Facilities Financing Plan for the Plan area. Also, though the project site itself is not within a floodplain, it nonetheless requires stormwater treatment and conveyance facilities. Development of the site will not be permitted to proceed until all necessary Drainage Master Plan improvements are complete. Florin Vineyard Retail Center impacts to drainage and hydrology are ***less-than-significant***.

Applicants within the Florin Vineyard Gap area have expressed an interest in working with the Department of Water Resources to develop an alternative site-specific drainage plan as "interim improvements". The intent is that the applicant would still owe fees to support the overall drainage master plan improvements, and that the interim improvements would be replaced by ultimate master plan improvements once sufficient funds have been collected. Nonetheless, should this be allowed it could have an adverse effect on the ability of the County to achieve full implementation of the area-wide drainage master plan. Also, the direct effects of these potential interim improvements are themselves unknown. Therefore, if interim improvements that are inconsistent with the drainage master plan are permitted, Florin Vineyard Retail Center impacts are ***potentially significant***.

Plate FVR-8 Drainage Master Plan in the Project Area



TRAFFIC AND CIRCULATION

Sacramento County has developed quantitative thresholds for determining the significance of project-related impacts due to an alteration in the traffic generating potential of the project site. If a proposed project is expected to increase p.m. peak hour vehicle trips by 100 or more (or daily trips by 1,000 or more) over existing zoning of the subject property, a traffic study is required to further analyze impacts. If a proposed project is not expected to increase trips by these amounts, impacts are typically considered less-than-significant. The analysis indicates that a traffic study would be needed for the proposed project, as the proposed conversion of the site from an agricultural-residential use to a commercial use would produce 3,613 daily trips and 361 peak-hour trips, which substantially exceed the screening thresholds. However, as noted at the beginning of this EIR Chapter, this is an individual project proposal contained within the greater Florin-Vineyard Gap Community Plan project. Fehr and Peers Traffic Consultants prepared a Traffic Study for the Plan area that analyzed the impacts of changing the underlying land use densities via the General Plan and the creation of a new Community Plan (see Chapter 9 of the EIR). Given that the proposed project rezone is consistent with the proposed Plan area General Plan and Community Plan designations, no further traffic study beyond what is already discussed in Chapter 9 of this EIR is necessary.

ACCESS

The project is a rezone only, and does not include a site plan. Therefore, at this point it is unknown how the site would have access. Any future application for a use permit would undergo a separate review and site access would be analyzed at that project specific level. Should a use permit not be required, the development would still need to comply with the provisions of the Sacramento County Improvement Standards. This rezone project was reviewed by the Department of Transportation and Development and Surveyor Services. The complete lists of recommended condtions are provided in the ~~"Requests/Requirements of Various Agencies" section of this chapter~~ ***Planning Staff Report***. The recommended conditions request right-of-way on Florin Road and Elk Grove-Florin Road, and request additional right-of-way for intersection widening at the Elk Grove-Florin Road and Florin Road intersection.

IMPACT: TRAFFIC AND CIRCULATION

The Florin-Vineyard Retail Center project is expected to generate 3,613 daily trips and 361 peak-hour trips, which is a ***potentially significant*** impact to traffic. Additionally, development of the site will contribute to area traffic generated by buildout of the Florin-Vineyard Gap Community Plan area. The traffic study identified significant impacts that require mitigation; mitigation measures from the overall project apply to this individual project, including the payment of fair-share fees. With mitigation, this project is not likely, on an individual level, to cause roadway facility operation to degrade to unacceptable levels of service; Florin Vineyard Retail Center traffic impacts are therefore ***less-than-significant***. Compliance with improvement standards will ensure

that Florin Vineyard Retail Center access-related environmental impacts are ***less-than-significant***.

AIR QUALITY

SMAQMD has established significance thresholds to determine if a proposed project's emission contribution significantly contributes to regional air quality impacts (Table FVR-1). Construction emissions can be separated into dust generation due to site activities and construction equipment exhaust. Operational emissions are the emissions resulting from the completed project, such as customers driving to and from the facility.

Table FVR-1 SMAQMD Significance Thresholds

	ROG[1] (lbs/day)	NO_x (lbs/day)	CO ($\mu g/m^3$)	PM_{10} ($\mu g/m^3$)
Construction (short-term)	None	85	CAAQS[2]	CAAQS
Operational (long-term)	65	65	CAAQS	CAAQS

1. Reactive Organic Gas
2. California Ambient Air Quality Standards

CONSTRUCTION EMISSIONS/SHORT-TERM IMPACTS

DUST (PM_{10}) EMISSIONS

Short-term air quality impacts are mostly due to dust (PM_{10}) generated by construction and development activities, and emissions from equipment and vehicle engines (NO_x) operated during these activities. Dust generation is dependent on soil type and soil moisture, as well as the amount of total acreage actually involved in clearing, grubbing and grading activities. Clearing and earthmoving activities comprise the major source of construction dust generation, but traffic and general disturbance of the soil also contribute to the problem. Sand, lime or other fine particulate materials may be used during construction, and stored on-site. If not stored properly, such materials could become airborne during periods of high winds. The effects of construction activities include increased dust fall and locally elevated levels of suspended particulates. PM_{10} is considered unhealthy because the particles are small enough to inhale and damage lung tissue, which can lead to respiratory problems.

Some PM_{10} emissions during project construction can be reduced through compliance with institutional requirements for dust abatement and erosion control. These institutional measures include the SMAQMD "District Rule 403-Fugitive Dust" and in the Sacramento County Code relating to land grading and erosion control [Title 16, Chapter 16.44, Section 16.44.090(K)]. ~~SMAQMD assessed construction projects to determine what mitigation measures would be necessary for projects of various sizes; the results are contained within Appendix B of SMAQMD's "Guide to Air Quality Assessment". Appendix B states that projects disturbing ≤15 acres of land can be reduced to less-~~

~~than significant levels with the imposition of standard mitigation for PM_{10} emissions.~~ **Dispersion modeling conducted for projects of various sizes has resulted in the conclusion that projects involving more than 15 acres of active grading *at any one time* will result in significant impacts, even with standard dust abatement measures.** -The proposed project encompasses approximately 6.63 acres, so the impacts related to dust are ~~mitigable through~~ ***less-than significant, with*** the use of standard measures.

The SMAQMD's Guide to Air Quality Assessment includes a list of Basic Construction Emissions Control Practices that should be implemented on all projects, regardless of size. Dust abatement practices are required pursuant to SMAQMD Rule 403 and California Code of Regulations, Title 13, sections 2449(d)(3) and 2485; the SMAQMD Guide simply lays out the basic practices needed to comply. Since these are already required by existing rules and regulations, it is not necessary to include them as mitigation.

OZONE PRECURSOR EMISSIONS

Table 2.2 of SMAQMD's "Guide to Air Quality Assessment" provides screening thresholds for NO_x emissions. Using the screening table requires one to know the type of commercial structure that is to be built on the site. The proposed project is a rezone without a specific site plan, so that information is not available. Generally, the screening tables indicate that a commercial building would need to be at least 56,000 square feet before a project would require modeling analysis. The Sacramento County General Plan indicates in Table II.9 of the Land Use Element that properties zoned SC typically have a floor area ratio of 0.32. This means that for every acre of property, there will be 0.32 acres (13,939 square feet) of building. With a ratio of 0.32 and a site of 6.63 acres, it could be expected that the site will support a building of approximately 92,000 square feet. Modeling is required.

The Urban Emissions Model (URBEMIS) 9.2.4 was used to calculate the expected NO_x emissions from the project due to construction activities. The beginning construction year was assumed to be 2009, with construction lasting through two construction seasons (typically late spring to early fall is a season). The first season generally involves the demolition of any existing structures, site preparation and grading and some portions of actual building construction. The second season is purely building construction. Like the screening tables, URBEMIS requires one to know the type of commercial facility that will be constructed. Since this information is not known at this time, a generic commercial use was chosen for the analysis – strip mall. The results of this modeling (see Appendix FVR-1) indicate that the project will not exceed the significance thresholds (see Table FVR-2) in the first construction season, and will not exceed them in the second construction season.

Table FVR-2 URBEMIS Results

	NO_x (lbs/day)
Construction Season One	44.71
Construction Season Two	59.75

Operational Emissions/Long-Term Impacts

The SMAQMD "Guide" contains screening thresholds for various project types. If a project falls below the threshold, impacts are expected to be less-than-significant, and if a project meets or exceeds the threshold, modeling of the air quality impacts is required. The screening threshold for shopping center projects is 193,000 square feet. The project falls well below that threshold. However, the project is also part of the larger Plan area proposals. Cumulatively, changes to allowable densities within the Plan area will far exceed the screening threshold. This issue is discussed in detail in the Air Quality chapter of this EIR, Chapter 11.

Impact: Air Quality

It is assumed that the entire 6.63-acre site would be actively graded at the same time. Based on the SMAQMD and DERA guidelines for particulate matter emissions~~, it can be assumed that application of mitigation reduces singular~~ Florin Vineyard Retail Center PM_{10} emissions ~~to levels that~~ are ***less-than-significant***. NO_x emissions associated with Florin Vineyard Retail Center construction will be below significant thresholds, so without mitigation singular impacts are ***less-than-significant***.

When considered cumulatively with all the other development proposed or planned within the Plan area, operational air quality impacts are significant – this is discussed in the analysis of Air Quality impacts for the entire Community Plan in Chapter 10.

Climate Change

The climate change analysis for the overall Florin Vineyard Gap Community Plan project is within Volume I of this EIR, Chapter 11. Chapter 11 outlines the significance thresholds, methodology, and impacts of the overall proposed project both to and from climate change. Each of the proposed individual projects contribute greenhouse gas emissions to this overall impact that are disclosed herein, but a separate significance determination specific to the individual projects is not provided. All of the individual projects contribute to a significant and unavoidable overall impact.

The Planning Department Draft Land Use Plan, with density bonuses, is used for this analysis. It involves the largest emissions volume, which makes it the most conservative approach. The Planning Department Plan will result in approximately 355,432 metric tons of greenhouse gas emissions. This can be broken down into two primary categories: residential (234,998 metric tons) and non-residential (120,434

metric tons). The non-residential category includes retail, office, medical, and manufacturing. With an estimated holding capacity of 13,875 residences, the per dwelling unit emissions rate for the Plan-area is 16.9 metric tons annually, and with an estimated non-residential square footage of 4,992,875, the per non-residential square-foot emissions rate for the Plan-area is 0.02 metric tons.

The proposed project is non-residential, and could support a building up to 92,416 square feet. Therefore, it is estimated that the project contributes 1,848 metric tons of greenhouse gas emissions to the cumulative total.

IMPACT: CLIMATE CHANGE

The analysis for the overall Community Plan concludes that impacts are significant, and require mitigation. The applicant has developed a mitigation plan entitled "Florin Vineyard Community Plan Area Plan Elements Addressing Climate Change" that includes project features designed to reduce GHG emissions directly or indirectly. **The GHG reduction plan, as amended January 28, 2010, has been endorsed by the SMAQMD.** This plan is described in detail within Volume I, Chapter 11. Measures in the mitigation plan are consistent with measures within the Air Quality Mitigation Plan for operational ozone precursors and with measures recommended by the California Attorney General (2008) and the California Air Pollution Control Officers Association. ~~In addition to a list of Plan-wide measures intended to reduce emissions by 42%, each individual project must implement measures that reduce project-specific impacts by another 10%.~~ **The amended GHG reduction plan incorporates both area-wide community design elements and project specific elements selected by individual project applicants.** The Florin Vineyards Retail Center project developer will be required to comply with this plan **by conforming to all applicable area wide measures and demonstrating project specific measures that have a total point value of at least 10 points.** ~~and demonstrate that the 10% reduction will be achieved. The balance of emissions remaining after this mitigation is applied will be offset through fair share fee payment. The fees will either be paid to an established system such as the Chicago Climate Exchange or will be paid to SMAQMD for use in their program for local emissions reduction.~~ Although all feasible mitigation is required, the cumulative plan-wide impact remains ***significant and unavoidable***.

BIOLOGICAL RESOURCES

The project site supports non-native annual grassland and some small non-native trees. Based on aerial photography and site reconnaissance, it appears that the property is annually disced. The continual disturbance of the site prevents the development of wetlands or other surface waters. The site does not support any sensitive natural communities, but the grassland on the site is foraging habitat for various raptors – like the Swainson's hawk.

Swainson's Hawk and Other Raptors

The Swainson's hawk is a migratory raptor that over-winters in South America and breeds in North America, Canada and Mexico. Currently, the Swainson's hawk is listed as a threatened species pursuant to the California Endangered Species Act (CESA). At a Federal level, the Swainson's hawk is provided protection under the Migratory Bird Treaty Act (MBTA).

There are no suitable nesting trees for the species onsite. However, there are known Swainson's hawk nest sites between 1 – 5 miles of the project site. Sacramento County and the Department of Fish and Game jointly developed a new protocol for assessing impacts to the hawk, based on a better understanding of how the hawks use habitat. The impact is tied directly to zoning changes and is calculated thusly: 25% of the impact occurs when a property is zoned from a density of AG-40 to AG-20, 50% of the impact occurs when a property zoned AG-20 is converted to AR-10, and the final 25% of the impact occurs when an AR-10 property is converted to AR-5 (or a more dense designation).

The project site is zoned A-10, which is equivalent to AR-10, and will be rezoned to a more dense category. The project is responsible for the final 25% impact to foraging habitat. Multiplied by the 6.6 acres involved, the 25% assessment results in a total of 1.7 acres of impact.

Northern Harrier

The northern harrier has long wings and tail and forages by flying low over the ground in open grasslands and marshes. The male of the species is white below with a light grey back and hood, while the female is mottled brown. Nests are constructed on the ground in shrubby vegetation. The project site does not contain nesting habitat, but does contain foraging habitat.

Burrowing Owl

The burrowing owl is a ground-dwelling, opportunistic feeder that nests in the abandoned burrows of small mammals or, in some cases, in culverts, pipes or nest boxes. The breeding season is March to August. The species is protected by the Federal Migratory Bird Treaty Act and is listed by the state as a Species of Special Concern. No burrowing owls were observed on the site during the field surveys. Because the site is annually disturbed, there were no burrows or other features that the owls could use for nesting.

White-Tailed Kite

The white-tailed kite requires relatively open habitat for foraging, and trees (isolated or within stands) for nesting and roosting. Habitats favoring prey populations (ungrazed or little grazed grasslands, agriculture, and grass-dominated wetlands) support more kites. The white-tailed kite breeds from February to October, with the nesting peak from May

to August; nests are typically found at the crowns of dense oak, willow or other large trees. The site contains foraging habitat for the species.

OTHER RAPTORS

Other raptors that have no specific special status are protected by the Migratory Bird Treaty Act and Section 3503.5 of the Fish and Game Code. These other raptors include species such as the red-tailed hawk and red-shouldered hawk.

IMPACT: BIOLOGICAL RESOURCES

As discussed, the project will remove what remains of the Swainson's hawk habitat on the site. The impact methodology indicates that the applicant is responsible for an equivalent of 1.7 acres of impact. Mitigation for the loss of foraging habitat is required, and has been included. This mitigation will also offset impacts to other raptors that may also use the site to forage. With mitigation, Florin Vineyard Retail Center impacts on biological resources are ***less-than-significant*.**

CULTURAL RESOURCES

See Chapter 15 for discussions of background, setting, and significance criteria for cultural resources within the Plan area.

FIELDWORK/ANALYSIS

ARCHAEOLOGICAL/HISTORICAL SURVEY

The project site was subject to an intensive pedestrian survey between January 14, 2006 and March 26, 2006. The project area was walked by a team of archaeologists employing parallel transects with transect spacing no greater than 5 to 10 meters. No prehistoric cultural resources were recovered or noted during the survey. Additionally, there are no structures on the project site, and no evidence present that would suggest that there have been structures on the project site at one time.

IMPACT: CULTURAL RESOURCES

Archaeological and historical surveys of the site did not identify any resources which could be adversely affected by the proposed project. Although no additional cultural resource work is recommended at this time, there is a possibility of uncovering subsurface archaeological materials during the construction phases of the project which have been obscured from view due to natural reburial processes. Therefore, mitigation for subsurface cultural resources is included.

With mitigation for potential undiscovered subsurface prehistoric and historic cultural resources, Florin Vineyard Retail Center environmental impacts to potentially sensitive cultural resources are considered ***less-than-significant***.

HAZARDOUS MATERIALS

The project site is undeveloped, and no obvious evidence of significant hazardous materials contamination was observed. The project site is not on the Sacramento County Environmental Management Department list of hazardous materials sites.

IMPACT: HAZARDOUS MATERIALS

There is no evidence of hazardous materials contamination on the site, and Florin Vineyard Retail Center impacts are ***less-than-significant***.

~~AGENCY-RECOMMENDED CONDITIONS OF APPROVAL~~

1. ~~**Sacramento County Division of Development and Surveyor Services**~~

   a. ~~Grant the County right-of-way for Florin Road and Elk Grove-Florin Road based on 108' standards with widenings at their intersections per drawings 4-5 and 4-6 of the Improvement standards and install public street improvements pursuant to the Sacramento County Improvement Standards.~~

2. ~~**Sacramento County Department of Transportation**~~

   a. ~~Grant the County right-of-way on Florin Road based on a 108-foot standard thoroughfare and install public street improvements pursuant to the Sacramento County Improvement Standards and to the satisfaction of the Department of Transportation.~~

   b. ~~Grant the County right-of-way on Elk Grove-Florin Road based on a 108-foot standard thoroughfare and install public street improvements pursuant to the Sacramento County Improvement Standards and to the satisfaction of the Department of Transportation. Note: There is an offset centerline on Elk Grove-Florin Road. Coordinate the design of the alignment with the Design Section of the Department of Transportation.~~

   c. ~~Dedicate additional right-of-way on Florin Road and Elk Grove-Florin Road for intersection widening pursuant to the Sacramento County Improvement Standards and to the satisfaction of the Department of Transportation. Note: The centerline for Elk Grove-Florin Road and the centerline for South Watt Avenue do not match at Florin Road. Therefore, a new alignment will need to be designed to the satisfaction of the Design Section of the Department of Transportation. In addition, a bus turnout will be required on Elk Grove-florin Road.~~

d. ~~The size, number, and location of driveways shall be to the satisfaction of the Department of Transportation. Note: Driveway widths of 45 feet shall be provided on both Florin Road and Elk Grove-Florin Road.~~

3. ~~Sacramento Area Sewer District (fka County Sanitation District 1)~~

a. ~~Connection to the District's sewer system shall be required to the satisfaction of SASD. Sacramento County Improvement Standards apply to sewer construction.~~

b. ~~SASD shall require an approved sewer study prior to the approval of the Final Map or submittal of the improvement plans for plan check to SASD, whichever comes first. The sewer study shall show how the property is part of the CE Elk Grove-Florin Trunk Shed.~~

c. ~~Sewer easements may be required. All sewer SASD easements shall be dedicated to SASD in a form approved by the District Engineer. All SASD sewer easements shall be at least 20 feet in width and ensure continuous access for installation and maintenance.~~

4. ~~Sacramento Metropolitan Fire District~~

a. ~~In every new building where the total floor area exceeds 3,599 square feet an automatic fire sprinkler system shall be installed and equipped with an electronic monitoring system. The system shall be designed and installed as per the guidelines of National Fire Protection Association standard 13, latest edition, and the Fire Prevention Standards of this fire district number 442.501.~~

b. ~~The minimum required fire flow for commercial developments is outlined in the Uniform Fire Code, Table A-III-A-1, but shall not be less than 1500 gallons per minute at 20 pounds per square inch residual for a duration of two (2) hours.~~

c. ~~Every building shall be accessible to fire district fire apparatus by means of an all-weather driving surface designed to meet Traffic Index 5.5. The access shall be a minimum of 20 feet wide and have a minimum turning radius of 38 feet inside and 58 outside. The minimum vertical clearance 13 feet 6 inches. The access roadways are to be extended within 150 feet of all portions of the exterior walls of the first story. Dead-end fire department access roads in excess of 150 feet shall be provided with an approved means for turning around the fire apparatus. This fire apparatus access lane and turnaround shall be identified in accordance with the California Vehicle Code. The access roadways are to be provided prior to any construction or storage of combustible materials on site.~~

d. ~~All fire department connections for the automatic fire extinguishing system shall be located within forty feet of a fire hydrant and a minimum of forty feet from any openings with the protected building.~~

e. ~~Commercial buildings exceeding 5,000 square feet must be tested to verify adequate transmission and reception of public safety radio signals. These signals operate on the 800 MHz frequency. If reception or transmission is not adequate, 800 MHz radio amplification systems shall be installed in the building.~~

f. ~~If the crossing of a creek is going to be included, the installation of a private bridge shall be required and shall be designed for a minimum of HS20-44 loading as prescribed by the American Association of State Highways and Transportation Officials. The width shall be minimum of twenty feet. The maximum allowable grade change of the approach to and the departure from the bridge will not exceed eight percent for a distance of ten feet.~~

g. ~~The following plans and specifications must be submitted to the fire district for review:~~

   i. ~~Civil engineering (site) plans.~~

   ii. ~~Building construction plans.~~

   iii. ~~Underground fire service plans.~~

   iv. ~~Fire sprinkler plans.~~

   v. ~~Fire alarm plans.~~

~~5. Sacramento County Sheriff's Department~~

a. ~~The Sheriff's Department requests a design review opportunity prior to issuance of building permits for any structures to be constructed at this site.~~

b. ~~Landscaped areas should be planned for maximum growths while at the same time provide unobstructed observation of parking lots, buildings, and pathways, day and night.~~

c. ~~All curbs shall be vertical in design. Rounded curbs shall be avoided wherever possible.~~

d. ~~Lighting:~~

   i. ~~All exterior doors shall be provided with their own light source and shall be adequately illuminated at all hours to make clearly visible the presence of any person on or about the premises and provide adequate illumination for persons exiting the building.~~

   ii. ~~The premises, while open or closed for business after dark, must be sufficiently lighted by use of interior night-lights.~~

iii. ~~Exterior door, perimeter, canopy, and parking area lights shall be controlled by photocell and shall be left on during hours of darkness or diminished lighting.~~

iv. ~~External lighting requirements shall have a lighting level of one foot-candle minimum maintained at ground level, utilizing High Intensity Discharge fixtures with vandal-resistant covers. This shall be consistent throughout the fixtures with vandal-resistant covers. This shall be consistent throughout the property, including loading zones and driveways on the rear of the building.~~

e. ~~Doors and roof openings:~~

i. ~~The jamb on all aluminum frame swinging doors shall be so constructed or protected to withstand 1600 lbs. Of pressure in both a vertical distance of three (3) inches and a horizontal distance of one (1) inch each side of the strike.~~

ii. ~~Glass doors shall be secured with a deadbolt lock with minimum throw of one (1) inch. The outside ring should be free-moving and case hardened.~~

iii. ~~All hatchway openings on the roof of any building shall be secured as follows:~~

(1) ~~If the hatchway is of wooden material, it shall be covered on the outside with at least 16 gauge sheet steel or its equivalent attached with screws.~~

(2) ~~The hatchway shall be secured from the inside with a slide bar or slide bolts. The use of crossbar or padlock must be approved by the Fire Marshall.~~

(3) ~~Outside hinges on the hatchway openings shall be provided with non-removable pins when using pin-type hinges.~~

f. ~~The use of window signs shall not exceed the limits prescribed in the zoning ordinance and signs shall not be installed in such a fashion that visibility of the service counter is impaired for passing Sheriff's patrol units as well as customers and passersby. Natural surveillance and visibility is an important consideration in projects of this size.~~

g. ~~The perimeter of the site shall be fenced during construction, and security lighting and patrols shall be employed as necessary.~~

h. ~~Security personnel are encouraged to be provided to monitor activity 24-hours, 7 days per week during time of construction.~~

~~6. Sacramento County Department of Water Resources~~

~~a. Provide drainage easements and install facilities pursuant to the Sacramento County Floodplain Management Ordinance, Sacramento County Water Agency Code, and Sacramento County Improvement Standards, including any fee required by the Sacramento County Water Agency Code.~~

~~b. Acquire drainage right-of-way and construct off-site storm drain pipe and water quality basin in accordance with the drainage master plan.~~

~~c. Incorporate stormwater quality measures in conformance with applicable County ordinances and standards, and state and federal law pursuant to Table 2-1 of the County of Sacramento "Guidance Manual for On-Site Stormwater Quality Control Measures."~~

~~d. On-site source control measures shall be required for this project in accordance with the latest version of the City and County of Sacramento's Guidance Manual for On-Site Stormwater Quality Control Measures.~~

~~e. Provide a permanent concrete stamp or other permanently applied message (not including paint), which reads "No Dumping – Flows To Creek" (or other approved message) at each storm drain inlet, to the satisfaction of DWR.~~

MITIGATION MEASURES

MITIGATION MEASURES FOR POTENTIAL DRAINAGE IMPACT:

FVR-1. Prior to the approval of improvement plans for individual development projects within the FVCP area, the project proponent shall demonstrate to the satisfaction of DWR that all FVCP DMP improvements necessary to provide adequate flood protection to the project, and necessary to provide adequate mitigation for the project's downstream drainage/flooding and water quality impacts, have been implemented.

~~MITIGATION MEASURES FOR POTENTIAL AIR QUALITY IMPACT:~~

~~**FVR-2.** The applicant shall implement the following mitigation in order to reduce construction-related PM10 emissions:~~

~~A. Keep soil moist at all times.~~

~~B. Maintain at least two feet of freeboard space on all haul trucks.~~

~~C. Use emulsified diesel or diesel catalysts on applicable heavy duty diesel construction equipment.~~

MITIGATION MEASURE FOR SWAINSON'S HAWK IMPACT:

FVR-3. Prior to the approval of improvement plans, building permits, or recordation of the final map, whichever occurs first, or, if only a rezone is requested, prior to final adoption of the zoning agreement, implement one of the following options to mitigate for the loss of 1.7 acres of Swainson's hawk foraging habitat on the project site:

A. The project proponent shall utilize one or more of the mitigation options (land dedication and/or fee payment) established in Sacramento County's Swainson's Hawk Impact Mitigation Program (Chapter 16.130 of the Sacramento County Code).

B. The project proponent shall, to the satisfaction of the California Department of Fish and Game, prepare and implement a Swainson's hawk mitigation plan that will include preservation of Swainson's hawk foraging habitat.

C. Should the County Board of Supervisors adopt a Swainson's hawk mitigation policy/program (which may include a mitigation fee payable prior to issuance of building permits) prior to the implementation of one of the measures above, the project proponent may be subject to that program instead.

MITIGATION MEASURE FOR POTENTIAL CULTURAL RESOURCES IMPACTS:

FVR-4. Should any cultural resources, such as structural features, unusual amounts of bone or shell, artifacts, human remains, or architectural remains be encountered during any development activities, work shall be suspended and the Department of Environmental Review and Assessment shall be immediately notified at (916) 874-7914.

At that time, the Department of Environmental Review and Assessment will coordinate any necessary investigation of the find with appropriate specialists as needed. The project proponent shall be required to implement any mitigation deemed necessary for the protection of the cultural resources. In addition, pursuant to Section 5097.97 of the State Public Resources Code and Section 7050.5 of the State Health and Safety Code, in the event of the discovery of human remains, all work is to stop and the County Coroner shall be immediately notified. If the remains are determined to be Native American, guidelines of the Native American Heritage Commission shall be adhered to in the treatment and disposition of the remains.

MITIGATION MEASURE COMPLIANCE

Comply with the Mitigation Monitoring and Reporting Program (MMRP) for this project as follows:

1. **The proponent shall comply with the MMRP for this project, including the payment of a fee to cover the Department of Environmental Review and Assessment staff costs incurred during implementation of the MMRP. The MMRP fee for this project is $7,200.00. This fee includes administrative costs of $800.00.**

2. **Until the MMRP has been recorded and the administrative portion of the MMRP fee has been paid, no final parcel map or final subdivision map for the subject property shall be approved. Until the balance of the MMRP fee has been paid, no encroachment, grading, building, sewer connection, water connection or occupancy permit from Sacramento County shall be approved.**

~~3 LEGENDS MEADOWS~~

~~The effects of the proposed land use plans for the Florin-Vineyard Gap projects are addressed in Volume 1 of this EIR. Impacts to environmental resources have been addressed therein for the overall plan area. This chapter discusses the site specific impacts of this particular project in the Florin-Vineyard Gap Community. Impacts, mitigation measures and conditions requested by Sacramento County's reviewing departments are provided within this chapter.~~

~~PROJECT INFORMATION~~

~~**CONTROL NUMBER: 04-RZB-SDP-UPP-PWP-AHS-0177**~~

~~**NAME:** LEGENDS MEADOWS REZONE, TENTATIVE SUBDIVISION MAP, USE PERMIT, PARCEL MAP WAIVER AND AFFORDABLE HOUSING PLAN~~

~~**LOCATION:** The property is located on the south side of Gerber Road, approximately 1,350± feet east of Elk Grove Florin Road, in the Vineyard community. (See Plate LM-1)~~

~~**ASSESSOR'S PARCEL NUMBERS:** 121-0010-015, -021, -022, -029 and -030~~

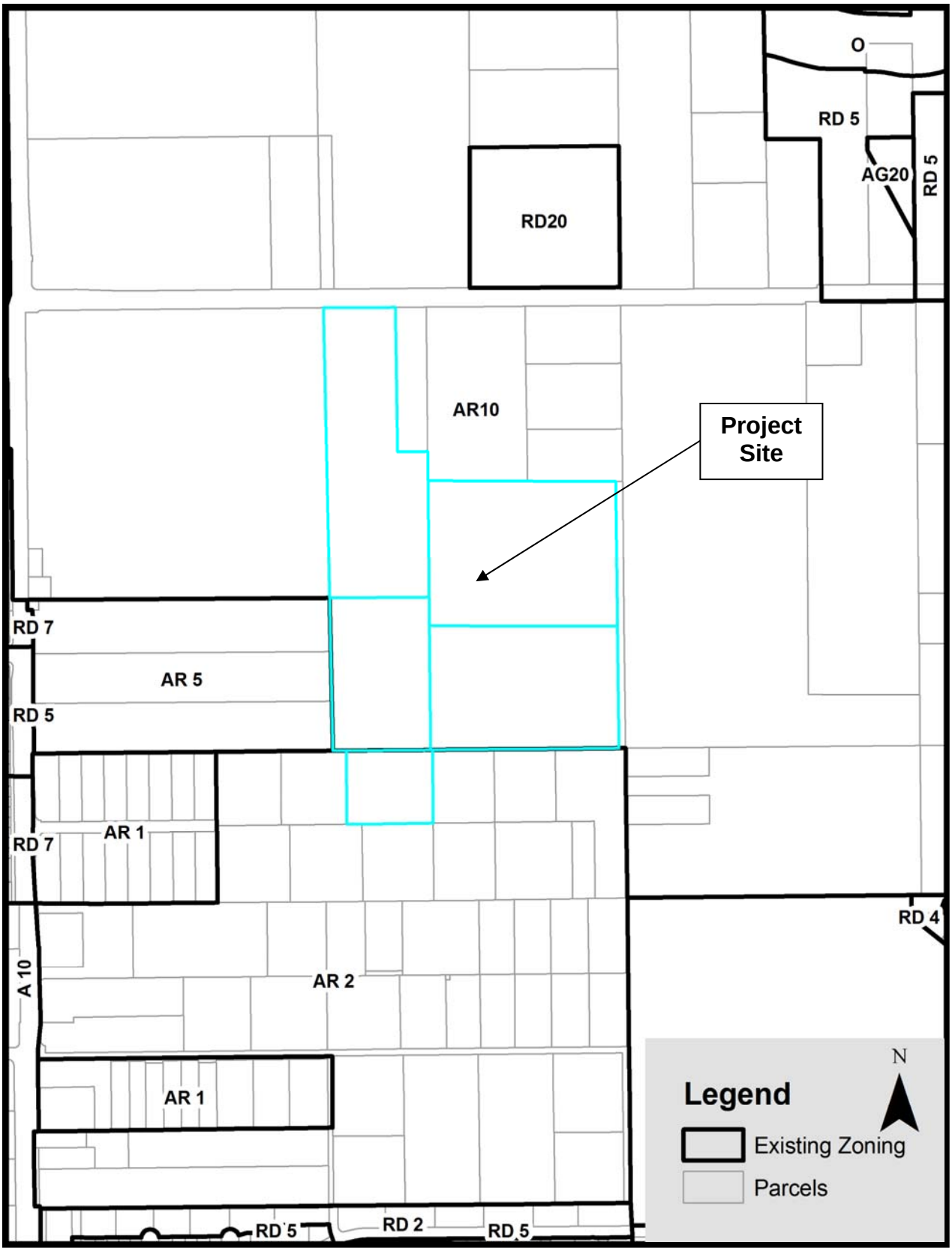
~~**APPLICANT/ENGINEER:**~~

~~Baker-Williams Engineering Group~~
~~Attention: Mike Williams~~

~~**OWNER/DEVELOPER:**~~

~~LAJ Construction, Inc.~~

~~Plate LM-1: Vicinity and Zoning Map~~



~~PROJECT DESCRIPTION~~

1. ~~A **Rezone** of 44.37± gross acres from AR-10 and AR-2 Agricultural-Residential to AR-1 Agricultural-Residential (2.88± acres), RD-3 Single-Family Residential (17.4± acres), RD-5 Single-Family Residential (10.42± acres and a 2.42± acres park site), and RD-20 Multi-Family Residential (11.24± acres) (See Plate LM-2).~~

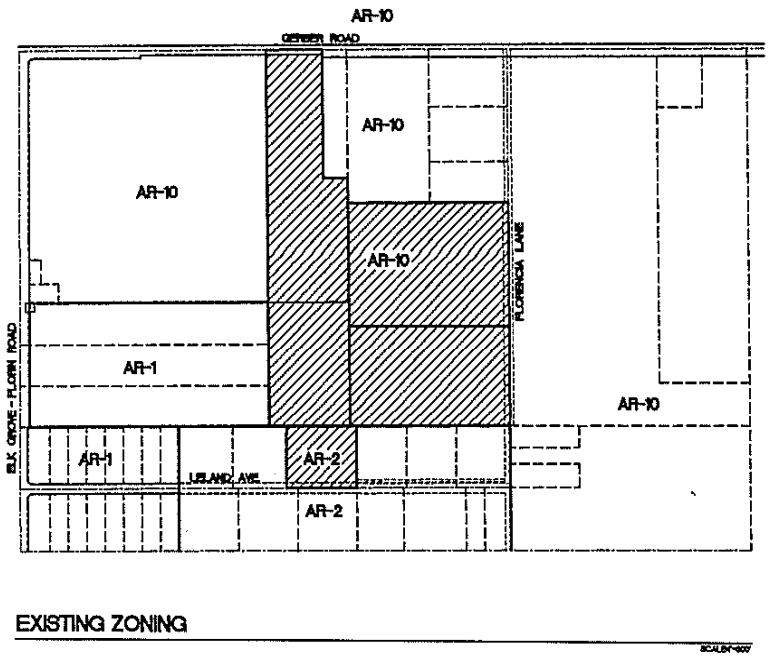
2. ~~A **Tentative Subdivision Map** to divide 44.37± gross acres into 2 agricultural-residential lots in the AR-1 zone, 51 single-family lots in the RD-3 zone, 55 single-family lots in the RD-5 zone, a 2.42± acre park lot (Lot D) in the RD-5 zone, several landscape corridor lots (Lots A, B and C) and wetland corridor lots (Lots E and F) in the RD-3 and RD-5 zones, and a 11.24± acre lot for 224 condominium units in the RD-20 zone (See Plate LM-3).~~

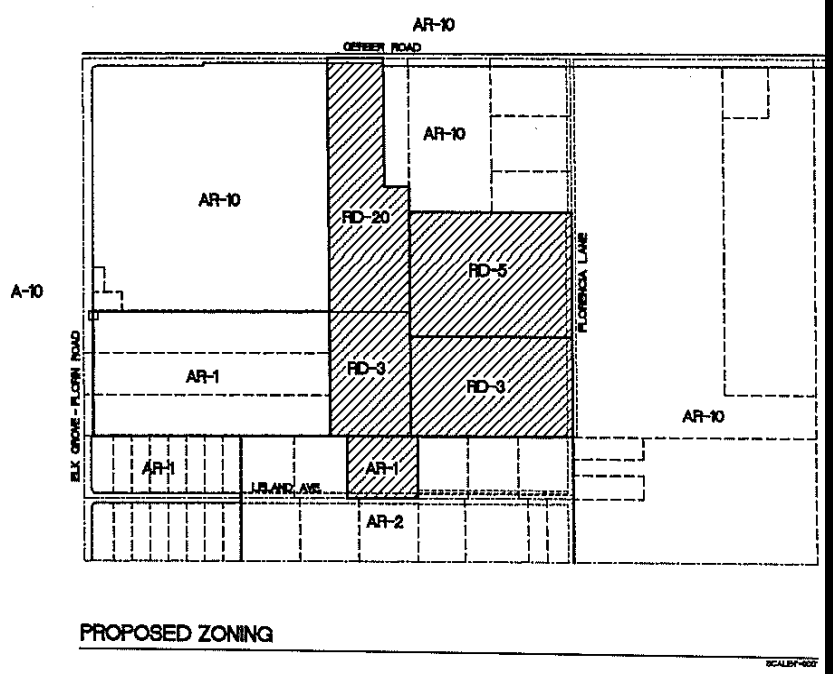
3. ~~A **Use Permit** for a 224-unit (RD-20) Multi-Family Condominium project on 11.24 acres (See Plate LM-4).~~

4. ~~A **Waiver from the Requirement for a Parcel Map** (tentative and final) for condominiums, as allowed by the County Land Development Ordinance Title 22, Section 22.20.076.~~

5. ~~An **Affordable Housing Plan** consisting of on-site construction.~~

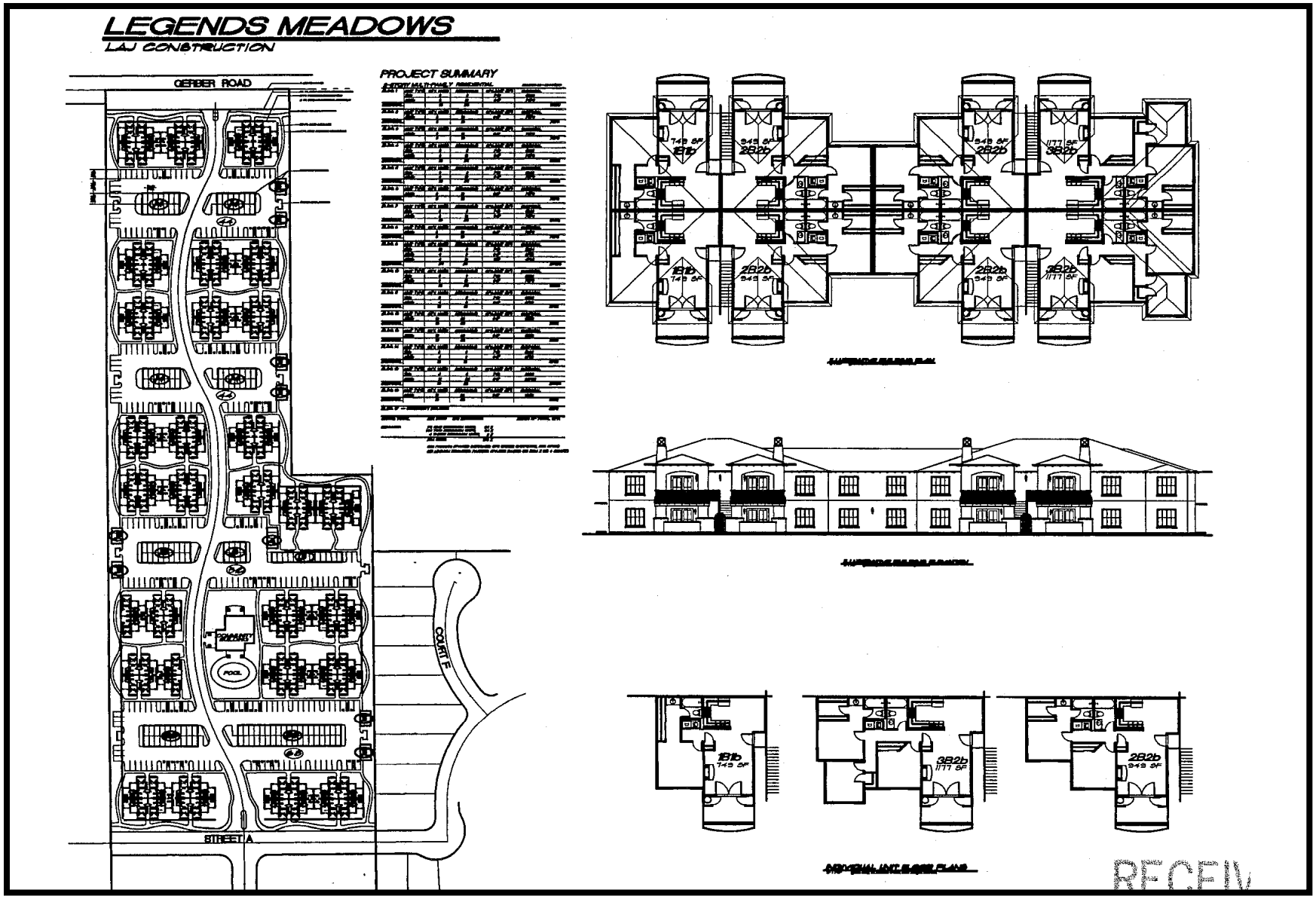
~~Plate LM-2: Existing and Proposed Zoning~~





~~Plate LM-3: Tentative Subdivision Map~~

~~Plate LM-4: Condominium Lot~~



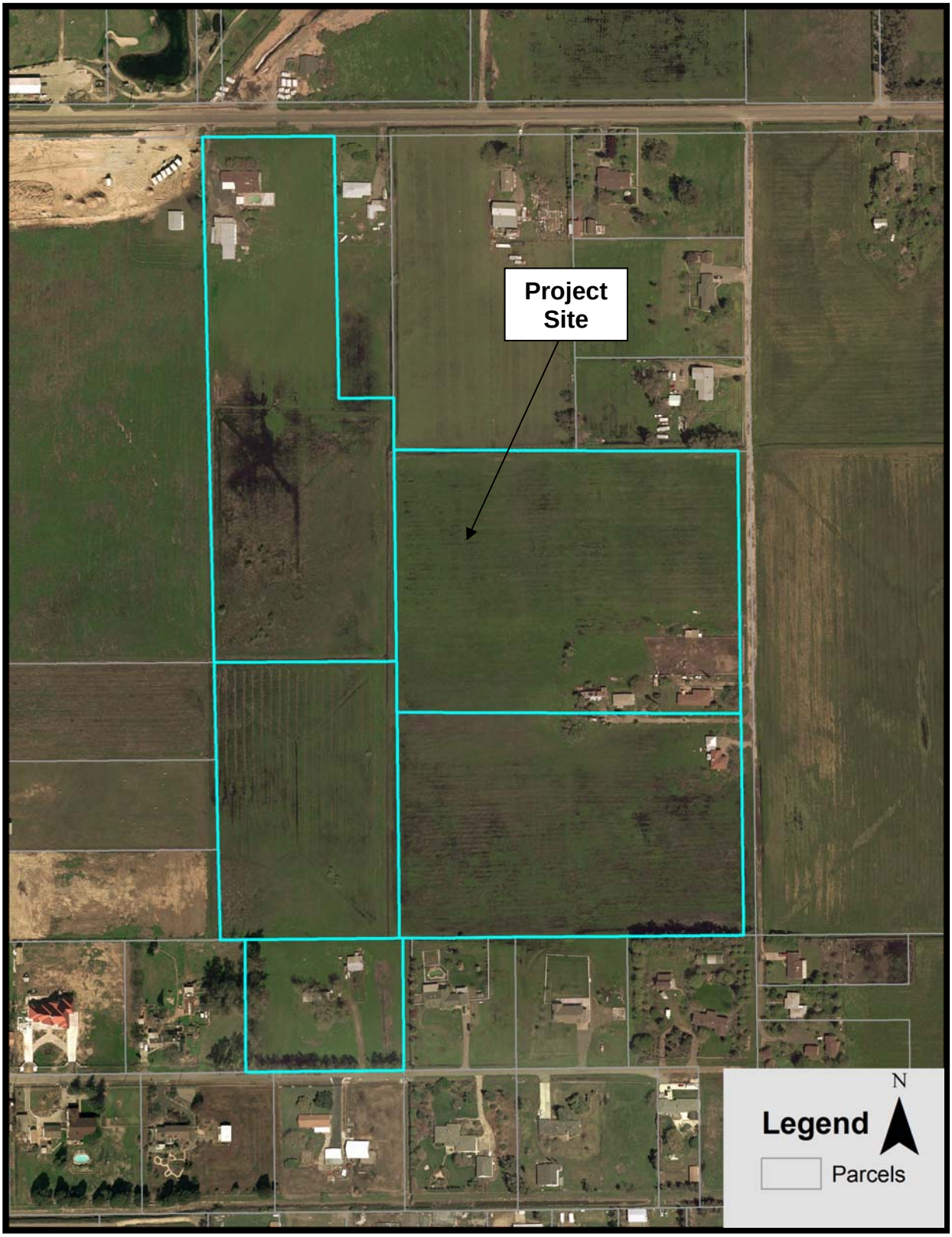
~~ENVIRONMENTAL SETTING~~

~~The project site consists of five parcels located in the south-central portion of the Florin-Vineyard Gap Community Plan Area. The site has one residence located in the northern portion of the site along Gerber Road, two located in the eastern portion of the site along Florencia Lane, and one located south along Leland Avenue. The area between the four residences is open and undeveloped.~~

~~The project site has road frontage to the north along Florin Road, to the east along Florencia Lane, and to the south along Leland Avenue. Access to the individual parcels that make up the project site is provided via these roadways to private driveways that directly access the existing single family residences. Topography on the site is generally flat with little local relief. The project site is vegetated throughout with annual grasses, weeds and trees.~~

~~The site includes wetland features located in the northern and southeastern portions of the project site. These features include vernal pools, seasonal wetlands and swales. Surrounding land use is entirely rural residential with uses consistent with the existing agricultural-residential zoning. (See Plate LM-5)~~

~~Plate LM-5: Aerial Photo~~



~~Environmental Effects~~

~~Land Use~~

~~As proposed, the project would rezone the 44.37± acre project site from AR-10 and AR-2 Agricultural Residential to AR-1 Agricultural Residential, RD-3 Single Family Residential, RD-5 Single Family Residential, and RD-20 Multi-Family Residential. Additionally, the project includes a request to divide the existing 44.37± acre site into into 2 agricultural-residential lots in the AR-1 zone, 51 single-family lots in the RD-3 zone, 55 single-family lots in the RD-5 zone, a 2.42± acre park lot (Lot D) in the RD-5 zone, several landscape corridor lots (Lots A, B and C) and wetland corridor lots (Lots E and F) in the RD-3 and RD-5 zones, and a 11.24± acre lot for 224 condominium units in the RD-20 zone. The current use is rural residential consisting of four single family residences surrounded by open space.~~

~~The project site is designated as an Urban Development Area (UDA) by the Sacramento County General Plan (see Plate LM-6), and is located within the AR-10 and AR-2 zone as designated by the Sacramento County Zoning Code (see Plate LM-1). The UDA designation of the project site indicates areas that were anticipated for development within the 20-year planning period of the General Plan. As part of the overall Florin-Vineyard Gap Community Plan project, the General Plan designation of the site would be amended to be Low Density Residential and Medium Density Residential (Plate LM-7). According to the Land Use Element of the Sacramento County General Plan these designations are defined as follows:~~

> ~~This designation [Low Density-Residential] provides for area of predominately single family housing with some attached housing units. It allows urban densities between one and twelve dwelling units per acre, resulting in population densities ranging from approximately 2.5 to 30 persons per acre. Typical low density development includes detached single family homes, duplexes, triplexes, fourplexes, townhouses, lower density condominiums, cluster housing, and mobile home parks.~~
>
> ~~The Medium Density Residential designation provides for areas of attached units, including apartments and condominiums, along transit corridors and throughout the urban area. This designation establishes urban densities between thirteen and thirty dwelling units per acre, resulting in population densities ranging from approximately 32.5 to 73.5 persons per acre. Medium density development includes apartments, condominiums and group housing. These uses are appropriate near commercial areas, transportation and transit corridors, and employment centers.~~

~~The proposed project is considered to be consistent with the proposed General Plan Land Use designations.~~

~~As noted above, the project proposal includes a subdivision map, which would divide the project site into 108 single family lots, one condominium project lot on approximately~~

~~11.24 acres (consisting of 224 condominium units), a park site, and landscape and wetland corridors. In general the residential component would be located within the southern and eastern portions of the project site, with the condominium project located in the northwestern portion of the site. The park site is located centrally with landscaping and wetland corridors interspersed and weaving throughout the residential portion of the project. The project is inconsistent with the existing zoning on the site and therefore requires a rezone to the AR-1, RD-3, RD-5, and RD-20 respectively. The proposed subdivision would be required to meet the zoning requirements of the AR-1, RD-3, RD-5 and RD-20 zones.~~

~~In terms of the proposed Florin Vineyard Gap Community Plan, both the CAC Land Use Plan (see Plate LM-8) and the Planning Department Land Use Option (see Plate LM-9) designate the group of five parcels as Agricultural-Residential 1-2 (AR 1-2), Residential 2-3 units (RD 2-3), Residential 3-5 units (RD 3-5) and Residential 20 units (RD-20). The proposed project is consistent with both the CAC Preferred Land Use Plan and the Planning Department Land Use Option.~~

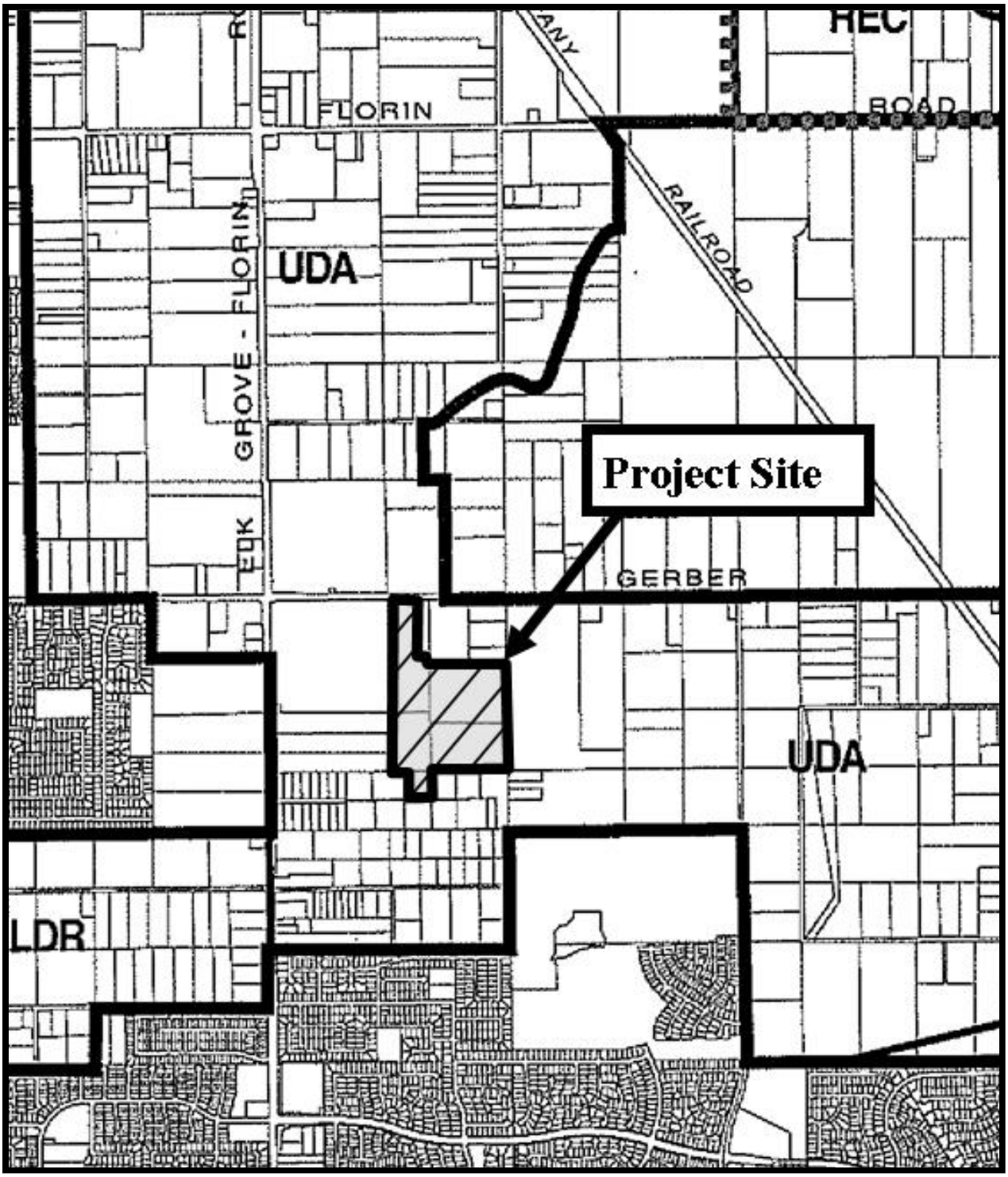
~~*Affordable Housing*~~

~~The County is experiencing an increasing shortage of housing affordable to extremely low, very low and low income households. Because of the dwindling supply of land and the increasing cost of development, new residential development does not always provide housing for these economic groups. The consumption of the County's remaining developable land for residential development without providing housing affordable to persons of all income levels works in opposition to the County's housing policies. Scarce remaining opportunities for affordable housing will be lost and extremely low, very low, and low income families who work in the County will be unable to find affordable housing.~~

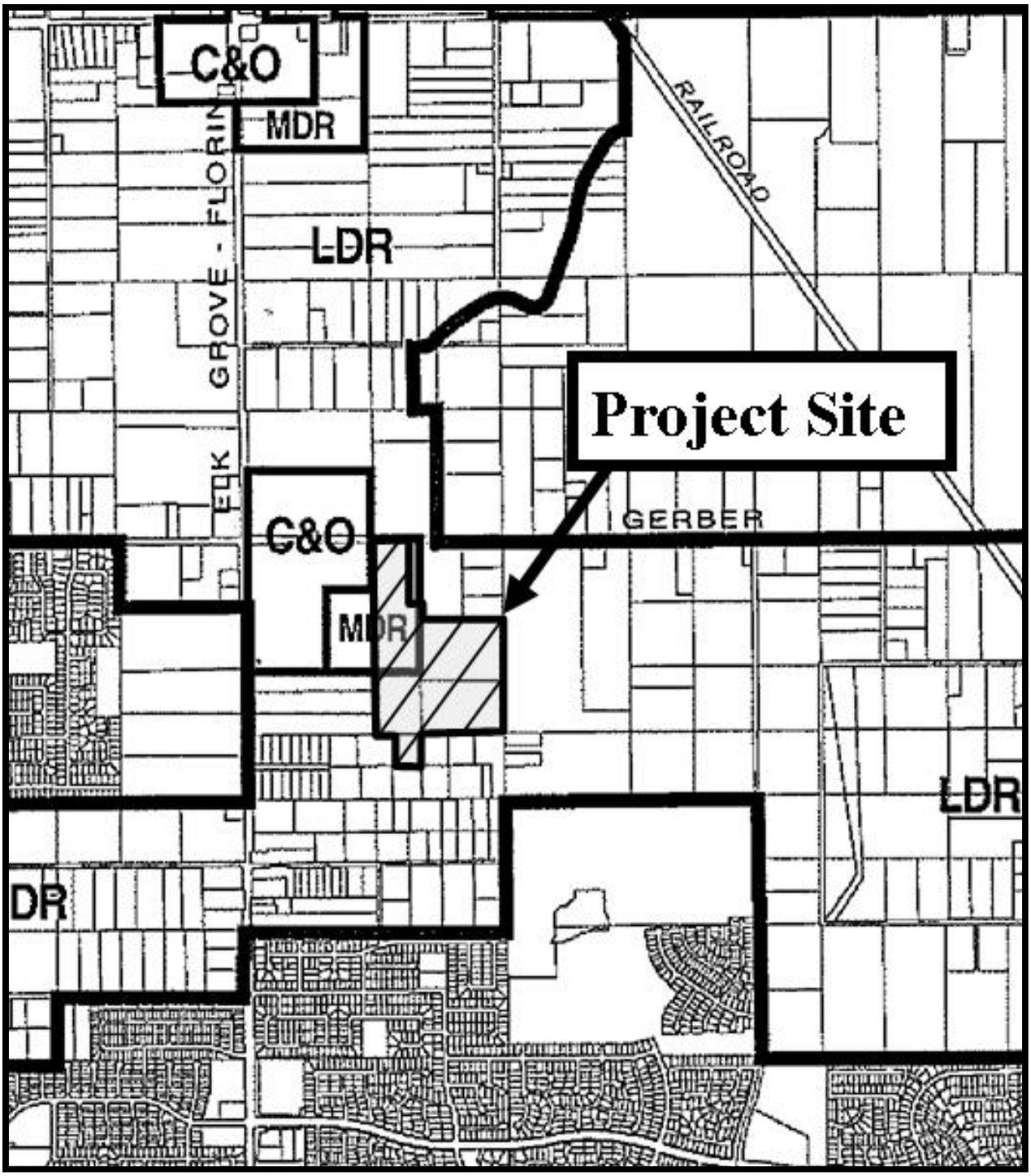
~~As a result, the County has adopted policies that promote housing options for all income levels. The Housing Element and the Sacramento County Code outline specific measures for maintaining an adequate supply of housing. An affordable housing component is required of all development projects within the County seeking project level approval for five or more dwelling units. Some flexibility is provided in terms of project proponents dedicating land, constructing affordable housing units, or paying the in-lieu affordability fee. The County of Sacramento and the Sacramento Housing and Redevelopment Agency (SHRA) have developed criteria that evaluate the feasibility of constructing affordable housing units at a given project site. Various aspects of the proposed development are examined (i.e., net buildable acreage, distance to existing amenities, and environmental constraints) to determine the appropriate obligation for each project.~~

~~The proposed project includes development of more than five dwelling units, and is therefore, required to include an affordable housing component. The applicant is proposing to fulfill its affordable housing obligation by constructing affordable units on the project site. Based on development of 224 multi-family condominiums and 108 single family residences, the applicant will be required to provide 33 multi-family and~~

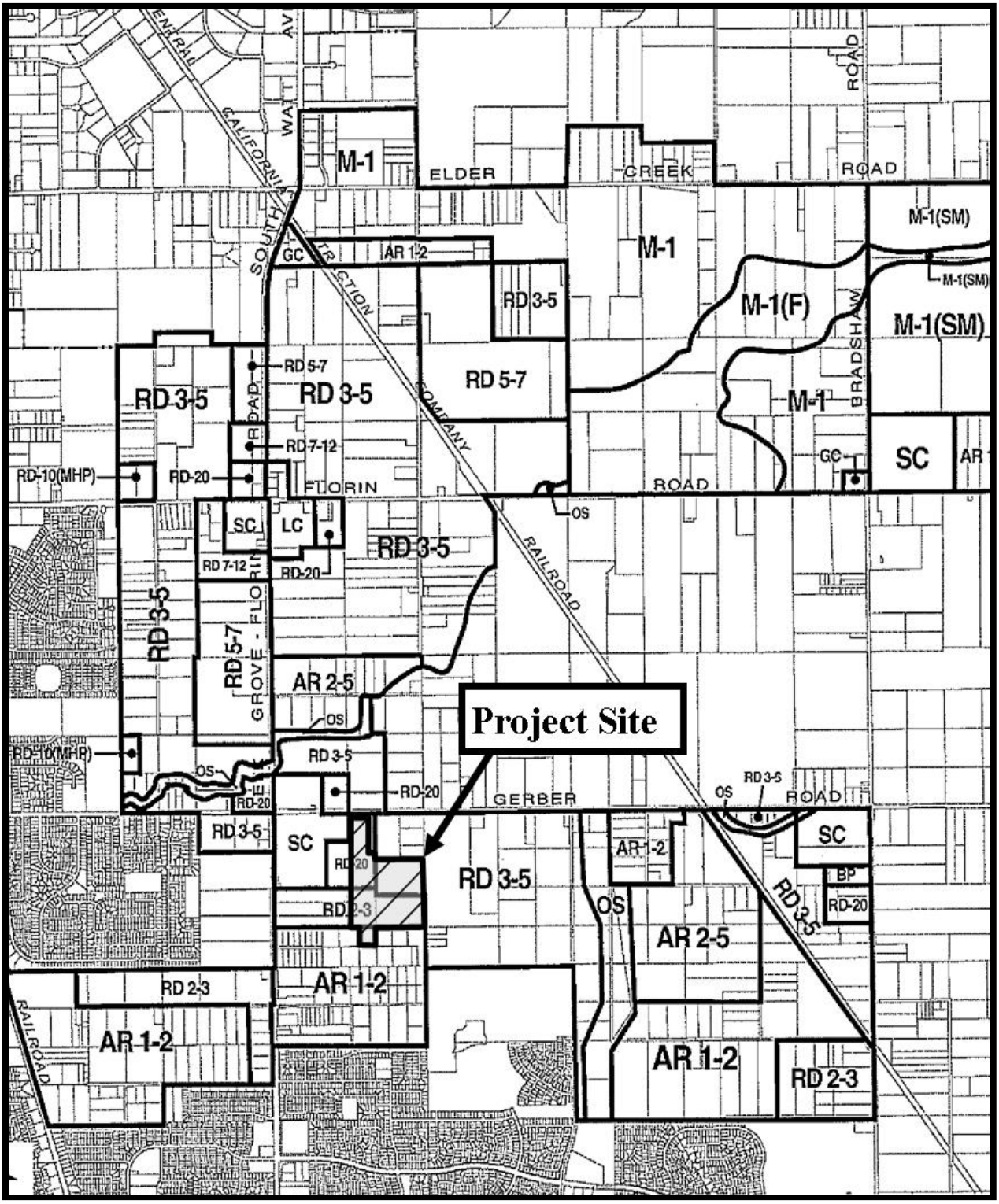
~~Plate LM-6: Existing General Plan Designation~~



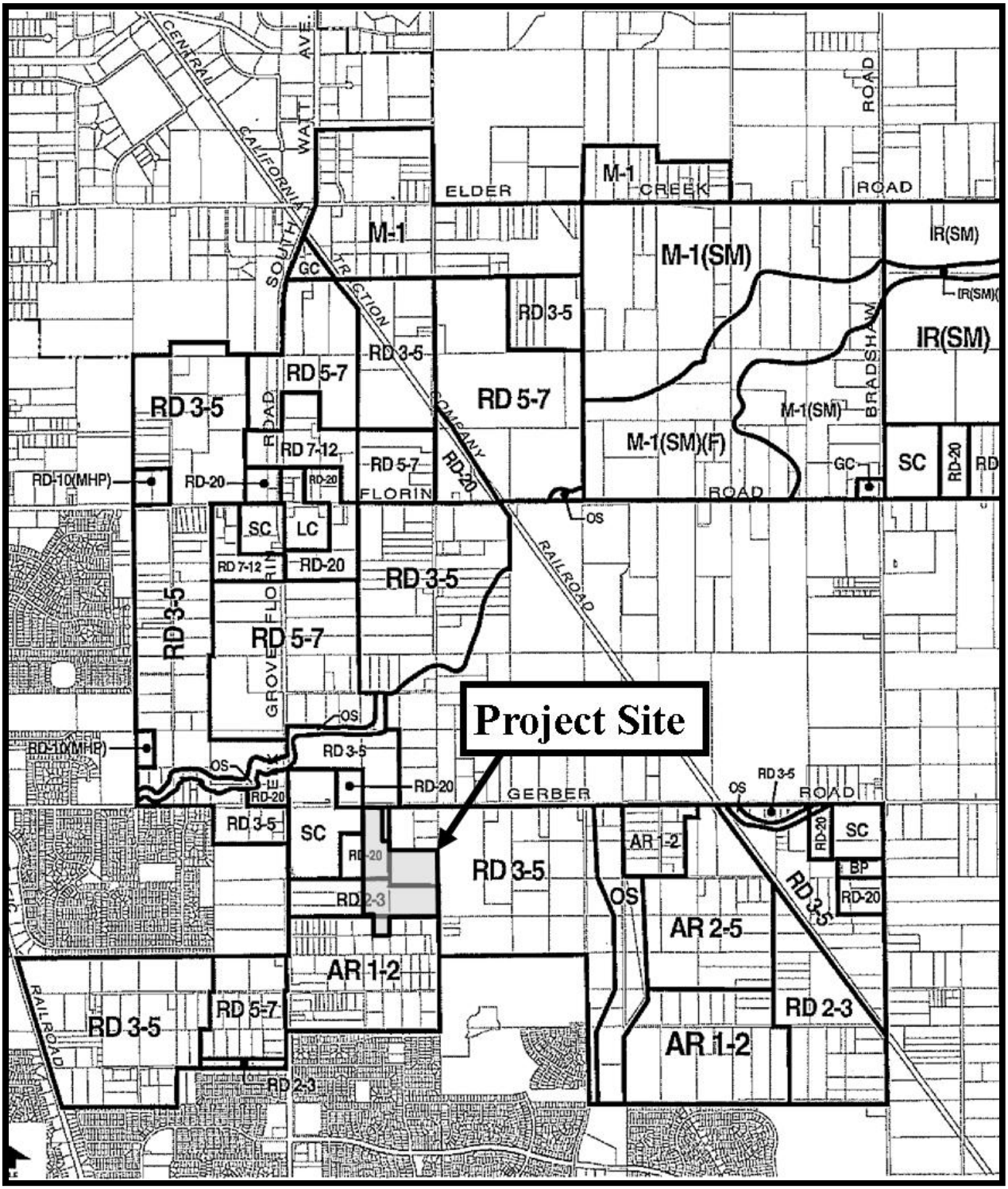
~~Plate LM-7: Proposed General Plan Designation~~



~~Plate LM-8: CAC Land Use Plan Designation~~



~~Plate LM-9: Planning Department Land Use Plan Designation~~



~~16 single family affordable units. The applicant has submitted the affordable housing plan to SHRA for review.~~

~~*Impact: Land Use*~~

~~The proposed project is not expected to significantly alter current land uses in the area, create a use that is incompatible with current designations or create a use that is incompatible with the proposed Florin-Vineyard Gap Community Plan project. Potential land-use-related environmental impacts due to the Legends Meadows project are ***less-than-significant***.~~

~~Agricultural Resources~~

~~The project site is currently designated an Urban Development Area and zoned AR-2 and AR-10. The site has private residences on the northern end near Gerber Road, the east end near Florencia Lane, and in the southern portion along Leland Avenue. A large open field is located in the center of the site. No agricultural production appears to be a occurring on the site; however, several existing shed/barn structures indicate that farming may have occurred at one time.~~

~~The Sacramento County General Plan protects Prime Farmland or Farmland of Statewide Importance, and the CEQA Guidelines protect Prime Farmland, Farmland of Statewide Importance, and Unique Farmland. The California Department of Conservation map of Sacramento County Important Farmland 2006 (published July 2008) designates the project site as Farmland of Local Importance and Other Land, which are not protected farmland designations.~~

~~*Impact: Agricultural Resources*~~

~~The proposed project would not result in the loss of prime or statewide in importance farmland. Potential agricultural resources-related environmental impacts due to the Legends Meadows project are ***less-than-significant***.~~

~~Public Services~~

~~The project site is located within the County Urban Services Boundary and is within the active service area of a variety of public utility and service districts. The additional development of this site is expected to increase the demands on public services to some degree, but not beyond planned service capacity as evaluated for the Master Plan as a whole. Service providers were given the opportunity to review and comment on the proposed project. Those providers that submitted specific public service comments are discussed below and noted in the "Agency-Recommended Conditions of Approval" section.~~

~~*Energy Services*~~

~~The Sacramento Municipal Utility District (SMUD) will be the energy service provider for the proposed project. SMUD recommended Conditions of Approval (refer to the "Agency-Recommended Conditions of Approval" section) for the proposed project. The recommended conditions request dedication of the appropriate easements for overhead and underground facilities and appurtenances.~~

~~*Emergency Services*~~

~~The Sacramento County Sheriff's Department staff (Rodrigues) reviewed the project. Based on residency estimates of 2.7 people per home, the Sheriff's Department will require an additional 0.92 officers to maintain the 1 to 1,000 officer/population staffing level. The recommended conditions from the Sheriff's Department are listed in the "Agency-Recommended Conditions of Approval" section, below.~~

~~The Sacramento Metropolitan Fire District staff (Olcese) reviewed the project and identified requirements and areas of concern. The recommended conditions from the Fire District are listed in the "Agency-Recommended Conditions of Approval" section, below.~~

~~No significant impacts to emergency services are expected from project approval.~~

~~*Parks and Recreation*~~

~~The project is located within the jurisdiction of the Southgate Recreation and Park District, an independent district that provides park and recreation services to the urbanizing southeast area of the County. Southgate Recreation and Park District staff reviewed the overall Florin-Vineyard Gap project and this project for consistency with their efforts for providing park and recreation services in the area. The Park District submitted comments and a list of recommended Conditions of Approval for the proposed project; however some of the conditions are specific to a previous map and updated conditions have not been provided on map revisions. It should be noted that in most cases the conditions are applicable to the proposed project given that only the lotting pattern for the RD-5 portion of the project site was modified and a park site was added from when the comment letter (dated November 22, 2006) was submitted. Many of the conditions are standard or are still applicable to the project.~~

~~The standard conditions submitted relate to maintenance and design of landscape corridors, sound walls, inclusion in specific financing districts and plans, etc. The Park District has included the following information on required parkland dedication:~~

> ~~Based on the 115 single-family residential lots and 224 multi-family units proposed for this subdivision, the required Quimby parkland dedication would be approximately 3.3 acres. An elementary school and 5-7 acres neighborhood park are planned for this general area of the Florin-~~

> ~~Vineyard Community. However, due to the large number of dwelling units planned for this project, including the 224 unit condominium development, the District would like to locate a small park (approximately 2 acres) within this project area. A park location near the multi-family development would serve to link the single-family and multi-family components of the project and help integrate the densities supporting smart growth principles. The District would prefer to see street frontage along the park site and a location on one of the neighborhood's collector streets. Once the final location and size of the park site is decided, the District will determine its effects upon this subdivision in regards to parkland dedication pursuant to the Quimby requirements of the Subdivision Map Act.~~

~~As noted above, the District's comment letter was based on the assumption that the project included 115 single family residences instead of the current 118 single family units. This is a minor discrepancy and is not expected to significantly impact required parkland dedication. Additionally, since the above condition was submitted, the project was revised and now includes a 2.42 acre park site. However, this acreage includes only 1.32 acres located outside of the wetland corridor, and based on past comments and conditions received from the District, it is not the practice of the District to give Quimby credit for lands encumbered by wetlands or otherwise.~~

~~Subsequent to release of the Draft EIR, the District commented that the following requests in the November 22, 2006 letter will require project revisions:~~

1. **~~Parkland Dedication Requirement – Approximate 2-acre park site, preferably near the proposed multi-family development and with street frontage. Land encumbered by drainage or wetland conditions *will not* be accepted toward this parkland dedication requirement.~~**

2. **~~Florencia Lane Parkway – Lots backing and siding-on to the *east* side of Florencia Lane, opposite the proposed 35 foot wide parkway corridor, will need to be reoriented to face the street with a tree lined boulevard and separated sidewalk.~~**

~~The District also wishes to note that the District Board of Directors has not had the opportunity to review and submit comments on the revised map dated February 5, 2007 analyzed in the DEIR.~~

~~If the project applicant is ultimately required to amend the project to include more parkland, there will not be any additional environmental impacts that result. At build-out, the physical effects to the existing site environment will be the same whether a particular area is graded to accommodate houses or a developed park. Whether the Park District requires additional land, or ultimately accepts in-lieu fees, the applicant will be required through Conditions and existing regulations to provide for sufficient parkland to serve the project.~~

~~*Schools*~~

~~The project is located within the Elk Grove Unified School District. The project was reviewed by Elk Grove Unified School District staff (Williams) who provided the following comments:~~

> ~~"General vicinities" for four elementary school sites within the Florin-Vineyard Community Plan were previously identified when Elk Grove Unified School District Planning Department staff met with the Sacramento County Planning Department and the developer's representatives. It was determined that one of the elementary school sites would be needed within the vicinity of the Legends Meadows Tentative Subdivision Map. The District is concerned about the timing of the development. If the homes are built before the District can acquire the acreage needed for the elementary school, possibly due to a non-participating property owner, we will not have the capacity to house the students generated from the new homes. Therefore, the District requests that the Legends Meadows Tentative Subdivision Map be revised to include a 10-acre elementary school site to ensure that it will be possible to construct the school in the necessary time frame.~~
>
> ~~The District is currently impacted, overcrowded and experiencing a high rate of growth. This and other development projects will have a negative impact upon the District's existing school facilities. The District does not have the financial capability to purchase school sites nor construct and furnish needed school facilities with local funds alone. Developer fees and Mello-Roos taxes collected by the District are not sufficient or timely to satisfy the need. The District relies on statewide school bonds to provide funding necessary to construct new school facilities.~~
>
> ~~Without continued state funding, the District is in a school housing crisis. The District will continue to seek additional state funds to construct needed school facilities. Until such time as adequate facilities are available for current and projected students, student may be housed on campuses that have exceeded their intended capacity.~~

~~The letter also notes that the residential development fee for education is $4.32 per square foot (the fee is subject to change annually, and may be higher currently).~~

~~Additionally, included in the District's comment letter are estimates of student generation and financial impacts resulting from the construction of the proposed project. Established case law, Goleta Union School District vs. The Regents of the University of California (36 Cal App. 4th 1121, 1995), indicates that school overcrowding, standing alone, is not a change in the physical conditions, and cannot be treated as an impact on the environment.~~

~~The school district has requested that the applicant revise the project to include a 10-acre elementary school site. A school of that size would take up almost ¼ of the project site. As proposed, the project does not include undeveloped or open space (with the~~

~~exception of the park and wetland areas), so placement of the elementary school within the project site is expected to reduce the number of residential dwelling units being proposed. Elk Grove Unified School District comment letter did not state where the requested elementary school should be located on the site, so it is not possible to determine the exact number of residential dwelling units that would be removed from the proposed project. Depending on the location, the requested elementary school could result in the project providing 30 fewer dwelling units (if placed in the proposed RD-3 zone) to 200 fewer dwelling units (if placed in the RD-20 zone).~~

~~The project will be subject to a residential development fee in accordance with Senate Bill 50, collected by the school district to obtain revenue for capital facilities.~~

~~*Impact: Public Services*~~

~~Various public service entities recommended Conditions of Approval for the project. While some of these comments may require project revisions, compliance will not result in additional environmental impacts. Environmental impacts related to public services as a result of the Legends Meadows project are ***less-than-significant***.~~

~~Sewer Service~~

~~The overall sewer capacity and infrastructure issues associated with the Community Plan are addressed in Chapter 6, Volume 1 of the EIR. The Sacramento Area Sewer District (SASD, formerly County Sanitation District 1) and the Sacramento Regional County Sanitation District (SRCSD) reviewed the project. Recommended conditions are listed in the "Agency Recommended Conditions of Approval" section of the report. The following advisories were provided:~~

> ~~Any use of CSD-1 sewer easements, which is not compatible or interferes with the construction, reconstruction, operation, maintenance, or repair of the District's sanitary sewer(s), shall not be allowed. Each proposed use shall be reviewed and approved in writing by the District Engineer prior to the use of the easement by the Grantor. This includes landscaping.~~
>
> ~~If a lifting and/or pumping station is required to serve this project, the applicant shall submit a hazardous Materials Plan (HMP) to CSD-1. The HMP shall satisfy state and CSD-1 requirements, and shall be approved by CSD-1 prior to acceptance of the facility.~~
>
> ~~If lifting and/or pumping station is required to serve this project, the applicant shall install all necessary infrastructure (electrical power and wiring, telemetry, piping, manholes, wells, gates etc.) for the complete operation of the facility at full development and final maximum service capacity as identified in applicable approved sewer studies. The only exception to this requirement is the pump size, which shall be installed in accordance with the initial designed service capacity.~~

~~If interim sewer infrastructure (such as sewer pipes, manholes, and lifting and/or pumping stations) is required to serve this project, the applicant shall be responsible for the cost to CSD-1, to decommission, and abandon such interim sewer infrastructure. The mechanism to capture these costs shall be approved and accepted by CSD-1 prior to recordation of the Final Map or approval of Improvement Plans for plan check to CSD-1, which ever comes first.~~

~~Trunk sewer design and construction may be reimbursed by CSD-1 under the terms of a Reimbursement Agreement. Collector sewer design and construction may qualify for reimbursement under the terms of a Collector Sewer Reimbursement Agreement. Prior to initiating design of any sewer facility, contact CSD-1 for details. It will be necessary to schedule a meeting to discuss reimbursement requirements with appropriate CSd-1 staff prior to any design. Failure to strictly comply with the provisions of the CSD-1 Ordinances may jeopardize all sewer reimbursement.~~

~~Developing this property will require the payment of sewer impact fees. Impact fees for CSD-1 shall be paid prior to filing and recording the Final Map or issuance of Building Permits, which ever is first. The Applicant should contact the Fee Quote Desk at 876-6100 for sewer impact fee information.~~

~~In order to obtain sewer service on the project site, the project will need to connect to the SASD sewer system. The Legends Meadows project will need to contribute its fair share toward the improvements needed for sanitary sewer facilities in the community plan area.~~

~~*Impact: Sewer Service*~~

~~The project site does not currently have public sewer service. In addition, sewer infrastructure improvements are needed for the build out of the Florin Vineyard Gap Community Plan area. Construction of the project without adequate wastewater facilities is a potentially significant impact. Mitigation measures included in the overall plan would reduce the impact to a ***less-than-significant*** level.~~

~~Water Supply~~

~~The project site is currently connected to wells for water supply. The water purveyor for the project area is the Sacramento County Water Agency. The Master Water Supply Study for the Florin-Vineyard Community Plan was prepared by the Sacramento County Water Agency. The analysis covered the Florin Vineyard Gap Community Plan, including the project site. The analysis of water supply provided for the overall Florin-Vineyard Community Plan (see Chapter 7, Water Supply) area adequately addresses the needs of this project.~~

~~*IMPACT: WATER SUPPLY*~~

~~The project site does not currently have water service. In addition, water supply infrastructure improvements are needed for the build out of the Florin Vineyard Gap Community Plan area. Construction of the project without adequate water supply facilities is a potentially significant impact. Mitigation included in the overall plan would reduce the impacts to a ***less-than-significant*** level.~~

~~DRAINAGE AND HYDROLOGY~~

~~The project is within the Federal Emergency Management Agency (FEMA) Flood Zones X and AO, as determined by the 1998 FEMA Flood Insurance Rate Map (FIRM), panel number 060262-0330. Flood Zone X is described as "areas of 500-year flood; areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 100-year flood." Flood Zone AO is described as "flood depths of 1 to 3 feet." The general location of the project site, in relation to these flood zones, is depicted in Plate LM-10.~~

~~In March 2006, the Sacramento County Department of Water Resources (DWR) applied for a Letter of Map Revision (LOMR) from FEMA to revise several FIRM panels, including 060262-0330. The revised map removes the 100-year floodplain designation in the project area. Plate LM 11 depicts the LOMR.~~

~~The Florin-Vineyard Gap Preliminary Drainage Study (Civil Solutions, October 2007 with revised graphics) assessed the needed drainage facilities for development of the Community Plan and participating projects. The technical report was prepared in close coordination with the County DWR. The report was found complete and acceptable by DWR on May 19, 2008. In the vicinity of the Legends Meadows project, the Preliminary Drainage Study identifies the need for a drainage ditch along Florencia Lane and a water quality basin near Leland Avenue, in the southern portion of the project (see Plate LM-12). The project, as proposed, is not consistent with the identified drainage improvements needed, namely the drainage ditch along Florencia Lane, to serve the Florin-Vineyard Gap Community Plan.~~

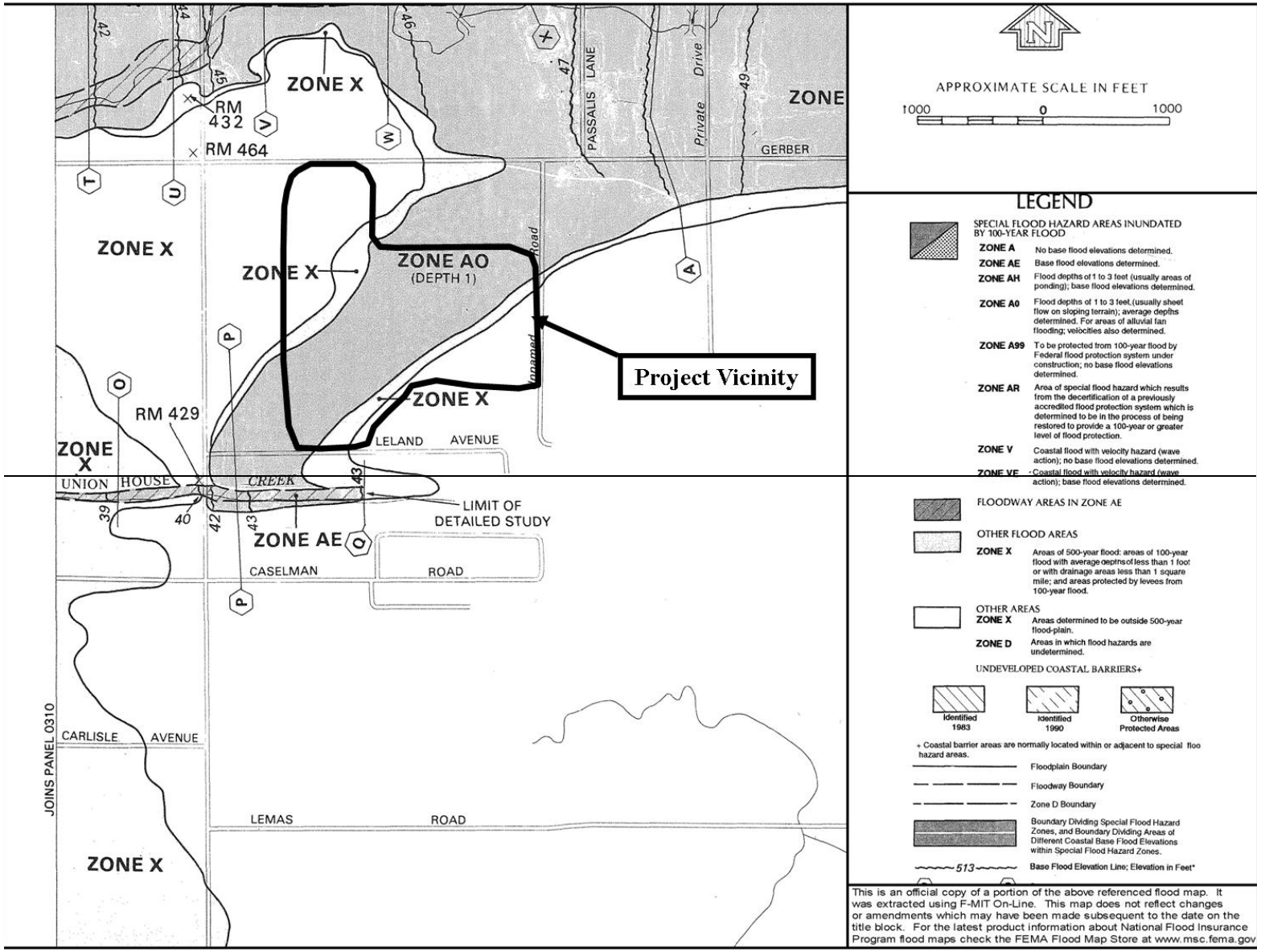
~~The County DWR staff (Booth) reviewed the project and submitted the following comments:~~

> ~~The shed diversion, as mapped by FEMA, will be controlled by work on Elder and Gerber Creeks pursuant to the North Vineyard Station Drainage Master Plan.~~
>
> ~~Subject property may contain Waters of the State or Waters of the U.S. Any alterations or work within these areas will require applicable State Fish & Game and U.S. Army Corps of Engineers permits prior to grading or building permit issuance.~~
>
> ~~Stand alone, this project would require construction of about 1,400 feet of trunk storm drain pipe, acquisition and construction of basin WQUH1AN, and about 1,850 feet of channel (east side of site).~~
>
> ~~A FEMA letter of map revision would need to be approved.~~

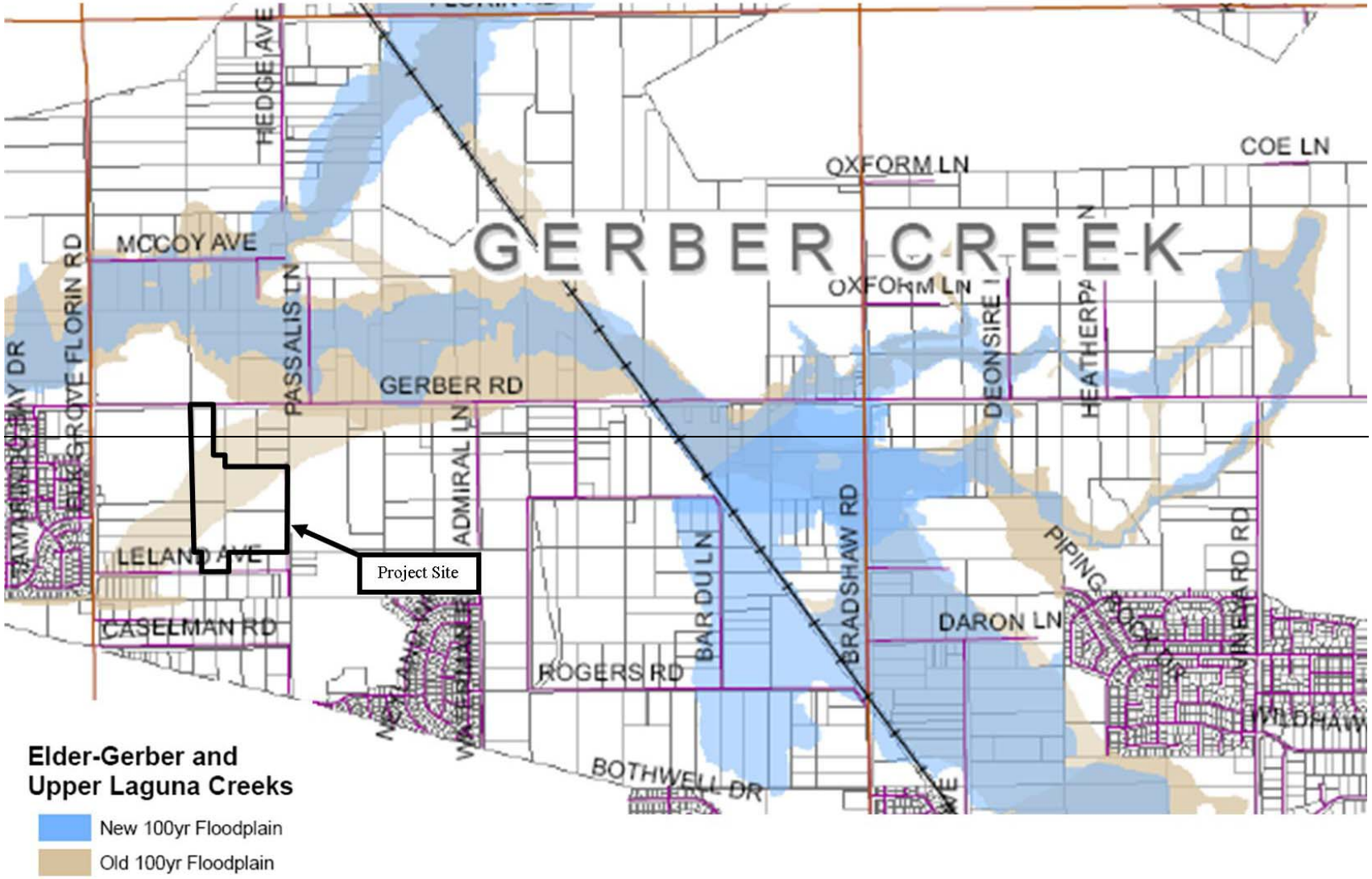
~~Zone 11A allows no credit for land value associated with stormwater quality basins.~~

~~The Florin-Vineyard Gap Drainage Master Plan identifies a number of drainage improvements needed for the buildout of the Community Plan. A phasing plan for the improvements was not identified since the phasing of land development is unknown at this time. Should this project develop ahead of downstream drainage improvements, the applicant would be responsible for implementing the drainage improvements identified by the Department of Water Resources to avoid potential impacts. The improvements described above are extensive, so it would be difficult for the Legends Meadows project to move forward stand-alone, without engaging in a cooperative development process with neighboring properties to share the improvement burden.~~

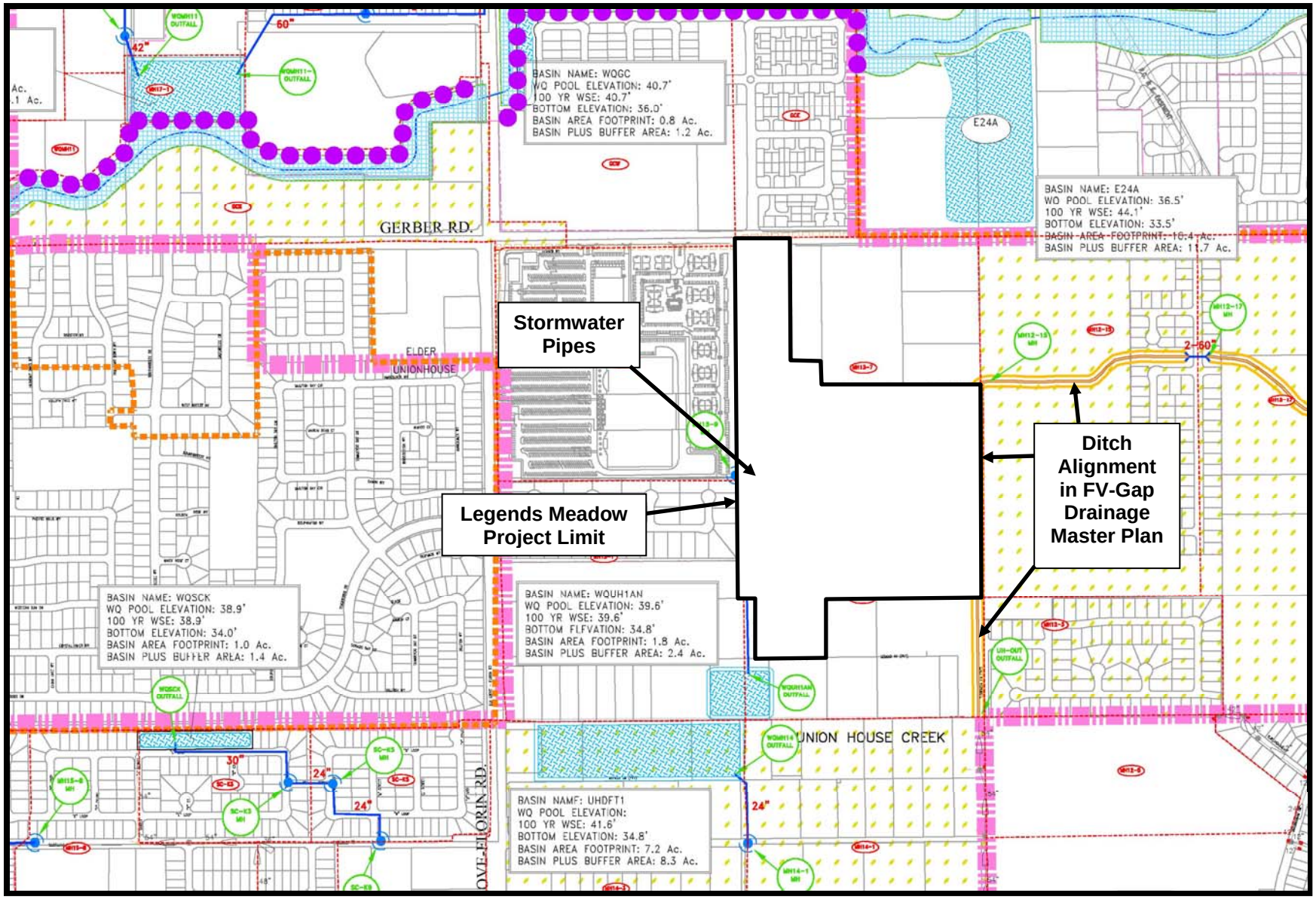
~~Plate LM-10: Flood Zones~~



~~Plate LM 11: Letter of Map Revision in the Vicinity of Legends Meadows~~



~~Plate LM-12: Drainage Master Plan Exhibit~~



~~*Impact: Drainage and Hydrology*~~

~~Aside from the standard drainage improvements that will be required on the site pursuant to the Sacramento County Floodplain Management Ordinance, area-wide improvements are necessary to manage drainage within the entire Plan area. The project will be required to pay fair-share fees through the Public Facilities Financing Plan for the Plan area, or to install specific improvements.~~

~~As noted above, the proposed project is inconsistent with the Drainage Master Plan, due to omission of a master plan facility consisting of the drainage ditch along Florencia Lane that appears to have been replaced with the wetland corridor area that winds through the internal project site. The project will need to be revised so that it is in compliance with the Master Plan. With project revisions, compliance with the Master Plan will ensure less than significant impacts associated with drainage and hydrology.~~

~~If the project is not revised to comply with the Drainage Master Plan, the full range of project related impacts to drainage are unknown at this time, given that the alternative improvements have not been subject to any technical review. Thus, without project revisions, impacts associated with drainage and hydrology due to the Legends Meadows project are considered potentially significant. Mitigation is recommended below to address project related impacts to drainage and hydrology. This mitigation would ensure~~ ***~~less-than-significant~~*** ~~impacts if the project is revised to be consistent with the Drainage Master Plan; however, impacts would remain~~ ***~~potentially significant~~*** ~~if revisions are not made.~~

~~Some individual applicants within the Florin Vineyard Gap area have expressed an interest in working with the Department of Water Resources to develop an alternative site-specific drainage plan as "interim improvements". The intent is that the applicant would still owe fees to support the overall drainage master plan improvements, and that the interim improvements would be replaced by ultimate master plan improvements once sufficient funds have been collected. Nonetheless, should this be allowed it could have an adverse effect on the ability of the County to achieve full implementation of the area-wide drainage master plan. Also, the direct effects of these potential interim improvements are themselves unknown. Therefore, if interim improvements that are inconsistent with the drainage master plan are permitted, Legends Meadows impacts are~~ ***~~potentially significant~~***~~.~~

~~Traffic and Circulation~~

~~Sacramento County has developed quantitative thresholds for determining the significance of project-related impacts due to an alteration in the traffic generating potential of the project site. If a proposed project is expected to increase p.m. peak hour vehicle trips by 100 or more (or daily trips by 1,000 or more) over existing zoning of the subject property, a traffic study is required to further analyze impacts. If a proposed project is not expected to increase trips by these amounts, impacts are typically considered less-than-significant. Table LM-1, below, presents an analysis of the trip~~

~~generation potential of the proposed project. Trip rates were derived from the Institute of Traffic Engineers (Land Use No.), 7th Edition and the San Diego Association of Governments (SANDAG).~~

~~Table LM-1: Legends Meadows Trip Generation~~

~~Condition~~	~~Zoning or Use (Area)~~	~~Source~~	~~Daily Trip Generation Rate~~	~~Daily Trips~~	~~P.M. Peak Hour Trip Rate~~	~~P.M. Peak Hour Trips~~
~~Existing Zoning~~	~~AR-10 (41.5 Acres, 4 DU)~~	~~ITE (210)~~	~~9.57 VTE/AC~~	~~38~~	~~1.01 VTE/AC~~	~~4~~
	~~AR-2 (2.88 acres, 1 DU)~~	~~ITE (210)~~	~~9.57 VTE/DU~~	~~10~~	~~1.01 VTE/DU~~	~~1~~
			~~Total~~	~~48~~		~~5~~
~~Proposed Project~~	~~RD-3 (17.4 acres, 51 DU)~~	~~ITE (210)~~	~~9.57 VTE/DU~~	~~488~~	~~1.01 VTE/DU~~	~~51~~
	~~RD-5 (10.42 acres, 55 DU)~~	~~ITE (210)~~	~~9.57 VTE/DU~~	~~526~~	~~1.01 VTE/DU~~	~~55~~
	~~Neighborhood Park (2.42 acres in RD-5 zone)~~	~~SANDAG~~	~~5.0 VTE/AC~~	~~12~~	~~0.50 VTE/AC~~	~~1~~
	~~RD-20 (11.24 acres, 224 DU)~~	~~ITE (230)~~	~~5.86 VTE/DU~~	~~1,313~~	~~0.52 VTE/DU~~	~~116~~
	~~AR-1 (2.88 acres, 2 DU)~~	~~ITE (210)~~	~~9.57 VTE/DU~~	~~19~~	~~1.01 VTE/DU~~	~~2~~
			~~Total~~	~~2,358~~		~~225~~
~~Increase in trips for the proposed project as compared to the existing zoning~~				~~2,310~~		~~220~~

~~Notes: AC= Acres~~
~~VTE= Vehicle Trip Ends~~
~~DU= Dwelling Unit~~
~~ITE= Institute of Transportation Engineers (Land Use No.)~~

~~The above analysis indicates that a traffic study would be needed for the proposed project. However, as noted at the beginning of this EIR Chapter, this is an individual project proposal contained within the greater Florin-Vineyard Gap Community Plan project. Fehr and Peers Traffic Consultants prepared a Traffic Study for the Plan area that analyzed the impacts of changing the underlying land use densities via the General Plan and the creation of a new Community Plan (see Chapter 9, Volume 1 of this EIR). Given that the proposed project rezones are consistent with the proposed Plan Area General Plan and Community Plan designations, no further traffic study, beyond what is already discussed in Chapter 9, Volume 1 of this EIR of this EIR, is necessary.~~

~~*Access*~~

~~The project site is located on the south side of Gerber Road, between Elk Grove-Florin Road and Florencia Lane. Portions of the site extend along Gerber Road, Florencia Lane, and Leland Avenue. The Tentative Subdivision Map (see Plate LM-3) depicts two access points to Florencia Lane. In addition, one connection to Gerber Road will be provided through the condominium development.~~

~~The project site plans illustrate the proposed circulation network for the project. The site layout includes two access points to Florencia Lane on the east side of the site. The two residential lots in the proposed AR-1 zone will each have one connection to Leland Avenue, a private roadway at the project site. The condominium development in the proposed RD-20 zone will have a single connection to Gerber Road and secondary access to Florencia Lane via one connection through the lower density portion of the project.~~

~~The Department of Transportation staff (Urquhart), Development and Surveyor Services staff (Santiago), Sacramento Metropolitan Fire District staff (Olcese), and Sheriff's Department staff (Rodrigues) reviewed the project. The complete lists of recommended conditions are provided in the "Agency Recommended Conditions of Approval" section of this report. It is foreseeable that compliance with some of the recommended conditions of approval may result in modifications to the project map. These modifications would not result in additional environmental impacts.~~

~~*Public Transit*~~

~~The project site is not currently served by the Sacramento Regional Transit District (RT). However, the RT's 20-Year Transit Master Plan identifies Elk Grove-Florin Road as a Bus Rapid Transit (BRT) corridor. Staff at RT reviewed the proposed Legends Meadows project and provided the following recommendations:~~

- ~~Connectivity of pedestrian ways and amenities such as pavers, vertical curbs, tree shading, lighting and trellises will encourage walking to transit.~~
- ~~Parking competes with transit usage. Therefore, parking in the condominium lot should not exceed the required standards for the County.~~

~~In addition staff provided recommended conditions for the Legends Meadows project, which are included below in the "Agency Recommended Conditions of Approval" section of this report.~~

~~*Impact: Traffic and Circulation*~~

~~On an individual level, this project could cause roadway facility operation to degrade to unacceptable levels of service – impacts are potentially significant. Development of the site will also contribute to area traffic generated by buildout of the Florin-Vineyard Gap Community Plan area. Development of the entire plan area is expected to degrade transportation facilities to unacceptable levels. The overall Traffic Impact Study prepared for the Florin Vineyard Gap Community Plan identified mitigation measures that will be part of the Infrastructure Financing Plan for the plan area. The Legends Meadows project will be required to pay fair-share fees towards these improvements, and this will lower individual project impacts; however given the high trip generation for the proposed project, impacts could remain ***potentially-significant***.~~

~~Compliance with recommended access improvements from the DOT and LDSIR will ensure access-related environmental impacts from the Legends Meadows project are ***less-than-significant***.~~

~~Air Quality~~

~~The Sacramento Metropolitan Air Quality Management District (SMAQMD) has established significance thresholds to determine if a proposed project's emission contribution significantly contributes to regional air quality impacts (Table LM-2). Operational air quality impacts associated with this project were analyzed in the overall Florin-Vineyard Gap Community Plan air quality analysis (See Chapter 10, Volume 1 of this EIR). The Legends Meadows project will need to contribute its fair share toward the mitigation measures for operational impacts to air quality identified for the overall plan area.~~

~~Table LM-2: Air Quality Significance Thresholds~~

	~~ROG[1] (lbs/day)~~	~~NO_x (lbs/day)~~	~~CO ($\mu g/m^3$)~~	~~PM_{10} ($\mu g/m^3$)~~
~~Construction (short-term)~~	~~None~~	~~85~~	~~CAAQS[2]~~	~~CAAQS~~
~~Operational (long-term)~~	~~65~~	~~65~~	~~CAAQS~~	~~CAAQS~~

~~1. Reactive Organic Gas~~
~~2. California Ambient Air Quality Standards~~

~~*Construction Emissions/Short-Term Impacts*~~

~~Dust (PM_{10}) Emissions~~

~~Short-term air quality impacts are mostly due to dust (PM_{10}) generated by construction and development activities, and emissions from equipment and vehicle engines (NO_x) operated during these activities. Dust generation is dependent on soil type and soil moisture, as well as the amount of total acreage actually involved in clearing, grubbing and grading activities. Clearing and earthmoving activities comprise the major source of construction dust generation, but traffic and general disturbance of the soil also contribute to the problem. Sand, lime or other fine particulate materials may be used during construction, and stored on-site. If not stored properly, such materials could become airborne during periods of high winds. The effects of construction activities include increased dust fall and locally elevated levels of suspended particulates. PM_{10} is considered unhealthy because the particles are small enough to inhale and damage lung tissue, which can lead to respiratory problems.~~

~~Some PM_{10} emissions during project construction can be reduced through compliance with institutional requirements for dust abatement and erosion control. These institutional measures include the SMAQMD "District Rule 403-Fugitive Dust", and the Sacramento County Code relating to land grading and erosion control [Title 16, Chapter 16.44, Section 16.44.090(k)].~~

~~The proposed project would be developed on approximately 44.37 gross acres. For this project, it is assumed that 11 acres (25% of the project site) would be graded in one day. SMAQMD assessed construction projects to determine what mitigation measures would be necessary for projects of various sizes; the results are contained within Appendix B of SMAQMD's "Guide to Air Quality Assessment". Appendix B states that projects disturbing ≤15 acres of land can be reduced to less-than-significant levels with the imposition of standard mitigation for PM_{10} emissions. Since the Legends Meadows project is expected to have 11 acres of actively graded area, those dust abatement and erosion control mitigation measures would effectively mitigate project impacts.~~

~~Ozone Precursor Emissions~~

~~Table 2.2 of SMAQMD's "Guide to Air Quality Assessment" provides screening thresholds for NOx emissions. According to the table, single-family residential projects of 28 units or less will not exceed significance thresholds. The Legends Meadows project consists of 332 housing units, and therefore meets the screening threshold. Modeling is required.~~

~~To estimate the ozone precursor emissions produced by construction equipment, the urban emissions model (URBEMIS 9.2.4) was used. The model results (see Table LM-3 and Appendix LM-1) indicate that approximately 65.77 lbs/day of NO_x can be expected during the first construction period, and approximately 62.20 lbs/day of NO_x can be expected during the second construction period. Construction-related NOx emissions would not exceed thresholds, and therefore, no mitigation is required.~~

~~Table LM-3: URBEMIS Results~~

	~~NO_x (lbs/day)~~
~~Construction Period One~~	~~65.77~~
~~Construction Period Two~~	~~62.20~~

~~*Operational Emissions/Long-Term Impacts*~~

~~The SMAQMD "Guide" contains screening thresholds for various project types. If a project falls below the threshold, impacts are expected to be less-than-significant, and if a project meets or exceeds the threshold, modeling of the air quality impacts is required. The screening threshold for residential projects is 656 units. The project falls well below that threshold. However, the project is also part of the larger Plan area proposals. Cumulatively, changes to allowable densities within the Plan area will far exceed the screening threshold. This issue is discussed in detail in the Air Quality Chapter 10, Volume 1 of this EIR.~~

~~*Impact: Air Quality*~~

~~The project site consists of approximately 44.37 acres of land, of which it can be assumed that 10 acres will be actively graded within a single day for the purposes of construction. Appendix B of SMAQMD's "Guide to Air Quality Assessment" states that projects disturbing between 5 and 15 acres require mitigation for PM_{10} emissions; with mitigation, impacts due to construction-related PM_{10} emissions from the Legends Meadows project are ***less-than-significant***.~~

~~URBEMIS results indicate that the construction-related NO_x emissions from the project will fall below the threshold of significance. Impacts due to construction related NO_x emissions due to the proposed Legends Meadows project are ***less-than-significant***.~~

~~Singular operational impacts due to the proposed Legends Meadows project do not meet screening thresholds, and impacts are ***less-than-significant***. Refer to Chapter 10, Volume 1 of this EIR for the discussion of Plan-wide cumulative impacts.~~

~~Climate Change~~

~~The climate change analysis for the overall Florin Vineyard Gap Community Plan project is within Volume I of this EIR, Chapter 11. Chapter 11 outlines the significance thresholds, methodology, and impacts of the overall proposed project both to and from climate change. Each of the proposed individual projects contribute greenhouse gas emissions to this overall impact that are disclosed herein, but a separate significance determination specific to the individual projects is not provided. All of the individual projects contribute to a significant and unavoidable overall impact.~~

~~The Planning Department Draft Land Use Plan, with density bonuses, is used for this analysis. It involves the largest emissions volume, which makes it the most~~

~~conservative approach. The Planning Department Plan will result in approximately 355,432 metric tons of greenhouse gas emissions. This can be broken down into two primary categories: residential (234,998 metric tons) and non-residential (120,434 metric tons). The non-residential category includes retail, office, medical, and manufacturing. With an estimated holding capacity of 13,875 residences, the per dwelling unit emissions rate for the Plan-area is 16.9 metric tons annually, and with an estimated non-residential square footage of 4,992,875, the per non-residential square-foot emissions rate for the Plan-area is 0.02 metric tons.~~

~~The proposed project is residential, and includes 332 units. Therefore, it is estimated that the project contributes 5,611 metric tons of greenhouse gas emissions to the cumulative total.~~

~~*IMPACT: CLIMATE CHANGE*~~

~~The analysis for the overall Community Plan concludes that impacts are significant, and require mitigation. The applicant has developed a mitigation plan entitled "Florin Vineyard Community Plan Area Plan Elements Addressing Climate Change" that includes project features designed to reduce GHG emissions directly or indirectly.~~ **~~The GHG reduction plan, as amended January 28, 2010, has been endorsed by the SMAQMD.~~** ~~This plan is described in detail within Volume I, Chapter 11. Measures in the mitigation plan are consistent with measures within the Air Quality Mitigation Plan for operational ozone precursors and with measures recommended by the California Attorney General (2008) and the California Air Pollution Control Officers Association. In addition to a list of Plan-wide measures intended to reduce emissions by 42%, each individual project must implement measures that reduce project-specific impacts by another 10%.~~ **~~The amended GHG reduction plan incorporates both area-wide community design elements and project specific elements selected by individual project applicants.~~** ~~The Legends Meadows project developer will be required to comply with this plan~~ **~~by conforming to all applicable area wide measures and demonstrating project specific measures that have a total point value of at least 10 points.~~** ~~and demonstrate that the 10% reduction will be achieved. The balance of emissions remaining after this mitigation is applied will be offset through fair-share fee payment. The fees will either be paid to an established system such as the Chicago Climate Exchange or will be paid to SMAQMD for use in their program for local emissions reduction. Although all feasible mitigation is required, the cumulative plan-wide impact remains~~ ***~~significant and unavoidable~~***~~.~~

~~NOISE~~

~~Sacramento County General Plan Policy NO-7 establishes a significance threshold of 65 dB L_{dn}/CNEL for outdoor activity areas (backyards) and of 45 dB L_{dn}/CNEL or less in indoor areas. Typically, potential sources of significant noise include airports, some commercial activities, industrial activities, and traffic. The project site is not near enough to any existing or proposed airports or industrial areas to be significantly affected by noise from these sources. The property to the west is proposed to be~~

~~developed with a commercial shopping center and condominiums. As noted above, commercial activities are sources of noise; however in the case of the proposed project, the adjacent property will be designed with the condominium portion located along the Legends Meadows western property line, thereby creating a buffer between the residential and commercial interface for the Legends Meadows project. Small residential streets, such as the proposed project interior streets, do not carry large enough traffic volumes to create significant noise. The project site does front on Gerber Road which carries large enough volumes to warrant a noise analysis.~~

~~The Legends Meadows project is an individual project within the overall Florin-Vineyard Gap Community Plan area; the overall project will result in increased traffic volumes on all of the existing area roadways. To account for this future growth, traffic volumes used in the noise analysis were obtained from the Fehr and Peers Traffic Study discussed in Chapter 9 of Volume 1. According to the Traffic Study discussion of cumulative conditions, Gerber Road will carry traffic volumes of 27,600 vehicles (under the Planning Department Draft Land Use Plan with density bonuses, which has the highest proposed densities). Based on this data, an analysis of potential exterior and interior noise impacts associated with traffic on Gerber Road was conducted using the Federal Highways Administration (FHWA) Traffic Noise Prediction Model (RD-77-108).~~

~~The exterior noise standards are applied to the outdoor activity areas of a home. In the case of multi-family buildings, such as the proposed condominiums, the outdoor activity area is defined as the central gathering area for the community as a whole, such as the community pool and surrounding open areas. The distance from the noise source is measured from the centerline of the road to within 10 feet inside the outdoor activity area. In the case of the proposed project, the community pool, building, and surrounding open area, is ~880 feet from the centerline of Gerber Road (Community Pool ~ 1,000 feet from the centerline of Gerber Road). The FHWA model analysis indicates that the 70 dB noise contour is located 79 feet from the centerline of Gerber Road, and the 65 dB contour is located 170 feet from the centerline of Gerber Road. At the community outdoor activity area the noise levels are expected to be 54 dB, which meets the County exterior noise standard.~~

~~Interior noise levels for any residential structures built on the Legends Meadows site must not exceed 45 dB. Data indicate that typical façade design and construction would result in an exterior to interior noise attenuation of a minimum of 25 dB with windows closed. Noise attenuation of 12 to 15 dB would be expected with windows partially opened. Given attenuation from typical wall and window assemblies, interior noise levels at the nearest condominium to Gerber Road is expected to be 46 dB, which slightly exceeds the General Plan interior noise standards. In order to meet interior noise standards without a noise barrier or other attenuating construction methods, the nearest condominium façade should be placed no closer 79 feet from the centerline of Gerber Road. According to project plans, the nearest façade is 65 feet from the centerline of Gerber Road; thus, the buildings would need an additional 14 feet of setback to meet interior noise standards. If this is not considered a desirable option, the proposed project will be required to provide other methods of noise attenuation in the~~

~~construction of condominiums placed closer than 79 feet from the centerline of Gerber Road in order to meet the interior noise standard of 45 dB or less.~~

~~*Impact: Noise*~~

~~Exterior noise levels at the outdoor activity area for the condominium portion of the site will not exceed the acceptable thresholds established by the County General Plan. Interior noise levels for condominiums placed closer than 79 feet from the Gerber Road centerline will exceed acceptable thresholds established by the County General Plan. Mitigation Measure LM-4 requires that all indoor areas placed closer than 79 feet from Gerber Road centerline be designed so that noise levels are 45 dB L_{dn} or less, in accordance with the above discussion. With mitigation, Legends Meadows impacts associated with noise are~~ ***~~less-than-significant~~***~~.~~

~~Biological Resources~~

~~The project site has existing residential structures in the northern, eastern and southern portions of the property and is undeveloped open field in the middle. Livestock associated with the ranchettes were observed on the eastern portion of the site. The overall project area is generally level terrain at an elevation of approximately 45 feet. Disturbed, non-native annual grasslands are present.~~

~~The Biological Resource Inventory for the Florin-Vineyard Gap Community Plan addresses the biological resources in the overall plan area. Technical studies were prepared to identify specific impacts to biological resources associated with the Legends Meadows project. A Jurisdictional Delineation and Special Status Species Evaluation were prepared by Gibson & Skordal, LLC (August 2007 [Appendix LM-2]). Dry-season and wet-season sampling for federally listed large branchipods were conducted by Helm Biological Consulting (September 2005 and June 2006 respectively, with a supplement in July of 2007 [Appendix LM-3]).~~

~~*Streams, Wetlands and Other Surface Waters*~~

~~Gibson and Skordal, LLC prepared a wetland delineation for the project. The delineation identified 1.403 acres of seasonal wetlands and 0.259 acre of drainage ditches.~~

~~As shown on Plate LM-13, there are twenty-four seasonal wetlands (SW1 – SW24) and two drainage ditches. Wetlands SW1 – SW3 and SW5 – SW8 are within the RD-20 condominium portion of the site. In order to accommodate 224 condominium units based on the project plan, it is assumed that grading and development will result in all of these wetland areas to be filled. All other seasonal wetlands, with the exception of SW10 – SW13 are located within the residential subdivision area, which will require grading resulting in fill of these wetlands. Wetlands SW10 – SW13 are located in a designated park. There is a possibility that these wetlands could be preserved in the park; however, per Southgate Park District comments, parks are typically graded and~~

~~Plate LM-13: Wetland Delineation~~

~~have specific landscaping requirements, which would result in fill of these wetlands. Even in the instance that they were not graded, they would be surrounded by irrigated and fertilized park landscaping and grass, which result in the integrity of the wetlands being seriously compromised. Therefore, this analysis will assume total loss of seasonal wetlands on the site. The drainage ditches on the site will be filled or re-routed during site development. Re-routing drainages is considered an impact to the feature.~~

~~*Impact: Streams, Wetlands and Other Surface Waters*~~

~~As a result of the proposed project, 1.662 acres of wetland habitat on the project site will be filled and will require compensation. Mitigation Measure LM-5 stipulates that the applicant ensure that there is no net loss of wetland acreage, and that all applicable permits are obtained. With mitigation, impacts are ***less-than-significant***.~~

~~*Special Status Species*~~

~~The Species Evaluation identified all of the special status species that have the potential to occur on the site or in the project vicinity, based on field survey results, review of the California Natural Diversity Database, review of the United States Fish and Wildlife Service lists for special-status species occurring in the region and the California Native Plant Society literature. Table LM-4, below, includes only those species from the Species Evaluation for which habitat on the site exists. The Table includes the species name, listing status, habitat associations and the likelihood of occurrence on the site.~~

~~A more detailed discussion of various special status species in the Plan Area can be found in the Biological Resources Chapter for the overall Florin-Vineyard Gap Community Plan (see Chapter 12 of Volume 1).~~

~~Table LM-4: List of Special Status Species For Which Habitat is Present~~

	~~State Status~~	~~Federal Status~~	~~Habitat Association~~	~~Potential for Occurrence~~
~~**Birds**~~				
~~Cooper's hawk (*Accipiter cooperi*)~~	~~Species of Special Concern~~	~~None~~	~~Nests in riparian corridors. Forages in woodlands and riparian areas.~~	~~Suitable foraging & marginal nesting habitat on the site.~~
~~Sharp-shinned hawk (*Accipiter striatus*)~~	~~Species of Special Concern~~	~~None~~	~~In habits forested habitats, forest edge, and riparian habitat, may forage in adjacent grassland and fields.~~	~~Suitable foraging & marginal nesting habitat on the site.~~
~~Burrowing owl (*Athene cunicularia*)~~	~~Species of Special Concern~~	~~Species of Concern~~	~~Nests in abandoned burrows w/in dry open grassland.~~	~~Yes, habitat present, but no owls present~~
~~Swainson's hawk (*Buteo swainsoni*)~~	~~Threatened~~	~~None~~	~~Nests in isolated trees or riparian woodlands adjacent to suitable foraging habitat (agricultural fields, grasslands, etc).~~	~~Suitable foraging & marginal nesting habitat on the site.~~
~~Northern harrier (*Circus cyaneus*)~~	~~Species of Special Concern~~	~~None~~	~~Forages in open grasslands, nests on ground in shrubby vegetation.~~	~~Foraging habitat is present on the site.~~
~~White-tailed kite (*Elanus leucurus*)~~	~~Fully Protected~~	~~None~~	~~Nests in riparian corridors along streams and rivers, and forages in nearby grasslands and fields.~~	~~Suitable foraging & marginal nesting habitat on the site.~~
~~**Amphibians and Reptiles**~~				
	~~State Status~~	~~Federal Status~~	~~Habitat Association~~	~~Potential for Occurrence~~
~~Western spadefoot toad (*Scaphiopus hammondii*)~~	~~Species of Special Concern~~	~~Species of Concern~~	~~Breeds in vernal pools, seasonal wetlands and swales. Forages and hibernates in grasslands.~~	~~Marginal habitat, not highly suitable for species~~

~~**Invertebrates**~~					
	~~**State Status**~~	~~**Federal Status**~~	~~**Habitat Association**~~		~~**Potential for Occurrence**~~
~~Vernal pool fairy shrimp (*Branchinecta lynchi*)~~	~~None~~	~~Threatened~~	~~Vernal pools and other seasonally ponded wetlands.~~		~~Marginal habitat in seasonal swales~~
~~Midvalley fairy shrimp (*Branchinecta mesovallensis*)~~	~~None~~	~~None~~	~~Vernal pools and other seasonally ponded wetlands.~~		~~Marginal habitat in seasonal swales~~
~~Vernal pool tadpole shrimp (*Lepidurus packardi*)~~	~~None~~	~~Endangered~~	~~Vernal pools and other seasonally ponded wetlands.~~		~~Marginal habitat in seasonal swales~~
~~California linderiella (*Linderiella occidentalis)*~~	~~None~~	~~None~~	~~Vernal pools and other seasonally ponded wetlands.~~		~~Marginal habitat in seasonal swales~~
~~**Plants**~~					
	~~**State Status**~~	~~**Federal Status**~~	~~**CNPS Listing**~~	~~**Habitat Association**~~	~~**Potential for Occurrence**~~
~~None~~					

~~Although the Special Status Species evaluation noted that many species may be found on the property a number of the cited species are not located on the subject property nor is there suitable habitat to support them. Specifically, in terms of western spadefoot toad habitat, the wetland habitat on the site is generally degraded due to past agricultural practices. Additionally, there are no vernal pools on the site, which is the western spadefoot's ideal habitat. Due to degradation, it is doubtful that the surrounding upland adjacent to the seasonal wetlands provides adequate hibernacula to support the species and the wetland swales do not have sufficient depth to hold water long enough to allow spadefoot larva to metamorphose into juveniles. However, there is habitat for a number of special status species on the site, which are discussed below.~~

~~SWAINSON'S HAWK~~

~~The Swainson's hawk is a migratory raptor that over-winters in South America and breeds in North America, Canada and Mexico. Currently, the Swainson's hawk is listed as a threatened species pursuant to the California Endangered Species Act (CESA). At a federal level, the Swainson's hawk is provided protection under the Migratory Bird Treaty Act (MBTA).~~

~~There are at least three known Swainson's hawk nest sites between 1-5 miles of the project site. The Assessment concludes that the site provides suitable foraging habitat for the Swainson's hawk and marginal nesting habitat. CDFG recommends implementing the mitigation measures set forth in the CDFG Staff Report Regarding~~

~~Mitigation for Impacts to Swainson's Hawks (*Buteo swainsoni*) in the Central Valley of California (November 1, 1994). These state that no intensive new disturbances (e.g., heavy equipment operation associated with construction, etc.) should be initiated within ¼ mile of an active Swainson's hawk nest in an urban setting or within ½ mile in a rural setting between March 1 and September 15. The project does not appear to be located within ½ mile of an active nest site. Therefore, construction activities on the project site would not be expected to impact an active nest.~~

~~Sacramento County and the Department of Fish and Game jointly developed a protocol for assessing impacts to the hawk's foraging habitat, based on a better understanding of how the hawks use habitat. The impact is tied directly to zoning changes and is calculated thusly: 25% of the impact occurs when a property is zoned from a density of AG-40 to AG-20, 50% of the impact occurs when a property zoned AG-20 is converted to AR-10, and the final 25% of the impact occurs when an AR-10 property is converted to AR-5 (or a more dense designation).~~

~~As indicated previously, the project site contains 44.37 acres zoned AR-10 (41.49 acres) and AR-2 (2.88 acres). Based on the new methodology, the rezone of the 41.49 acres zoned AR-10 to more dense designations results in an impact assessment of 25%. The rezone of the 2.88 acres zoned AR-2 would not result in an impact to Swainson's hawk foraging habitat. Thus, the project results in a total of 10.4 acres of impact (25% of 41.49 acres being rezoned from AR-10 to dense residential designations).~~

~~COOPER'S HAWK AND SHARP-SHINNED HAWK~~

~~Both the Cooper's hawk (*Accipter cooperi*) and sharp-shinned hawk (*Accipiter striatus*) forage and breed in forested areas, including riparian habitat, and are state-listed Species of Special Concern. Nesting season begins in spring, with full fledge occurring by the end of summer. The site contains marginal nesting trees for both species. The project site contains suitable foraging habitat for the both species.~~

~~NORTHERN HARRIER~~

~~The northern harrier has long wings and tail and forages by flying low over the ground in open grasslands and marshes. The male of the species is white below with a light grey back and hood, while the female is mottled brown. Nests are constructed on the ground in shrubby vegetation. The project site does not contain nesting habitat, but does contain marginal foraging habitat.~~

~~BURROWING OWL~~

~~The burrowing owl is a ground-dwelling, opportunistic feeder that nests in the abandoned burrows of small mammals or, in some cases, in culverts, pipes or nest boxes. The breeding season is March to August. The species is protected by the federal Migratory Bird Treaty Act and is listed by the state as a Species of Special Concern.~~

~~No burrowing owls were observed on the site during the field surveys, but marginal habitat is present on the site and the species could move onto the site by the time the project is implemented.~~

~~WHITE-TAILED KITE~~

~~The white-tailed kite requires relatively open habitat for foraging, and trees (isolated or within stands) for nesting and roosting. Habitats favoring prey populations (ungrazed or little grazed grasslands, agriculture, and grass-dominated wetlands) support more kites. The white-tailed kite breeds from February to October, with the nesting peak from May to August; nests are typically found at the crowns of dense oak, willow or other large trees. The site contains foraging and nesting habitat for the species.~~

~~OTHER RAPTORS~~

~~Other raptors that have no specific special status are protected by the Migratory Bird Treaty Act and Section 3503.5 of the Fish and Game Code. These other raptors include species such as the red-tailed hawk and red-shouldered hawk.~~

~~VERNAL POOL BRANCHIOPODS~~

~~Federally listed vernal pool branchiopods including the threatened vernal pool fairy shrimp (*Branchinecta lynchi*) and the endangered vernal pool tadpole shrimp (*Lepidurus packardi*) have been documented as occurring in the Elk Grove and Florin USGS quadrangles. Other non-listed branciopods known to occur in the region include California linderiella (*Linderiella occidentalis*) and midvalley fairy shrimp (*Branchinecta mesovallensis*). These species are generally restricted to vernal pools and/or other seasonally ponded wetlands that sustain inundation during the winter before drying up in the late spring.~~

~~The seasonal wetlands on the site were considered to provide marginal habitat for special status branchiopods, however, the potential for these species to occur would be minimal. Protocol surveys to determine presence or absence of federally listed branchiopods were conducted at the site. Wet-season surveys identified California linderiella in a single basin. Dry-season surveys resulted in no evidence of federally listed branchiopods. Supplemental wet- and dry-season surveys also did not result in evidence of any federally listed branchiopods species in any of the wetlands on the site. Based on protocol surveys there are no federally listed branchiopod species on the project site.~~

~~IMPACT: SPECIAL-STATUS SPECIES~~

~~As discussed, the project will result in removal of Swainson's hawk foraging habitat. Based on the methodology for assessing impacts to foraging habitat, the project impact is 10.4 acres. Mitigation for the loss of foraging habitat, is required, and has been included as Mitigation Measure LM-6. Mitigation for loss of Swainson's hawk foraging habitat will also compensate for any impacts to the white-tailed kite and the Cooper's~~

~~hawk, which forage on habitats similar to those of the Swainson's hawk. Pre-construction nesting surveys will also be required through Mitigation Measure LM-7, to ensure that construction activities do not result in the disturbance of any active raptor nests. With mitigation, impacts are ***less-than-significant***.~~

~~The site also contains potential nesting habitat for the burrowing owl, which is a ground-nesting raptor. Mitigation Measure LM-8 that requires pre-construction nest surveys for the species be conducted no more than 30 days prior to onset of construction. The Measure further states that if active nests are discovered on the property, than no construction take place within 250 feet of the nesting site until the young have fledged and are able to exit the burrow. Passive relocation can be performed on fledged birds that remain outside the nesting season (between February and August). With mitigation, impacts are ***less-than-significant***.~~

~~Protocol surveys for federally listed large branchiopods yielded no evidence of listed species. Impacts to federally listed brachiopods are ***less-than-significant***.~~

~~*Trees*~~

~~Several County policies recognize the value of preserving trees, especially oaks, and seek to protect all native and landmark trees through the development review process[1]. A landmark tree is defined as a non-native oak or any other tree that is especially prominent or stately[2]. Protected oaks are those living trees that measure 6 inches or greater in diameter at breast height (dbh), or multi-trunk trees totaling 10 inches or greater dbh[3]. Non-oak native trees (6 inches dbh at 4.5 feet above ground) include California black walnut (*Juglans hindsii*), California sycamore (*Plantanus racemosa*), Fremont cottonwood (*Populus fremontii*), California buckeye (*Aesculus californica*), California box elder (*Acer negundo californicum*), Oregon ash (*Fraxinus latifola*), Goodding's black willow (*Salix goodingii*), and California alder or white alder, (*Alnus rhombifolia*).~~

~~The Tentative Subdivision Map (see Plate LM-3) identifies the size and locations of the trees on the project site. A site visit confirmed that trees protected by the County Tree Ordinance are located on the project. Northern California black walnuts were observed on the site. In addition, valley oaks were observed on the neighboring parcel in the south. Although the valley oaks are located on an adjacent property, the trees have driplines that overhang onto the project site by as much as 17 feet. The location of these trees is depicted in Plate LM-14 thru Plate LM-16.~~

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[1] County Code, Chapter 19.04, "Tree Ordinance;" *Sacramento County General Plan*, "Conservation Element;" and County Code, Chapter 12.12, Tree Preservation and Protection Ordinance

[2] County Code, Chapter 19.04, "Tree Ordinance"

[3] *Sacramento County General Plan*, "Conservation Element"; and County Code, Chapter 12.12, Tree Preservation and Protection Ordinance

~~The walnut trees (#1 and # 2 shown on Plate LM-14) in the northern portion of the site (each are 12 inches dbh) are healthy trees with good structure (Blewett, certified arborist, May 25, 2006). Removal of these trees would occur as a result of this project. Therefore, the project would cause an impact to these trees and mitigation is required.~~

~~The walnut tree located toward the eastern portion of the site is in poor condition (Tree #4 on Plate LM-15). The main stem is dead, but several sprouts (each less than 6 inches dbh) have grown. The tree has taken on a bush-like appearance. In addition, #3 on Plate LM-15 represents a small group of California box elder trees. These elders were determined to be dead or in a late stage of decline (Blewett, May 25, 2006). Since these trees are in poor health, the project would not cause an impact to their longevity, and no mitigation would be required.~~

~~Plate LM-16 depicts the south portion of the project site. Tree #5 and #6 represent a group of valley oak trees located along the neighboring property line in the southeast portion of the site (trees are located on APN 121-0010-023). The oaks are not on the project site but the driplines overhang onto to the project site by as much as 17 feet. The oak trees labeled #5 are within an easement and beneath a SMUD electric line. These trees have been damaged by trimmings, and it was determined that the project would likely not cause additional impacts. However, the trees represented by #6 on Plate LM-16 are healthy valley oaks. The driplines overhang onto the project site in the area of the proposed AR-1 zoning. The proposed Lot 1 would be 1.44± acres and contain enough space to locate any building pads outside the dripline. Mitigation measures are required to ensure the protection of the neighboring valley oaks during and after construction.~~

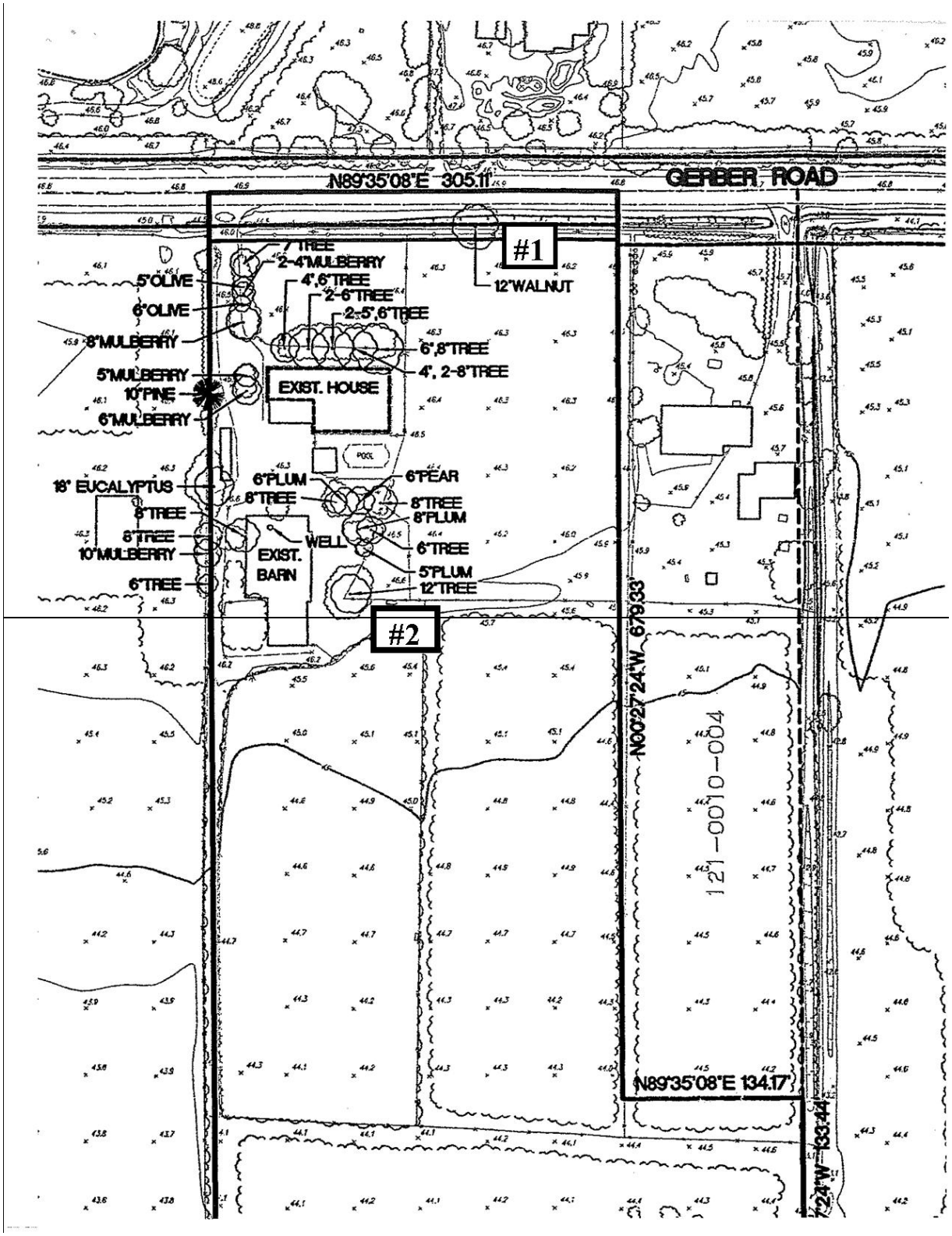
~~*Impact: Trees*~~

~~Several trees are located on the 44± acre project site. All on-site trees will be lost with development of the project. As indicated above, two on-site northern California black walnut trees would be removed (Tree # 1 [12" dbh] and #2 [12" dbh]). The removal of 24" dbh of northern California black walnut is an impact and mitigation is required.~~

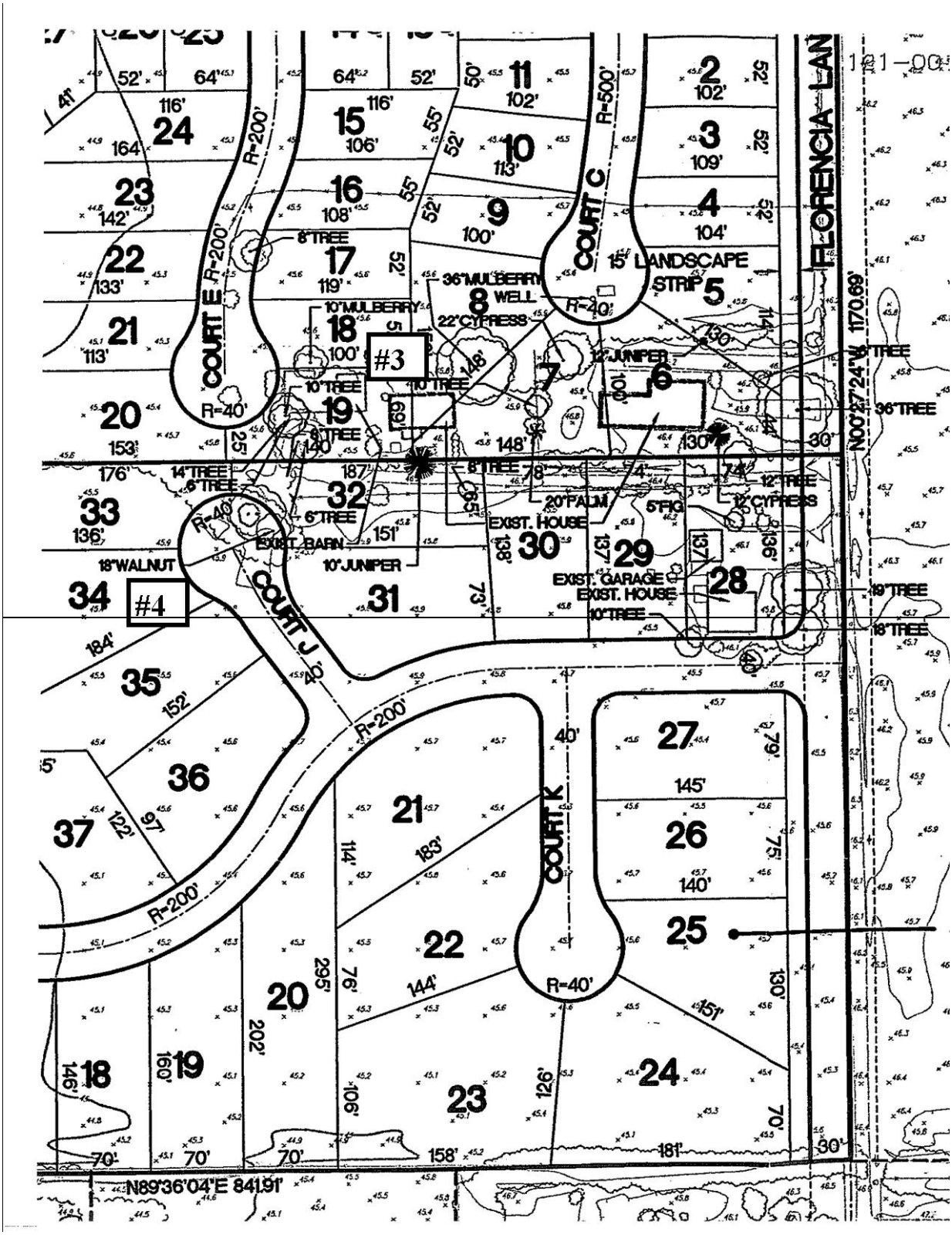
~~Valley oaks are located on a neighboring parcel (APN 121-0010-023) and overhang on to the project site. Driplines extend as much as 17 feet onto the project site. Construction activity could cause an impact to these off-site trees, and mitigation is required.~~

~~Mitigation measures are provided at the end of this chapter. Implementation of the identified mitigation measures will ensure the Legends Meadows impact to trees is reduced to a ***less-than-significant*** level.~~

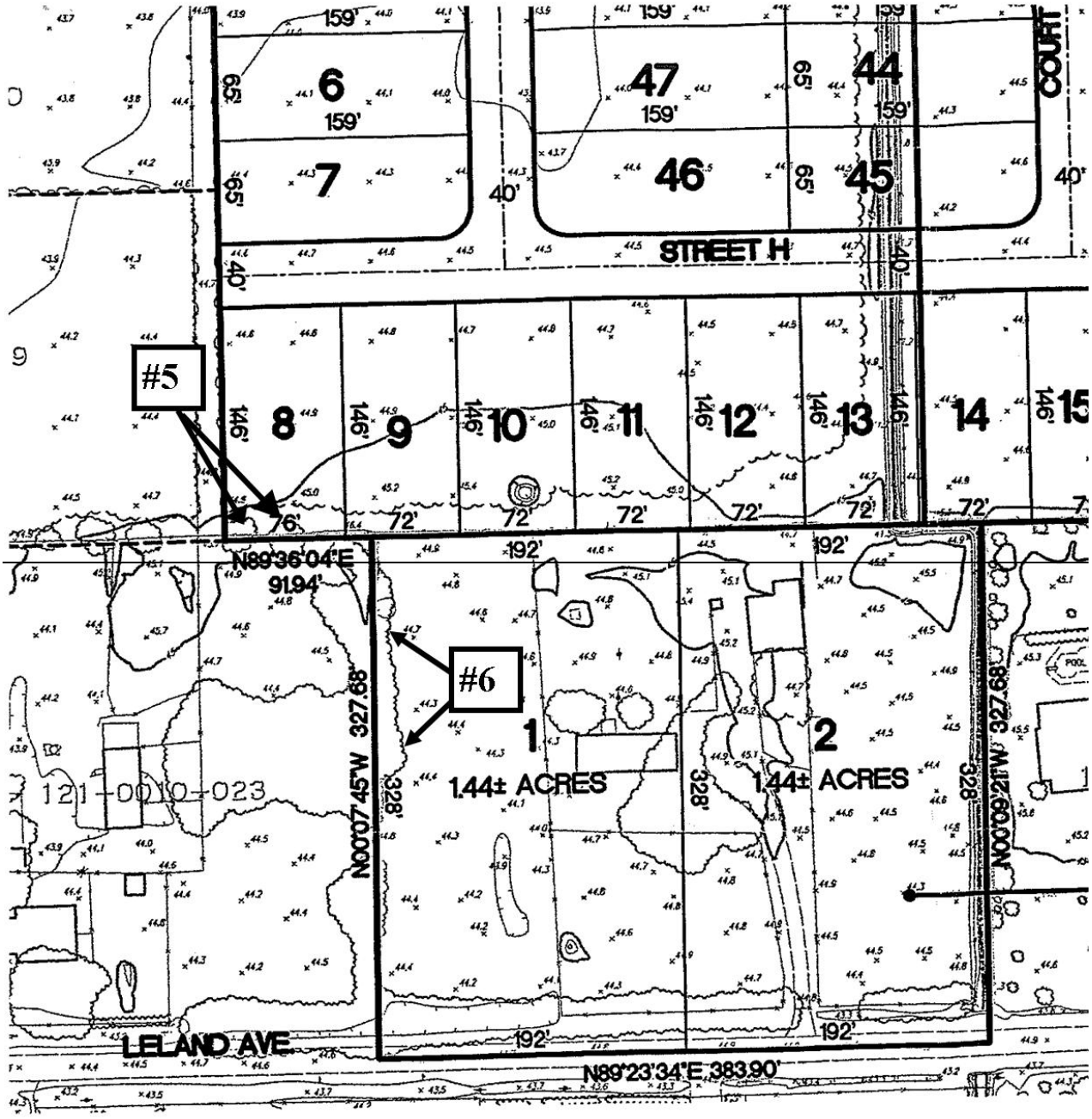
~~Plate LM-14 : Trees in Northern Portion of Project Site~~



~~Plate LM-15: Trees in Eastern Portion of Project Site~~



~~Plate LM-16: Trees in Southern Portion of Project Site~~



~~Cultural Resources~~

~~See Chapter 15 of Volume 1 for discussions of background, setting, and significance criteria for cultural resources within the Plan area.~~

~~*Fieldwork/Analysis*~~

~~Archaeological Survey~~

~~The project site was subject to an intensive pedestrian survey between January 14, 2006 and March 26, 2006. The project area was walked by a team of archaeologists employing parallel transects with transect spacing no greater than 5 to 10 meters. No prehistoric cultural resources were recovered or noted during the survey.~~

~~Historical Survey~~

~~Peak & Associates has conducted an historical evaluation and determination of eligibility for potential historical resource on the project site. The project site contains numerous single family homes and associated ancillary structures. Under current DERA policy, structures that are 50 years or older are evaluated for potential historic significance. Based on field data collected on the project site, site pictures and review of tax assessor's records the following buildings on the project site do not meet the 50 years or older threshold or did not warrant further review:~~

- ~~9000 Gerber Road (APN 121-0010-021): 1977 residence~~
- ~~7690 and 7692 Florencia Lane (APN 121-0010-029): Both appear to date to about the same age although not well maintained. The Assessor's website give no date and no value for improvements for either address, so they may have been moved to their current location.~~
- ~~9021 Leland Avenue (APN 121-0010-022). A mobile home and small barn/shed.~~

~~In addition to the above residences and accessory structures, the project site does contain a residence that did warrant further review. The following description is provided by Peak and Associates for the potentially historic structure present on the project site:~~

> ~~7700 Florencia Lane (APN 121-0010-030). The construction of this residence is concrete block, setting it apart from all others in the plan area. It has an L-shaped footprint with cross-hipped roof and the entry is in the interior corner of the "L". The roofing is tile and there is a wide exterior chimney on the east (front) elevation. Windows are aluminum framed, both fixed and pivoting, and some have a narrow transform. The house is in excellent repair and looks newer than the date of 1954 given on the building record. There is a shed to the north rear of the structure that appears older, but thus probably due to less maintenance, since the shed repeats the hipped roof style of the main structure.~~

~~Peak and Associates evaluated the above noted structure for eligibility on the California Register of Historical Resources and the National Register of Historical Places and project level effect. State of California Department of Parks and Recreation (DPR) Primary and Building/Structure/ Object (523) forms were completed for the above noted residences. The following evaluation is from Peak:~~

~~The construction material of the residence at 7700 Florencia is concrete block, setting it apart from all others in the plan area. This does not make it unusual in the region, however. It has no unusual architectural features.~~

~~Peak utilized criteria set forth at the state and federal level, and determined that the structure is not eligible under any criterion as a significant cultural resource. Thus this structure or any of the modern structures on the project site are not considered important historic resources and, therefore, destruction of these residences and ancillary buildings would not constitute a significant environmental impact.~~

~~*Impact: Cultural Resources*~~

~~Although no additional cultural resource work is recommended at this time, there is a possibility of uncovering subsurface archaeological materials during the construction phases of the project which have been obscured from view due to natural reburial processes. Therefore, mitigation for subsurface cultural resources is included.~~

~~With mitigation for potential undiscovered subsurface prehistoric and historic cultural resources, environmental impacts to potentially sensitive cultural resources are considered ***less-than-significant***.~~

~~Hazardous Materials~~

~~In 1978/79 the federal government banned nearly all uses of friable asbestos in building materials. Therefore, existing structures that predate 1979 potentially contain asbestos in their building materials. The improper removal of asbestos-containing materials could pose a health and safety risk to people in the vicinity if friable asbestos exposure occurs.~~

~~The project site contains some buildings constructed before the 1970's and abatement asbestos surveys are required for each of the structures within the project area which are intended to be razed or otherwise disturbed. The Sacramento Metropolitan Air Quality Management District (SMAQMD) adopted Rules and Regulations require evaluation of potential asbestos-containing materials prior to the demolition or renovation of any structures. SMAQMD Rule 902 requires that a survey be conducted by an investigator certified by the Division of Occupational Health and Safety. If asbestos is found to be present, it must be removed and disposed of in accordance with specific procedures set forth in Rule 902 to ensure the protection of public health and safety.~~

~~Title 22 of the California Code of Regulations states that household hazardous waste should be disposed of at County or City facilities. The County Department of Environmental Management staff (Chu) was contacted regarding this issue, and has indicated that the North Area Transfer Station is the appropriate facility for this project. As Development occurs, all debris, trash, refuse, and abandoned, discarded, and/or out-of-service items shall be removed from the affected properties and disposed of or recycled off-site at the North Area Transfer Station.~~

~~*IMPACT: HAZARDOUS MATERIALS*~~

~~Compliance with SMAQMD Rule 902 and Title 22 of the California Code of Regulations is required. Because the project must comply with these rules and regulations, exposure to asbestos containing materials and household hazardous materials is considered a ***less-than-significant*** impact.~~

~~AGENCY-RECOMMENDED CONDITIONS OF APPROVAL~~

1. ~~**Department of Water Resources**~~

   a. ~~Provide drainage easements and install facilities pursuant to the Sacramento County Floodplain management Ordinance, Sacramento County Water Agency Code, and Sacramento County Improvement Standards, including any fee required by the Sacramento County Water Agency Code.~~

   b. ~~Drainage for this project will be in accordance with the Vineyard Drainage Master Plan.~~

   c. ~~Offsite drainage improvements and easements shall be provide pursuant to the Sacramento County Floodplain management Ordinance, and the Sacramento County Improvement Standards.~~

   d. ~~A Conditional Letter of map revision, pursuant to the Sacramento County Floodplain Management Ordinance, and the Sacramento County Improvement Standards, must be approved by FEMA prior to approval of improvements.~~

   e. ~~Incorporate stormwater quality measures in conformance with applicable County ordinances & standards, and state and federal law pursuant to Table 2-1 of the County of Sacramento "Guidance Manual for On-site Stormwater Quality Control measures."~~

   f. ~~Provide a permanent stamp, or other permanently applied message to the satisfaction of DWR not including paint, which reads "No Dumping Flows to Creek" or other approved message at each storm drain inlet.~~

2. ~~**Sacramento County Division of Development and Surveyor Services**~~

   ~~Rezone Conditions:~~

   a. ~~Dedicate a 12.5-foot Public Utility Easement for underground facilities and appurtenances adjacent to Gerber Road and Florencia Lane.~~

~~b. Grant the County right-of-way for Gerber Road based on an 84-foot standard and install public street improvements pursuant to the Sacramento County Improvement Standards.~~

~~c. Grant the County right-of-way for Florencia Lane based on a 60-foot standard and install public street improvements pursuant to the Sacramento County Improvement Standards.~~

~~Map Conditions:~~

~~a. Dedicate a 12.5-foot Public Utility Easement for underground facilities and appurtenances adjacent to all public ways.~~

~~b. Grant the County right-of-way for Gerber Road based on an 84-foot standard and install public street improvements pursuant to the Sacramento County Improvement Standards.~~

~~c. Grant the County right-of-way for Florencia Lane based on a 60-foot standard and install public street improvements pursuant to the Sacramento County Improvement Standards.~~

~~d. Dedicate a minimum right-of-way of 40 feet or one-half of the proposed right-of-way, whichever is greater, for Florencia Lane and install street improvements pursuant to the Sacramento County Improvement Standards.~~

~~e. Obtain offsite right-of-way with a minimum width of 40 feet from the project boundary to a County maintained roadway and install public street improvements pursuant to the Sacramento County Improvement Standards and to the satisfaction of the Municipal Services Agency prior to the issuance of any building permit. Project shall be limited to 39 building permits if only one public access point is provided.~~

~~f. Grant the County right-of-way for "Street A", based on a 50-foot standard and install public street improvements pursuant to the Sacramento County Improvement Standards.~~

~~g. Dedicate right-of-way for the indicated streets and install public street improvements pursuant to the Sacramento County Improvement Standards.~~

~~h. Dedicate the landscaped lots A, B and C to the County of Sacramento and provide a maintenance entity with an ongoing funding source. The maintenance entity shall be approved and found acceptable by County representatives. Annexation to a current Lighting and Landscape District or a Mello Roos Community Finance District may be possible and is the preferred course of action.~~

~~i. Prior to recordation of a final map or certificate of compliance, dedicate land or pay in lieu fees, or both, for park purposes, as required by and in~~

~~accordance with the procedures and standards set forth in Chapter 22.40, Title 22 of the Sacramento County Zoning Code.~~

~~3. Sacramento County Department of Transportation~~

~~a. Grant the County right-of-way on Gerber Road based on a 72-foot modified arterial (the six-foot meandering sidewalk shall be installed in an adjacent pedestrian/landscape easement) pursuant to the Sacramento County Improvement Standards and the Florin-Vineyard Community Plan.~~

~~b. If access control gates are to be installed at any time in the future, they must be designed to the standards for an entry gate layout for new developments pursuant to the Uniform Fire Code Section 902.2.4.2 and to the satisfaction of Department of Transportation, the Planning and Community Development Department, the County Sanitation District 1, the Sacramento County Sheriff's Department, and the Fire Prevention Bureau of the fire district/department having jurisdiction.~~

~~c. The size, number, and location of driveways shall be designed and installed pursuant to the Sacramento County Improvement Standards. Note: A driveway width of 45 feet shall be installed on Gerber Road and the entrance center median shall be no more than 10 feet wide. The normal driveway width will be increased by the median width. A driveway width of 35 feet shall be installed on Street A.~~

~~d. Dedicate and install 30 foot half width section on Street A adjacent to the proposed multi-family site pursuant to the Sacramento County Improvement Standards.~~

~~e. Provide adequate turnaround at the west end of Street A and Street F pursuant to the Sacramento County Improvement Standards.~~

~~f. Grant the County right-of-way along the proposed park frontage based on a 30-foot half-section and install public street improvements pursuant to the Sacramento County Improvement Standards. Note: If the park will be providing recreational areas such as soccer fields and/or baseball fields, then on site parking will be required.~~

~~4. Regional Transit~~

~~a. Contact Robert Hendrix, RT Facilities (916) 649-2759 to determine if a bus shelter pad shall be provided. If determined appropriate (by RT) provide a bus shelter pad as directed.~~

~~b. Transit information shall be displayed in a prominent location in the residential sales/rental office, through a homeowner's association, or with real estate transactions.~~

~~5. Sacramento Area Sewer District~~

~~(note: The SASD was formerly known as CSD-1 and the following comments refer to SASD as CSD-1. All recommended conditions are still valid.)~~

~~a. Connection to the District's sewer system shall be required to the satisfaction of CSD-1. Sacramento County Improvement Standards apply to sewer construction.~~

~~b. Each parcel and each building with a sewage source shall have a separate connection to the CSD-1 sewer system.~~

~~c. CSD-1 shall require an approved sewer study prior to the approval of Final map or submittal of an improvement plans for plan check to CSD-1, which ever comes first. The sewer study shall demonstrate the quantity of discharge and any "flow through sewage" along with appropriate pipe sizes and related appurtenances from this subject and other upstream areas and shall be done in accordance with the Districts' most recent "Minimum Sewer Study Requirements". The study shall be done on a no "Shed-Shift" basis unless approved by the District in advance and in compliance with Sacramento County Improvement Standards.~~

~~d. In order to obtain sewer service, construction of CSD-1 sewer infrastructure will be required. Off site construction may be necessary.~~

~~e. Sewer easements may be required. All sewer easements shall be dedicated to CSD-1 in a form approved by the District Engineer. All CSD-1 sewer easements shall be at least 20 feet in width and ensure continuous access for installation and maintenance. CSD-1 will provide maintenance only in public rights-of-ways easements dedicated to CSD-1.~~

~~f. The subject project owner(s) and successors in interest thereof, shall be responsible for repair and/or replacement of all non-asphalt and/or enhanced surface treatments of streets and drives within these easements damaged by District maintenance and repair operations, including landscaping, channelizations, lighting and any other appurtenances conflicting therein. This requirement shall be set forth in easement grant documents and be a covenant running with the land, be responsibility of successors in interest in future land transfers and divisions and by language approved by the District. Surface enhancements include, but are not limited to non-asphaltic paving, landscaping, lighting, curbing and all non-driveable street appurtenances.~~

~~g. CSD-1 requires their sewers to be located a minimum of 10 feet from other parallel utilities (water, drain, electrical, etc.). Prior to recording the Final Map, the applicant shall prepare a utility plan that will demonstrate that this condition is met.~~

~~h. The trunk and collector sewer system for the project will not be accepted for maintenance and building occupancy will not be granted until the downstream sewer system serving the project is also accepted for maintenance.~~

~~6. Sacramento Municipal Utilities District (SMUD)~~

~~a. Dedicate the 21-foot pedestrian easement adjacent to Gerber Road as a public utility easement for underground facilities and appurtenances.~~

~~b. Dedicate a 12.5-foot public utility easement for underground facilities and appurtenances adjacent to all public street rights of ways.~~

~~c. The owner/developer must disclose to future/potential owners the existing 69kV electrical facilities. SMUD has an existing overhead 69kV line on the north side of Gerber Road.~~

~~7. Sacramento Metropolitan Fire District~~

~~a. More than one fire apparatus road shall be provided in residential subdivisions in excess of 40 dwelling units and/or when it is determined by the chief that access by a single road might be impaired by vehicle congestion, condition of terrain, climatic conditions or other factors that could limit access.~~

~~b. Streets A and F extend west to a dead end. They are over 400 feet from Street C and will require a Fire Department turn around.~~

~~c. Any dwellings in the proposed single family subdivision or the multi-family condominium project over 3600 square feet will have to be equipped with an approved fire sprinkler system.~~

~~d. Before combustible materials are allowed on site Florencia Lane will have to be extended to the north and connect with Gerber Road. Leland Avenue will also have to be connected to elk Grove-Florin Road and Florencia Lane.~~

~~e. The installation of security gates is regulated by the Sacramento County Fire Code, emergency access gates and barriers requirements. All proposed vehicle and pedestrian access gate installations shall be in full compliance with this regulation. Gates and fencing shall not be installed without plan review and approval by the Fire District.~~

~~f. All parcels and subdivisions serviced by private roads shall have a road maintenance agreement (RMA) recorded with the Public Recorders Office having jurisdiction. The roadway maintenance agreement shall include the following:~~

~~(1) Provisions for the necessary repair and maintenance of the roadway surface~~

~~(2) Removal of vegetation overgrowing the roadway and infringing on the roadway clear vertical height of thirteen feet six inches (13'6") and/or width of twenty feet (20')~~

~~(3) Provisions for the maintenance, repair, and/or replacement of NO PARKING-FIRE LANE signage or striping~~

~~(4) Provisions for the necessary repair and maintenance of vehicle and pedestrian access gates and opening systems~~

~~(5) Unrestricted use of and access to the roadways covered by the agreements.~~

~~(6) Provisions for the control of vehicle parking in prohibited areas and a mechanism for the removal of vehicles illegally parked.~~

~~g. A copy of the road maintenance agreement shall be provided to the Fire District with the site improvement or Civil Engineering drawings upon submittal for review. If the roadway agreement is not provided with the site improvement or civil engineering drawings, it shall be presented to the Fire District prior to the issuance of any CORs (Certificates of Release) or construction permit cards.~~

~~h. The installation of approved traffic control equipment may be required on all signal lights or modified as a part of this project to allow emergency fire apparatus to activate the traffic signal.~~

~~i. Approved numbers or addresses shall be placed on all new or existing buildings in such a position as to be easily read from the street or road fronting the property. The minimum size of the numbers shall not be less than six (6) inches and shall be mounted immediately adjacent to a light source and shall also contrast with their background. Where multiple occupancies are serviced by vehicular access to the rear of the building bia any driveway, alleyway, or parking lot the numbers or addresses shall be displayed on the rear of the building.~~

~~j. Approved fire hydrants capable of providing the required fire flow for the protection of any and all structures shall be located along the route of the fire apparatus access roadway. The required fire hydrants shall be installed and operational prior to any construction or on-site storage of combustible materials. The minimum required fire flow for the protection of residential developments with an area per building not exceeding 3,600 square feet is 1,000 gallons per minute (gpm) at a pressure of 20 pounds per square inch (psi) for a two-hour duration. Fire hydrant installations for the protection of residential projects shall comply with the following requirements:~~

(1) ~~One fire hydrant shall be located between 150 and 250 feet from the end of the access roadway. The required access roadway shall extend to within 150 feet of all portions of the structure.~~

(2) ~~A hydrant installed at the end of an access roadway as a "blow off" for the eater district does not meet the fire department fire hydrant requirements.~~

(3) ~~Existing "wharf" type fire hydrants do not satisfy hydrant requirements for new construction, and per SCC-1240, must be upgraded to approved steamer type hydrants.~~

(4) ~~Each approved fire hydrant shall have a minimum flow of 1,000 gallons per minute (gpm) for residential developments. Additional requirements apply to residential dwelling with buildings areas greater than or equal to 3,600 square feet.~~

k. ~~Plans shall be submitted to the fire prevention bureau showing hydrant locations for review and approval prior to construction. Fire hydrant details and fire department notes shall be shown on the site plans or improvement drawings.~~

l. ~~Residential roof coverings shall consist of materials having a minimum Class C rating.~~

m. ~~Provide access roadways with all weather driving surfaces of not less than 20 feet of unobstructed width, 13 feet, 6 inches of vertical clearance, and turning radii of 25 feet inside and 50 feet outside dimension. The access roadways shall be capable of supporting the imposed loading of fire apparatus and shall extend to within 150 feet of all portions of the exterior walls of the first story of any proposed building.~~

n. ~~When apparatus access roadway length exceeds 150 feet from the public way, an approved fire apparatus roadway conforming to SMFD Standard 444.302 shall be provided. The turn-around shall be located within 50 feet of the end of the access roadway. All parcels zoned as residential (RD) shall be provided with a finished road surface consisting of 2 inches of asphalt concrete (AC) over 6 inches of aggregate base (AB) or the equivalent in concrete or other approved surface. This requirement is applicable to existing gravel roadways.~~

o. ~~Vehicle parking is prohibited on any street less than 28 feet in width. Vehicle parking is permitted on both sides of streets 36 feet or more in width. Roadway width shall be measured between the gutter-line or edge of pavement on opposite sides of the road. Identification of fire apparatus access roadways may be required on private roads.~~

~~p. The homeowners association responsible for regulating the common areas of the complex/subdivision shall enact regulations controlling vehicle parking on the interior access roadways and containing provisions for the timely removal of vehicles parked in prohibited areas. A copy of these regulations shall be submitted to the Fire District for review.~~

~~q. Signs reading "NO OUTLET" shall be posted at the entry points to dead-end access roadways exceeding 125 feet in length.~~

~~r. Approved fire hydrants shall be spaced at 500-foot intervals along the route of the interior access roadway. The fire hydrants shall be capable of supplying a minimum fire flow of 1,000 gallons per minute at 20 pounds per square inch of pressure.~~

~~s. All structures in the proposed subdivision will be connected to the public water supply; private wells shall not be permitted.~~

~~t. Approved Fire District apparatus access shall be provided into all unimproved and recreational areas for emergency medical and fire suppression purposes. Unimproved areas include, but are not limited to: greenbelts, wetlands, environmentally sensitive areas, open spaces, parks, bicycle and pedestrian trials and recreations areas. Access to the aforementioned sites shall comply with the following requirements:~~

~~(1) Access roadways designed for vehicle use shall be a minimum of 20-feet in width.~~

~~(2) Pedestrian, bicycle, and non-vehicle recreational trail shall be a minimum of 12-feet in width.~~

~~(3) Surfacing materials utilized for bicycle and pedestrian trails shall be designed to suppot the weight of Fire District emergency response vehicles.~~

~~(4) The Fire District shall determine the number and location of access points to unimproved areas.~~

~~u. Firebreaks shall be provided to separate unimproved areas, wetland, wild land, open space areas, etc., from adjacent commercial, residential, and recreational development. Firebreaks shall provide a minimum of 300feet of separation from combustible fencing, structures, and ornamental vegetation. Where non-combustible fencing is provided, fire-resistive plants may be used to reduce or eliminate the firebreak subject to approval by the Fire District. An agreement for the upkeep and maintenance of the firebreak areas shall be provided.~~

~~v. Fencing for wetland, wild land, unimproved, open space, recreational areas, etc., shall be constructed of non-combustible materials. Fencing installed~~

~~along the boundaries of unimproved areas shall be of the metal, open grate variety.~~

~~8. Sacramento County Sheriff's Department~~

~~a. There shall be no "dogleg" courts or cul-de-sacs. Law enforcement needs unobstructed views into each of these courts should a tactical situation arise.~~

~~(1) The planned "Court I" shall be redesigned to allow for full visibility from one end to the other. In its current layout, law enforcement is unable to see lots 24 and 25 from the beginning of the court.~~

~~b. The map provided does not show street layouts for the proposed RD-20 development. The Sheriff's Department requests an updated map which identifies streets and locations of this project.~~

~~c. Any gates placed around the proposed condominium project shall be to the satisfaction of the Sacramento Metropolitan Fire District, Sacramento Sheriff's Department, and Sacramento County Department of Transportation.~~

~~d. The location of a "tot lot" is not clearly visible on the condominium map.~~

~~(1) If required, the tot lot shall be placed in a location that will provide the best possible visibility from all surrounding dwelling units. It is preferred that it be located in an area near the community room and/or centralized mail delivery units.~~

~~e. Landscaping shall be of the type and situated in locations to maximize observation while providing the desired degree of aesthetics. Security planting materials are encouraged along fences and property lines and under vulnerable windows.~~

~~f. All curbs shall be vertical in design. Rounded curbs shall be avoided whenever possible.~~

~~g. Vertical wrought iron fencing materials shall be used for all fences between private lots and open space, parks, right of ways, or other public access land. This is to allow visibility to those areas and encourage residents to view activities in those areas. In addition this will make those areas less attractive to loiterers and others who wish to use those locations for criminal or mischievous purposes.~~

~~h. There shall be on-street lighting to allow for adequate visibility by residents, law enforcement, and passerby during nighttime hours.~~

~~i. All lighting fixtures shall be of a type and kind to resist breakage and other vandalism.~~

~~j. Parking areas, roadways, and driveways shall be illuminated with high intensity discharge lighting with sufficient wattage to provide adequate illumination to provide a safe, secure environment for persons, property, and vehicles on site. Such lighting shall be equipped with vandal-resistant covers and photocell control. A lighting level of 0.25 to 0.500 foot-candles, maintained at ground level, is required for the site in general; entry intersections should be 0.50 or greater.~~

~~k. A street number shall be displayed in a prominent location on the street side of the residence in such a position that the number is easily visible to approaching emergency vehicles.~~

~~(1) The numerals shall be no less than six (6) inches in height and shall be of a contrasting color to the background to which they are attached.~~

~~(2) The numerals shall be lighted at night.~~

~~l. Prior to recordation of final map, the property shall annex into the County of Sacramento Community Facilities District No. 2005-01 (Police Services). The annexation process takes approximately 6 months and the applicants must contact the county of Sacramento Infrastructure Finance Section at (916) 874-6525 at the earliest possible time to initiate the process and to obtain information concerning annexation costs.~~

~~9. Southgate Recreation and Park District~~

~~a. Based on the 115 single-family residential lots and 224 multi-family units proposed for this subdivision, the required Quimby parkland dedication would be approximately 3.3 acres. An elementary school and 5-7 acres neighborhood park are planned for this general area of the Florin-Vineyard Community. However, due to the large number of dwelling units planned for this project, including the 224 unit condominium development, the District would like to locate a small park (approximately 2 acres) within this project area. A park location near the multi-family development would serve to link the single-family and multi-family components of the project and help integrate the densities supporting smart growth principles. The District would prefer to see street frontage along the park site and a location on one of the neighborhood's collector streets. Once the final location and size of the park site is decided, the District will determine its effects upon this subdivision in regards to parkland dedication pursuant to the Quimby requirements of the Subdivision Map Act.~~

~~b. The District recommends the inclusion of a 25 foot landscaped corridor along Gerber Road including a 6 foot wide detached meandering sidewalk and landscaping (including a combination of shade trees, shrubs and turf). This design recommendation is consistent with the surrounding landscape corridor improvements on Gerber and would provide a continuous safe route of travel~~

~~for pedestrians in the area. The District however, does not maintain landscape corridors on commercial or multi-family residential properties.~~

~~c.~~ ~~This subdivision map is currently showing a 15 foot landscape corridor along the west side of Florencia Lane (Lots 'A', 'B' and 'C'). However, the District has identified Florencia Lane as a potential designated "Parkway" to include a generously planted landscape corridor with pedestrian and bicycle paths. This Parkway was planned to be a "green" link through the community from Gerber Road south to the proposed elementary school site, a potential neighborhood park site and a large vernal pool/open space complex on Giant Panda Drive. This Parkway will provide a pedestrian oriented streetscape for enhanced comfort and safety for pedestrians as well as bicyclist. Improvements will include a wide planted boulevard along one side of the street, a wide sidewalk, Class II bike lanes (on-street/striped), ample lighting, benches and crosswalks. The District shall work with the County of Sacramento Planning and Transportation Departments in developing street and streetscape designs and construction standards for this Parkway. Similar to landscape corridors, the District shall accept parkway land once it has been improved and passed inspections. The District agrees to own and maintain parkways through finance district funding. The District reserves the right to comment in greater detail on this map at a future date regarding either the acceptance of the landscape corridor lots as proposed or the Parkway corridor lots depending on the expected location of the aforementioned school site and the final design of the Parkway corridor.~~

~~d.~~ ~~The District requires six foot high masonry soundwalls along landscape corridors. These masonry walls shall be treated with a graffiti-resistant coating and the materials and design are to be approved by the District. The District requires 6 foot high masonry walls for all lots that back-up or side-on to the landscape corridors to provide consistency with other area landscape corridors. Soundwalls may or may not be required along the landscape corridor lots of this subdivision adjoining Florencia Lane depending on whether the street is developed as a "Parkway" and depending on the proposed design for the parkway corridor.~~

~~e.~~ ~~The District is willing to accept ownership and management of the proposed Open Space Wetland Corridor lots identified on the Tentative Subdivision Map as Lots 'D', 'E', and 'F', depending on Army Corps of Engineers' requirements. The District requires a oublic road frontage along one side of this open space wetland corridor to provide a buffer area due to the narrowness of this open space corridor and to improve visibility into the corridor. Open Space Lots shall be dedicated to the District as a gift with a clear title report and be fully developed and improved by the developer with plans and specifications to be approved by the District. No Quimby credit or Developer Fee credit would be given for this open space or the improvements.~~

~~The District requests review of any existing Drainage Easements over this open space corridor and any and all applicable Army Corps of Engineers, Fish and Wildlife Services, Fish and Game and all other permitting agency's comments and requirements as well as the final permit and conditions as they pertain to this open space property. The district will accept the completed open space areas only after it has passed inspections and the conditions required are accepted by the Army Corps of Engineers (if applicable).~~

~~f. Open space areas shall front on a public road per County of Sacramento General Plan requirements. The Developer shall provide a vertical curb and 6 foot wide concrete sidewalk along all streets fronting open space areas and shall install street lighting on the open space side of the street. For the open space areas that front on a public street, a "setback" area of approximately 10 feet (from back of sidewalk into open space area) shall be minimally landscaped (to District's specifications) to provide an aesthetic transition into the open space area. The open space will have post and cable fencing along the back edge of the landscaped area and the irrigation system shall be installed according to specifications provided by the District and shall be connected to the Districts Maxicom computerized irrigation system inclusive of: controller, phone line and electricity. The District shall accept the completed open space area after it has passed inspections and received a clear title report.~~

~~Any lots adjacent to the open space shall have a 6 foot high tubular steel fence constructed by the developer, and approved by the District. This fencing belons to and is the responsibility of the residential property owner or developer. The District may allow a solid fire resistant fencing where there is good visibility inot the open space from other directions.~~

~~g. The Developer shall consent to the inclusion of this subdivision within the Florin-Vineyard Financing District, which will be a landscaping and Lighting Assessment District or a Mello Roos Community Facilities District, and the Southgate Landscaping and Lighting Assessment District – West Vineyard Zone. The Developer shall be responsible for notification to all subsequent purchasers of parcels of land within this subdivision of the inclusion within said financing districts. These financing districts will be established by Southgate for purposes of funding maintenance and operations, additional park and recreation capital improvements, community center maintenance and operations, and park and recreation programs.~~

~~h. This subdivision will be included in the Southgate Recreation & Park District component of any future Florin-Vineyard Public Facilities Financing Plan as determined by the Sacramento County Board of Supervisors. In the absence of an approved County financing plan, the District recommends that the County Board of Supervisors annex this subdivision to an existing plan which meets the current park and recreation needs of the District or otherwise require an appropriate funding mechanism that will address the park land~~

~~dedication, maintenance and development requirements of the Southgate District. The District reserves the right to revise parkland dedication requirements and financing mechanisms to adapt to changes resulting from modifications to the policy or the creation of a new plan by the County of Sacramento.~~

~~10.~~ ~~Sacramento County Department of Water Resources – Water Supply~~

~~a.~~ **~~Water supply will be provided by the Sacramento County Water Agency, per the provisions of the Master Water Study for the Florin Vineyard Community Plan dated December 2005.~~**

~~b.~~ **~~Provide separate public water service to each parcel. All water lines shall be located within a public right-of-way or within easements dedicated to SCWA. Easements shall be reviewed and approved by Sacramento County Water Agency prior to Improvement Plan approval or Final Map approval.~~**

~~c.~~ **~~Destroy all abandoned wells on the proposed project site in accordance with the requirements of the Sacramento County Environmental Health Division. Clearly show all abandoned/destroyed wells on the improvement plans for the project. Prior to abandoning any existing agricultural wells, applicant shall use water from agricultural wells for grading and construction.~~**

~~d.~~ **~~Prior to issuance of building permits pay the Surface Water Component Fee for Private Wells as outlined in Title 4, Section 4.45.005 of the Sacramento County Water Agency (SCWA) Code.~~**

~~e.~~ **~~Pluming systems for residential units shall be stubbed to the street right-of-way to facilitate future connections in the event of future public water service.~~**

~~f.~~ **~~Test all water wells for arsenic at the time of construction.~~**

~~g.~~ **~~The property owners shall participate in future groundwater management and well protection programs adopted by the Sacramento County Water Agency that are applied uniformly throughout Zone 40.~~**

~~The following requirements are not project conditions subject to tentative map approval:~~

~~h.~~ **~~Prior to the issuance of any building permits for the project, the project developer/owner shall pay Zone 40 development fees applicable at the time of building permit issuance in accordance with Title 4 of the Sacramento County Water Agency (SCWA) Code.~~**

i. **Prior to the issuance of any building permits for the project, the project shall conform to the specific provisions of the Sacramento County Landscape Water Conservation Ordinance (Chapter 14.10 of the Sacramento County Code) to the satisfaction of the County Landscape/Oak Tree Coordinator.**

PROJECT MITIGATION MEASURES

MITIGATION MEASURES FOR POTENTIAL IMPACT TO THE COUNTY DRAINAGE SYSTEM:

LM-1. Prior to the approval of improvement plans for individual development projects within the FVGCP area, the project proponent shall demonstrate to the satisfaction of DWR that all FVGCP DMP improvements necessary to provide adequate flood protection to the project, and necessary to provide adequate mitigation for the project's downstream drainage/flooding and water quality impacts, have been implemented.

LM-2. Revise the submitted Legends Meadows tentative map to be consistent with the FVGCP DMP, as shown on Plate LM-12.

MITIGATION MEASURES FOR POTENTIAL AIR QUALITY IMPACTS:

LM-3. The applicant shall implement the following mitigation in order to reduce construction-related PM_{10} emissions:

A. Keep soil moist at all times.

B. Maintain at least two feet of freeboard space on all haul trucks.

C. Use emulsified diesel or diesel catalysts on applicable heavy duty diesel construction equipment.

MITIGATION MEASURE FOR POTENTIAL NOISE IMPACTS:

LM-4. The applicant shall adhere to one of the following options:

A. All residential units shall be placed a minimum of 79 feet away from the Gerber Road centerline.

B. An acoustical analysis shall be submitted to the Department of Environmental Review and Assessment which demonstrates that a noise level of 45 dB Ldn or less (under cumulative traffic conditions) is attained within the indoor areas of all affected properties (any residential units located within 79 feet of the Gerber Road centerline).

~~MITIGATION MEASURE FOR POTENTIAL WETLANDS IMPACTS:~~

~~**LM-5.** Prior to any grading, grubbing, or excavation within 50 feet of on-site wetlands, the applicant or owner shall obtain any/all applicable permits from the U.S. Fish and Wildlife Service (USFWS), U.S. Army Corps of Engineers, California Department of Fish and Game and the Central Valley Regional Water Quality Control Board for the proposed modifications to on-site wetlands. In addition, the project applicant or property owner shall comply with General Plan Conservation Element Policy No. CO-96 as it pertains to no net loss of wetlands. If mitigation occurring through the state and federal permitting processes results in less than 1:1 compensation for the loss of wetland habitat, the applicant or owner shall be required to pay to the County of Sacramento an amount based on a rate of $35,000 per acre for the unmitigated/ uncompensated wetlands. The payment shall be submitted to the Department of Planning and Community Development and shall be deposited in the Wetlands Restoration Trust Fund. A copy of any required permits, or written notification from the applicant that the permit authority has determined that a permit is not required, and verification of compliance with General Plan Conservation Element Policy No. CO-96 regarding no net loss of wetlands shall be submitted to the Department of Environmental Review and Assessment.~~

~~MITIGATION MEASURES FOR POTENTIAL SPECIAL STATUS SPECIES IMPACTS:~~

~~**LM-6.** Prior to the approval of improvement plans, building permits, or recordation of the final map, whichever occurs first, implement one of the following options to mitigate for the loss of 10.4 acres of Swainson's hawk foraging habitat on the project site:~~

~~A. The project proponent shall utilize one or more of the mitigation options (land dedication and/or fee payment) established in Sacramento County's Swainson's Hawk Impact Mitigation Program (Chapter 16.130 of the Sacramento County Code).~~

~~B. The project proponent shall, to the satisfaction of the California Department of Fish and Game, prepare and implement a Swainson's hawk mitigation plan that will include preservation of Swainson's hawk foraging habitat.~~

~~C. Should the County Board of Supervisors adopt a Swainson's hawk mitigation policy/program (which may include a mitigation fee payable prior to issuance of building permits) prior to the implementation of one of the measures above, the project proponent may be subject to that program instead.~~

~~**LM-7.** If construction, grading, or project-related improvements are to occur between March 1 and September 15, a focused survey for raptor nests on~~

~~the site and on nearby trees (within 500 feet of the site) shall be conducted by a qualified biologist within 14 days prior to the start of construction work (including clearing and grubbing). If no active nests are found during the focused survey, no further mitigation will be required. If an active nest(s) is found, the Department of Environmental Review and Assessment and the CDFG shall be contacted to determine appropriate protective measures.~~

~~**LM-8.**~~ ~~Prior to construction activity (including site improvements, and building construction) a focused surveys shall be conducted by a qualified biologist for burrowing owls where suitable habitat is present in the project area. Suitable habitat includes agricultural field margins, drainage ditches, and fallow fields. Surveys shall be conducted no less than 14 days and no more than 30 days prior to commencement of construction activities. Surveys shall be conducted in accordance with CDFG protocol (CDFG 1995).~~

~~A. If no occupied burrows are found in the survey area, a letter report documenting survey methods and findings shall be submitted to the County and no further mitigation is necessary.~~

~~B. If an occupied burrow is found the applicant shall contact the Department of Environmental Review and Assessment and consult with the California Department of Fish (CDFG), prior to construction, to determine if avoidance is possible or if burrow relocation will be required.~~

~~C. If owls are to remain on-site, a minimum of 6.5 acres of foraging habitat for each occupied burrow needs to be permanently preserved according to CDFG guidelines.~~

~~D. In order to avoid direct impacts to owls, no activity shall take within 160 feet of an active burrow from September 1 to January 31 (wintering season) or 250 feet from February 1 through August 31 (breeding season). Protective fencing shall be place, at the distances above, around the active burrows and no activity shall occur within the protected buffer areas.~~

~~E. Any impact to active owl burrows, relocation of owls or mitigation for habitat loss shall be done in accordance with CDFG guidelines. Written evidence from CDFG staff shall be provided to DERA attesting to the permission to remove burrows, relocate owls, mitigate for lost habitat, and provided a method for preservation habitat in perpetuity.~~

~~MITIGATION MEASURES FOR IMPACTS TO NATIVE TREES:~~

~~**LM-9.**~~ ~~The removal of 24 inches dbh of native California black walnut trees (#1 and #2) shall be compensated by planting native California black walnut trees equivalent to the dbh inches lost, based on the ratios listed below, at locations that are authorized by the Department of Environmental Review and~~

~~Assessment. On-site preservation of native California black walnut that are less than 6 inches (<6 inches) dbh, may also be used to meet this compensation requirement. A total of 24 inches will require compensation.~~

~~Equivalent compensation based on the following ratio is required:~~

- ~~one preserved native walnut tree < 6 inches dbh on-site = 1 inch dbh~~
- ~~one D-pot seedling (40 cubic inches or larger) = 1 inch dbh~~
- ~~one 15-gallon tree = 1 inch dbh~~
- ~~one 24-inch box tree = 2 inches dbh~~
- ~~one 36-inch box tree = 3 inches dbh~~

~~Replacement tree planting shall be completed prior to the issuance of building permits or a bond shall be posted by the applicant in order to provide funding for purchase, planting, irrigation, and 3-year maintenance period, should the applicant default on replacement tree mitigation. The bond shall be in an amount equal to the prevailing rate of the County Tree Preservation Fund and will be due within one year of posting the bond.~~

~~Prior to the approval of Improvement Plans or Building Permits, whichever occurs first, a Replacement California black walnut Tree Planting Plan shall be prepared by a certified arborist or licensed landscape architect and shall be submitted to the Environmental Coordinator for approval. The Replacement California black walnut Planting Plan(s) shall include the following minimum elements:~~

1. ~~Species, size and locations of all replacement plantings and < 6-inch dbh trees to be preserved;~~
2. ~~Method of irrigation;~~
3. ~~If planting in soils with a hardpan/duripan or claypan layer, include the Sacramento County Standard Tree Planting Detail L-1, including the 10-foot deep boring hole to provide for adequate drainage;~~
4. ~~Planting, irrigation, and maintenance schedules;~~
5. ~~Identification of the maintenance entity and a written agreement with that entity to provide care and irrigation of the trees for a 3-year establishment period, and to replace any of the replacement California black walnut trees which do not survive during that period; and~~

6. ~~Designation of 20 foot root zone radius and landscaping to occur within the radius of California black walnut trees < 6-inches dbh to be preserved on-site.~~

~~No replacement tree shall be planted within 15 feet of the driplines of existing California black walnut trees or landmark size trees that are retained on-site, or within 15 feet of a building foundation or swimming pool excavation. The minimum spacing for replacement oak trees shall be 20 feet on-center. Examples of acceptable planting locations are publicly owned lands, common areas, and landscaped frontages (with adequate spacing). Generally unacceptable locations are utility easements (PUE, sewer, storm drains), under overhead utility lines, private yards of single family lots (including front yards), and roadway medians.~~

~~California black walnut trees <6 inches dbh to be retained on-site shall have at least a 20-foot radius suitable root zone. The suitable root zone shall not have impermeable surfaces, turf/lawn, dense plantings, soil compaction, drainage conditions that create ponding, utility easements, or other overstory tree(s) within 20 feet of the tree to be preserved. Trees to be retained shall be determined to be healthy and structurally sound for future growth, by an ISA Certified Arborist subject to Department of Environmental Review and Assessment approval.~~

~~If California black walnut tree replacement plantings are demonstrated to the satisfaction of the Environmental Coordinator to be infeasible for any or all trees removed, then compensation shall be through payment into the County Tree Preservation Fund. Payment shall be made at a rate of $325.00 per dbh inch removed but not otherwise compensated, or at the prevailing rate at the time payment into the fund is made.~~

~~**LM-10.** All off-site native oak trees (located along the eastern boundary of APN 121-0010-003) that are 6 inches dbh or larger which may be impacted by utility installation and/or improvements associated with this project, shall be preserved and protected as follows:~~

1. ~~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 of each tree. Limbs must not be cut back in order to change the dripline. The area beneath the dripline is a critical portion of the root zone and defines the minimum protected area of each tree. Removing limbs that make up the dripline does not change the protected area.~~

2. ~~Any protected trees on the site that require pruning shall be pruned by a certified arborist prior to the start of construction work. All pruning shall be in accordance with the American National Standards Institute (ANSI) A300 pruning standards and the International Society of Arboriculture (ISA) "Tree Pruning Guidelines."~~

3. ~~Prior to initiating construction, temporary protective fencing shall be installed at least one foot outside the driplines of the protected trees within 100-feet of construction related activities, in order to avoid damage to the tree canopies and root systems.~~

4. ~~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 protected trees. Small metallic numbering tags for the purpose of preparing tree reports and inventories shall be allowed.~~

5. ~~No vehicles, construction equipment, mobile home/office, supplies, materials or facilities shall be driven, parked, stockpiled or located within the driplines of protected trees.~~

6. ~~No grading (grade cuts or fills) shall be allowed within the driplines of protected trees.~~

7. ~~Drainage patterns on the site shall not be modified so that water collects or stands within, or is diverted across, the dripline of any protected tree.~~

8. ~~No trenching shall be allowed within the driplines of protected trees. If it is absolutely necessary to install underground utilities within the dripline of a protected tree, the utility line shall be bored and jacked under the supervision of a certified arborist.~~

9. ~~The construction of impervious surfaces within the driplines of protected trees shall be stringently minimized. When it is absolutely necessary, a piped aeration system per County standard detail shall be installed under the supervision of a certified arborist.~~

10. ~~No sprinkler or irrigation system shall be installed in such a manner that sprays water or requires trenching within the driplines of protected trees. An above ground drip irrigation system is recommended.~~

11. ~~Landscaping beneath oak trees may include non-plant materials such as bark mulch, wood chips, boulders, etc. The only plant species which shall be planted within the driplines of oak trees are those which are tolerant of the natural semi-arid environs of the trees. A list of such drought-tolerant plant species is available at the Department of Environmental Review and Assessment. Limited drip irrigation approximately twice per summer is recommended for the understory plants.~~

~~MITIGATION MEASURE FOR POTENTIAL IMPACTS TO CULTURAL RESOURCES:~~

~~**LM-11.** Should any cultural resources, such as structural features, unusual amounts of bone or shell, artifacts, human remains, or architectural remains be encountered during any development activities, work shall be suspended and~~

~~the Department of Environmental Review and Assessment shall be immediately notified at (916) 874-7914.~~

~~At that time, the Department of Environmental Review and Assessment will coordinate any necessary investigation of the find with appropriate specialists as needed. The project proponent shall be required to implement any mitigation deemed necessary for the protection of the cultural resources. In addition, pursuant to Section 5097.97 of the State Public Resources Code and Section 7050.5 of the State Health and Safety Code, in the event of the discovery of human remains, all work is to stop and the County Coroner shall be immediately notified. If the remains are determined to be Native American, guidelines of the Native American Heritage Commission shall be adhered to in the treatment and disposition of the remains.~~

4 GERBER CREEK

The effects of the proposed land use plans for the Florin Vineyard Gap projects are addressed in Volume 1 of this EIR. Impacts to environmental resources have been addressed therein for the overall plan area. This chapter discusses the site specific impacts of this particular project in the Florin Vineyard Gap Community. Impacts, mitigation measures and conditions requested by Sacramento County's reviewing departments are provided within this chapter.

PROJECT INFORMATION

CONTROL NUMBER: 04-RZB-SDP-SPP-AHS-0187

NAME: GERBER CREEK REZONE, TENTATIVE SUBDIVISION MAP, SPECIAL DEVELOPMENT PERMIT, AND AFFORDABLE HOUSING PLAN

LOCATION: The project site is located on the west side of Elk Grove-Florin Road, approximately 1,300 feet north of Gerber Road, in the South Sacramento Community (see Plate GC-1).

ASSESSOR'S PARCEL NUMBER: 065-0070-007

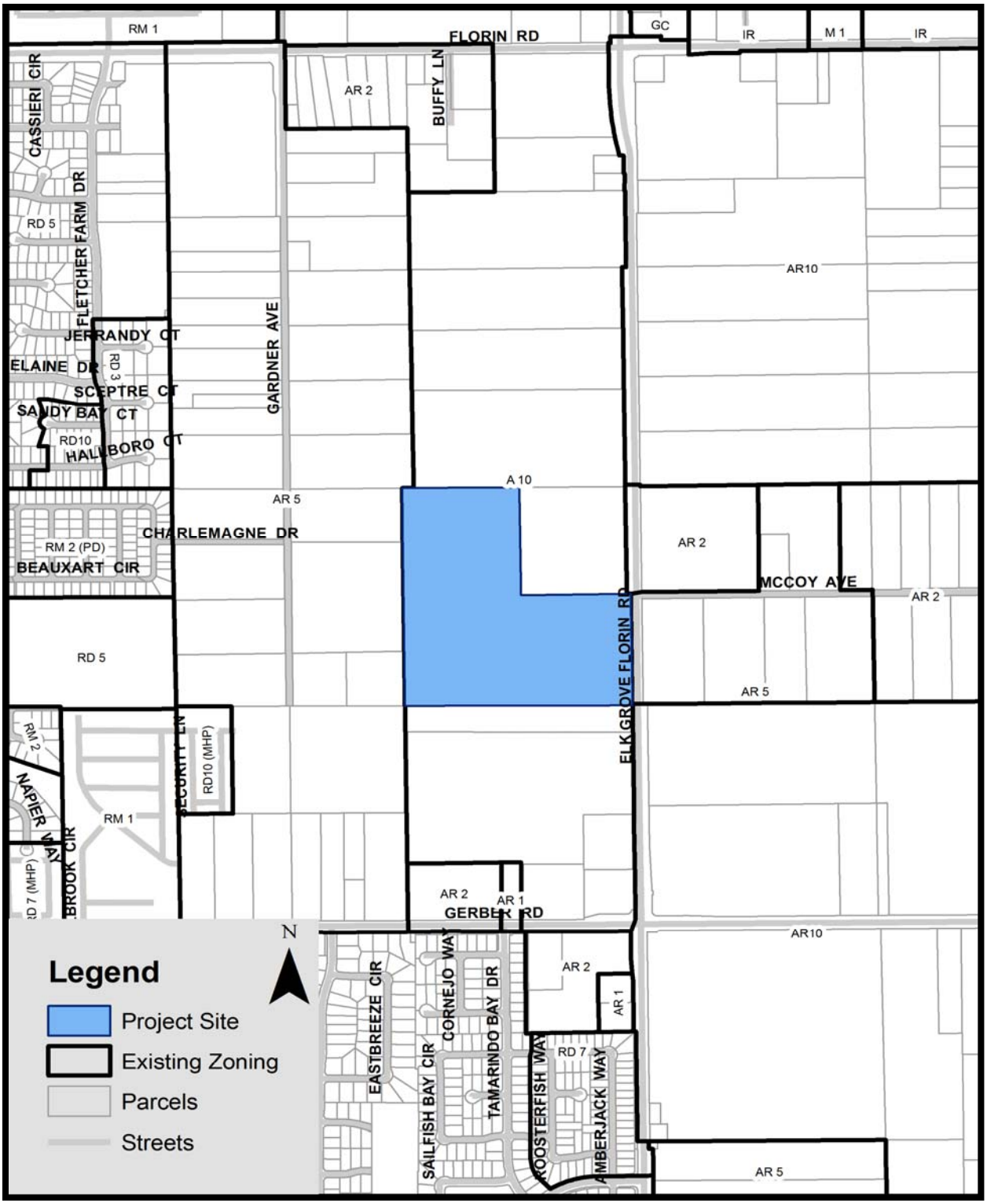
APPLICANT/OWNER:

Jack Liebau

ENGINEER:

MacKay & Somps

Plate GC-1 Vicinity and Zoning Map



PROJECT DESCRIPTION

1. A **Rezone** of approximately 30.3 acres from A-10 agricultural holding and A-10(F) agricultural holding (flood combining) to ~~RD-5~~ **RD-4** residential (~~12~~ **15.3** acres), and RD-7 residential (~~18.3~~ **15** acres) (see Plate GC -2).

2. A **Tentative Subdivision Map** to divide 30.3 acres into ~~215 single-family lots,~~ **184 residential lots (24 half-plex lots and 160 single-family lots)** and 2 landscape corridor lots (Lots A and B) (see Plate GC -3).

3. A **Special Development Permit** (see Plate GC -4) to allow **deviations from the lot size, width and setback standards.** ~~:~~

   ~~a) A reduction in the RD-7 single-family lot area from 4,000 to 2,500 square feet for interior lots, and from 5,200 to 3,100 square feet for corner lots.~~

   ~~b) A reduction in the RD-5 single-family lot area from 5,200 to 5,000 square feet for interior lots, and from 6,200 to 5,800 square feet for corner lots.~~

   ~~c) A reduction in the single-family front-yard setback requirements from 20 to 12.5 feet for the habitable portion of the dwelling for certain lots in the RD-5 zone, and from 20 to 8 feet for the habitable portion of the dwelling for certain lots in the RD-7 zone.~~

   ~~d) A reduction in the single-family side-yard setback requirements from 5 to 3 feet for certain lots in the RD-7 zone.~~

   ~~e) A density bonus of 27 extra units based on the Affordable Housing Plan.~~

~~4. An **Exception** from the Land Development Ordinance (Title 22) to allow certain lots of less than 95-foot minimum depth standard, and to allow certain lots to exceed the 3:1 lot depth to width ratio standard.~~

4. **A Special Development Permit to allow an affordable housing density bonus of 24 lots as permitted by the Affordable Housing Ordinance to off-set those units lost to affordable housing.**

5. An **Affordable Housing Plan** consisting of on-site construction of single-family dwellings to be dispersed throughout the project.

~~Plate GC-2 Rezone Exhibit~~

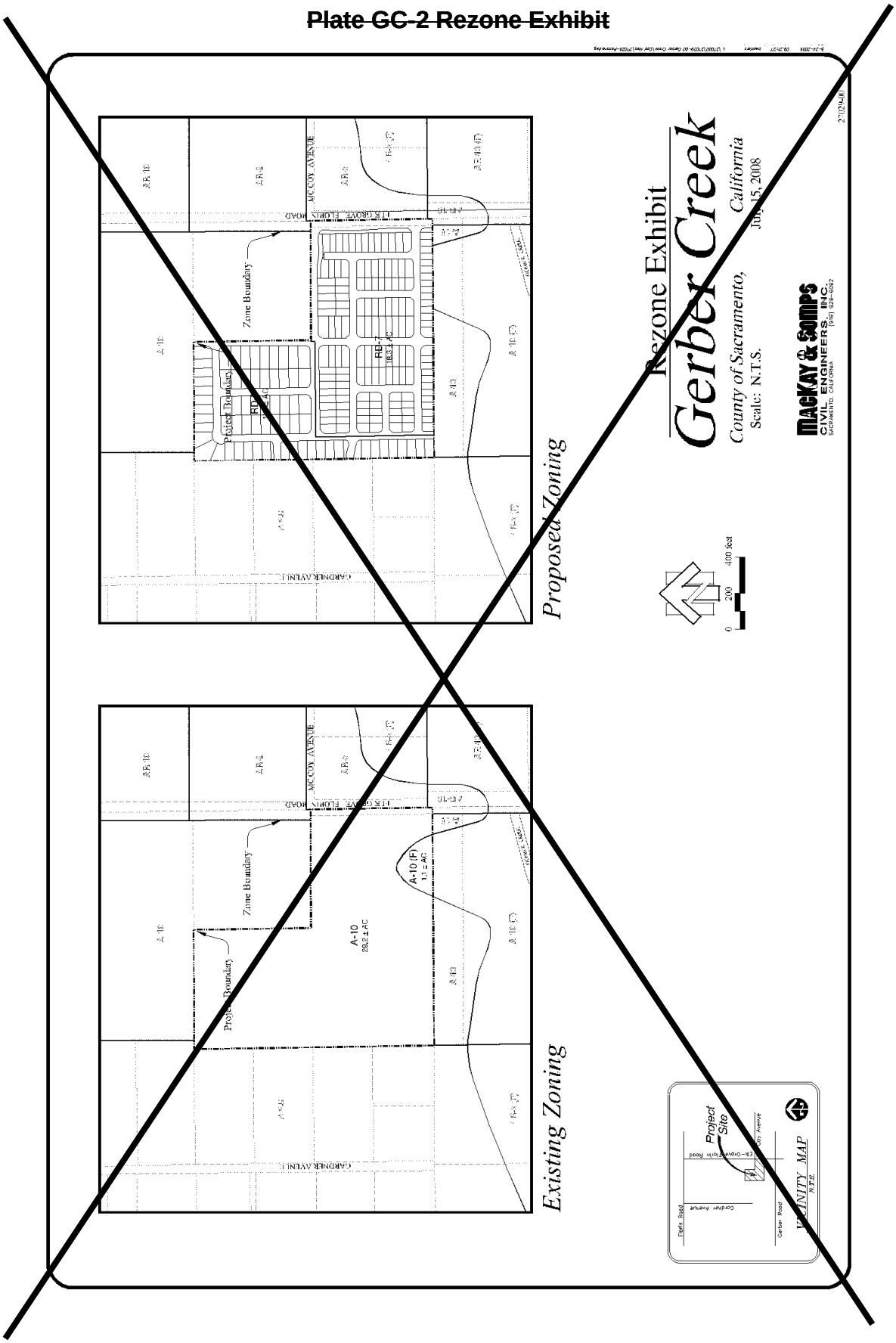
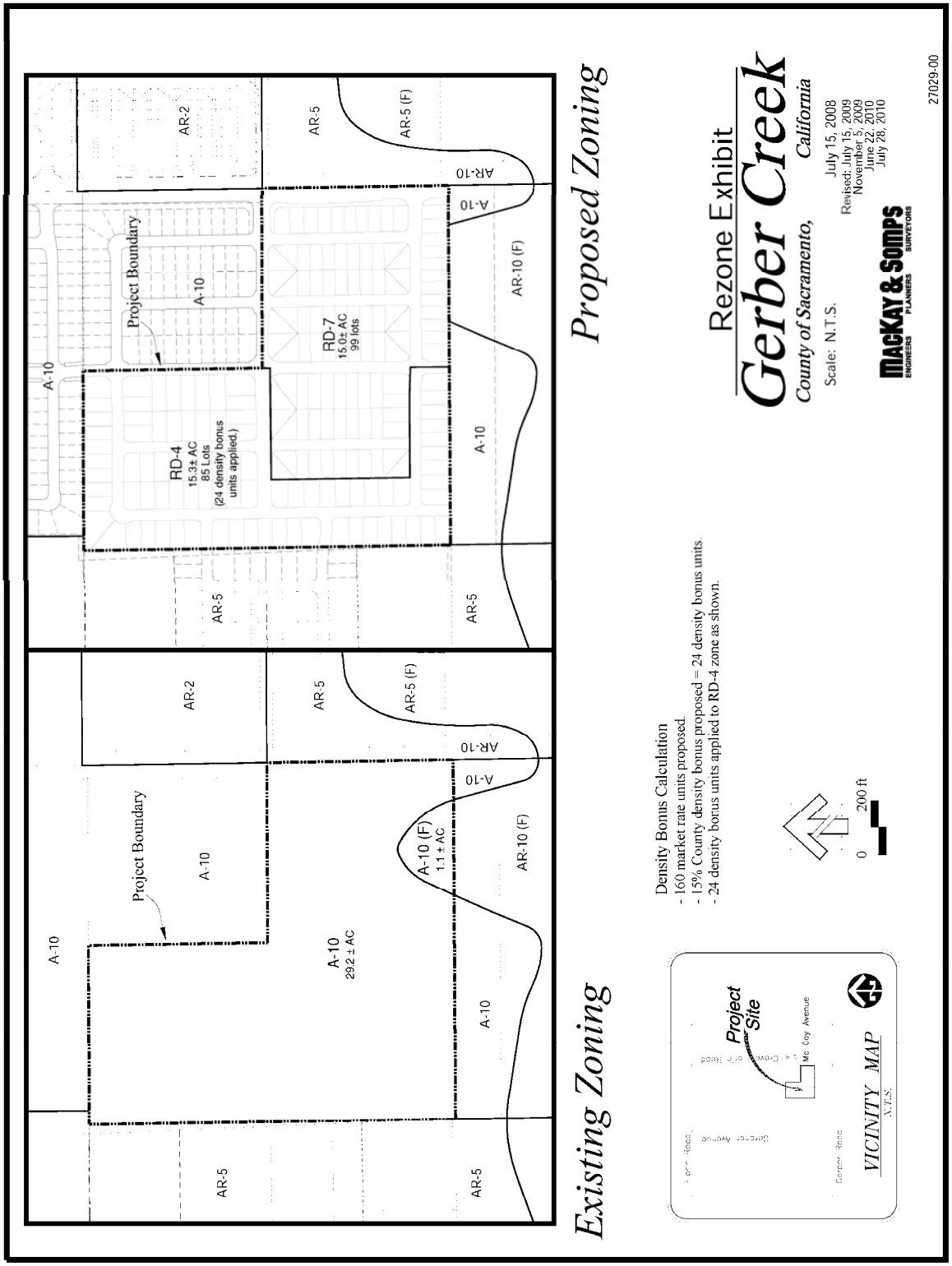


Plate GC -2 Rezone Exhibit



~~Plate GC-3 Tentative Subdivision Map~~

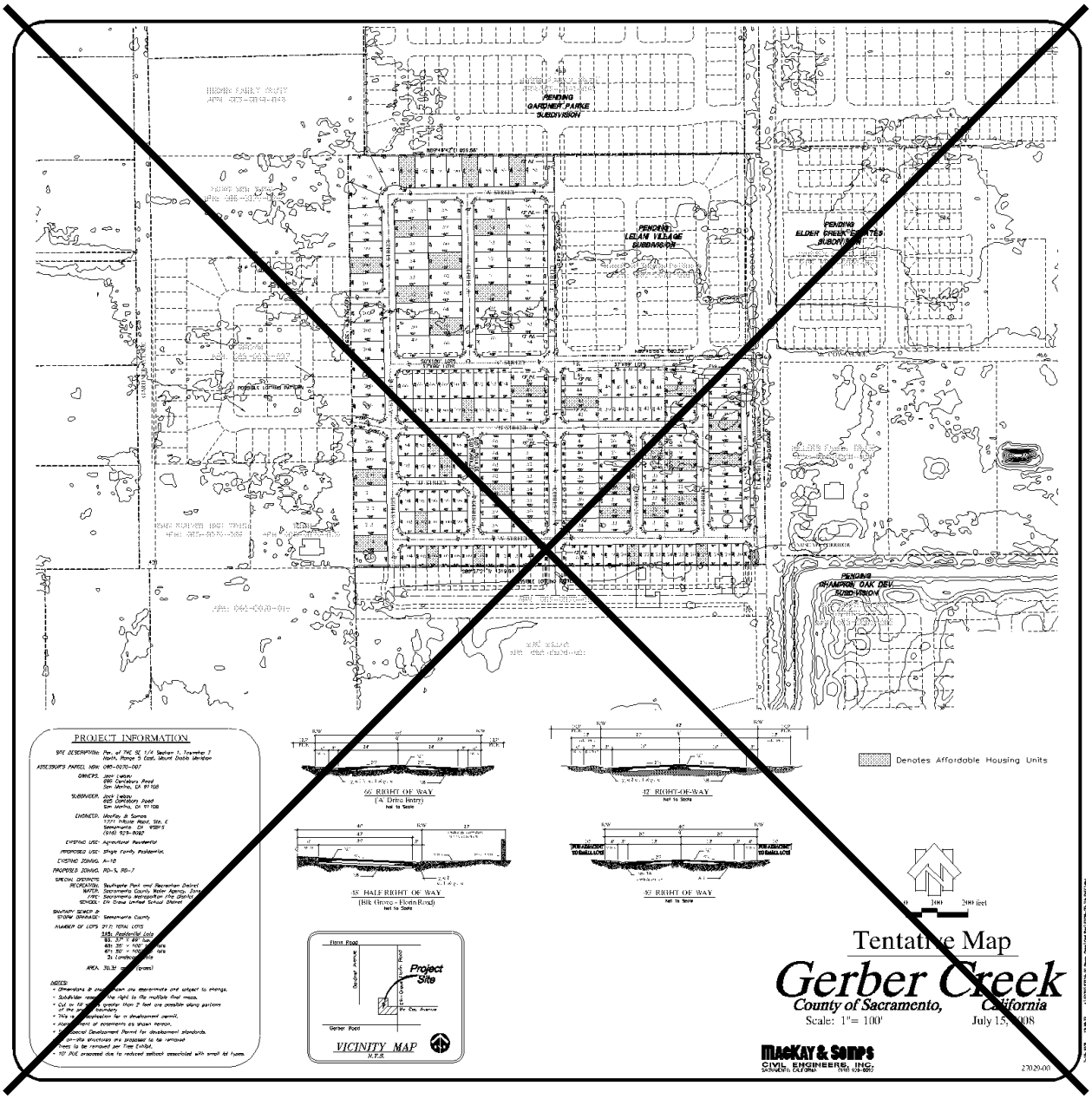
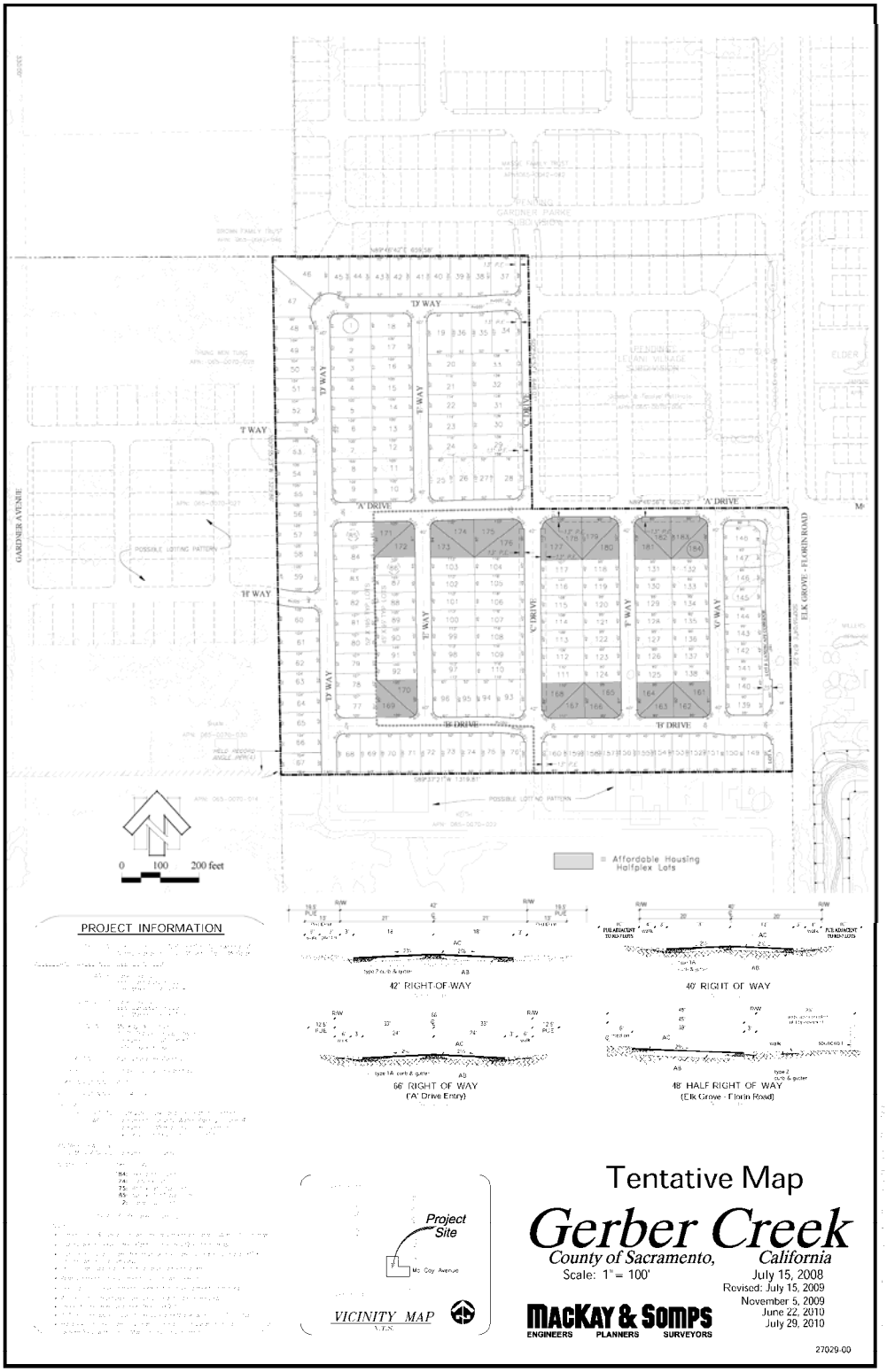


Plate GC -3 Tentative Subdivision Map



~~Plate GC-4 Special Development Permit Exhibit~~

PROPOSED DEVELOPMENT STANDARDS

	PROPOSED	PROPOSED	PROPOSED
	(37' X 69' LOTS)	(35' X 100' LOTS)	(50' X 100' LOTS)
	RD-7	RD-7	RD-5
LOT DIMENSIONS (min.)			
Area (sq. ft.) (1)	2,500	3,500	5,000
Area, Corner (sq. ft.) (1)	3,100	4,300	5,800
Width	37'	35'	50'
Public Street Frontage (2)	30'	30'	35'
Width, Corner (2)	45'	43'	58'
Depth (3)	69'	95'	95'
SETBACKS (min.)			
Front, Living Area (4) (5)	8'	10 (13)	12.5'
Front, Porch (5)	8'	10'	10'
Front Garage (7)	18' (8)	18' (8)	18' (8)
Side, Interior (4)	3' (9)	4' (9)	5' (9)
Side, Total Bldg.Separation (9)	6'	8'	10'
Side, Street (4)	10'	10'	10'
Rear, Living Area (4)	10'	10'	15'
Rear, Ancillary Unit (10)	5'	5'	5'
Detached Garage (11)	0'	0'	0'
P.U.E. Adjacent to R/W	10'	10'	10'

FOOTNOTES

(1) The minimum half-plex lot area is 3,200 sq. ft. for interior lots and 3,600 sq. ft. for corner lots. Half-plex lots have no minimum lot dimension requirements.
(2) The public street frontage for lots fronting on a curved street or the curved portion of a cul-de-sac or elbow may be measured along an arc located within the front 50 feet of the lot.
(3) The minimum lot depths listed herein supersede the minimum lot depth provisions in the Zoning Code.
(4) Architectural projections are allowed to extend two (2) feet into the required interior side yard and rear yard setbacks. Architectural projections are also allowed to extend two (2) feet into required 20-foot front yard setbacks. Architectural projections include eaves, bay windows (cantilevered and extending from the foundation), fireplaces, media bays, and architectural box-outs. Rear yard projections are allowed per Zoning Code, Section 305-02 (b).
(5) Vehicular visibility requirements must be met.
(6) May be reduced to 20 feet where adjacent to detached sidewalk.
(7) Where swing driveways are used, the front yard garage setback may be reduced to 15 feet.
(8) roll-up doors shall used.
(9) Zero-lot line units are permitted where the total building separation requirement is met.
(10) Ancillary units have the same front, side, and street sideyard setback requirement as the primary unit. If attached, the required rear yard is the same as for the primary unit. If detached, the separation from the primary unit is governed by the Uniform Building Code and the Uniform Fire Code. Ancillary units may be placed above attached or detached garages. One (1) on-site parking space is required per unit in addition to the two (2) garage and two (2) driveway spaces required for the primary unit.
(11) Side and rear setback dimension.
(12) Refer to Sacramento County Zoning code for applicable lot dimensions and building setbacks.
(13) May be reduced to 5 feet where adjacent to common area.

Special Development Permit Exhibit

GERBER CREEK

Sacramento County, California

July 15, 2008

MACKAY & SOMPS
CIVIL ENGINEERS, INC.
SACRAMENTO, CALIFORNIA (916) 929-6092

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Plate GC -4 Special Development Permit Exhibit

PROPOSED DEVELOPMENT STANDARDS

	PROPOSED (45' x 95' LOTS) RD-7	PROPOSED (52' X 105' LOTS) RD-4
LOT DIMENSIONS (min.)		
Area (sq. ft.)(1)	3,800	5,200
Area, Corner (sq. ft.)(1)	4,500	6,000
Width	35'	52'
Public Street Frontage(2)	30'	45'
Width, Corner(2)	45'	60'
Depth(3)	60'	95'
SETBACKS (min.)		
Front, Living Area (4) (5)	15(13)	15'
Front, Porch (5)	10'	10'
Front Garage (7)	20'(8)	20'(8)
Side, Interior (4)	5'(9)	5'(9)
Side, Total Bldg.Separation(9)	10'	10'
Side, Street- attached (4)	10'	12.5'
Side, Street- detached(4)	8.5'	12.5'
Rear, Living Area (4)	10'	15'
Rear, Ancillary Unit(10)	5'	5'
Detached Garage (11)	0'	0'
P.U.E. Adjacent to R/W	10'	12.5'

FOOTNOTES

(1) The minimum half-plex lot area is 3,200 sq. ft. for interior lots and 3,600 sq. ft. for corner lots. Half-plex lots have no minimum lot dimension requirements.
(2) The public street frontage for lots fronting on a curved street or the curved portion of a cul-de-sac or elbow may be measured along an arc located within the front 50 feet of the lot.
(3) The minimum lot depths listed herein supersede the minimum lot depth provisions in the Zoning Code.
(4) Architectural projections are allowed to extend two (2) feet into the required interior side yard and rear yard setbacks. Architectural projections are also allowed to extend two (2) feet into required 20-foot front yard setbacks. Architectural projections include eaves, bay windows (cantilevered and extending from the foundation), fireplaces, media bays, and architectural box-outs. Rear yard projections are allowed per Zoning Code, Section 305-02 (b).
(5) Vehicular visibility requirements must be met.
(6) May be reduced to 10 feet where adjacent to detached sidewalk.
(7) Where swing driveways are used, the front yard garage setback may be reduced to 15 feet.
(8) roll-up doors shall used.
(9) Zero-lot line units are permitted where the total building separation requirement is met.
(10) Ancillary units have the same front, side, and street sideyard setback requirement as the primary unit. If attached, the required rear yard is the same as for the primary unit. If detached, the separation from the primary unit is governed by the Uniform Building Code and the Uniform Fire Code. Ancillary units may be placed above attached or detached garages. One (1) on-site parking space is required per unit in addition to the two (2) garage and two (2) driveway spaces required for the primary unit.
(11) Side and rear setback dimension.
(12) Refer to Sacramento County Zoning code for applicable lot dimensions and building setbacks.
(13) May be reduced to 5 feet where adjacent to common area.

Special Development Permit Exhibit

GERBER CREEK

Sacramento County, California

MACKAY & SOMPS CIVIL ENGINEERS, INC. SACRAMENTO, CALIFORNIA (916) 929-6092

July 15, 2008
Revised; December 15, 2009

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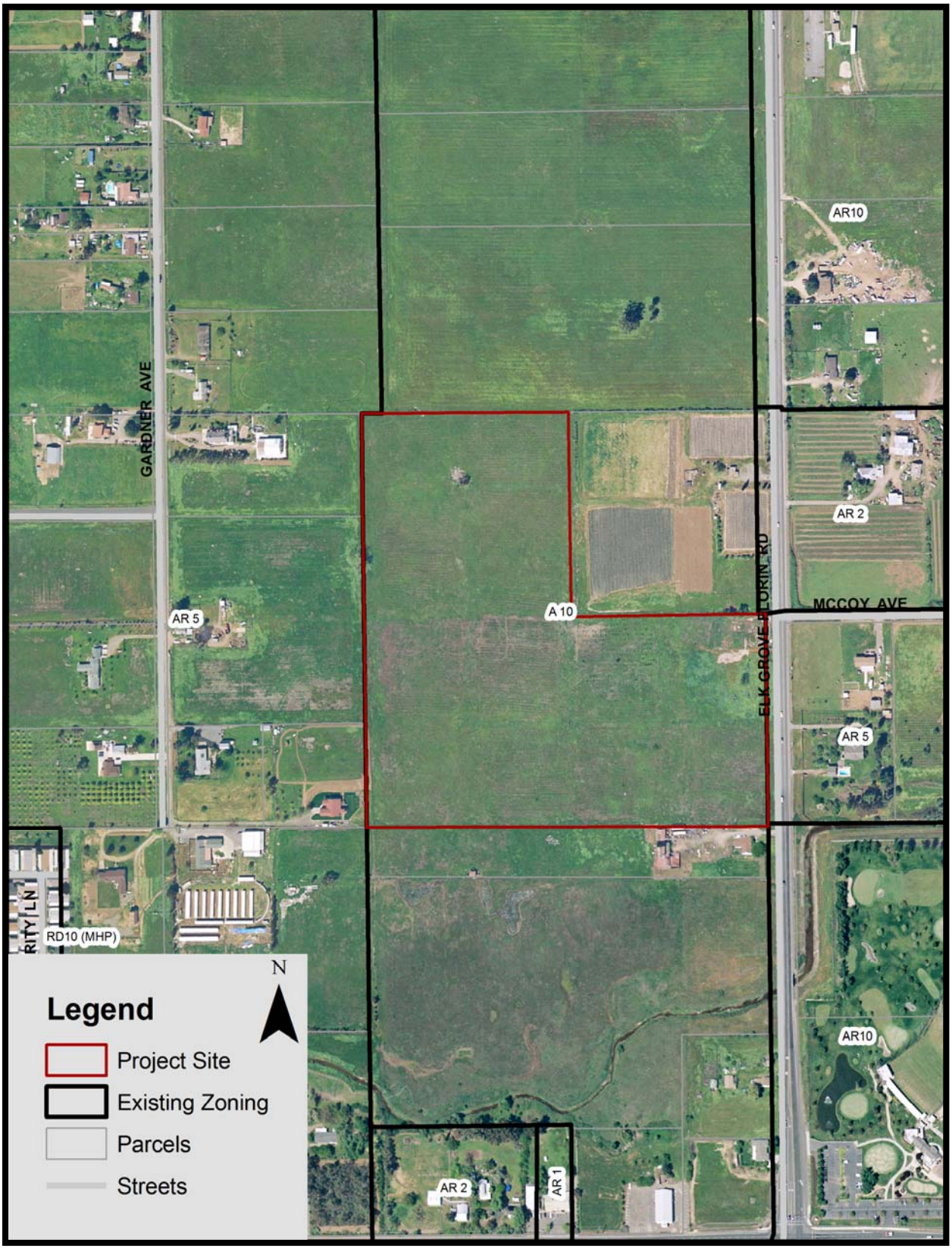
There are no xreferences in this drawing.

ENVIRONMENTAL SETTING

The project site and surrounding properties are located within the central portion of the Florin Vineyard Gap Community Plan Area. The project site consists of 30.3± acres of nearly level, undeveloped land that has historically been used for irrigated pasture. On-site vegetation consists primarily of annual grassland and several trees (black walnut, elm and silk); there are 0.7± acres of wetland habitat on-site. The Elder Creek channel is located to the south and southeast of the project site, and a portion of the site lies within the creek's 100-year floodplain.

Surrounding properties are either currently developed with agricultural-residential uses or are undeveloped, with the exception of the property to the southeast across Elk Grove-Florin Road which is currently developed with the Champion Oaks Golf Course. All surrounding properties are currently zoned for agricultural holding (A-10) or agricultural-residential (AR-1, AR-2, AR-5 and AR-10) use (see Plate GC-1). Plate GC-5 provides an aerial view of the project site and surrounding properties.

Plate GC-5 Aerial View of Project Site and Surrounding Properties



ENVIRONMENTAL EFFECTS

LAND USE

The existing General Plan designation for the project site is Urban Development Area (UDA) (see Plate GC-6). The UDA indicates areas where the County will conduct studies to identify an appropriate configuration of urban land uses, and that are anticipated for development within the 20-year planning period of the General Plan. As part of the overall Florin Vineyard Gap Community Plan project, the General Plan designation of the site would be amended to Low Density Residential (LDR) (see Plate GC-7). The LDR designation allows urban densities between one and twelve dwelling units per acre. Typical development includes single family homes, duplexes, triplexes, townhouses, lower density condominiums, cluster housing and mobile home parks. The proposed project is consistent with the proposed General Plan land use designation for the site.

The existing South Sacramento Community Plan land use designation and zoning for the project site is A-10 agricultural holding, with a portion of the site also subject to a flood combining (F) overlay (see Plate GC-8). The A-10 zone is an interim agricultural holding zone with a minimum lot size requirement of 10 gross acres. The purpose of the County's interim agricultural holding zones is to provide for agricultural use for the present, while reserving these areas for possible future urban, recreational or industrial uses; the flood combining (F) overlay zone is applied to properties that are subject to flooding in the event of a 100-year flood. Under the current land use designation and zoning, the 30.3 acre Gerber Creek project site could be developed with 3 dwelling units.

As part of the overall Florin Vineyard Gap Community Plan project, the South Sacramento Community Plan land use designation for the site would be amended to RD 5-7 under either the CAC or the Planning Department land use options **that were originally proposed** (see Plates GC-9 and GC-10). **The RD 5-7 designation is also proposed under the CPAC Hybrid, Planning Department Hybrid and Planning Commission Recommended Land Use Plans.** The RD 5-7 designation would allow between 5 and 7 dwelling units per acre in a low density residential development.

As shown on Plate GC-2, the Gerber Creek project proposes a rezone of 30.3 acres from A-10 and A-10(F) to ~~RD-5 (12.0 acres)~~ **RD-4 (15.3 acres)** and RD-7 (~~18.3~~ **15.0** acres), which is **generally** consistent with ~~both the CAC and the Planning Department~~ **all of the proposed** community plan land use options. **Although the proposed RD-4 zoning is outside the RD 5-7 density range, the applicant is requesting a density bonus of 24 lots in the RD-4 area which brings the density within the RD-4 zoned portion of the property to 5.5 dwelling units per acre.** The ~~RD-5~~ **RD-4** zone permits development densities of ~~5~~ **4** dwelling units/acre, while the RD-7 zone permits 7 dwelling units/acre. Therefore, under the proposed zoning, development of up to ~~188~~ **166** dwelling units (~~60~~ **61** units on ~~12.0~~ **15.3** acres in the ~~RD-5~~ **RD-4** zone, and ~~128~~ **105** units on ~~18.3~~ **15** acres in the RD-7 zone) would typically be allowed on the project site.

Plate GC-6 Existing General Plan Designations

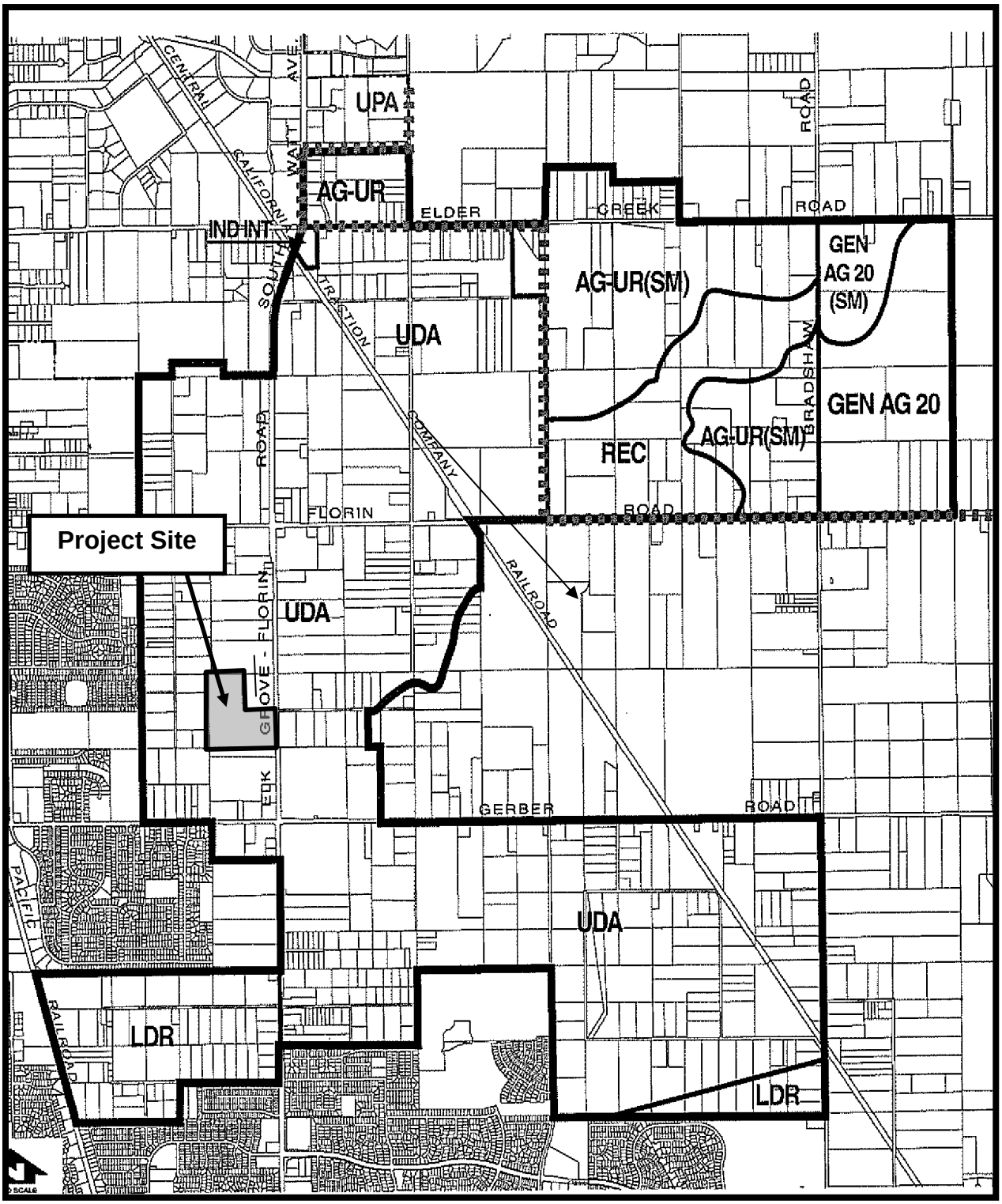


Plate GC-7 Proposed General Plan Designations

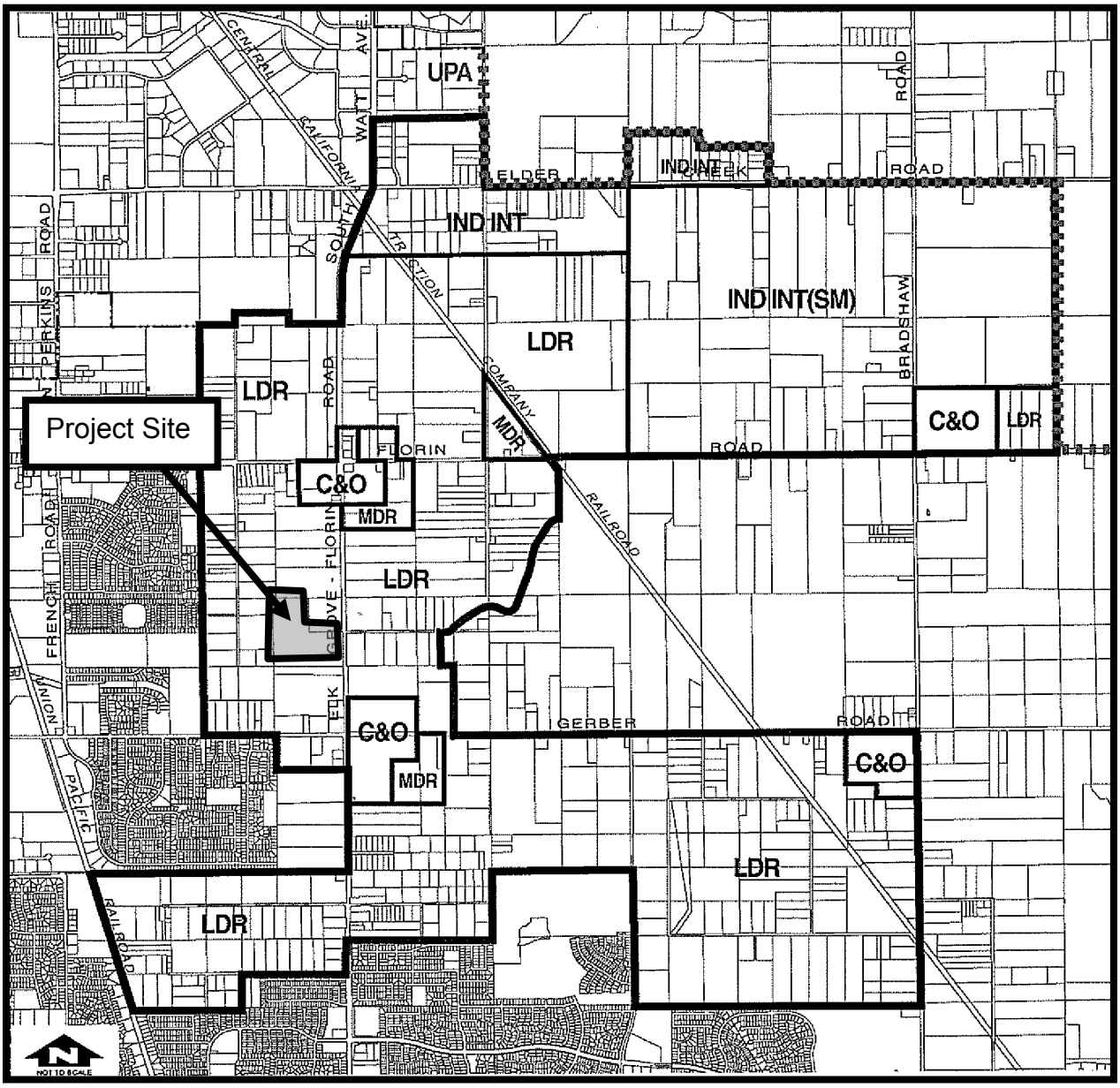


Plate GC-8 Existing Zoning/Community Plan Designations

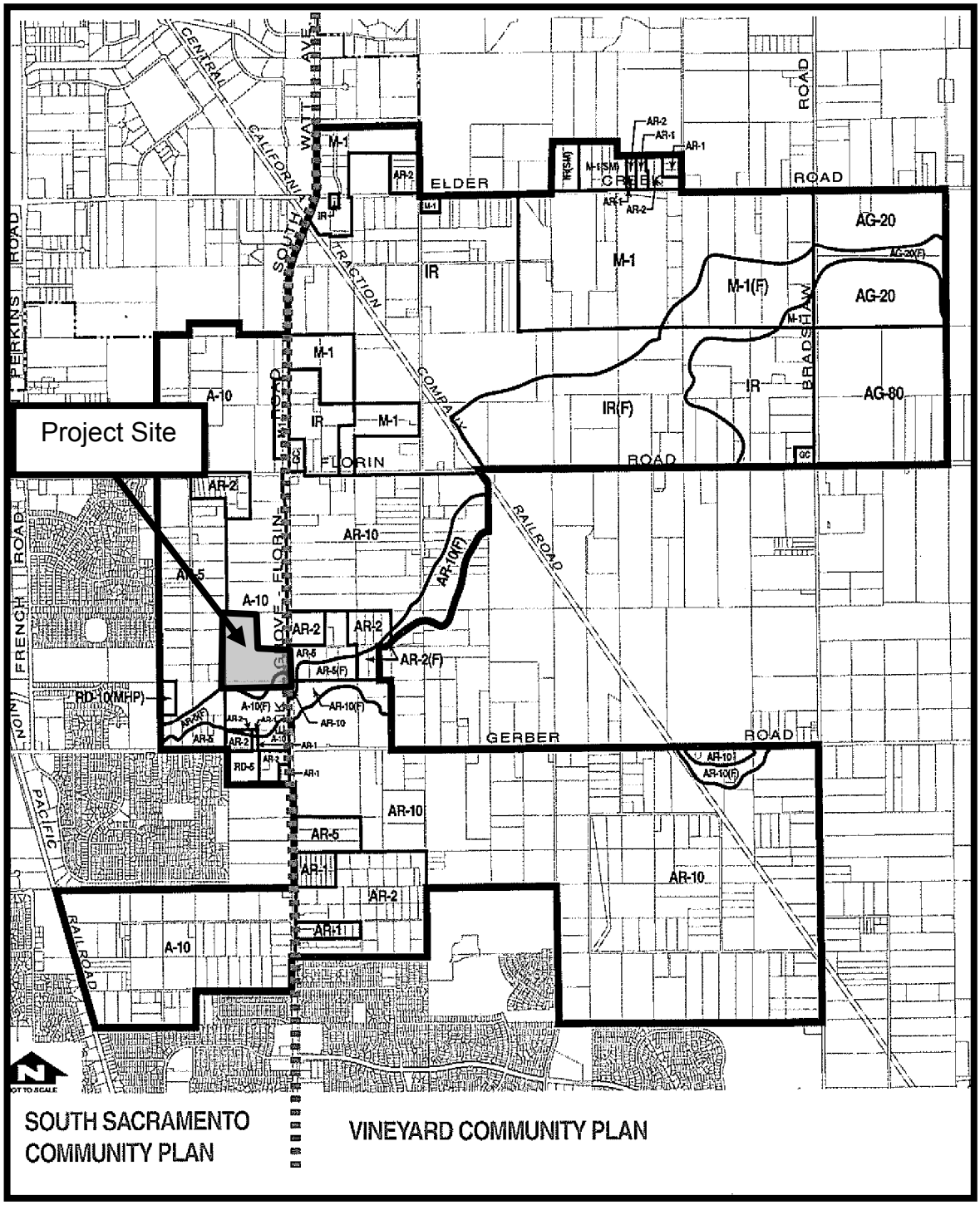


Plate GC-9 CAC Draft Land Use Plan
(Proposed Community Plan Designations)

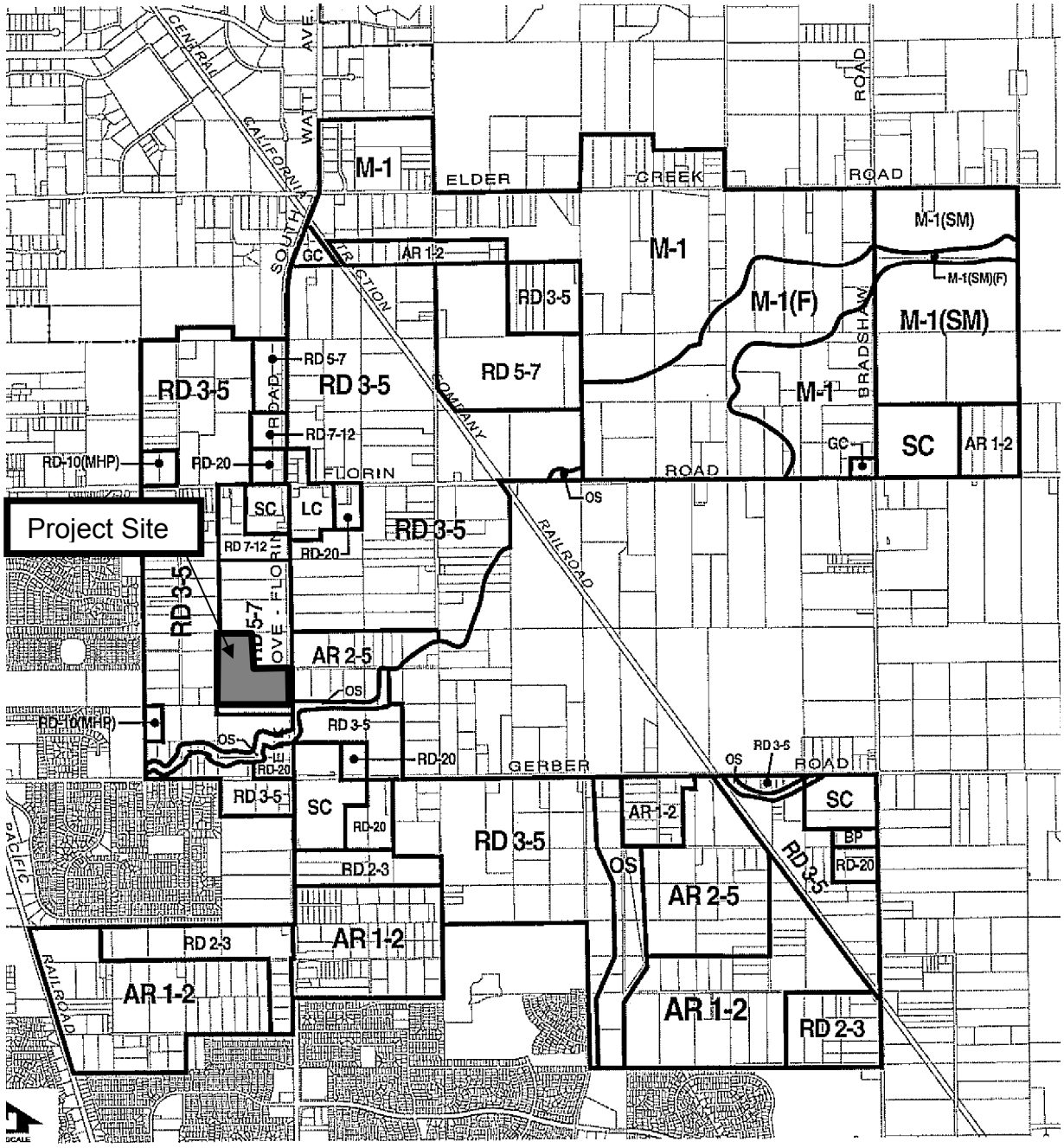
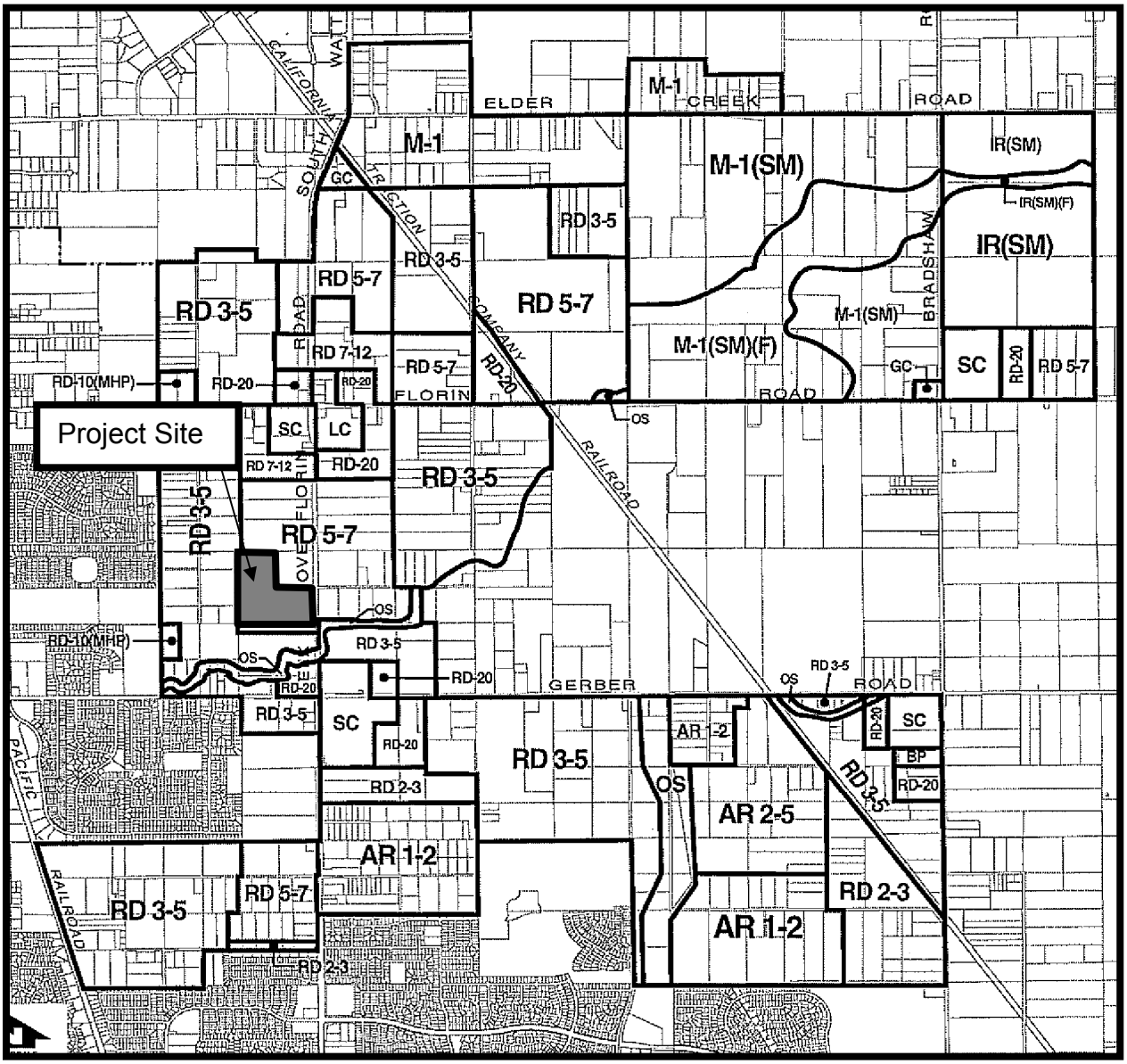


Plate GC -10 Planning Department Draft Land Use Plan
(Proposed Community Plan Designations)



The Gerber Creek Tentative Subdivision Map proposes development of a total of ~~215 single-family lots~~ **184 residential lots**, ~~27~~ **18** additional units over the ~~188~~ **166** units typically allowed under the proposed zoning (see Plate GC-3). These ~~215~~ **184** lots consist of ~~67~~ **85** lots in the ~~RD-5~~ **RD-4** zone (at a density of ~~5.6~~ **5.5** du/ac), and ~~148~~ **99** lots in the RD-7 zone (at a density of ~~8.1~~ **6.6** du/ac). The applicant is requesting approval of these additional ~~27~~ units pursuant to the density bonus incentive provisions contained in the County's Affordable Housing Ordinance.

Per the Ordinance, an Affordable Housing Plan (AHP) is required for all development projects within the County seeking project level approval (i.e., rezones, tentative subdivision maps, use permits, development plan reviews, special development permits) for five or more dwelling units. The Ordinance requires that at least 15% of new residential development in the County be affordable to extremely low, very low and low income households, and sets forth a variety of options as to how individual development projects can meet those requirements. Some flexibility is provided in terms of project proponents dedicating land, constructing affordable housing units, or paying in-lieu affordability fees. The County of Sacramento and the Sacramento Housing and Redevelopment Agency (SHRA) have developed criteria that evaluate the feasibility of constructing affordable housing units at a given project site. Various aspects of the proposed development are examined (i.e., net buildable acreage, distance to existing amenities, and environmental constraints) to determine the appropriate obligation for each project. The Ordinance also contains density bonus provisions that allow an applicant to request more lots than permitted by the existing or proposed zoning, in exchange for on-site land dedication or on-site construction of for-sale units for affordable housing.

The Gerber Creek AHP (submitted July 15, 2008) proposes to meet the project's affordable housing obligation by constructing ~~32~~ **24** of the proposed ~~215~~ **184** lots as **half-plex** for- sale, low income affordable units. The submitted AHP will be reviewed for adequacy and consistency with the Ordinance by the Planning Department and SHRA prior to any project level approvals.

As described more fully in the Project Description and illustrated on Plate GC-4, the project also includes requests for a Special Development Permit and an Exception to allow deviations from certain development standards contained in the County Zoning Code and County Land Development Ordinance (Title 22). Approval of these requests would allow~~: a reduction in the minimum lot size requirements of the RD-5 and RD-7 zones; a reduction in the minimum front yard setback requirements of the RD-5 and RD-7 zones for certain lots; a reduction in the minimum side yard setback requirements of the RD-7 zone for certain lots; a reduction in the 95-foot minimum depth standard for certain lots; exceedance of the maximum 3:1 lot depth to width ratio standard for certain lots;~~ **deviations from the lot size, width and setback standards of the RD-5 and RD-7 zones,** and a density bonus of ~~27~~ **24** extra units based on the affordable housing plan.

All surrounding properties are currently zoned for either agricultural holding (A-10) or agricultural-residential (AR-1, AR-2, AR-5 and AR-10) use (see Plate GC-1). ~~Both~~ **All** of

the Florin Vineyard Gap community plan land use options (Planning**, Planning Hybrid,** ~~and~~ CAC, **CPAC Hybrid and Planning Commission Recommended** options) propose to designate all surrounding properties for urban residential uses (RD 3-5 and RD 5-7), with the exception that properties to the east of the site along McCoy Avenue are proposed for agricultural-residential uses (AR 2-5) under the CAC **and CPAC Hybrid** land use option**s** (consistent with the existing zoning of that area).

Impact: Land Use

The project is not expected to create a use that is incompatible with existing land uses in the area, or create a use that is incompatible with the proposed Florin Vineyard Gap Community Plan project. Potential land-use-related environmental impacts of the Gerber Creek project are considered ***less-than-significant***.

Agricultural Resources

The project site is currently designated an Urban Development Area and zoned A-10 and A-10(F). The site is currently undeveloped and has historically been used for irrigated pasture. The proposed project would convert the site to a permanent urban use, preventing future agricultural use on the site.

The Sacramento County General Plan protects Prime Farmland or Farmland of Statewide Importance, and the CEQA Guidelines protect Prime Farmland, Farmland of Statewide Importance, and Unique Farmland. The California Department of Conservation map of Sacramento County Important Farmland 2006 (published July 2008) designates the project site as Farmland of Local Importance, which is not a protected farmland designation.

Impact: Agricultural Resources

The proposed project would not result in the loss of prime or statewide in importance farmland. Potential agricultural-resources related environmental impacts due to the Gerber Creek project are ***less-than-significant***.

Public Services

The project site is located within the County Urban Services Boundary and is within the active service area of a variety of public utility and service districts. Service providers were given the opportunity to review and comment on the proposed project. Those providers that submitted specific public service comments are discussed below and noted in the ~~"Agency-Recommended Conditions of Approval" section~~ ***Planning Staff Report***.

Energy Services

Sacramento Municipal Utility District (SMUD) provides electric service and Pacific Gas and Electric Company (PG&E) provides natural gas service within the project area.

Although SMUD did not comment specifically on the current project proposal, SMUD (Toyama) commented on a previous version of the project in October 2006. The 2006 comments recommend various tentative map conditions of approval pertaining to the provision of public utility easements (PUEs) and the disclosure of planned electrical facilities to future/potential owners, which are listed in the ~~"Agency-Recommended Conditions of Approval" section of this chapter~~ ***Planning Staff Report***.

The current project includes a Special Development Permit to allow 10-foot PUEs adjacent to rights of ways **within the proposed RD-7 zone** (see Plate GC-4), and a note on the tentative map states that 10-foot PUEs are proposed due to reduced setbacks associated with small lot types.

SMUD's 2006 comments specifically require 12.5-foot PUEs adjacent to all public street rights of ways, and note that for any requested reductions in PUE requirements the applicant should contact Chuck Hager at SMUD (732-5722 or chager@smud.org) to set up a meeting with the Public Utilities Commission to request approval of such changes 2-3 months in advance of a Subdivision Review Committee meeting. **It should be noted that although 10.5 foot PUE's remain a request of the project, that the 12.5-foot PUE condition was not modified at the Project Review Committee meeting (equivalent to the Subdivision Review Committee meeting referenced above), and remains a recommended condition of approval in the *Planning Staff Report*.**

Emergency Services

The Sacramento County Sheriff's Department provides law enforcement service to the area. Based on residency estimates of 2.7 people per home, the Sheriff's Department will require an additional ~~0.58~~ **0.50** officers to maintain the state recommended 1 to 1,000 officer/population staffing level. The Sheriff's Department recommends the project be conditioned to annex into the County of Sacramento Community Facilities District No. 2005-1 (Police Services) to help fund the provision of police services. A complete list of recommended conditions from the Sheriff's Department (Rodrigues, August 15, 2008) is included in the ~~"Agency-Recommended Conditions of Approval" section of this chapter~~ ***Planning Staff Report***.

Sacramento Metropolitan Fire District provides fire response and prevention service to the area. Project development will be subject to the payment of a Capital Fire Facilities Fee, a districtwide fee program established by the Fire District to help fund the fire facility demands of new development. The Fire District (Keehn, July 30, 2008) reviewed the project and provided a list of comments and conditions for the project, which are included in the ~~"Agency-Recommended Conditions of Approval" section of this chapter~~ ***Planning Staff Report***. The District does not support the dead end of Street "G", and recommends that "G" Street should continue to "C" Street. **The circulation pattern for**

the project has been subsequently revised; 'G' Way (formerly "G" Street) now connects to 'A' Drive (formerly "C" Street) and the dead end has been eliminated . In addition, the District provided the following advisories for the applicant:

> "The comments and conditions provided do not constitute Fire District approval for Sacramento County Building Department or Fire District construction permit purposes, nor are they meant as a substitute for project plan submittal, review, and approval. Additional requirements may be identified during the plan review process necessitating further project compliance.
>
> It is highly recommended that specific requirements for your project be obtained from the Fire District during the pre-construction planning stage. Specific requirements for fire hydrants, entry gates, and access roadways must be clearly understood and complied with. It is advisable to schedule a design review conference with the Fire District to provide any necessary requirement clarification.
>
> If there are no immediate plans for construction or the on-site storage of combustible construction materials, the requirements applicable to construction may be held in abeyance until such time that construction occurs. If this property is sold prior to development, the seller must disclose the [Fire District] requirements to the buyer.
>
> Sacramento Metropolitan Fire District requirements are not to be construed as abrogating more restrictive requirements by other agencies having jurisdiction. Final acceptance is subject to field inspection and necessary tests."

Elk Grove Unified School District

The proposed subdivision would be served by the Elk Grove Unified School District (District). The District (Thomas, July 23, 2008) submitted the following comments:

> "The District is currently impacted and overcrowded. This and other development projects will have a negative impact upon the District's existing school facilities. The District does not have the financial capability to purchase school sites nor construct and furnish needed school facilities with local funds alone. Developer fees and Mello-Roos taxes collected by the District are not sufficient or timely to satisfy the need. The District relies on statewide school bonds to provide funding necessary to construct new school facilities.
>
> Without continued state funding, the District is in a school housing crisis. The District will continue to seek additional state funds to construct needed school facilities. Until such time as adequate facilities are

available for current and projected students, students may be housed on campuses that have exceeded their intended capacity.

On October 2, 2007, the Board of Education adopted a new residential development fee in accordance with Senate Bill 50. The new fee is $4.94 per square foot and became effective on October 3, 2007. The District must update the School Facilities Needs Analysis annually; therefore the residential development fee is subject to change annually. At the time a building permit is applied for, the development will be subject to the residential fee in place.

On March 2, 2004, voters in California passed Proposition 55, a statewide bond authorizing 12.3 billion dollars to help fund public school facility needs. Specifically, the bond funds will provide a total of 7.75 billion dollars for new K-12 school construction and 2.25 billion dollars for K-12 reconstruction/modernization needs. The remaining 2.3 billion are reserved for community college, California State University, and University of California facilities.

County Planning policies PF-39, 40, 43, 45 and 46 are stated in the Public Facilities Element of the Sacramento County General Plan adopted by the Board of Supervisors on December 15, 1993. These policies describe several alternatives for addressing overcrowded schools. We request the Planning Commission and/or the Board of Supervisors comply with these provisions on this project.

Enclosed [are] estimates of student generation and financial impacts resulting from the construction of the proposed project. Our office will require additional information to determine the extent of the cumulative impacts that will result from the development of this project."

~~The School District estimates the Gerber Creek project will generate 89 K-6, 26 7-8, and 49 9-12 students, for a total of 164 new students in the Elk Grove District. The District also estimates the project's school housing costs at $5,755,730, which will be partially offset by an estimated $2,731,721 in school development mitigation fees.~~

The FVGCP Public Facilities Financing Plan (PFFP) estimates that buildout of the overall Florin Vineyard Gap Community Plan project will generate a total of 6,840 K-12 students, with a total estimated student housing cost of $190,573,716. The PFFP indicates that school facilities within the FVGCP will continue to be funded through a combination of school development mitigation fees, School District Mello-Roos CFD No. 1 annual special taxes, and statewide school bonds.\

The School District has also commented that the guiding principles for elementary school siting developed collaboratively with Southgate Recreation and Park District and the Sacramento County Planning and Community Development Department propose that a school be located in Gardner Parke or in

a location that encompasses Gardner Parke, Lelani Village, and this proposed individual project (ideally in conjunction with a proposed park site). According to an attachment provided with this comment, a school site on the conjoined projects would encumber the northeastern portion of Gerber Creek, but neither Gerber Creek, Lelani Village, nor Gardner Parke include a school site.

Subsequent to the EGUSD's comment, the Sacramento County Planning and Community Development Department released the *Florin-Vineyard Community Plan* text document (Revised Public Review Draft, March 20, 2010, modified by the Sacramento County Planning Commission at the request of the EGUSD on August 23, 2010), which identifies four 'quadrant' areas for logical elementary school sites, defined as:

- **Quadrant 1 – West of Elk Grove-Florin Road/South Watt Avenue**
- **Quadrant 2 – South of Gerber Road and east of Elk Grove-Florin Road**
- **Quadrant 3 – East of Elk Grove-Florin Road, north of Gerber Road, and south of Florin Road**
- **Quadrant 4 – North of Florin Road and east of South Watt Avenue**

The four quadrants are shown on Plate PS-2a in the Public Services chapter of this Final EIR. The Gerber Creek project is located within the Quadrant 1. Although none of the current project applications within the Quadrant 1 area currently include a school site, the applicants have agreed to a condition of approval that would require school sites to be established to the satisfaction of EGUSD prior to recordation of final subdivision maps.

While the construction of the Gerber Creek subdivision will further overcrowd an already constrained school system, established case law, Goleta Union School District v. The Regents of the University of California (36 Cal-App. 4th 1121, 1995), indicates that school overcrowding, standing alone, is not a change in the physical conditions, and cannot be treated as an impact on the environment.

Southgate Recreation and Park District

The project site is within the Southgate Recreation and Park District (Park District). The Park District Board of Directors approved a list of comments on the project at their October 21, 2008 meeting, and requested that those comments be included as conditions of approval on the Gerber Creek subdivision map (Anderson, October 22, 2008). ~~The complete list of Park District comments/recommended conditions are included in the "Agency Recommended Conditions of Approval" section of this chapter, but key highlights include:~~

- ~~The Park District requires dedication of an approximate 3 acre park site and requests it be located along the northern boundary of the project site adjoining~~

~~the Gardener Park subdivision. Ultimately, the District would like to expand the park site to the north and achieve a neighborhood park site size of 6-8 acres. Dedicated parkland shall be graded and improved pursuant to current County standards.~~

- ~~The District will accept dedication of the fully improved landscape corridor lots along Elk Grove-Florin Road and C Street (Lots A and B) as a gift, and will maintain the landscape corridors through assessment district proceeds.~~

- ~~The project shall be included in Southgate financing districts established to fund the maintenance and operation of park facilities.~~

- ~~The project shall be subject to the Southgate Recreation and Park District component of the Florin Vineyard Public Facilities Financing Plan (PFFP) adopted by the Board of Supervisors.~~

The Park District has provided updated comments, which are included in the *Planning Staff Report.* The updated comments note that the District will accept in-lieu fees for the subdivision's Quimby parkland dedication requirement of 2.69 acres.

The proposed Florin Vineyard PFFP includes a parks and recreation fee component to cover development costs of park infrastructure and facilities within the Florin Vineyard area. The PFFP anticipates that developer advances or bond financing will be used to advance fund any infrastructure improvements needed in the initial phase of development before the collection of fees or other revenue sources. The PFFP assumes that fee credits or reimbursements for facilities otherwise funded by fee programs may be available if developers fund and construct fee-funded facilities.

If the proposed subdivision map is ultimately amended to provide a park site, there will not be any additional environmental impacts that result. At build-out, the physical effects to the existing site environment will be the same whether a particular area is graded to accommodate houses or a developed park. Whether the Park District requires the dedication of park land or the payment of in-lieu fees to meet Quimby requirements, the applicant will be required through conditions and existing regulations to provide for sufficient parkland to serve the project.

Impact: Public Services

Various public service providers recommended conditions of approval for the project. While some of these comments may require project revisions, compliance will not result in additional environmental impacts. Environmental impacts related to public services as a result of the Gerber Creek project are ***less-than-significant***.

SEWER SERVICE

The project is located within the boundaries of the Sacramento Regional County Sanitation District (SRCSD) and the Sacramento Area Sewer District (SASD). The overall sewer capacity and infrastructure issues associated with providing public sewer service to the project area are addressed in the *Florin Vineyard Gap Community Plan Sewer Master Plan* as described in Chapter 6, Volume 1 of this EIR. The Gerber Creek project contributes cumulatively to the need for these area-wide, backbone sewer improvements, and thus will need to contribute fair-share fees toward their construction. As described in the Public Facilities Financing Plan (PFFP), development within the FVGCP project area will be required to pay SASD fees to fund construction of trunk sewer improvements, and SRCSD fees to contribute funding for regional interceptor and treatment facilities. Installation of these area-wide sewer improvements will be determined by the phasing of development projects. The PFFP anticipates that developer advances or bond financing will be used to advance fund any infrastructure improvements needed in the initial phase of the FVGCP and before the collection of fees or other revenue sources. The PFFP assumes that fee credits or reimbursements for facilities otherwise funded by fee programs may be available if developers fund and construct fee-funded facilities. Individual development projects such as Gerber Creek will be also be required to submit a sewer study to SASD for review and approval that identifies the specific sewer infrastructure improvements needed to serve their development. SASD will ensure adequate sewer facility improvements are constructed to meet the demands of new development. It is anticipated that any additional sewer infrastructure improvements will take place in either existing roadways or roadways proposed as part of this project.

SASD and SRCSD staff (Khan, August 14, 2008) reviewed the Gerber Creek project and provided a list of recommended conditions ~~that are included in the "Agency-Recommended Conditions of Approval" section of this chapter~~. The following advisories were also provided:

> "Trunk sewer design and construction may be reimbursed by the District under the terms of a Reimbursement Agreement. Collector sewer design and construction may qualify to participate in future reimbursement (as in-lieu fee) from adjacent landowners. Prior to initiating design of any sewer facility, contact the District for details. It will be necessary to schedule a meeting to discuss reimbursement requirements with appropriate District staff prior to any design. Failure to strictly comply with the provisions of the District Ordinances may jeopardize all sewer reimbursement.
>
> Any use of District sewer easements, which is not compatible or interferes with the construction, reconstruction, operation, maintenance, or repair of the District's sanitary sewer(s), shall not be allowed. Each proposed use shall be reviewed and approved in writing by the District Engineer prior to the use of the easement by the Grantor. This includes landscaping.

Please contact Salam Khan or Amandeep Singh prior to initiating a sewer study.

Developing this property may require the payment of sewer impact fees. Applicant should contact the Fee Quote Desk at 876-6100 for sewer impact fee information."

The most current recommended conditions are included in the *Planning Staff Report.*

Impact: Sewer Service

Area-wide, backbone sewer infrastructure facilities will be needed to provide public sewer service to the Florin Vineyard Gap area as described in the Sewer Master Plan, and the project will be required to pay fair-share fees for the construction of such facilities as described in the Public Facilities Financing Plan. SASD also requires preparation of a project-specific sewer study to demonstrate that proposed Gerber Creek sewer facility improvements will be adequate to serve the project. . For this specific project, it is anticipated that any additional sewer infrastructure improvements will take place in either existing roadways or roadways proposed as part of this project. Gerber Creek impacts related to sewer service are considered ***less-than-significant***.

Water Supply

Currently, there are no municipal water supply and water distribution facilities located within the Florin Vineyard Gap Community Plan area. Water for domestic use is currently obtained from privately owned and operated wells. Public water service will be provided to a majority of the FVGCP area, including the Gerber Creek project site, by Zones 40 and 41 of the Sacramento County Water Agency (SCWA), in accordance with the *SCWA Master Water Study for the Florin Vineyard Gap Community Plan (prepared by MWH, December 2006)*. Zone 40 plans, designs, finances and constructs new water supply facilities for the benefit of new development occurring within the zone; Zone 40 facilities are then conveyed to Zone 41, which operates and maintains the facilities and provides retail water service. Smaller portions of the FVGCP area are within the boundaries of the California American Water Company and Florin County Water District, who will provide public water service within their boundaries.

The overall analysis of water supply and infrastructure requirements for providing public water service to the FVGCP area can be found in Chapter 7, Volume 1 of this EIR, and adequately addresses the needs of this project. The Gerber Creek project will need to contribute its fair share through the payment of Zone 40 fees to help fund the necessary area-wide water supply infrastructure improvements as described in the PFFP.

The PFFP anticipates that developer advances or bond financing will be used to advance fund any infrastructure improvements needed in the initial phase of the FVGCP and before the collection of fees or other revenue sources. The PFFP assumes that fee

credits or reimbursements for facilities otherwise funded by fee programs may be available if developers fund and construct fee-funded facilities.

Sacramento County Water Agency staff (Gardener, August 14, 2008) reviewed the proposed project and submitted a list of recommended conditions ~~that are included in the "Agency Recommended Conditions of Approval" section of this chapter~~**; the most current staff recommendations are included in the *Planning Staff Report***. All water supply facilities constructed to serve the project will be subject to the review and approval of SCWA.

IMPACT: WATER SUPPLY

Area-wide, backbone water supply infrastructure facilities will be needed to provide public water service to the Florin Vineyard Gap area, and the project will be required to pay fair-share fees for the construction of such facilities as described in the Public Facilities Financing Plan. Project-specific water supply facilities will be subject to the review and approval of SCWA. Gerber Creek impacts related to water supply are considered ***less-than-significant***.

DRAINAGE AND HYDROLOGY

Area-wide drainage infrastructure improvements are needed to accommodate development of the proposed FVGCP land uses and to prevent downstream flooding and water quality impacts due to FVGCP development. The FVGCP Drainage Master Plan (DMP) *[FVGCP Drainage Study, Civil Engineering Solutions, Inc. (October 12, 2007) as amended and accepted by the County Department of Water Resources (DWR) on May 19, 2008]* provides a detailed hydrologic and hydraulic analysis that identifies the drainage conveyance and detention facility improvements needed to accommodate overall development of the FVGCP project and mitigate its downstream flooding and water quality impacts. In general, the FVGCP DMP proposes: excavation of Elder and Gerber Creeks; the provision of flood control and water quality detention basins along Unionhouse, Florin, Elder and Gerber Creeks; and the construction of storm drain pipes for the FVGCP project area. The overall drainage and hydrology issues associated with FVGCP development and the DMP are addressed in Chapter 8, Volume 1 of this EIR.

The Gerber Creek project contributes cumulatively to the need for these area-wide, backbone drainage improvements, and thus will need to contribute fair-share fees toward their construction. As described in the Public Facilities Financing Plan (PFFP), development within the FVGCP project area will be required to pay SCWA Zone 11A and supplemental drainage fees to fund construction of DMP improvements. The PFFP anticipates that developer advances or bond financing will be used to advance fund any infrastructure improvements needed in the initial phase of the FVGCP and before the collection of fees or other revenue sources. The PFFP assumes that fee credits or reimbursements for facilities otherwise funded by fee programs may be available if developers fund and construct fee-funded facilities.

Elder Creek is located to the southeast and south of the Gerber Creek project site, and a portion of the project site is within the Elder Creek floodplain. The Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM), panel number 060262-0330 (1998, as amended by FEMA Letter of Map Revision 12/6/07), indicates portions of the Gerber Creek site are located within Flood Zone AE (special flood hazard area inundated by 100-year flood) and Flood Zone X (area of 500-year flood or area of 100-year flood with flood depths of less than 1 foot). Plate GC-11 shows the existing 100-year floodplain within the project site and vicinity. Plate GC-12 shows the proposed FVGCP Drainage Master Plan facilities in the vicinity of the Gerber Creek project site. DMP facilities shown in the project vicinity include major stormwater pipes within the right-of-way of Elk Grove-Florin Road on the east side of the site and within the proposed "J" Street right-of-way running through the center of the site. The lot pattern on the DMP exhibit for the Gerber Creek project is based on a prior version of the tentative map, so does not show the exact layout of lots as currently planned. However, these differences in project design do not affect the DMP because they do not change the extent of proposed development area, nor do they change the location or size of planned DMP channel or detention facilities.

The County DWR staff (Booth, October 20, 2008) reviewed the Gerber Creek project and submitted comments and conditions describing the DMP improvements that will be required in order to develop the project. The improvement requirements ~~are~~ **were** extensive and included the acquisition of right-of-way and the construction of various channel improvements and detention basin facilities as described in both the North Vineyard Station Specific Plan (NVSSP) DMP and the FVGCP DMP. ~~The DWR conditions are listed in the Agency-Recommended Conditions of Approval section of this EIR chapter;~~ **Updated DWR conditions are listed in the *Planning Staff Report*.** DWR general comments are as follows:

1. "FEMA Flood Zone: AE
   Panel No. 060262
   Date: 7/6/1998 9/30/1988 2/4/1998

2. 100-Year water surface elevation (NGVD1929 datum): See floodplain model by Civil Solutions and approved FEMA letter of map revision.

3. Watershed: Elder Creek

4. ~~Construct drainage improvements in accordance with the North Vineyard Station and Florin Vineyard Drainage Master Plan including improvements to Elder Creek.~~

5. ~~Subject property may contain Waters of the State or Waters of the U.S. Any alterations or work within these areas will require applicable State Fish & Game and U.S. Army Corps of Engineers permits prior to grading or building permit issuance.~~

Plate GC -11 Existing 100-Year Floodplain in Project Vicinity

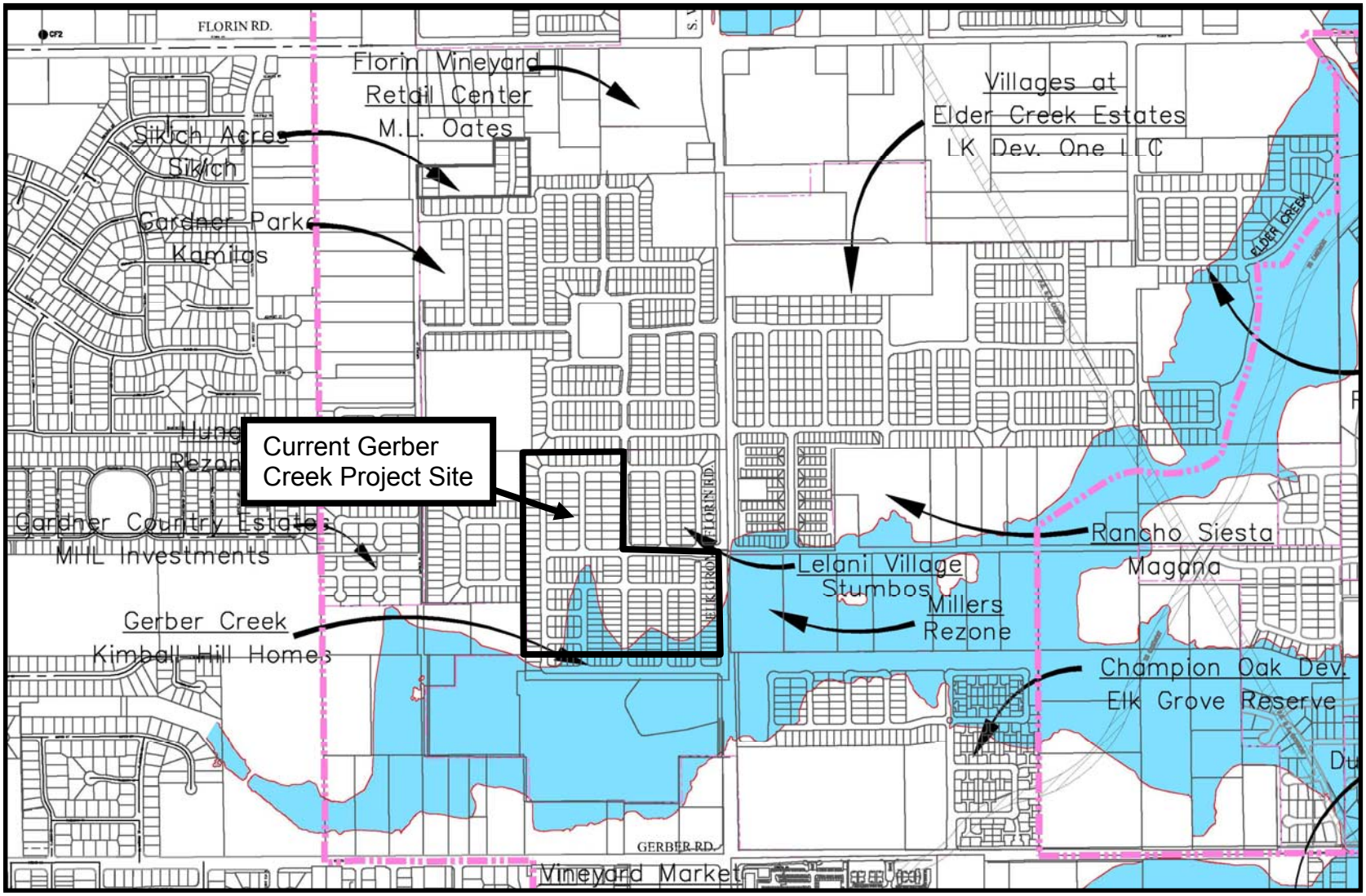
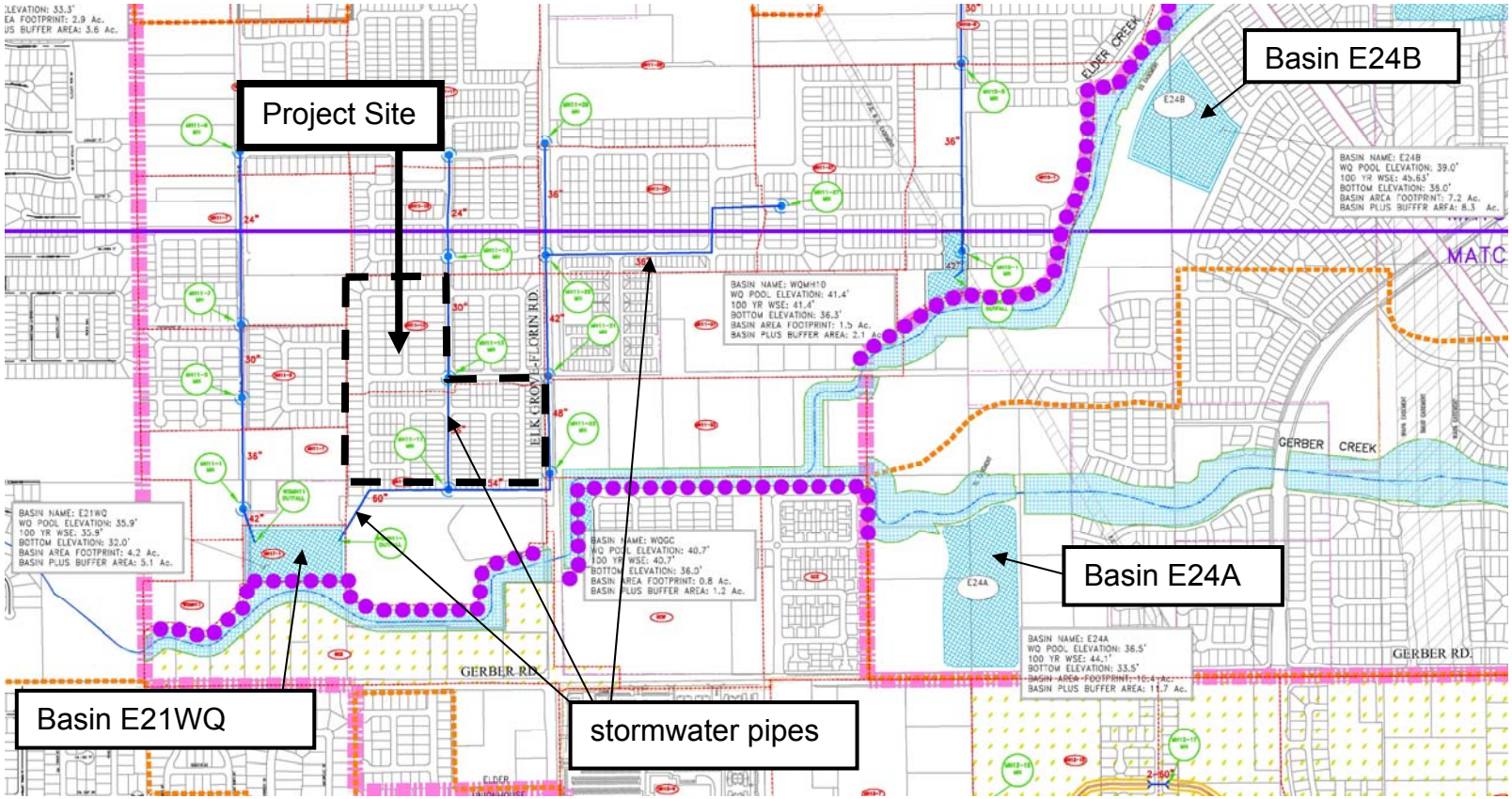


Plate GC -12 Drainage Master Plan in Project Vicinity



6. ~~The County does not currently have the Section 404 permit from the Corps.~~

7. ~~Upstream basins E24B and E24A on Elder Creek and Gerber Creek and channel improvements downstream to match the flowline at Millbrook Circle as well as basin E21 WQ are necessary to provide flood control and drainage for this site in accordance with the approved (North Vineyard Station) drainage master plan. Also, construct trunk drainage pipe per the Florin Vineyard Drainage Master Plan.~~

8. ~~There are no Zone 11A credits for land value associated with stormwater quality basins."~~

IMPACT: DRAINAGE AND HYDROLOGY

Aside from the standard drainage improvements that will be required on the site pursuant to the Sacramento County Floodplain Management Ordinance, area-wide improvements are necessary to manage drainage within the entire Plan area. The project will be required to pay fair-share fees through the Public Facilities Financing Plan for the Plan area, and cannot proceed until certain of the area-wide improvements identified in the North Vineyard Station and Florin Vineyard Gap Drainage Master Plans are in place. To proceed stand-alone, without the participation of other land owners, would require that the Gerber Creek developer finance the full cost of implementing those improvements, which is likely to be cost-prohibitive. Proceeding without the participation of other landowners who could share the cost may be infeasible. Regardless, if the Gerber Creek project is constructed consistent with the master plan, drainage impacts are ***less-than-significant***.

Some individual applicants within the Florin Vineyard Gap area have expressed an interest in working with the Department of Water Resources to develop an alternative site-specific drainage plan as "interim improvements". The intent is that the applicant would still owe fees to support the overall drainage master plan improvements, and that the interim improvements would be replaced by ultimate master plan improvements once sufficient funds have been collected. Nonetheless, should this be allowed it could have an adverse effect on the ability of the County to achieve full implementation of the area-wide drainage master plan. Also, the direct effects of these potential interim improvements are themselves unknown. Therefore, if interim improvements that are inconsistent with the drainage master plan are permitted, Gerber Creek drainage impacts are ***potentially-significant***.

TRAFFIC AND CIRCULATION

Sacramento County has developed quantitative thresholds for determining the significance of project-related impacts due to an alteration in the traffic generating potential of the project site. If a proposed project is expected to increase p.m. peak hour vehicle trips by 100 or more (or daily trips by 1,000 or more) over existing zoning of

the subject property, a traffic study is required to further analyze impacts. If a proposed project is not expected to increase trips by these amounts, impacts are typically considered less-than-significant. The proposed Gerber Creek project's ~~215~~ **160** single family lots **and 24 half-plex lots** would generate approximately ~~2,028~~ **1,732** more daily and ~~214~~ **183** more p.m. peak trips than would be expected from development of the 3 dwelling units that would be allowed under the existing site zoning. However, Gerber Creek is an individual project included within the greater Florin Vineyard Gap Community Plan project area, and a traffic analysis has been prepared to analyze the impacts of the entire Plan area. Therefore, no further traffic analysis is required for the Gerber Creek project. The results of the overall traffic impact analysis for the FVGCP area, prepared by Fehr & Peers traffic consultants, are fully described in Chapter 9 of Volume 1. The analysis concludes that development of the entire Plan area is expected to degrade transportation facilities to unacceptable levels, and some of the impacts cannot be mitigated to less-than-significant levels.

Access

As shown on the proposed subdivision map, access to the project is proposed via two new roadway connections to Elk Grove-Florin Road: proposed ~~"A" Street~~ **'B' Drive** will access Elk Grove-Florin Road near the southeast corner of the site; while proposed ~~"C" Street~~ **'A' Drive** which will be shared with the adjacent proposed Lelani Village subdivision, will access Elk Grove-Florin Road opposite McCoy Avenue. The project's internal roadway system provides a pedestrian-friendly grid system layout, with stub street connections provided to the currently proposed Lelani Village and Gardner Parke subdivisions to the north. Stub street connections are also provided to serve future development on properties to the west and south of the site; while development of those properties is not currently proposed, both the Planning Department and **Planning Department Hybrid, as well as** CAC **and CPAC Hybrid** land use plans propose to designate those properties for urban residential (RD 3-5) uses.

The County Department of Transportation (DOT) (Urquhart, August 20, 2008) reviewed the project and recommended various conditions of approval relating to right-of-way, access, and improvement requirements~~, which are listed in the "Agency Recommended Conditions of Approval" section of this chapter~~. Of particular note: the proposed Special Development Permit (see Plate GC-4) requests garage setbacks of 15-18 feet, while DOT recommends garage setbacks of 20 feet; and similar to the Fire District's request, DOT requests a change in the configuration of the northern end of proposed "G" Street. **As noted in the "Public Services-Emergency Services" section above, this change has been made in the revised map.**

The County Land Division and Site Improvement Review (LDSIR) (Santiago, July 15, 2008) Division also reviewed the project and recommended various conditions of approval related to right-of-way, land dedication and/or in-lieu fee payment for park purposes, and the maintenance of landscape corridors, sound walls and street lights~~, which are included in the "Agency Recommended Conditions of Approval" section of this chapter~~. **The most current LDSIR recommendations are included in the *Planning Staff Report*.**

Public Transit

The Sacramento Regional Transit District (RT) provides public transportation service to Sacramento County, although not currently within the FVGCP area. RT staff has commented that while it does not currently provide service in the immediate area, RT's 20-Year Transit Master Plan identifies Elk Grove-Florin Road as a Bus Rapid Transit (BRT) corridor (Canfield, October 27, 2008). RT staff has recommended several conditions for the project, including the reservation of right-of-way for a transit lane along Elk Grove-Florin Road~~, which can be found in the "Agency Recommended Conditions of Approval" section of this chapter~~. **The most current RT recommendations are included in the *Planning Staff Report*.** In addition, RT staff provided the following advisories:

> "Transit supportive development densities need to be in the medium to high-density ranges to be consistent with Sacramento County Policy LU-14, street configurations and lot patterns need to support the transit system. It is important for this development proposal to either be designed to support transit, or not preclude future opportunities in its design. Physical barriers such as walls, cul-de-sacs and circuitous street patterns all impede access to transit.
>
> Connectivity of pedestrian ways and amenities such as pavers, vertical curbs, tree shading, lighting and trellises will encourage walking to transit."

The Florin Vineyard PFFP includes a transit fee component to help fund transit-related infrastructure costs to serve the FVGCP area. The fee revenues will cover the cost of new buses to serve the FVGCP, land acquisition and construction costs for a park-and-ride facility, the FVGCP's share of a new bus maintenance facility, and bus shelters in the FVGCP.

Impact: Traffic and Circulation

On a singular basis, it is possible that the Gerber Creek project could cause roadway facility operations to degrade to unacceptable levels of service, a potentially-significant impact. Development of the project will also contribute to area traffic generated by buildout of the Florin Vineyard Gap Community Plan area. Development of the entire Plan area is expected to degrade transportation facilities to unacceptable levels. The overall traffic impact analysis prepared for the Florin Vineyard Gap Community Plan identified mitigation measures that are included in the Public Facilities Financing Plan (PFFP) for the Plan area, and the project will be required to pay fair-share fees towards these improvements. However, some of the identified transportation impacts cannot be reduced to a less-than-significant level. Therefore, Gerber Creek traffic is considered ***potentially-significant*** on a singular basis, and will contribute cumulatively to ***significant-and-unavoidable*** traffic impacts identified for buildout of the entire FVGCP project area.

The Florin Vineyard PFFP includes a roadway fee component to fund the costs of the various traffic mitigation requirements identified in the Fehr & Peers traffic analysis for the FVGCP area, while identifying existing and proposed sources of funding that may be available to reimburse the construction costs for some of these improvements. These other funding sources include the Sacramento County Transportation Development Fee (SCTDF) Program District 4 Fee, the North Vineyard Station (NVS) PFFP Fee Program, the Vineyard PFFP Fee Program, as well as funding administered by other jurisdictions and the Sacramento Transportation Authority (STA). The PFFP anticipates that developer advances or bond financing will be used to advance fund any infrastructure improvements needed in the initial phases of the FVGCP and before the collection of fees or other revenue sources. The PFFP assumes that fee credits or reimbursements for facilities otherwise funded by fee programs may be available if developers fund and construct fee-funded facilities.

AIR QUALITY

Chapter 10 of Volume 1 discusses the air quality impacts related to overall development of the Florin Vineyard Gap Community Plan project. Project-specific air quality impacts of the Gerber Creek development are contained herein. SMAQMD has established significance thresholds to determine if a proposed project's emission contribution significantly contributes to regional air quality impacts (see Table GC-1). The major sources of emissions related to the proposed project are associated with site grading.

Table GC-1 SMAQMD Significance Thresholds

	ROG[1] (lbs/day)	NO_x (lbs/day)	CO ($\mu g/m^3$)	PM_{10} ($\mu g/m^3$)
Construction (short-term)	None	85	CAAQS[2]	CAAQS
Operational (long-term)	65	65	CAAQS	CAAQS

1. Reactive Organic Gas
2. California Ambient Air Quality Standards

CONSTRUCTION EMISSIONS/SHORT-TERM IMPACTS

DUST (PM_{10}) EMISSIONS

Short-term air quality impacts are mostly due to dust (PM_{10}) generated by construction and development activities, and emissions from equipment and vehicle engines (NO_x) operated during these activities. Dust generation is dependent on soil type and soil moisture, as well as the amount of total acreage actually involved in clearing, grubbing and grading activities. Clearing and earthmoving activities comprise the major source of construction dust generation, but traffic and general disturbance of the soil also contribute to the problem. Sand, lime or other fine particulate materials may be used during construction, and stored on-site. If not stored properly, such materials could become airborne during periods of high winds. The effects of construction activities

include increased dust fall and locally elevated levels of suspended particulates. PM_{10} is considered unhealthy because the particles are small enough to inhale and damage lung tissue, which can lead to respiratory problems.

Some PM_{10} emissions during project construction can be reduced through compliance with institutional requirements for dust abatement and erosion control. These institutional measures include the SMAQMD "District Rule 403-Fugitive Dust" and measures in the Sacramento County Code relating to land grading and erosion control [Title 16, Chapter 16.44, Section 16.44.090(K)]. ~~SMAQMD assessed construction projects to determine what mitigation measures would be necessary for projects of various sizes; the results are contained within Appendix B of SMAQMD's "Guide to Air Quality Assessment". Appendix B states that the impacts of projects that actively disturb ≤15 acres of land can be reduced to less-than-significant levels with the imposition of standard mitigation for PM_{10} emissions, and that projects disturbing less than 5 acres do not need mitigation. Also,~~ **Dispersion modeling conducted for projects of various sizes has resulted in the conclusion that projects involving more than 15 acres of active grading *at any one time* will result in significant impacts, even with standard dust abatement measures.** The SMAQMD recommends that it be assumed that approximately 25% of a project site will be actively graded at any one time. Based on that guidance, one would assume that about 7.6 acres of the 30.3 acre current project site would be actively graded at any given time. However, DERA believes that for projects that are ≤40 acres in size, a more conservative assumption for maximum area graded, consisting of either 10 acres or the entire acreage of the project site, whichever is smaller, is reasonable. Therefore, this analysis will assume that a maximum of 10 acres of the 30.3 acre Gerber Creek project site will be actively graded at any one time. ~~Mitigation measures will be required to ensure that the project's particulate matter emissions are less than significant.~~ **The SMAQMD's Guide to Air Quality Assessment includes a list of Basic Construction Emissions Control Practices that should be implemented on all projects, regardless of size. Dust abatement practices are required pursuant to SMAQMD Rule 403 and California Code of Regulations, Title 13, sections 2449(d)(3) and 2485; the SMAQMD Guide simply lays out the basic practices needed to comply. Since these are already required by existing rules and regulations, it is not necessary to include them as mitigation.**

OZONE PRECURSOR EMISSIONS

To estimate the ozone precursor emissions produced by construction equipment, the Urban Emissions Model (URBEMIS 9.2.4) was used. The model results indicate that approximately 57.2 lbs/day of NO_x can be expected during the first construction season, and approximately 75.7 lbs/day of NO_x can be expected during the second construction season (see Table GC-2 and Appendix GC-1). Construction-related NO_x emissions would not exceed significance thresholds, and therefore no mitigation is required.

Table GC-2 URBEMIS Results

	NO_x (lbs/day)
Construction Season One	57.2
Construction Season Two	75.7

Operational Emissions/Long-Term Impacts

The SMAQMD has identified screening thresholds for various types and sizes of land uses with the potential for significant operational emissions of ROG and NOx (SMAQMD CEQA FAQ, June 2008). If a project falls below the threshold, impacts are expected to be less-than-significant, and if a project meets or exceeds the threshold, modeling of the air quality impacts is required. The screening threshold for operational emissions for single-family residential projects is 365 units. The project falls well below that threshold. However, the project is also part of the larger Plan area proposals. Cumulatively, changes to allowable densities within the Plan area will far exceed the screening threshold. This issue is discussed in detail in the Air Quality chapter of this EIR (Chapter 10 of Volume 1).

Impact: Air Quality

The project site consists of 30.3 acres of land, and it is assumed that approximately 10 acres will be actively graded at any one time~~. Appendix B of SMAQMD's "Guide to Air Quality Assessment" states that projects actively disturbing between 5 and 15 acres require mitigation for PM_{10} emissions; with mitigation,~~ **Basic Construction Emissions Control Practices, as required by existing rules and regulations, will reduce impacts to less-than-significant levels.** Gerber Creek impacts due to construction-related PM_{10} emissions are ***less-than-significant***.

URBEMIS results indicate that the construction-related NO_x emissions from the project will fall below the threshold of significance. Gerber Creek impacts due to construction-related NO_x emissions are ***less-than-significant***.

The project's ~~215~~ **184** residential units fall below the screening threshold for potentially significant operational emissions of ROG and NOx. The project's operational air quality impacts are considered ***less-than-significant*** on a singular basis. Refer to Volume 1, Chapter 10 for the discussion of Plan-wide cumulative impacts.

Climate Change

The climate change analysis for the overall Florin Vineyard Gap Community Plan project is within Volume I, Chapter 11 of this EIR. Chapter 11 outlines the significance thresholds, methodology, and impacts of the overall proposed project both to and from climate change. Each of the proposed individual projects contribute greenhouse gas emissions to this overall impact that are disclosed herein, but a separate significance determination specific to the individual projects is not provided. All of the individual projects contribute to a significant and unavoidable overall impact.

The Planning Department Draft Land Use Plan, with density bonuses, is used for this analysis. It involves the largest emissions volume, which makes it the most conservative approach. The Planning Department Plan will result in approximately 355,432 metric tons of greenhouse gas emissions. This can be broken down into two primary categories: residential (234,998 metric tons) and non-residential (120,434 metric tons). The non-residential category includes retail, office, medical, and manufacturing. With an estimated holding capacity of 13,875 residences, the per dwelling unit emissions rate for the Plan area is 16.9 metric tons annually, and with an estimated non-residential square footage of 4,992,875, the per non-residential square-foot emissions rate for the Plan area is 0.02 metric tons.

The proposed project is residential and includes 215 dwelling units. Therefore, it is estimated that the project contributes 3,633 metric tons of greenhouse gas emissions to the cumulative total.

IMPACT: CLIMATE CHANGE

The analysis for the overall Community Plan concludes that impacts are significant, and require mitigation. The applicant has developed a mitigation plan entitled "Florin Vineyard Community Plan Area Plan Elements Addressing Climate Change" that includes project features designed to reduce GHG emissions directly or indirectly. **The GHG reduction plan, as amended January 28, 2010, has been endorsed by the SMAQMD.** This plan is described in detail within Volume I, Chapter 11. Measures in the mitigation plan are consistent with measures within the Air Quality Mitigation Plan for operational ozone precursors and with measures recommended by the California Attorney General (2008) and the California Air Pollution Control Officers Association. ~~In addition to a list of Plan-wide measures intended to reduce emissions by 42%, each individual project must implement measures that reduce project-specific impacts by another 10%.~~ **The amended GHG reduction plan incorporates both area-wide community design elements and project specific elements selected by individual project applicants.** The Gerber Creek project developer will be required to comply with this plan **by conforming to all applicable area wide measures and demonstrating project specific measures that have a total point value of at least 10 points.** ~~and demonstrate that the 10% reduction will be achieved. The balance of emissions remaining after this mitigation is applied will be offset through fair-share fee payment. The fees will either be paid to an established system such as the Chicago Climate Exchange or will be paid to SMAQMD for use in their program for local emissions reduction.~~ Although all feasible mitigation is required, the cumulative plan-wide impact remains ***significant and unavoidable***.

NOISE

The Sacramento County General Plan Policy NO-7 establishes a significance threshold of 65 dB L_{dn}/CNEL for residential outdoor activity areas (backyards) and of 45 dB L_{dn}/CNEL or less in indoor areas for residential uses. Typically, potential sources of significant noise include airports, some commercial activities, industrial activities, and

traffic. The project site is not near enough to any existing or proposed airports, commercial areas, or industrial areas to be significantly affected by noise from these sources. Small residential streets, such as the proposed project interior streets, do not carry large enough traffic volumes to create significant noise. The project site does front Elk Grove-Florin Road, which carries large enough volumes to warrant a traffic noise analysis.

As a result of the Florin Vineyard GAP Community Plan project, future traffic volumes will increase substantially. To account for this future growth, traffic volumes used in the noise analysis were obtained from the Fehr and Peers Traffic Study discussed in Volume 1, Chapter 9 of this EIR. According to the Traffic Study discussion of cumulative conditions, Elk Grove-Florin Road will carry traffic volumes of 45,700 daily trips (under the Planning Department Draft Land Use Plan with density bonuses, which has the highest proposed densities). Based on this data, an analysis of potential exterior and interior noise impacts associated with traffic on Elk Grove-Florin Road was conducted using the Federal Highways Administration (FHWA) Traffic Noise Prediction Model (RD-77-108).

The exterior noise standards are applied to the outdoor activity area of the typical home – the backyard. The distance from the noise source is measured from the centerline of the road to a point 10 feet inside the backyard. In the case of the proposed project, this is 80 feet. The FHWA model analysis indicates that the backyards of homes along the roadway will be exposed to 72 dB noise levels in cumulative conditions. The 70 dB noise contour is located 110 feet from the centerline of Elk Grove-Florin Road, and the 65 dB contour is located 237 feet from the centerline of Elk Grove-Florin Road.

There are several potential means of attenuating or avoiding substantial noise in outdoor activity areas: setbacks, soundwalls, or other noise-shielding structures. In order to use setbacks, all proposed backyards would need to be a minimum of 237 feet from the centerline of the roadway. As proposed, the project does not adhere to this setback, so this method of noise control is not available. Revising the project to place the nearest home at 237 feet would give up a large portion of land that would otherwise be considered developable, and the future site developer may not consider this to be an ideal solution.

As designed, a sound wall at the rear of the proposed landscape lots along Elk Grove-Florin Road would reduce noise to acceptable levels. Further modeling to determine the necessary soundwall height indicates that a 6-foot tall barrier would reduce noise levels to 66 dB, a 7-foot barrier would reduce noise levels to 65 dB and an 8-foot barrier would reduce noise levels to 63 dB. Therefore, a minimum 7-foot tall barrier would be required in order to reduce future exterior noise levels to acceptable levels, based on the current project plans. The Southgate Recreation and Park District also recommended a condition of approval requiring a 6-foot tall soundwall along Elk Grove-Florin Road. Therefore, the soundwall option seems most appropriate.

Interior noise levels for any structures built on the proposed parcels must not exceed 45 dB. Data indicate that typical façade design and construction would result in an exterior

to interior noise attenuation of a minimum of 25 dB with windows closed. Noise attenuation of 12 to 15 dB would be expected with windows partially opened. Given attenuation from both the noise barrier and typical wall and window assemblies, interior first story noise levels would not exceed 45 dB. However, the noise barrier would not break line-of-sight between the noise source and the second story of any homes on the project site, because the second story would be higher than the wall. Without the attenuation provided by a noise barrier, any second story outside the 70 dB noise contour (closer than 110 feet to the centerline of Elk Grove-Florin Road) would exceed General Plan interior noise standards. The 70 dB contour is located approximately at the mid-point of the lots along Elk Grove-Florin Road.

Impact: Noise

Exterior noise levels inside the backyards of the lots nearest Elk Grove-Florin Road will exceed the acceptable thresholds established by the County General Plan, and interior noise levels for second stories built within 110 feet of the centerline of Elk Grove-Florin Road may also exceed standards. Mitigation requires a 7-foot tall soundwall along Elk Grove-Florin Road. Mitigation also requires that any second story construction within 110 feet of the centerline of Elk Grove-Florin Road will only be permissible if an acoustical study provides documentation that the interior noise levels in such second stories will not exceed the General Plan standard of 45 dB. With mitigation, Gerber Creek noise impacts are ***less-than-significant***.

Biological Resources

A discussion of biological resources for the overall Florin Vineyard Gap Community Plan can be found in Volume 1, Chapter 12 of this EIR. Gerber Creek project-specific biological resource issues are described herein. Various technical studies were prepared to identify the site-specific impacts to biological resources associated with the Gerber Creek project. These technical studies include the *Arborist Report – Gerber Creek Project (Fallen Leaf Tree Service, July 8, 2004)* and the *Revised Jurisdictional Delineation and Special Status Species Evaluation – Kimball-Gerber Creek Assemblage (Gibson & Skordal, June 2007)*, which are included in Appendices GC-2 and GC-3, respectively, of this EIR. In addition, limited dry-season and wet-season sampling for federally listed large branchiopods was conducted, with the results reported in *Federally Listed Large Branchiopod Sampling at the Kimball-Gerber Creek Assemblage (Helm Biological Consulting, June 2007)*. Each of these technical studies were prepared to address the biological resource impacts of previous versions of the project, which included a total of 77± acres of land; the current Gerber Creek project site encompasses less than half (only 30.3± acres) of the previous project proposals.

Trees

Sacramento County has identified the value of its native and landmark trees and has adopted measures to provide for their preservation and protection. All native oak trees with a dbh of at least 6 inches, or with a multi-trunk dbh totaling at least 10 inches, are

protected under the County Tree Ordinance and the General Plan Conservation Element. The Conservation Element also requires the protection of landmark trees, as well as non-oak natives, such as California black walnuts and California sycamores, wherever possible. A landmark tree is defined as an especially prominent or stately tree on any land in Sacramento County, including privately owned land. When development requires removal of protected trees, replacement planting is required pursuant to County policy.

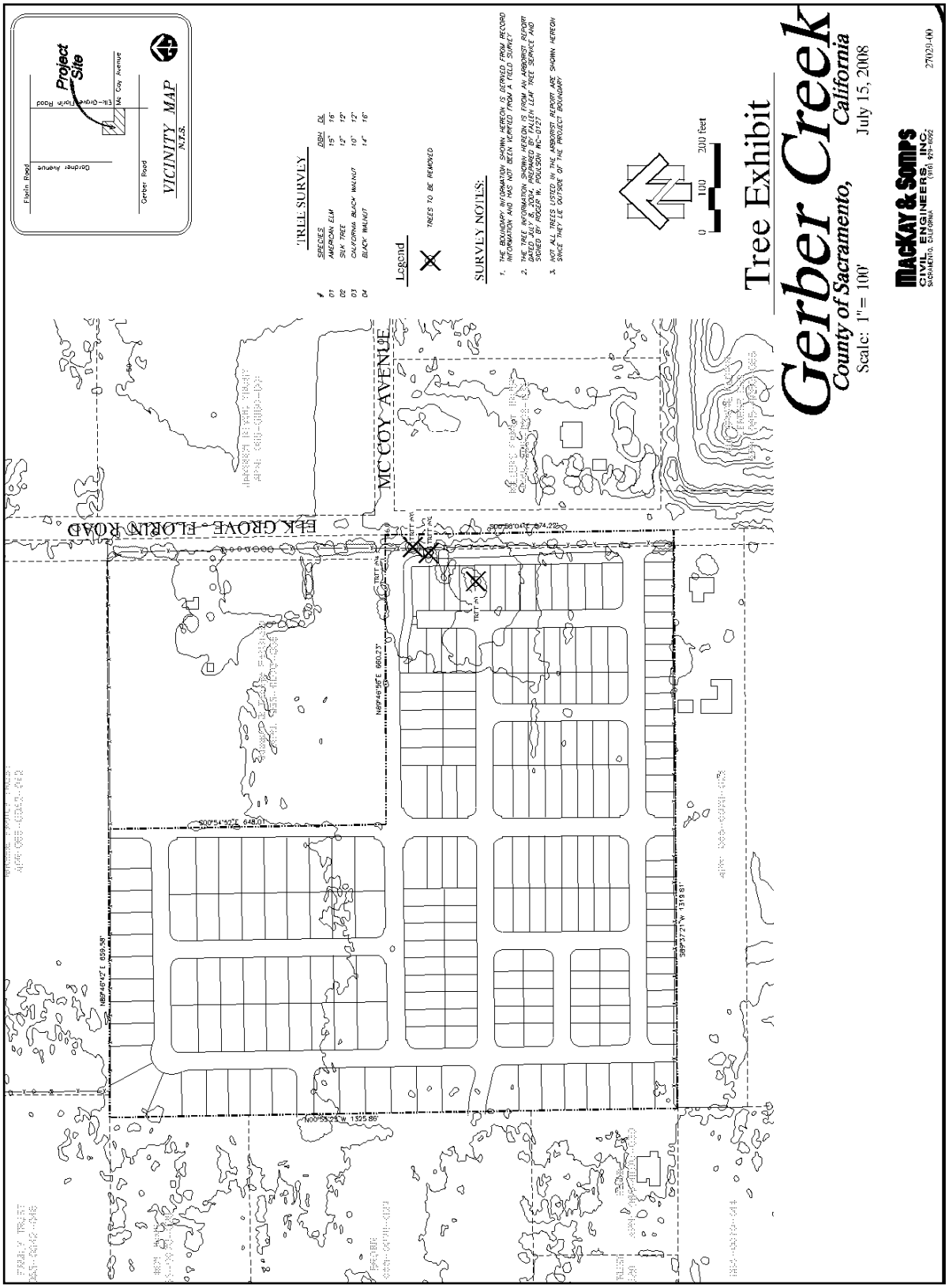
As shown on Plate GC-13, the Fallen Leaf Tree Service arborist report identifies three trees within the current Gerber Creek project site, all of which are located near Elk Grove-Florin Road and two of which are within the ultimate right-of-way. The applicant proposes the removal of all three trees. Tree #1 is a 15-inch American elm and Tree #2 is a 12-inch silk, neither of which requires mitigation for removal. Tree #3 is a 10-inch California black walnut in a generally poor and declining condition, and the arborist has recommended its removal. For these reasons, no mitigation is required for the removal of Tree #3.

As shown on Plate GC-13, there is also a tree on the adjoining northerly property (Tree #4) with a dripline that extends slightly over the Gerber Creek project site. Tree #4 is a 14-inch California black walnut that is in generally fair but declining condition. The Gerber Creek project will not be required to mitigate for its minor encroachment of the Tree #4 dripline, since this tree is planned for removal by the adjacent proposed Lelani Village subdivision to accommodate construction of its portion of proposed “C” Street.

Impact: Trees

The project will result in the removal of three non-protected trees with a combined dbh of 37-inches, including a 10-inch dbh native black walnut tree in generally poor and declining condition. Gerber Creek tree impacts are considered ***less-than-significant*** and no mitigation measures are required.

Plate GC -13 Tree Exhibit



WETLANDS

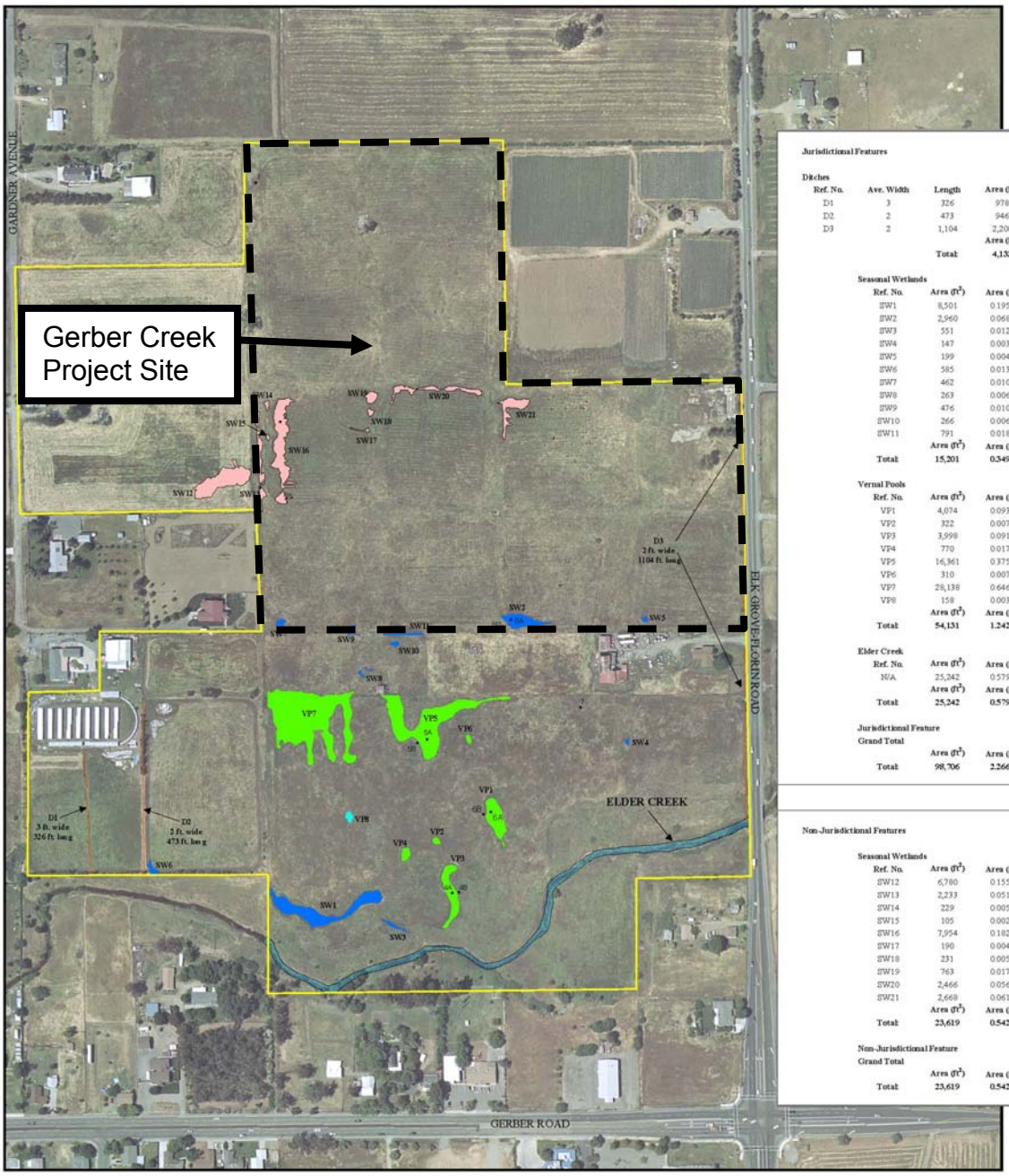
As noted above, Gibson & Skordal Wetland Consultants prepared a wetland delineation (June 2007) that covered a previous version of the project, which included a total of 77± acres of land; however, the currently proposed Gerber Creek project covers only 30.3 acres of the previous project site. Gibson & Skordal determined that the original 77± acre site contained a total of 2.8082 acres of wetlands, comprised of 2.2660 acres of jurisdictional wetlands (subject to Corps of Engineers regulation under Section 404 of the Clean Water Act) and 0.5422 acres of non-jurisdictional wetlands, as shown on Plate GC-14. The Corps of Engineers has verified the Gibson & Skordal wetland delineation (Dadey, March 28, 2008). The 2.2660 acres of jurisdictional wetlands consist of 1.2427 acres of vernal pools (VP1 through VP8), 0.3490 acres of seasonal wetlands (SW1 through SW11), 0.0949 acres of ditches (D1 through D3), and 0.5795 acres of Elder Creek channel. The 0.5422 acres of non-jurisdictional wetlands consist of seasonal wetlands (SW12 through SW21) that are intrastate isolated waters with no apparent interstate or foreign commerce connection, and thus are not currently regulated by the Corps of Engineers under Section 404 of the Clean Water Act; however, these non-jurisdictional wetlands may still be subject to regulation by other federal, state or local agencies (i.e., California State Water Resources Control Board, U.S. Fish and Wildlife Service and/or Sacramento County). The General Plan Conservation Element contains a no net loss policy for wetlands within Sacramento County.

As shown on Plate GC-14, wetland types within the 30.3 acre current Gerber Creek project site consist of seasonal wetlands and drainage ditch, but do not include any of the vernal pools or the Elder Creek channel contained within the remaining portion of the previous larger site. Since the project proposes development of the entire 30.3 acre site with urban residential lots and associated roadways, this analysis assumes that all wetlands within the current Gerber Creek site will be filled, and that the off-site portions of those wetlands that lie partially within the project site will be lost as well due to significant disturbance impacts stemming from on-site development activities. Table GC-3 lists the specific type, size and jurisdictional status of the each of the wetlands anticipated to be affected by the project, and indicates the project will result in a total loss of approximately 0.55 acres of wetlands.

IMPACT: WETLANDS

The project will result in the loss of approximately 0.55 acres of wetland habitat (seasonal wetland and ditch), which will require compensation. Mitigation stipulates that the applicant ensure that there is no net loss of wetland acreage, and that all applicable permits are obtained. With mitigation, Gerber Creek wetland impacts are ***less-than-significant***.

Plate GC -14 Wetland Delineation for 77± acre Kimball-Gerber Creek Assemblage (Includes 30.3± acre current Gerber Creek Project Site)



Jurisdictional Features

Ditches

Ref. No.	Ave. Width	Length	Area (ft²)	Area (ac)
D1	3	326	978	0.0225
D2	2	473	946	0.0217
D3	2	1,104	2,208	0.0507
			Area (ft²)	Area (ac)
		Total:	4,132	0.0949

Seasonal Wetlands

Ref. No.	Area (ft²)	Area (ac)
SW1	8,501	0.1952
SW2	2,960	0.0680
SW3	551	0.0126
SW4	147	0.0034
SW5	199	0.0046
SW6	585	0.0134
SW7	462	0.0106
SW8	263	0.0060
SW9	476	0.0109
SW10	266	0.0061
SW11	791	0.0182
	Area (ft²)	Area (ac)
Total:	15,201	0.3490

Vernal Pools

Ref. No.	Area (ft²)	Area (ac)
VP1	4,074	0.0935
VP2	322	0.0074
VP3	3,998	0.0918
VP4	770	0.0177
VP5	16,361	0.3756
VP6	310	0.0071
VP7	28,138	0.6460
VP8	158	0.0036
	Area (ft²)	Area (ac)
Total:	54,131	1.2427

Elder Creek

Ref. No.	Area (ft²)	Area (ac)
N/A	25,242	0.5795
	Area (ft²)	Area (ac)
Total:	25,242	0.5795

Jurisdictional Feature Grand Total

	Area (ft²)	Area (ac)
Total:	98,706	2.2660

Non-Jurisdictional Features

Seasonal Wetlands

Ref. No.	Area (ft²)	Area (ac)
SW12	6,780	0.1556
SW13	2,233	0.0513
SW14	229	0.0053
SW15	105	0.0024
SW16	7,954	0.1826
SW17	190	0.0044
SW18	231	0.0053
SW19	763	0.0175
SW20	2,466	0.0566
SW21	2,668	0.0612
	Area (ft²)	Area (ac)
Total:	23,619	0.5422

Non-Jurisdictional Feature Grand Total

	Area (ft²)	Area (ac)
Total:	23,619	0.5422

N

100 200 400 Feet

- Data Points
- Vernal Pools
- Seasonal Wetlands
- Elder Creek
- Isolated Waters
- Drainage Ditch
- Study Area (77 acres)

GIBSON AND SKORDAL, LLC
WETLANDS CONSULTANTS
2277 Fair Oaks Blvd, Suite 105
Sacramento, CA 95825
(916) 569-1030

Prepared: July 2004
Revised: February 2007
Second Revision: April 2007
Third Revision: June 2007
Base Map: Aerial Photography Flown in May 2002

Table GC-3 Anticipated Wetland Losses Due to Gerber Creek Project

Wetland	Size (Acres)	Jurisdictional?
D3	0.0507	Yes
SW2	0.0680	Yes
SW5	0.0046	Yes
SW7	0.0106	Yes
SW9	0.0109	Yes
SW11	0.0182	Yes
SW13	0.0513	No
SW14	0.0053	No
SW15	0.0024	No
SW16	0.1826	No
SW17	0.0044	No
SW18	0.0053	No
SW19	0.0175	No
SW20	0.0566	No
SW21	0.0612	No
Total Loss	**0.5496 Acres**	

Special Status Species

The Special Status Species Evaluation prepared by Gibson & Skordal in June 2007 identified the special status species that have the potential to occur on the site or in the project vicinity, based on field survey results, review of the California Natural Diversity Database, review of the United States Fish and Wildlife Service lists for special-status species occurring in the region and the California Native Plant Society literature. Although the Special Status Species Evaluation noted that many species may be found on the property, a number of the cited species are not located on the current project site nor is there suitable habitat to support them. As noted above, the 2007 Special Status Species Evaluation analyzed not only the current 30.3 acre project site, but also additional property for a total of 77± acres of land. Those additional lands contain certain habitat types, including vernal pools and the Elder Creek channel, which are not present on the current project site. Also, the Species Evaluation notes that the central and northern portion of the original 77± acre property (where the current project site is located) supports level to nearly level terrain that has been historically ditched, drained,

and irrigated for farming and livestock grazing. The wetland habitat on the current project site is shallower and holds water for shorter periods of time, and is more degraded due to past agricultural use, than the habitat on the remainder of the original 77± acre property. As such, the current project site is not expected to support occurrences of the following special status plant and animal species:

- tricolored blackbird *(Agelaius tricolor)*
- California tiger salamander *(Ambystoma trigrinum californiense)*
- northwestern pond turtle *(Clemmys marmorata marmorata)*
- western spadefoot toad *(Scaphiopus hammondii)*
- giant garter snake *(Thamnophis gigas)*
- valley elderberry longhorn beetle *(Desmocerus californicus dimorphus)*
- vernal pool tadpole shrimp *(Lepidurus packardi)*
- Ahart's dwarf rush (Juncus leiospermus ahartii)
- dwarf downingia (Downinia pusilla)
- Bogg's Lake hedge-hyssop (Gratiola heterosepala)
- legenere (legenere limosa)
- Sacramento orcutt grass (Orcuttia viscida)
- slender orcutt grass (Orcuttia tenuis)
- Sanford's arrowhead (Sagittaria sanfordii)

Table GC-4 identifies only those species from the Species Evaluation for which habitat exists on the current 30.3 acre project site; it includes the species name, listing status, habitat associations and the likelihood of occurrence on the current project site. These species are also discussed further below.

SWAINSON'S HAWK

The Swainson's hawk is a migratory raptor that over-winters in South America and breeds in North America, Canada and Mexico. Currently, the Swainson's hawk is listed as a threatened species pursuant to the California Endangered Species Act (CESA). At a federal level, the Swainson's hawk is provided protection under the Migratory Bird Treaty Act (MBTA).

There are a number of documented Swainson's hawk nest sites within a 1 – 5 mile radius of the project site. Although there are no suitable nesting trees on the current project site for the Swainson's hawk (or other raptors), there are suitable nesting trees located in the vicinity of the project. For example, the Fallen Leaf Tree Service arborist report identifies a large (36-inch dbh) cottonwood tree located immediately adjacent and west of the project, which would provide suitable nesting habitat. The California Department of Fish and Game (CDFG) recommends implementing the mitigation measures set forth in the CDFG Staff Report Regarding Mitigation for Impacts to Swainson's Hawks (*Buteo swainsoni*) in the Central Valley of California (November 1,

Table GC-4 List of Special Status Species for Which Habitat is Present on Current Project Site

Species	State Status	Federal Status	Habitat Association	Potential for Occurrence
Birds				
Cooper's hawk *(Accipiter cooperi)*	Species of Special Concern	None	Inhabits forested habitats, forest edge, and riparian habitat, may forage in adjacent grassland and fields.	Yes- suitable foraging habitat.
sharp-shinned hawk *(Accipiter striatus)*	Species of Special Concern	None	Inhabits forested habitats, forest edge, and riparian habitat, may forage in adjacent grassland and fields.	Yes- suitable foraging habitat.
burrowing owl *(Athene cunicularia)*	Species of Special Concern	Species of Concern	Nests in abandoned ground squirrel burrows associated with open grassland habitats.	Yes- suitable foraging & nesting habitat.
Swainson's hawk *(Buteo swainsoni)*	Threatened	None	Nests in tall cottonwoods, valley oaks or willows. Forages in fields, cropland, irrigated pasture, and grassland near large riparian corridors.	Yes-suitable foraging habitat.
northern harrier *(Circus cyaneus)*	Species of Special Concern	None	Forages in open grasslands, nests on ground in shrubby vegetation.	Yes- suitable foraging habitat.
white-tailed kite *(Elanus leucurus)*	Fully Protected	None	Nests in riparian corridors along streams and rivers, and forages in nearby grasslands and fields.	Yes- suitable foraging habitat.
Invertebrates				
vernal pool fairy shrimp *(Branchinecta lynchi)*	None	Threatened	Vernal pools and other seasonally ponded wetlands.	Yes- potential habitat in seasonal wetlands.
midvalley fairy shrimp *(Branchinecta mesovallensis)*	None	None	Vernal pools and other seasonally ponded wetlands.	Yes- potential habitat in seasonal wetlands.
California linderiella *(Linderiella occidentalis)*	None	None	Vernal pools and other seasonally ponded wetlands.	Yes- potential habitat in seasonal wetlands.

1994). These state that no intensive new disturbances (e.g., heavy equipment operation associated with construction, etc.) should be initiated within ¼ mile of an active Swainson's hawk nest in an urban setting or within ½ mile in a rural setting between March 1 and September 15. Although there are presently no known active Swainson's nests within ½ mile of the project site, there are trees nearby that could support future nesting activities. Therefore, if construction, grading, or project-related improvements are to occur between March 1 and September 15, a focused survey for Swainson's hawk and other raptor nesting sites in nearby trees (within ½ mile of the site) shall be conducted by a qualified biologist within 14 days prior to the start of construction work (including clearing and grubbing). If active nests are found, CDFG shall be contacted to determine appropriate protective measures. The protective measures required by CDFG will prevent impacts to nesting Swainson's hawks and other raptors. If no active nests are found during the focused survey, no further mitigation will be required.

The project site's 30.3 acres of grassland and pasture provide foraging habitat for the Swainson's hawk. Sacramento County and CDFG jointly developed a protocol for assessing impacts to the hawk's foraging habitat, based on a better understanding of how the hawks use habitat. The impact is tied directly to zoning changes and is calculated thusly: 25% of the impact occurs when a property is zoned from a density of AG-40 to AG-20, 50% of the impact occurs when a property zoned AG-20 is converted to AR-10, and the final 25% of the impact occurs when an AR-10 property is converted to AR-5 (or a more dense designation).

As indicated previously, the project site contains 30.3 acres zoned A-10, an agricultural holding zone that requires minimum lot sizes of 10 acres similar to the AR-10 zone. Based on the new methodology, the rezone of 30.3 acres zoned A-10 to more dense designations results in an impact assessment of 25%. Thus, the project will result in a total of 7.6 acres of impact (25% of 30.3 acres) to Swainson's hawk foraging habitat, and mitigation will be required to offset this impact.

BURROWING OWL

The burrowing owl is a ground-dwelling, opportunistic feeder that nests in the abandoned burrows of small mammals or, in some cases, in culverts, pipes or nest boxes. The breeding season is March to August. The species is protected by the federal Migratory Bird Treaty Act and is listed by the state as a Species of Special Concern.

The Species Evaluation noted that the grassland/pasture habitat on the site provides suitable foraging habitat for burrowing owls, and a few ground squirrel burrows that would provide potential breeding habitat were observed. However, no burrowing owls or evidence of burrowing owl nesting activity were observed on the site. Given the presence of suitable habitat, it is possible the species could move onto the site by the time the project is implemented. To ensure no impacts to burrowing owls, preconstruction nesting surveys will be required, and avoidance or mitigating measures will need to be implemented if any owls are observed.

COOPER'S HAWK, SHARP-SHINNED HAWK AND WHITE-TAILED KITE

Both the Cooper's hawk and the sharp-shinned hawk forage and breed in forested areas, including riparian habitat, and are state-listed as Species of Special Concern; their nesting season begins in spring, with full fledge occurring by the end of summer. The white-tailed kite is state-listed as a Fully Protected Species; it nests in riparian corridors along streams and rivers, and nests are typically found at the crowns of dense oak, willow or other large trees. The white-tailed kite breeds from February to October, with the nesting peak from May to August. The current project site does not contain suitable nesting habitat for any of these species. However, the project site's grassland provides suitable foraging habitat for all three species.

NORTHERN HARRIER

The northern harrier is a state-listed Species of Special Concern that constructs its nests on the ground in shrubby vegetation and forages in open grasslands. The current project site provides suitable foraging habitat, but no nesting habitat, for this species.

VERNAL POOL BRANCHIOPODS

Federally listed vernal pool branchiopods including the threatened vernal pool fairy shrimp and the endangered vernal pool tadpole shrimp have been documented as occurring in the Elk Grove and Florin USGS quadrangles. Other non-listed branchiopods known to occur in the region include California linderiella and midvalley fairy shrimp. These species are generally restricted to vernal pools and/or other seasonally ponded wetlands that sustain inundation during the winter before drying up in the late spring.

The seasonal wetlands on the current project site provide potential habitat for special status branchiopods including the vernal pool fairy shrimp, midvalley fairy shrimp, and California linderiella. The vernal pool tadpole shrimp is not likely to occur on-site as it typically occurs in deeper vernal pools, and there are no vernal pools on the current project site. Limited dry-season and wet-season sampling for federally listed large branchiopods was conducted by Helm Biological Consulting (2007) for the larger (77± acre) property; the sampling results identified *Branchinecta* cysts within two vernal pools (VP2 and VP3) located outside of the current 30.3 acre project site (closer to Elder Creek). However, protocol surveys to determine presence or absence of federally listed branchiopods have not yet been conducted for the 77± acre property, which includes the current project site. Absent the completion of protocol surveys that determine otherwise, it is presumed that the threatened vernal pool fairy shrimp, as well as the non-listed midvalley fairy shrimp and California linderiella, are present in the on-site seasonal wetlands.

According to U.S. Fish and Wildlife Service (USFWS) guidelines, activity within 250 feet of a wetland feature that may support listed fairy/tadpole shrimp could adversely affect the species and an incidental take permit may be required. Prior to any construction activities within 250 feet of the on-site seasonal wetlands, the applicant shall be required to consult with the USFWS to determine whether an incidental take permit is

required, and shall implement any/all avoidance or mitigation measures required under the consultation. This consultation may occur through the U.S. Army Corps of Engineers Section 404 permitting process for jurisdictional wetlands (under Section 7 of the federal Endangered Species Act), or directly with the USFWS for those wetlands not subject to Corps jurisdiction (under Section 10 of the federal Endangered Species Act). For wetlands determined/presumed to be fairy/tadpole shrimp habitat that cannot be avoided, the USFWS generally requires impacts to be mitigated by creating/restoring shrimp habitat at a 1:1 ratio, and by acquiring/preserving shrimp habitat at a ratio of 2:1. However, actual mitigation acreages and ratios may change based on specific circumstances and regulations in effect at the time of wetland impact and are subject to agency review and approval.

Impact: Special Status Species

The project will eliminate all Swainson's hawk foraging habitat on the site, and based on the County's assessment methodology, the project impact is assessed at 7.6 acres. Mitigation for the loss of foraging habitat is required, and has been included. Mitigation for loss of Swainson's hawk foraging habitat will also compensate for any impacts to the white-tailed kite, sharp-shinned hawk, and Cooper's hawk, which forage on habitats similar to those of the Swainson's hawk. Pre-construction nesting surveys will also be required through mitigation, to ensure that construction activities do not result in the disturbance of any active raptor nests.

The site also contains potential nesting habitat for the burrowing owl, which is a ground-nesting raptor. Mitigation will require pre-construction nesting surveys for the species, and if active nests are discovered on the site, the applicant will be required to implement avoidance or relocation measures consistent with CDFG protocol for the species.

The project's on-site seasonal wetlands provide suitable habitat for the federally listed vernal pool fairy shrimp as well as other branchiopods. Unless protocol surveys are conducted that determine absence, it is presumed these species are present within the seasonal wetlands. Mitigation will require consultation with the USFWS prior to any disturbance within 250 feet of the seasonal wetlands to obtain any necessary incidental take permit, and the applicant must comply with any avoidance or mitigation measures for the species required through the consultation process.

With mitigation, Gerber Creek impacts to special status species are ***less-than-significant.***

Cultural Resources

See Chapter 15 of Volume 1 for discussions of background, setting, and significance criteria for cultural resources within the Plan area.

FIELDWORK/ANALYSIS

ARCHAEOLOGICAL SURVEY

The project site was subject to an intensive pedestrian survey between January 14, 2006 and March 26, 2006. The project area was walked by a team of archaeologists employing parallel transects with transect spacing no greater than 5 to 10 meters. No prehistoric period resources were recovered or noted during the survey. However, Peak and Associates did note that one site, consisting of a complex of foundations was previously recorded on the project site. Peak attempted to revisit this potentially historic period site, however, it appeared that mapping for the site was originally incorrect since the complex of foundations was found to be abutting Elk Grove-Florin Road, whereas prior mapping showed the foundations at much further setback from the road. In either case, Peak described the resources as the following:

> The site consists of a concrete slab foundation and other slabs of less certain function. It is unlikely that this was a residence since it is located directly adjacent to the road. There was a much more substantial operation of some sort here at one time, since there is a line of palm trees and an extensive graded and graveled flat near the foundation. Behind (west of) the flat are the remains of a small vineyard.

Peak and Associates evaluated the above potential resources for eligibility on the California Register of Historical Resources and the National Register of Historical Places and project level effect. State of California Department of Parks and Recreation (DPR) Primary and Building/Structure/ Object (523) forms were completed for the above noted complex. The following evaluation is from Peak:

> The structural foundations, concrete slabs recorded as PA-99-71, represent a commercial activity of some sort at this location, but it is difficult to determine what it may have been from the minimal surviving evidence. In the absence of artifacts other than the construction features, there is minimal opportunity for interpretation.

Peak utilized criteria set forth at the state and federal level, and determined that the complex is not eligible under any criterion as a significant cultural resource. Thus this complex of features is not considered an important historic resource and, therefore, destruction of this complex of features would not constitute a significant environmental impact.

IMPACT: CULTURAL RESOURCES

An archaeological/historical survey of the site did not identify any resources which could be adversely affected by the proposed project. Although no additional cultural resource work is recommended at this time, there is a possibility of uncovering subsurface archaeological materials during the construction phases of the project which have been

obscured from view due to natural reburial processes. Therefore, mitigation for subsurface cultural resources is included.

With mitigation for potential undiscovered subsurface prehistoric and historic cultural resources, Gerber Creek environmental impacts to potentially sensitive cultural resources are considered ***less-than-significant***.

HAZARDOUS MATERIALS

The project site is not located on a known hazardous materials site, nor does it involve the transport, use, or storage of hazardous materials. The project is not expected to result in any hazardous materials impacts.

IMPACT: HAZARDOUS MATERIALS

Gerber Creek impacts related to hazardous materials are ***less-than-significant***.

~~AGENCY-RECOMMENDED CONDITIONS OF APPROVAL~~

1. ~~**Sacramento Municipal Utility District**~~

   a. ~~Dedicate a 12.5-foot public utility easement for underground facilities and appurtenances adjacent to all public streets rights of ways.~~

   b. ~~Dedicate the Landscape Corridors as a public utility easement for underground facilities and appurtenances.~~

   c. ~~The owner/developer must disclose to future/potential owners the proposed 69kV electrical facilities SMUD is planning to build on the east side of Elk Grove-Florin Road.~~

2. ~~**Sacramento County Sheriff's Department**~~

   ~~Location/Street Layout~~

   a. ~~There do not appear to be any courts or cul-de-sacs within this project at this time, however there shall be no "dogleg" courts or cul-de-sacs. Law enforcement needs unobstructed views into each of these courts should a tactical situation arise.~~

   b. ~~All curbs shall be vertical in design. Rounded curbs shall be avoided whenever possible.~~

~~c. Additional access points to this project should be reviewed, allowing better traffic flow through and around this project. Stub roads should be connected to roads in adjoining projects as they are designed and approved.~~

~~Landscaping~~

~~d. Landscaping shall be of the type and situated in locations to maximize observation while providing the desired degree of aesthetics. Security planting materials are encouraged along fences and property lines and under vulnerable windows.~~

~~Fencing/Access Control~~

~~e. Vertical wrought-iron fencing material shall be used for all fences between private lots and open space, parks, right of ways, or other public access land. This is to allow visibility to those areas and encourage residents to view activities in those areas. In addition this will make those areas less attractive to loiterers and others who wish to use those locations for criminal or mischievous purposes.~~

~~Lighting~~

~~f. There shall be on-street lighting to allow for adequate visibility by residents, law enforcement, and passersby during nighttime hours.~~

~~g. All lighting fixtures shall be of a type and kind to resist breakage and other vandalism.~~

~~h. Parking areas, roadways, and driveways shall be illuminated with high intensity discharge lighting with sufficient wattage to provide adequate illumination to provide a safe, secure environment for persons, property, and vehicles on site. Such lighting shall be equipped with vandal-resistant covers and photocell control. A lighting level of .25 to .50 foot-candles, maintained at ground level, is required for the site in general; entry intersections should be .50 or greater.~~

~~Addressing~~

~~i. A street number shall be displayed in a prominent location on the street side of the residence in such a position that the number is easily visible to approaching emergency vehicles.~~

~~j. The numerals shall be no less than six (6) inches in height and shall be of a contrasting color to the background to which they are attached.~~

~~k. The numerals shall be lighted at night.~~

~~Law Enforcement Staffing~~

l. ~~Prior to recordation of final map, the property shall annex into the County of Sacramento Community Facilities District No. 2005-1 (Police Services). The annexation process takes approximately 6 months and the applicants must contact the County of Sacramento Infrastructure Finance Section at (916) 874-6525 at the earliest possible time to initiate the process and to obtain information concerning annexation costs.~~

m. ~~Based on residency estimates of 2.7 people per home, the Sheriff's Department will require an additional .58 officers to maintain the state recommended ratio of 1 to 1000 officer/population staffing level.~~

~~3. Sacramento Metropolitan Fire District~~

a. ~~Approved fire hydrants capable of providing the required fire flow for the protection of any and all structures shall be located along the route of the fire apparatus access roadways. The required fire hydrants shall be installed and operational prior to any construction or on-site storage of combustible materials. The minimum required fire flow for the protection of residential developments with an area per building not exceeding 3,600 square feet is 1,000 gallons per minute (gpm) at a pressure of 20 pounds per square inch (psi) for a two-hour duration. Fire hydrant installations for the protection of residential projects shall comply with the following requirements:~~

~~(1) All properties shall have a steamer fire hydrant within 250 feet of the property.~~

~~(2) A hydrant installed as a "blow off" for the water district does not meet the fire department fire hydrant requirements.~~

~~(3) Each approved fire hydrant shall have a minimum flow of 1,000 gallons per minute (gpm) for residential developments. Additional requirements apply to residential dwellings with building areas greater than or equal to 3,600 square feet.~~

b. ~~Plans shall be submitted to the fire prevention bureau showing hydrant locations for review and approval prior to construction. Fire hydrant details and fire department notes shall be shown on the site plans or improvement drawings.~~

c. ~~A maximum of 40 dwelling units shall be allowed for only one egress/access roadway from the proposed subdivision to a major arterial roadway such as Elk Grove-Florin Road. Construction of 41 or more structures shall require a second Metro Fire approved egress/access roadway.~~

d. ~~Metro Fire does not support the dead end of Street "G". Street G should continue to "C" Street. The use of an EVA presents problems in that any gates will need to meet all Sacramento County Emergency Access Gate~~

~~requirements, including being an electric gate with a battery back-up. How the responsibility and maintenance would be addressed is unknown.~~

~~e. An emergency vehicle median crossing from northbound Elk Grove-Florin Road to "A" Street is required.~~

~~4. Southgate Recreation and Park District~~

~~Quimby Requirements: Parkland Dedication/In-Lieu Fees~~

~~a. Based on the 215 single family lots proposed for this subdivision, the required Quimby parkland dedication would be approximately 3.14 acres. The District requires the dedication of an approximate 3 acre park site and requests it be located along the northern boundary of this project site adjoining the Gardner Park subdivision. Ultimately, the District would like to expand the park site to the north and achieve a neighborhood park site size of 6-8 acres.~~

~~The District is willing to discuss park site size and configuration with the developer. Prior to recordation, the District shall review the final subdivision map and shall jointly determine final parkland dedication requirements and/or in-lieu fees with the developer and County.~~

~~Park Site Infrastructure~~

~~b. The developer shall assure that the parkland to be dedicated to the District is graded and improved pursuant to current County standards. The District shall review and approve improvement plans adjoining the park site. Park site improvements include: adjoining streets with street lights fronting on the park, vertical curbs that extend 10 feet beyond the park site, a 6-foot wide attached concrete sidewalk on all park frontage streets and ADA compliant street crossings on all corners. Other park site infrastructure improvements include: electric, phone, storm drainage, sewer, and water stubs, connected water meters, and reduced pressure backflow preventers. In addition, all permit fees for the park site need to be paid including: building, sewer, water meter, water development and drainage. The District shall accept the completed park site after it has passed County inspections and we have received a current, clear title report.~~

~~Landscape Corridors on Elk Grove-Florin Road and "C" Street~~

~~c. The District will accept the 25 foot wide landscape corridor lots, identified as Lots A and B, along Elk Grove-Florin Road and a portion of "C" Street. The landscape corridor lots shall be dedicated to the District as a gift and shall be fully developed by the developer with plans and specifications to be approved by the District and pursuant to current County standards. The District requires 6 foot high masonry soundwalls for all lots that back-up or side-on to the landscape corridor. All masonry soundwalls shall be treated with graffiti-resistant coating and the design approved by the District. Landscape~~

~~corridors shall have a detached 6 foot wide concrete sidewalk with vertical curb and ADA compliant street crossings on all corners. A Type 3 curb is required at the back of sidewalks for landscaped areas (except turf). The irrigation system shall be installed according to specifications provided by the District. The District does not require subdivision entrance lighting but requests the installation of conduit to an electric box within the landscape corridor for future installation of lighting, should it become necessary. The District shall accept the completed landscape corridor lot after it has passed inspections and received a clear title report. The District shall maintain the landscape corridor through assessment district proceeds.~~

~~Improvement Plan Review and Approval~~

~~d. Prior to issuance of building permits, the developer shall submit improvement plans for this subdivision to the District for approval. The District shall review and approve all improvements consistent with District requirements pertaining to the park site, and landscape corridors along Elk Grove-Florin Road and a portion of "C" Street (Lots A and B).~~

~~Inclusion in Financing Districts~~

~~e. The developer shall consent to the inclusion of this subdivision within the Florin Vineyard Financing District, which will be a Landscaping and Lighting Assessment District or a Mello Roos Community Facilities District, and the Southgate Landscaping and Lighting Assessment District - Florin Zone. The developer shall be responsible for notification to all subsequent purchasers of parcels of land within this subdivision of the inclusion within said financing districts. These financing districts will be established by Southgate for purposes of funding maintenance and operations, additional park and recreation capital improvements, community center maintenance and operations, and park and recreation programs.~~

~~Florin Vineyard Public Facilities Financing Plan~~

~~f. This subdivision will be included in the Southgate Recreation and Park District component of any future Florin Vineyard Public Facilities Financing Plan as determined by the Sacramento County Board of Supervisors. In the absence of an approved County financing plan, the District recommends that the County Board of Supervisors annex this subdivision to an existing plan which meets the current park and recreation needs of District residents or otherwise require an appropriate funding mechanism that will address the park land dedication, maintenance and development requirements of the District. The District reserves the right to revise parkland dedication requirements and financing mechanisms to adapt to changes resulting from modifications to the policy or the creation of a new plan by the County of Sacramento.~~

~~5. Sacramento Area Sewer District (District or SASD, fka CSD-1)~~

~~a. Connection to the District's sewer system shall be required to the satisfaction of the District. District Design Standards apply to any on and off-site sewer construction.~~

~~b. Each lot and each building with a sewage source shall have a separate connection to the District sewer system.~~

~~c. In order to obtain sewer service, construction of both off-site and on-site District sewer infrastructure will be required.~~

~~d. Private sewer service laterals will not be permitted to connect directly to the 102-inch diameter interceptor sewer line, along Elk Grove-Florin Road.~~

~~e. The District shall require an approved sewer study prior to the approval of Final Map or submittal of improvement plans for plan check to the District, whichever comes first. The sewer study shall demonstrate the quantity of discharge and any "flow through sewage" along with appropriate pipe sizes and related appurtenances for this subject and other upstream areas and shall be done in accordance with the District's most recent "Minimum Sewer Study Requirements". The study shall be done on a no "Shed-Shift" basis unless approved by the District in advance and in compliance with the District Design Standards.~~

~~f. Sewer easements may be required. All sewer easements shall be dedicated to the District in a form approved by the District Engineer. All District sewer easements shall be at least 20 feet in width and ensure continuous access for installation and maintenance. The District will provide maintenance only in public right-of-ways and in easements dedicated to the District.~~

~~g. The District requires their sewers be located a minimum of 10 feet (measured horizontally from the edge of pipe to edge of pipe) from all potable water lines. Separation of sewer line from other parallel utilities, such as storm drain and other "dry" utilities (electrical, telephone, cable, etc.) shall be a minimum of 7 feet (measured horizontally from the center of pipe to the center of pipe). Any deviation from the above separation due to depth and roadway width must be approved by the District on a case by case basis. Prior to recording the Final Map, the applicant shall prepare a utility plan that will demonstrate that this condition is met.~~

~~h. All structures along private drives shall have a minimum 10-foot setback (measured horizontally from edge of collector pipe to edge of structure) so that the District can properly maintain the sewer line.~~

~~i. The collector sewer system for the project will not be accepted for operation and maintenance until the downstream sewer system serving the project is also accepted for operation and maintenance. All sewer facilities shall be~~

~~accepted for operation and maintenance prior to issuance of a building permit.~~

~~6. Sacramento County Water Agency~~

~~a. Water supply will be provided by the Sacramento County Water Agency.~~

~~b. Provide separate public water service to each parcel. All water lines shall be located within a public right-of-way or within easements dedicated to SCWA. Easements shall be reviewed and approved by Sacramento County Water Agency prior to Improvement Plan approval or Final Map approval.~~

~~c. Destroy all abandoned wells on the proposed project site in accordance with the requirements of the Sacramento County Environmental Health Division. Clearly show all abandoned/destroyed wells on the improvement plans for the project. Prior to abandoning any existing agricultural wells, applicant shall use water from agricultural wells for grading and construction.~~

~~d. Prior to the issuance of any building permits for the project, the project developer/owner shall pay Zone 40 development fees applicable at the time of building permit issuance in accordance with Title 4 of the Sacramento County Water Agency (SCWA) Code.~~

~~e. Prior to the issuance of any building permits for the project, the project shall conform to the specific provisions of the Sacramento County Landscape Water Conservation Ordinance (Chapter 14.10 of the Sacramento County Code) to the satisfaction of the County Landscape/Oak Tree Coordinator.~~

~~7. Department of Water Resources~~

~~a. Provide drainage easements and install facilities pursuant to the Sacramento County Floodplain Management Ordinance, Sacramento County Water Agency Code, and Sacramento County Improvement Standards, including any fee required by the Sacramento County Water Agency Code.~~

~~b. Provide a floodplain easement pursuant to the Sacramento County Floodplain Management Ordinance, Sacramento County Water Agency Code, and Sacramento County Improvement Standards.~~

~~c. Offsite drainage improvements and easements shall be provided pursuant to the Sacramento County Floodplain Management Ordinance, and the Sacramento County Improvement Standards.~~

~~d. A Conditional Letter of Map Revision, pursuant to the Sacramento County Floodplain Management Ordinance, and the Sacramento County Improvement Standards, must be approved by FEMA prior to approval of improvements.~~

e. ~~Assure that the Elder Creek right-of-way is acquired (fee or easement) from the confluence of Elder and Gerber Creeks downstream to the western end (about 3,800 feet west of Elk Grove-Florin Road).~~

f. ~~Construct all off-site drainage improvements in accordance with North Vineyard Station Drainage Master Plan from the western end to the confluence of Gerber Creek, per the drainage master plan.~~

g. ~~Acquire land and construct storm water quality basin E21 WQ (as shown on the Florin Vineyard drainage master plan) and trunk storm drain pipe, including the trunk pipe proposed to be installed in Elk Grove-Florin Road and the one that serves the west side of this parcel.~~

h. ~~If this project precedes the adoption of a Florin Vineyard Supplemental Drainage Fee, pay the North Vineyard Station Supplemental Drainage fee, as periodically revised, in accordance with Section 2.81 of Title 2 of the Sacramento County Water Agency Code.~~

i. ~~Incorporate stormwater quality measures in conformance with applicable County ordinances and standards, and state and federal law. The project may implement low impact development design pursuant to and consistent with "Start at the Source", latest edition as published by BASMAA. Such implementation may be able to reduce the stormwater quality treatment requirement.~~

j. ~~Provide a permanent concrete stamp, or other permanently applied message to the satisfaction of DWR not including paint, which reads "No Dumping-Flows to Creek" or other approved message at each storm drain inlet.~~

~~8. Sacramento County Department of Transportation~~

a. ~~Grant the County right-of-way on Elk Grove-Florin Road and install public street improvements based on a 96-foot modified thoroughfare (the six-foot separated sidewalk shall be installed in the adjacent pedestrian/landscape easement) pursuant to the Florin Vineyard Gap Community Plan and the Sacramento County Improvement Standards.~~

b. ~~Dedicate additional right-of-way on Elk Grove-Florin Road and "C" Street/McCoy Avenue and install public street improvements for a future signal pursuant to the Florin Vineyard Gap Community Plan and the Sacramento County Improvement Standards. Note: A bus turnout will be required on Elk Grove-Florin Road. In addition, the "C" Street centerline must match the McCoy Avenue centerline.~~

c. ~~Demonstrate that the proposed street alignments and connections are consistent with the adjacent proposed projects to the satisfaction of the Department of Transportation.~~

~~d. Either install a public street cul-de-sac at the termination of "G" Street or install a public street elbow at the intersection of "G" Street and "B" Street, a 35-foot wide driveway, and a private access road for Lots 10 through 17.~~

~~e. Provide a 20-foot garage setback from the proposed sidewalk for all lots.~~

~~9. Sacramento County Land Division and Site Improvement Review Division~~

~~Rezone~~

~~a. Grant the County right-of-way for Elk Grove-Florin Road, based on a 96-foot standard and install public street improvements pursuant to the Sacramento County Improvement Standards.~~

~~Map~~

~~b. Grant the County right-of-way for the indicated streets and install public street improvements pursuant to the Sacramento County Improvement Standards (C170).~~

~~c. Grant the County right-of-way for Elk Grove-Florin Road, based on a 96-foot standard and install public street improvements pursuant to the Sacramento County Improvement Standards.~~

~~d. Dedicate additional right-of-way on Elk Grove-Florin Road and "A" Street for intersection widening pursuant to the Sacramento County Improvement Standards and to the satisfaction of the Department of Transportation.~~

~~e. Dedicate additional right-of-way on Elk Grove-Florin Road and "C" Street for intersection widening pursuant to the Sacramento County Improvement Standards and to the satisfaction of the Department of Transportation.~~

~~f. Dedicate a minimum right-of-way of 40 feet or one-half of the proposed right-of-way, whichever is greater, for Street "C" and Street "J" adjacent to APN: 065-0070-006 prior to map recordation and install street improvements pursuant to the Sacramento County Improvement Standards.~~

~~g. Prior to recordation of a final map or certificate of compliance, dedicate land or pay in lieu fees, or both, for park purposes, as required by and in accordance with the procedures and standards set forth in Chapter 22.40, Title 22 of the Sacramento County Zoning Code (C230).~~

~~h. Dedicate landscape lots A and B to the County of Sacramento and provide a maintenance entity with an ongoing funding source. The maintenance entity shall be approved and found acceptable by County representatives. Annexation to a current Lighting and Landscape District or a Mello Roos Community Finance District may be possible and is the preferred course of action (C165).~~

~~i. Comply with all requirements of Chapter 1, Article 5, Title III, of the Sacramento County Zoning Code, relating to walls and landscape corridors adjacent to streets, including required maintenance provisions. Provide a maintenance entity with an ongoing funding source.~~

~~j. Prior to map recordation, the property shall be included in County Service Area No. 1 at a rate that will fund the full cost, including annual escalation factors, of operating and maintaining street and safety lights for this development. The applicant must contact the County of Sacramento Department of Transportation at (916) 875-5123 to obtain information concerning costs and to initiate the process at the earliest possible time since this process takes about four months to complete.~~

~~10. Sacramento Regional Transit District~~

~~a. In light of the Bus Rapid Transit corridor designation, RT staff requests that an Irrevocable Offer of Dedication (IOD) for transit right-of-way be provided as a condition of approval and that it be noted on the tentative subdivision map. A 12.5 foot wide area the length of the subdivision and adjacent to Elk Grove-Florin Road is required to allow for the construction of one transit lane.~~

~~b. Contact Robert Hendrix, RT Facilities (916) 649-2759 to determine if a bus shelter pad shall be provided. If determined appropriate (by RT) provide a bus shelter pad as directed.~~

~~c. Transit information shall be displayed in a prominent location in the residential sales/rental office, through a homeowner's association, or with real estate transactions.~~

PROJECT MITIGATION MEASURES

MITIGATION MEASURES FOR POTENTIAL DRAINAGE IMPACTS:

GC-1. Prior to the approval of improvement plans for individual development projects within the FVGCP area, the project proponent shall demonstrate to the satisfaction of DWR that all FVGCP DMP improvements necessary to provide adequate flood protection to the project, and necessary to provide adequate mitigation for the project's downstream drainage/flooding and water quality impacts, have been implemented.

~~MITIGATION MEASURES FOR POTENTIAL AIR QUALITY IMPACTS:~~

~~GC-2.~~ ~~The applicant shall implement the following mitigation in order to reduce construction-related PM10 emissions:~~

~~A. Keep soil moist at all times.~~

~~B. Maintain at least two feet of freeboard space on all haul trucks.~~

~~C. Use emulsified diesel or diesel catalysts on applicable heavy duty diesel construction equipment.~~

MITIGATION MEASURES FOR POTENTIAL NOISE IMPACTS:

GC-3. Provide, at a minimum, a 7-foot combination berm and solid masonry soundwall behind the landscape corridors along the Elk Grove-Florin Road frontage.

GC-4. The applicant shall adhere to one of the following options:

A. No second story shall be permitted within 110 feet of the centerline of Elk Grove-Florin Road.

OR

B. For all second stories within 110 feet of the centerline of Elk Grove-Florin Road, an acoustical study shall be required which documents that the interior noise levels in such second stories will not exceed the General Plan standard of 45 dB Ldn/CNEL.

MITIGATION MEASURES FOR POTENTIAL WETLAND AND FEDERALLY LISTED BRANCHIOPOD IMPACTS:

GC-5. Prior to any grading, grubbing, or excavation within 50 feet of the on-site ditch wetland or within 250 feet of the on-site seasonal wetlands, the applicant or owner shall obtain any/all applicable permits from the U.S. Fish and Wildlife Service (USFWS), U.S. Army Corps of Engineers, California Department of Fish and Game and the Central Valley Regional Water Quality Control Board for the proposed modifications to on-site wetlands and incidental take of federally listed fairy shrimp species. In addition, the project applicant or property owner shall comply with General Plan Conservation Element Policy No. CO-96 as it pertains to no net loss of wetlands. If mitigation occurring through the state and federal permitting processes results in less than 1:1 compensation for the loss of wetland habitat, the applicant or owner shall be required to pay to the County of Sacramento an amount based on a rate of $35,000 per acre for the unmitigated/uncompensated wetlands. The payment shall be submitted to the Department of Planning and Community Development and shall be deposited in the Wetlands Restoration Trust Fund. A copy of any required permits, or written notification from the applicant that the permit authority has determined that a permit is not required, and verification of compliance with General Plan Conservation Element Policy No. CO-96 regarding no net loss of wetlands shall be submitted to the Department of Environmental Review and Assessment.

MITIGATION MEASURES FOR POTENTIAL SWAINSON'S HAWK IMPACTS:

GC-6. If construction, grading, or project-related improvements are to occur between March 1 and September 15, a focused survey for Swainson's hawk and other raptor nests in nearby trees (within ½ mile of the site) shall be conducted by a qualified biologist within 14 days prior to the start of construction work (including clearing and grubbing). If any active nests are located within ½ mile of proposed heavy equipment operations or construction activities, the project proponent shall then consult with CDFG to determine the appropriate course of action to reduce potential impacts upon nesting raptors and to determine under what circumstances equipment operation and construction activities can occur. If no active nests are found during the focused survey, no further mitigation will be required.

GC-7. Prior to the approval of improvement plans, building permits, or recordation of the final map, whichever occurs first, implement one of the following options to mitigate for the loss of 7.6 acres of Swainson's hawk foraging habitat on the project site:

A. The project proponent shall utilize one or more of the mitigation options (land dedication and/or fee payment) established in Sacramento County's Swainson's Hawk Impact Mitigation Program (Chapter 16.130 of the Sacramento County Code).

B. The project proponent shall, to the satisfaction of the California Department of Fish and Game, prepare and implement a Swainson's hawk mitigation plan that will include preservation of Swainson's hawk foraging habitat.

C. Should the County Board of Supervisors adopt a Swainson's hawk mitigation policy/program (which may include a mitigation fee payable prior to issuance of building permits) prior to the implementation of one of the measures above, the project proponent may be subject to that program instead.

MITIGATION MEASURES FOR POTENTIAL BURROWING OWL IMPACTS

GC-8. Prior to construction activity (including site improvements, and building construction) a focused survey shall be conducted by a qualified biologist for burrowing owls where suitable habitat is present in the project area. Suitable habitat includes agricultural field margins, drainage ditches, and fallow fields. Surveys shall be conducted no less than 14 days and no more than 30 days prior to commencement of construction activities. Surveys shall be conducted in accordance with CDFG protocol (CDFG 1995).

A. If no occupied burrows are found in the survey area, a letter report documenting survey methods and findings shall be submitted to the County and no further mitigation is necessary.

B. If an occupied burrow is found the applicant shall contact the Department of Environmental Review and Assessment and consult with the California Department of Fish and Game (CDFG), prior to construction, to determine if avoidance is possible or if burrow relocation will be required.

C. If owls are to remain on-site, a minimum of 6.5 acres of foraging habitat for each occupied burrow needs to be permanently preserved according to CDFG guidelines.

D. In order to avoid direct impacts to owls, no activity shall take within 160 feet of an active burrow from September 1 to January 31 (wintering season) or 250 feet from February 1 through August 31 (breeding season). Protective fencing shall be in place, at the distances above, around the active burrows and no activity shall occur within the protected buffer areas.

E. Any impact to active owl burrows, relocation of owls or mitigation for habitat loss shall be done in accordance with CDFG guidelines. Written evidence from CDFG staff shall be provided to DERA attesting to the permission to remove burrows, relocate owls, mitigate for lost habitat, and provide a method for preservation of habitat in perpetuity.

MITIGATION MEASURES FOR POTENTIAL CULTURAL RESOURCE IMPACTS:

GC-9. Should any cultural resources, such as structural features, unusual amounts of bone or shell, artifacts, human remains, or architectural remains be encountered during any development activities, work shall be suspended and the Department of Environmental Review and Assessment shall be immediately notified at (916) 874-7914.

At that time, the Department of Environmental Review and Assessment will coordinate any necessary investigation of the find with appropriate specialists as needed. The project proponent shall be required to implement any mitigation deemed necessary for the protection of the cultural resources. In addition, pursuant to Section 5097.97 of the State Public Resources Code and Section 7050.5 of the State Health and Safety Code, in the event of the discovery of human remains, all work is to stop and the County Coroner shall be immediately notified. If the remains are determined to be Native American, guidelines of the Native American Heritage Commission shall be adhered to in the treatment and disposition of the remains.

MITIGATION MEASURE COMPLIANCE

Comply with the Mitigation Monitoring and Reporting Program (MMRP) for this project as follows:

1. **The proponent shall comply with the MMRP for this project, including the payment of a fee to cover the Department of Environmental Review and Assessment staff costs incurred during implementation of the MMRP. The MMRP fee for this project is $8,700.00. This fee includes administrative costs of $800.00.**

2. **Until the MMRP has been recorded and the administrative portion of the MMRP fee has been paid, no final parcel map or final subdivision map for the subject property shall be approved. Until the balance of the MMRP fee has been paid, no encroachment, grading, building, sewer connection, water connection or occupancy permit from Sacramento County shall be approved.**

5 FLORIN BRADSHAW NE

The effects of the proposed land use plans for the Florin-Vineyard Gap area are addressed in Volume 1 of this EIR. Impacts to environmental resources have been addressed therein for the overall plan area. This chapter discusses the site specific impacts of this particular project in the Florin-Vineyard Gap Community. Impacts, mitigation measures and conditions requested by Sacramento County service providers' reviewing departments are provided within this chapter.

PROJECT INFORMATION

CONTROL NUMBER: 04-RZB-PMR-0204

NAME: FLORIN BRADSHAW NE REZONE & TENTATIVE PARCEL MAP

LOCATION: The project site is located on the northeast side of Bradshaw Road and Florin Road in the Vineyard community (**Plate FBN -1**).

ASSESSOR'S PARCEL NUMBER: 066-0050-009

OWNER/DEVELOPER:

Taylor/Village Sacramento

ENGINEER:

TSD Engineers

APPLICANT:

Edward R. Gillum

PROJECT DESCRIPTION

1. A **Rezone** to change the zoning of 47.4 gross acres from AG-80 to SC (Plate FBN -2).
2. A **Tentative Parcel Map** to subdivide said 47.4 acre parcel into four (4) lots (Plate FBN -3).

Plate FBN -1: Project Location

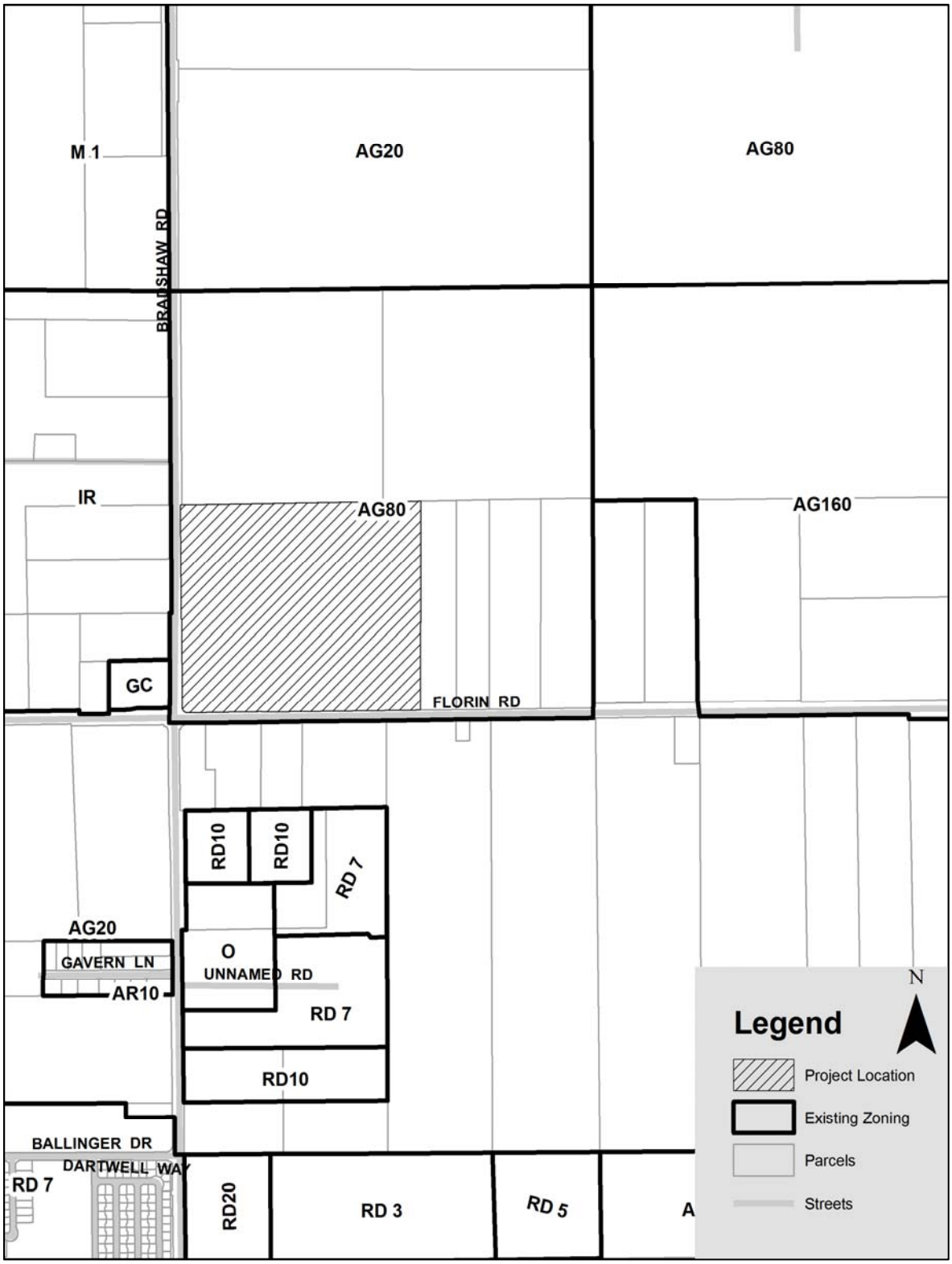


Plate FBN -2: Existing and Proposed Zoning for Florin/ Bradshaw NE

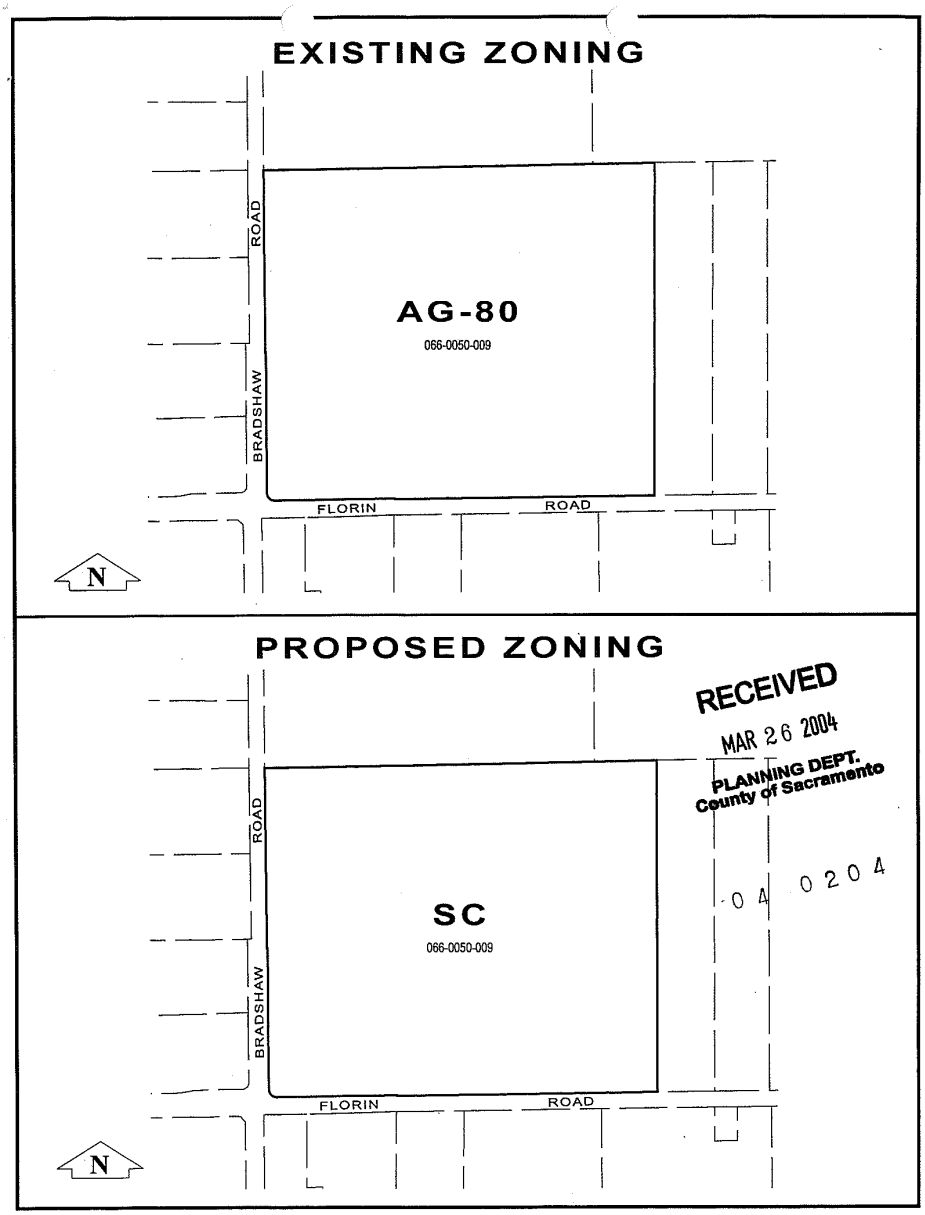


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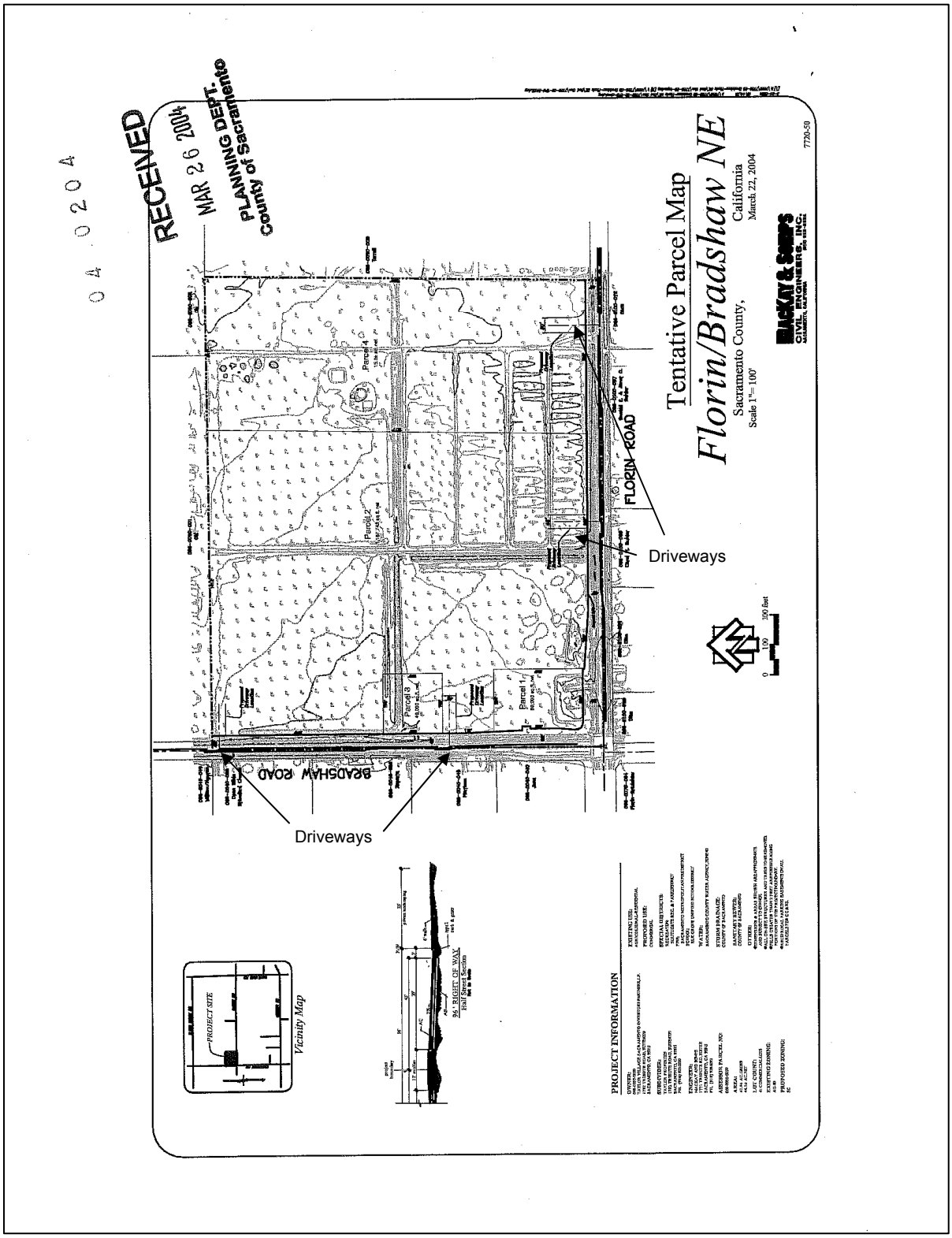
Plate FBN -3 Tentative Map



ENVIRONMENTAL SETTING

The project is located in the central eastern portion of the County. It consists of a single square parcel on the eastern edge of the Florin-Vineyard Gap Community Plan area. The site is an undeveloped field of annual grassland with a scattering of trees in the southwest corner of the project site. Surrounding land uses are annual grassland used for grazing, rural residential uses, and a commercial plant nursery. The site has no recent indication of agricultural use, except for grazing, although in the past it was a commercial nursery. (Plate FBN -4)

ENVIRONMENTAL EFFECTS

LAND USE

The 47.4-acre project site is undeveloped. The applicant has not provided information on specific commercial uses or the ultimate configuration of buildings on the site. Surrounding land uses are generally undeveloped or rural residential. The General Plan land use designation is General Agriculture 20 (Plate FBN -5). The purpose of this designation is to provide an opportunity for starter farms or large hobby farms. This designation allows single family dwelling units at a density no greater than 20 acres per unit. The parcel is zoned AG-80 (Agricultural) in the Sacramento County Zoning Code, which requires a minimum of 80 acres for new parcels in this zone. The underlying zoning predates the General Plan designation. The project site is within the County's Urban Services Boundary (USB) but outside the Urban Policy Area (UPA). The USB identifies the ultimate extent of urban infrastructure provision while the UPA identifies land targeted for near or mid-term development.

The proposed project includes a rezone from AG-80 agriculture to SC (Shopping Center) and a tentative parcel map to divide 47.4 gross acres into four (4) lots. The parcels would vary in size from as small as 0.92 net acres to 26.81 net acres. The proposed project is inconsistent with the existing land use designation and existing zoning. This chapter addresses the rezone and tentative parcel map entitlement. The change in land use designations are addressed in the analysis of the Community Plan.

The proposed General Plan designation is Commercial and Office (C&O [Plate FBN -6]). The C&O designation provides for a full range of neighborhood, community and regional shopping centers and a variety of business and professional offices. Uses include locally oriented retail, professional offices, and regional commercial operations. The location and size of commercial areas is based on accessibility, historic development patterns, community and neighborhood needs, and minimization of land use conflicts. Ideally, commercial areas are designated with the community, including the provision for

Plate FBN -4: Aerial Photo

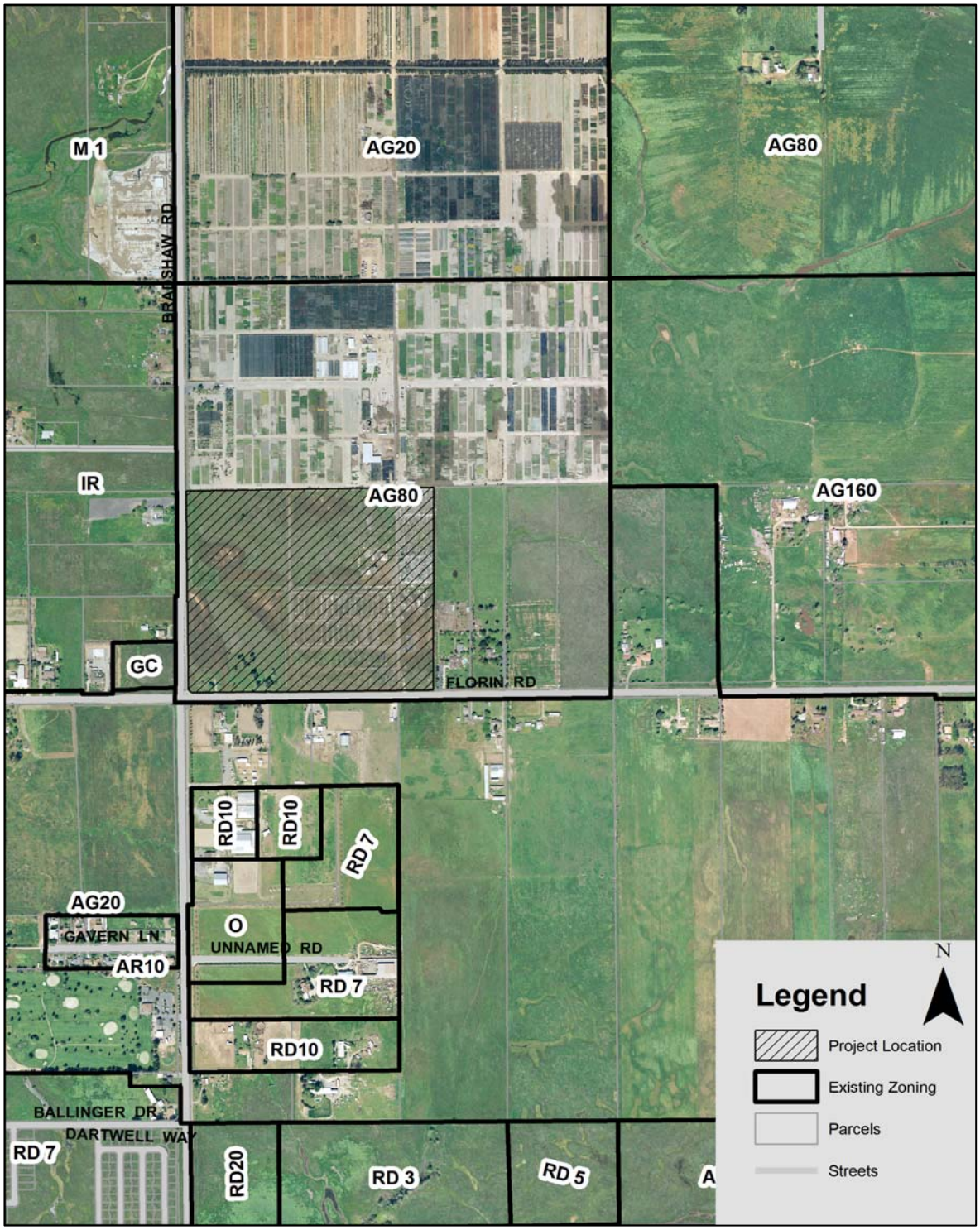


Plate FBN -5: Florin/Bradshaw NE Existing General Plan Designation

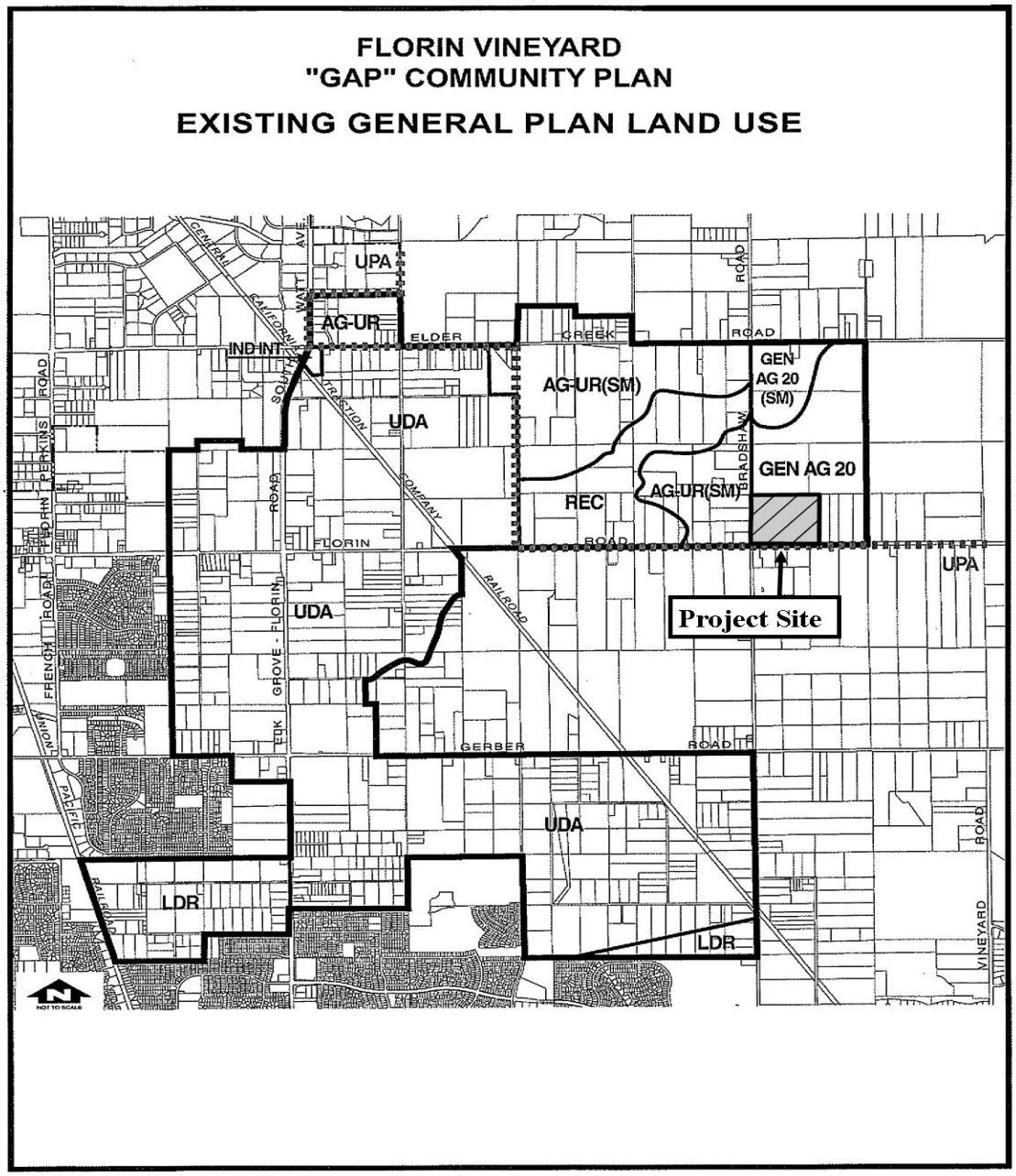
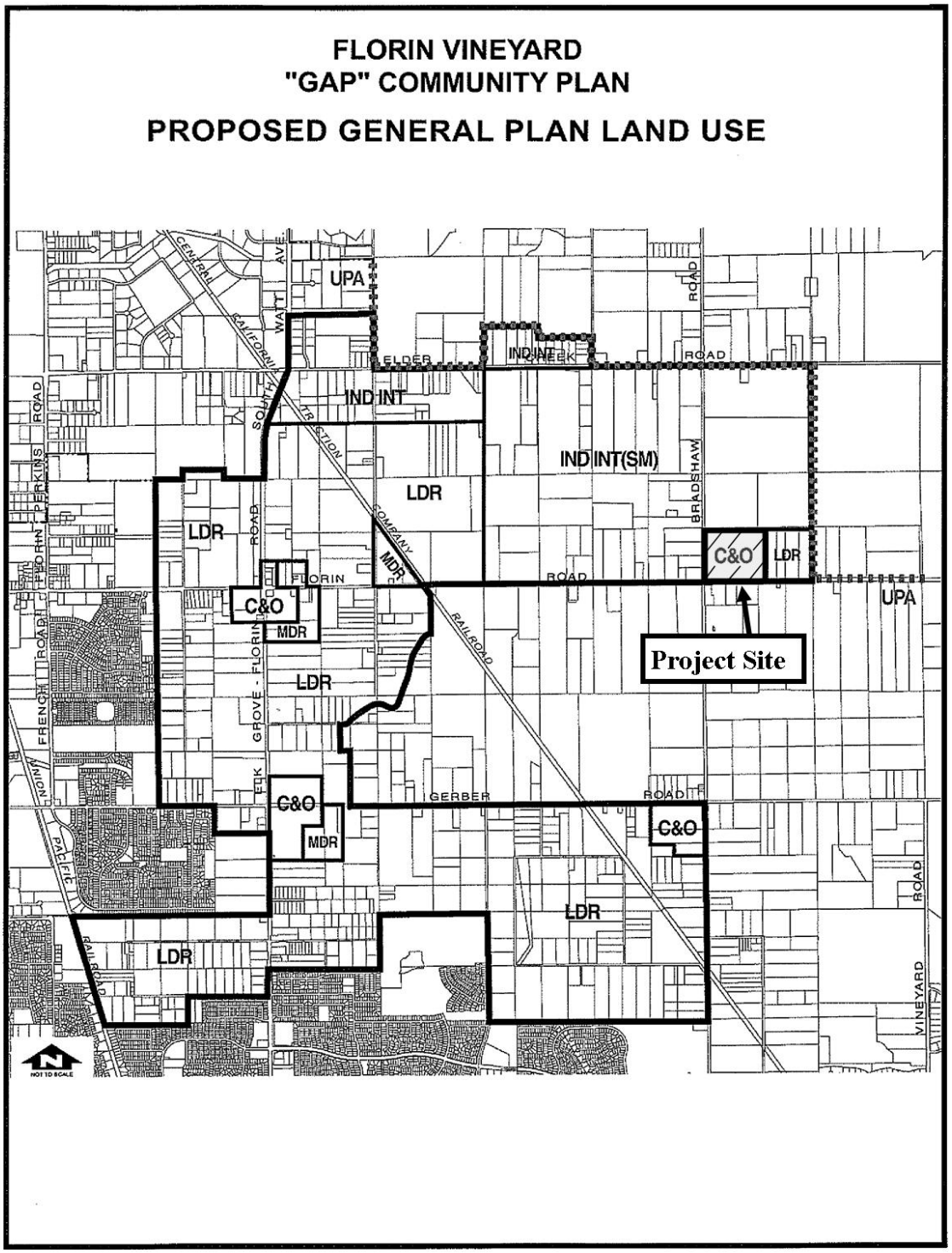


Plate FBN -6: Florin/Bradshaw NE Proposed General Plan Designation



pedestrian amenities. The project is consistent with the proposed General Plan land use designation for the site.

The CAC Preferred Land Use Plan designates the site for commercial use (SC [Plate FBN -7]). **The CPAC Hybrid and Planning Commission Recommended Land Use Plans designate the site for mixed uses with an underlying commercial designation.** The project, as proposed, is consistent with the CAC Land Use Plan, **CPAC Hybrid Land Use Plan and Planning Commission Recommended Land Use Plan** designation**s** for this site. The Planning Department land use option designates the western two-thirds for commercial use (SC) and the eastern one-third (15 acres) for residential use (RD-20); maximum density is 20 units per acre (Plate FBN -8). **The Planning Department Hybrid Plan designates the site for mixed uses with a similar 2/3 commercial and 1/3 residential split.** The project is considered to be **generally** consistent with the Planning Department option**s** since the SC designation permits residential development up to 20 dwelling units/acre. The project does not propose a development plan for the site so it is unknown whether the project would be built out as all commercial or with a multi-family component incorporated into the development plan. Without a development plan, and with the proposed SC zoning, the environmental review of this project assumes the entire site is built out with shopping center uses. Impacts to some environmental factors, like air quality and traffic, are typically greater for shopping center uses than for residential uses. However, if a development plan is submitted in the future with a multi-family component it may undergo additional environmental review.

Impacts: Land Use

The proposed project is not expected to create a use inconsistent or incompatible with the proposed Florin Vineyard Gap Community Plan. Potential land use impacts due to the project are ***less-than-significant***.

Agricultural Resources

The project site is currently designated for agricultural land uses and zoned AG-80. The site is undeveloped, although a portion was recently used as a commercial plant nursery. An active nursery is just to the north of this site.

The state Department of Conservation has developed a system for classifying important farmland, including the Important Farmland map. This system classifies farmland based on its suitability for agricultural production. Generally, there are five categories that comprise this classification system. In order of relative agricultural importance they are Prime, Statewide, Unique, Local, Grazing and Urban. The Sacramento County Important Farmland map (published July 2008) designates the project site as Farmland of Local Importance, which is defined as:

> Lands which do not qualify as prime, statewide, or unique designation but are currently irrigated crops or pasture or nonirrigated crops; lands that would be prime or statewide designation and have been improved for

Plate FBN -7: Florin/Bradshaw NE CAC Land Use Plan Designation

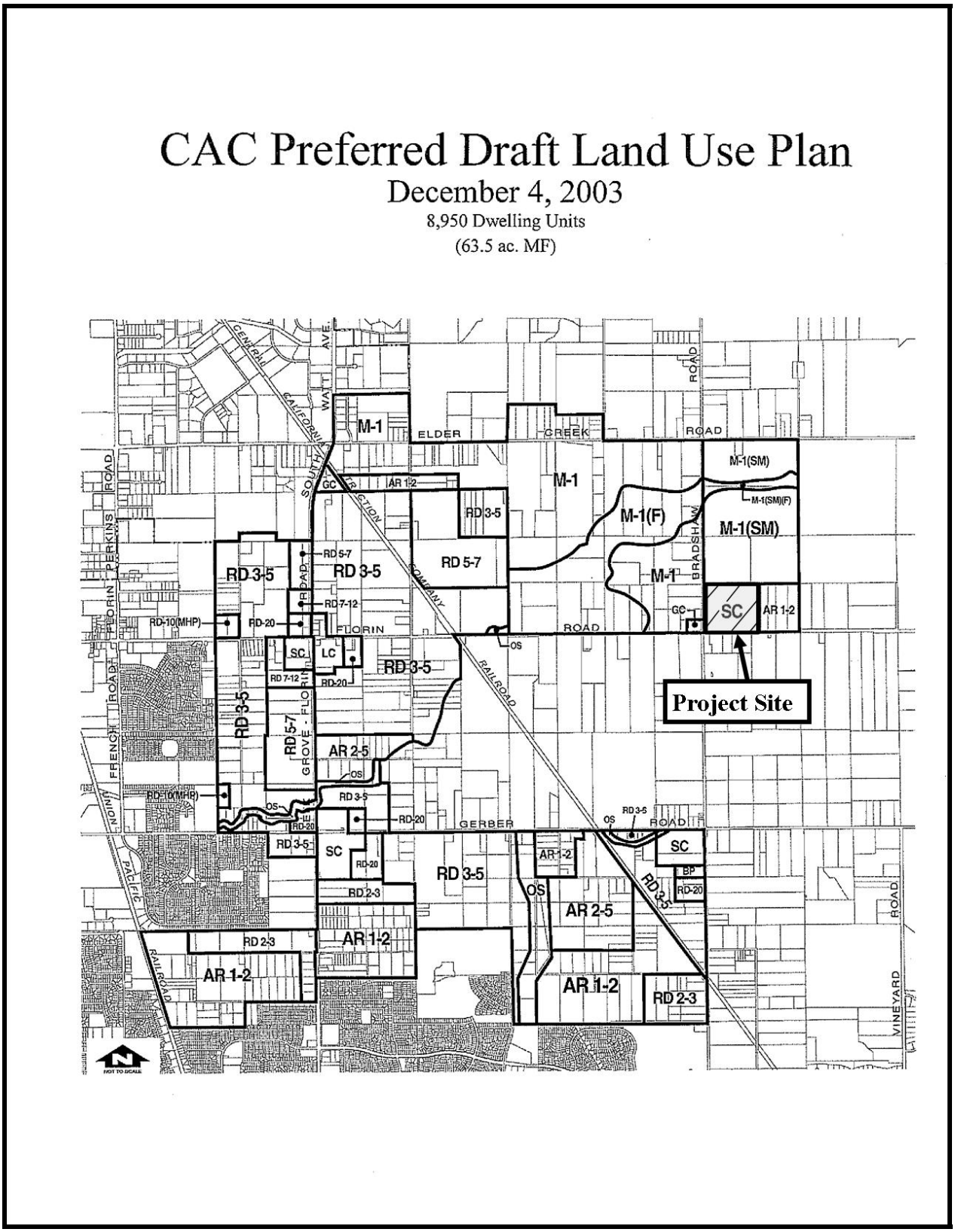
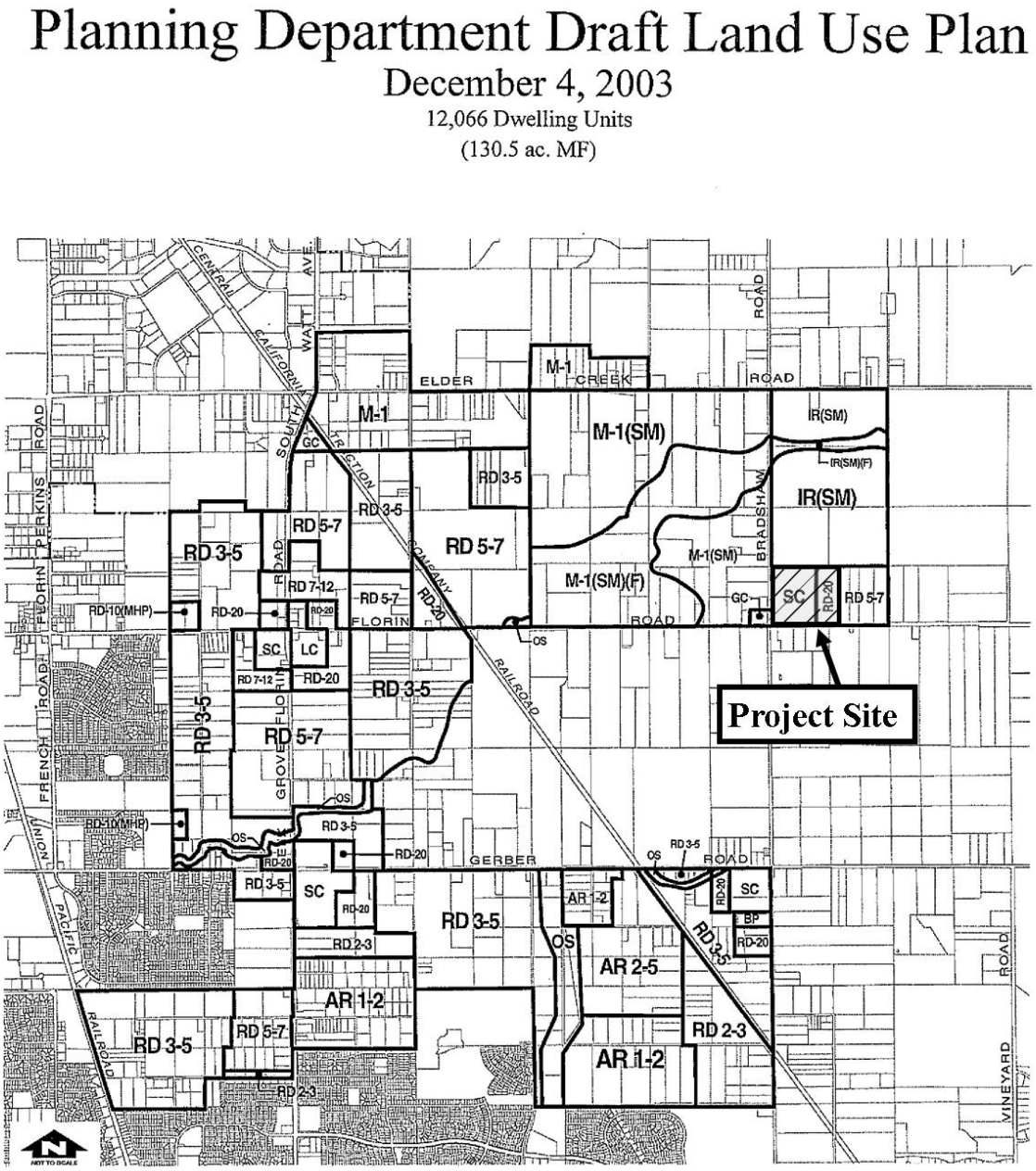


Plate FBN -8: Florin-Bradshaw NE Planning Department Land Use Plan Designation



> irrigation but are now idle; and lands which currently support confined livestock, poultry operations, and aquaculture. It must have been used for production in the last three years and have a developed irrigation supply available eight out of ten years.

The County has recognized the importance of conserving important farmlands to maintain the agricultural viability of the farming economy in Sacramento County. To that end the County adopted General Plan policy CO-56 to conserve farmland classified as Prime or Statewide. That policy states:

> Projects resulting in the conversion of more than fifty (50) acres of prime or statewide in importance farmland shall be deemed to have a significant environmental effect, as defined by CEQA.

In terms of zoning, the proposed project would result in a loss of parcels that are zoned for agricultural uses. However, in terms of General Plan policy the project would not result in the loss of farmland considered Prime or Statewide in Importance. The farmland is categorized as locally important, and as such is not protected.

Impact: Agricultural Resources

The loss of farmland within the County potentially diminishes the viability of the County's overall agricultural resources. However, County long-range policies generally seek to develop and consolidate urban uses within the county's Urban Services Boundary (USB) and direct the conservation of agricultural land uses to occur outside the USB. Although the proposed project would result in the loss of agriculturally zoned land categorized as Farmland of Local Importance, it would not result in the loss of Prime or Statewide in Importance Farmland, which are the two protected farmland categories in Sacramento County. Potential impacts to agricultural resources due to the development of the Florin Vineyards project are considered ***less-than-significant***.

Public Services

Various providers submitted comments on this project. Recommended conditions are listed ~~under "Agency Recommended Conditions of Approval" in this chapter~~ **in the *Planning Staff Report***.

Sheriff, Fire and Emergency Services

The Sacramento County Sheriff provides law enforcement service to the project area. Sheriff staff reviewed the project and provided recommended conditions, and the following comment (related to the lack of a development plan for review):

> *"…Specific conditions related to the safety and security of retail establishments can only be provided upon receipt of a map showing elevation-related items. These items include: proposed building*

> *envelopes, drive through window locations, if any, and other similar items." (Rodrigues)*

The Sacramento Metropolitan Fire District provides emergency and fire protection service in the project area. Standard safety and fire comments were submitted by Fire District staff (Hambrick). The request for plans and specifications are listed below.

Sacramento Metropolitan Fire District

A. Civil engineering (site) plans.

B. Building construction plans.

C. Undergoing fire service plans.

D. Fire sprinkler plans.

E. Fire alarm plans.

SCHOOLS

The project proposes the entire parcel be rezoned to SC. As described in the Land Use section above, SC could accommodate multi-family uses, consistent with the zoning code requirements. (Section 225-10). The project site is located in the Elk Grove Unified School District. The project was reviewed by Elk Grove Unified School District staff (Williams). Their review considered the effects of building multi-family housing. However, without a development plan it is conjecture to forecast such use. Whether the project is built-out with or without the multi-family component, fees to offset school impacts would be paid at the time of building permit issuance. The School District was the only service provider to consider the multi-family component in their review of the project. Below are their comments:

> The District is currently impacted, overcrowded and experiencing a high rate of growth. This and other development projects will have a negative impact upon the District's existing school facilities. The District does not have the financial capability to purchase school sites nor construct and furnish needed school facilities with local funds alone. Developer fees and Mello-Roos taxes collected by the District are not sufficient or timely to satisfy the need. The District relies on statewide school bonds to provide funding necessary to construct new school facilities.
>
> Without continued state funding, the District is in a school housing crisis. The District will continue to seek additional state funds to construct needed school facilities. Until such time as adequate facilities are available for current and project students, students may be housed on campuses that have exceeded their intended capacity.

Included with the District's comment letter are estimates of student generation and financial impacts resulting from the construction of the proposed project. According to the information submitted by the District, an estimated total of 136 kindergarten through 12th grade students would be added to the District by the project. These additional students will only be a minor addition to an existing overcrowding problem. Current enrollment exceeds the determined capacity of District schools by 8% (434 students). Established case law, Goleta Union School District vs. The Regents of the University of California (36 Cal-App. 4th 1121, 1995), indicates that school overcrowding, standing alone, is not a change in the physical conditions, and cannot be treated as an impact on the environment.

Sacramento Municipal Utility District (SMUD)

SMUD will be the energy (electric) service provider for the proposed project. SMUD recommended conditions of approval, which requests easements for overhead lines and underground utilities.

Impact: Public Services

Various public service entities recommended Conditions of Approval for the project. While some of these comments may require project revisions, compliance will not result in additional environmental impacts. Singular impacts of the Florin Bradshaw NE project related to public services are ***less-than-significant***.

Sewer Service

The Sacramento Area Sewer District (SASD) (formerly the County Sanitation District 1) and the Sacramento Regional County Sanitation District (SRCSD) reviewed the project and submitted combined comments (Haggard). The subject property is outside the boundaries of SASD and SRCSD but within the Urban Service boundary shown on the Sacramento County General Plan. Properties outside the District cannot be served without annexation into both SASD and SRCSD. In order to obtain sewer service on the project site, the project will need to connect to the SASD sewer system.

The overall sewer capacity and infrastructure issues are addressed in Sewer Service chapter of this EIR. A consultant prepared a Sanitary Sewer Master Plan for the Florin-Vineyard Gap Community Plan (June 8, 2006). According to the study the project site is within the BR Florin Road Trunk shed. The BR Florin shed area is 2,006 acres and is estimated to serve 14,601 ESD (equivalent single dwellings). Flows were estimated at 8,699 mgd PWWF (peak wet weather flows). PWWF identifies the project's maximum sewerage contribution during peak wet weather. According to the report, buildout of the area will yield PWWF below pipe capacity.

In order to obtain sewer service on the project site, the project will need to connect to the SASD sewer system. As part of the cost for connecting to the sewer system, the Florin Bradshaw project will need to contribute its fair share toward the improvements needed for sanitary sewer facilities in the overall community plan area.

The SASD is currently engineering and constructing a trunkline to serve development along Florin Road. Near-term construction will occur within Florin Road right of way and will begin at Bradshaw and extend east to Knox Road. According to SASD staff (Khan) the trunkline is anticipated to be operational by late 2010.

Future development of the site will also require additional improvements specific to the project itself. For this specific project any additional improvements will take place in either existing roadways, parking lots, or other developed right-of-ways or planned roadways and right-of-ways proposed as part of the Florin/Bradshaw project.

Recommended conditions from County Sanitation District-1 (now Sacramento Area Sewer District) ~~(August 18, 2006)~~ are listed in the ~~"Agency Recommended Conditions of Approval" section of this chapter~~ ***Planning Staff Report***.

Impact: Sewer Service

The project site does not currently have sewer service nor is the project site within SASD or the SRCSD districts. In addition, sewer infrastructure improvements are needed to build-out the Florin Vineyard Gap Community Plan area. As noted above, SASD anticipates completion of the Florin Road trunkline between Bradshaw and Knox Road by late 2010. This extension will allow the applicant to access SASD's trunkline network. Construction will likely be completed before project development. In addition sewer improvement specific to this project will occur either in existing or planned roadways or right-of-ways. Also, the project will be required to pay fair-share fees through the Public Facilities Financing Plan for the plan area. Compliance with SASD requirements and payment via the Infrastructure Financing Plan will ensure that project impacts related to sewer service are ***less than significant***.

Water Supply

The water purveyor for the project area is the Sacramento County Water Agency, which prepared the Master Water Study for the Florin-Vineyard Community Plan, Final Approved, December 2006. Their analysis included the Florin-Vineyard Gap Community Plan, including the Florin/Bradshaw NE project site. SCWA identifies two planned facilities in the vicinity of this project: 1) a new pipeline along Bradshaw Road, and 2) a new pipeline along Florin Road. The analysis of water supply provided for the overall Florin-Vineyard Community Plan (Chapter 7) area adequately addresses the needs of this project. The project contributes cumulatively to the need for the area-wide improvements, and thus will be required to contribute fair-share fees through the Public Facilities Financing Plan towards the construction of those improvements. In addition, the future development of the site will also require additional improvement specific to the project itself. Recommended conditions from the Department of Water Resources ~~(April 24, 2008)~~ are listed in the ~~"Agency Recommended Conditions of Approval" section in this chapter~~***Planning Staff Report***.

IMPACT: WATER SUPPLY

Water supply infrastructure improvements are needed for the build-out of the Florin Vineyard Gap Community Plan area. Any additional water supply infrastructure improvements specific to this project will take place in either existing roadways or planned roadways proposed as part of this project. Therefore, no additional environmental impacts will result from water supply improvements. The project will be required to pay fair-share fees through the Public Facilities Financing Plan for the Plan area. Project impacts related to water supply service for Florin-Bradshaw are ***less than significant.***

DRAINAGE AND HYDROLOGY

The project site is approximately 2,000 feet south of Elder Creek. It is located in sub-shed E3 of the Elder-Gerber Creek Watershed. The project is within the Federal Emergency Management Agency (FEMA) Flood Zone X, as determined by the 1998 FEMA Flood Insurance Rate Map, panel number 060262-0330 (Plate FBN -9). Flood Zone X is defined as an "area determined to be outside the 500-year floodplain," which indicates there is a less than 0.2 percent chance of a flood event occurring on the site for any given year. Wetlands exist on the project site, and are discussed below under Biological Resources in this chapter.

Drainage infrastructure improvements are needed for the build-out of the Florin Vineyard Gap Community Plan area. A Drainage Master Plan was reviewed and approved by the County Department of Water Resources. The project will need to incorporate on- and off-site drainage improvements and contribute to fair-share fees toward the construction of the area-wide improvements, as identified in the Public Infrastructure Financing Plan. The Drainage Master Plan exhibit for this project is shown on Plate FBN -10. As shown, a new drainage ditch will be constructed on the northern perimeter of the property which will accommodate flows from the project site and drainage from east of the site. To drain the site, the master plan proposes a new storm drain pipe flowing south to north and outflowing into the aforementioned northern perimeter ditch.

County DWR examined the proposed project to provide comments and to determine consistency with the Drainage Master Plan. DWR submitted submitted **updated recommendations that are contained in the *Planning Staff Report.*** ~~the following comment:~~

> ~~In accordance with the drainage master plan, acquire off-site easements and construct drainage channel from upstream of this site west of Elder Creek (approximately 5,000 feet). There would also be about 1,400 feet of trunk drain pipe installed on-site.~~

The project is a component of the much larger specific plan area and compliance with the drainage master plan will likely occur in phases. However, phasing of improvements was not identified at this time, since the phasing of land development is unknown. Implementation of improvements is likely to require the applicant to join with other project applicants in the plan area to share the cost of drainage improvements.

Plate FBN -9: FEMA Floodplain Map

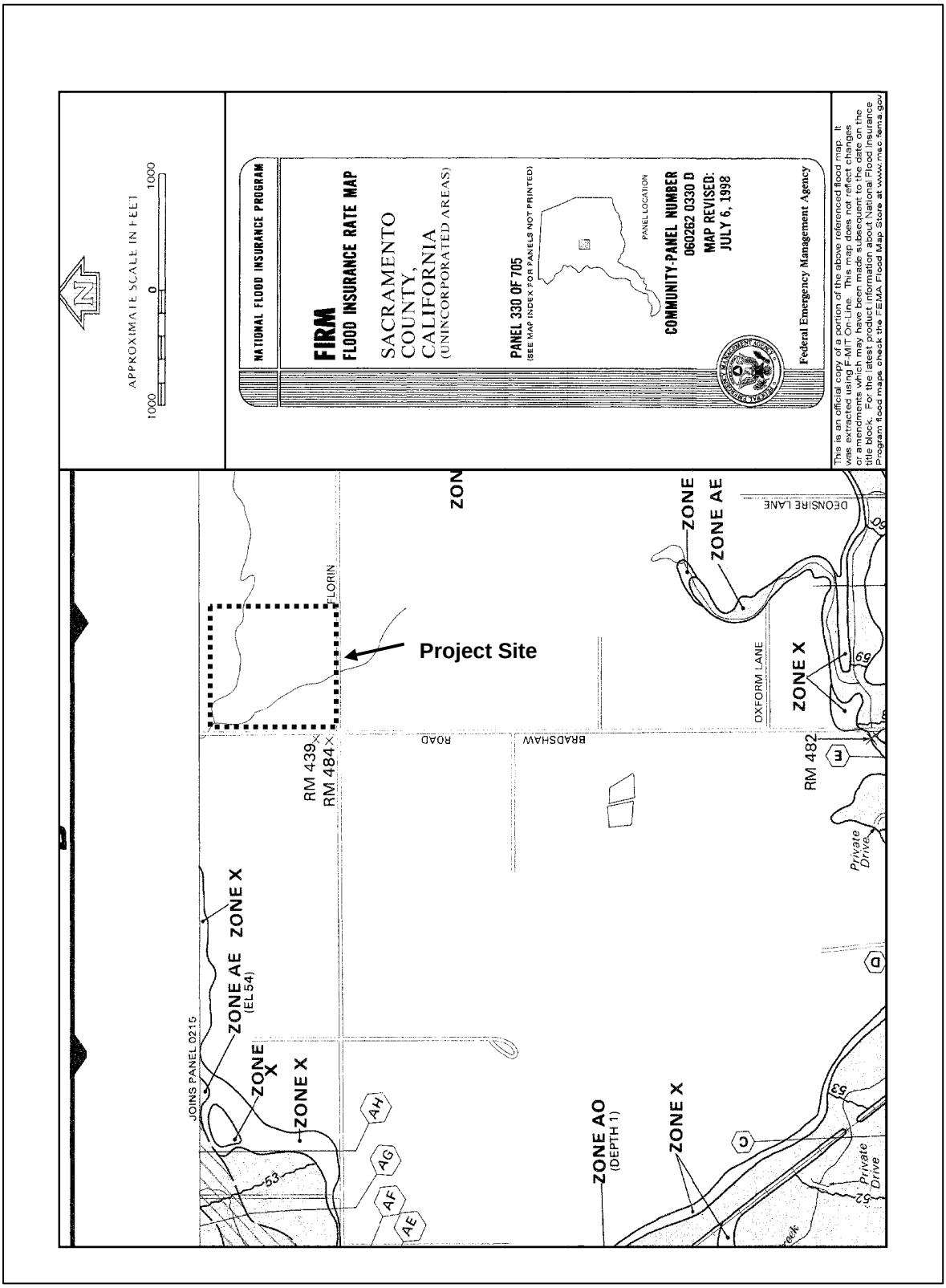
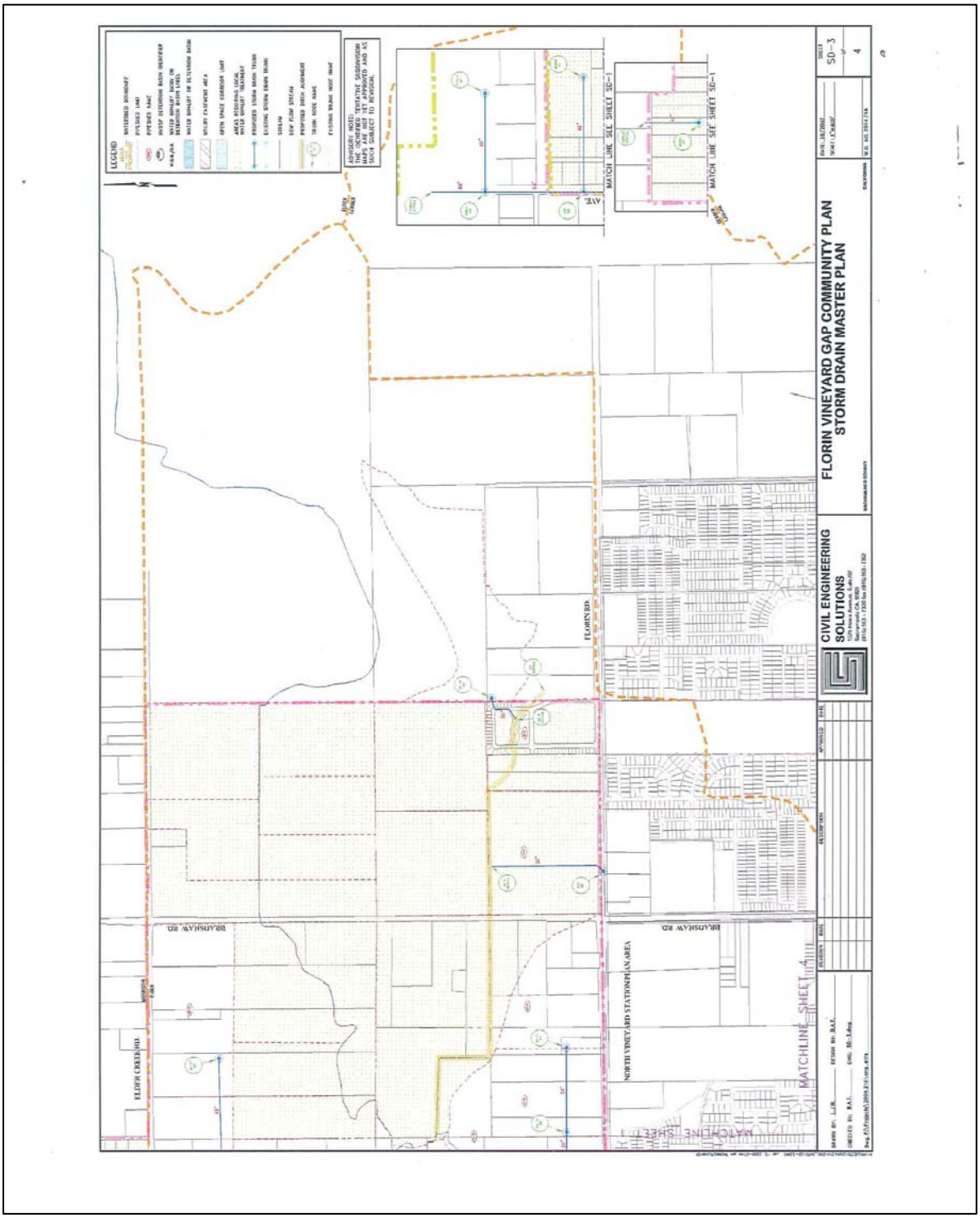


Plate FBN -10: Florin Vineyard Gap Community Plan Storm Drain Master Plan



Should this project develop ahead of other instream drainage improvements, the applicant would be responsible for implementing the drainage improvements identified by the Department of Water Resources to avoid potential impacts. It is unknown whether it would be financially feasible for this site to be developed in isolation fromupstream development proposals given drainage improvement costs and current market conditions.

IMPACT: DRAINAGE SYSTEM

Drainage infrastructure improvements are needed for the build out of the Florin Vineyard Gap Community Plan area. Assuming drainage improvements identified in the approved drainage master plan are constructed to cohesively accommodate flows both upstream and downstream from the project, as well as the project itself, impacts from the project are ***less than significant***. Aside from the drainage improvements that are required on the master plan, on-site drainage improvements will also be required pursuant to the Sacramento County Floodplain Management Ordinance. Master plan improvements are intended to mitigate the cumulative drainage, flooding and water quality impacts from development of the entire Plan area. Therefore it is appropriate for all Plan area development to contribute to implementation of master plan improvements, which all Plan area development will help fund through participation in the financing plan. It may also be feasible to allow certain developments in the Plan area to proceed prior to actual construction of master plan improvements, if they can demonstrate to the satisfaction of Department of Water Resources that their project impacts are not inconsistent or detrimental to the drainage master plan. If the applicant proposes alternative drainage improvements impacts to drainage are unknown, and thus ***potentially significant***.

TRAFFIC AND CIRCULATION

The project site is located in the northeast quadrant of the intersection of Bradshaw Road and Florin Road. Bradshaw Road was recently widened from a two-lane roadway to a divided four-lane roadway in the project vicinity area. The four-lane configuration extends to approximately 500 feet south of Florin Road where it reverts to two lanes. The current General Plan circulation diagram identifies future buildout of Bradshaw Road as a thoroughfare, which is typically six lanes. Florin Road was also recently widened east and west of Bradshaw Road, to conform to the intersection. Five hundred feet out in both directions Florin Road reverts to two lanes.

The CAC **and CPAC Hybrid** Land Use Plan**s** assume~~s~~ development of the site as a shopping center. The Planning Department **and Planning Department Hybrid** Land Use Plan**s** assume~~s~~ the site will develop as SC and RD-20. Partial development of the site under the RD-20 zone would create fewer projects trips than if the entire site was developed as SC. On average SC zoning typically generates more traffic than RD. Therefore, the project as proposed (consistent with the zoning proposed in the CAC **and CPAC Hybrid** Land Use option**s**) would generate slightly more trips than

development of the site under the Planning Department **and Planning Department Hybrid** Land Use option**s**.

Table FBN-1 presents trip generation estimates for the site based on the existing and proposed zoning. This table was presented in an October 2005 memo from County Transportation. The project will create an additional 17,988 daily trips over what is currently generated for the site. Of those daily trips, 1,799 trips will occur during the P.M. peak hour of traffic.

The Traffic Study was prepared for the Florin-Vineyard Gap Community Plan which concluded traffic level would worsen to unacceptable levels. The Florin-Bradshaw project will create an additional 17,988 daily trips over what is currently zoned for the site. As defined in Table FBN-2, Level of Service (LOS) criteria, both Florin and Bradshaw roads are arterial roads with moderate access control. LOS A through LOS E are considered acceptable LOS. Traffic counts greater than LOS E, referred to as LOS F, are considered unacceptable and require mitigation. Florin Road is a two lane arterial and Bradshaw Road is a four lane arterial. At current conditions, the addition of nearly 18,000 vehicles at this intersection would likely drop LOS to F.

Table FBN-1: Florin/Bradshaw NE Trip Generation

Condition	Zoning or Use (Area)	Source	Daily Trip Generation Rate	Daily Trips	P.M. Peak Hour Trip Rate	P.M. Peak Hour Trips
Existing Zoning	AG-80 (20.1 AC)	SANDAG	2.0 VTE/AC	95	0.2 VTE/AC	9
Proposed Project	SC (47.4 Acres)	County	545 VTE/AC	25,833	54.5 VTE/AC	2,583
	Assuming a 30% reduction for pass-by trips for SC			-7,750		-775
	Total			18,083		1,808
Increase in trips for the proposed project as compared to the existing zoning				17,988		1,799

Notes: AC= Acres
VTE= Vehicle trip Ends
DU= Dwelling Unit
ITE= Institute of Transportation Engineers (Land Use No.)
SANDAG= San Diego Association of Governments

Table FBN-2: Level of Service Criteria for Roadway Segments

Facility Type	Lanes	Maximum Volume for Given Level of Service (LOS)				
LOS		**A**	**B**	**C**	**D**	**E**
Arterial, Moderate Access Control	**2**	10,800	12,600	14,400	16,200	18,000
	4	21,600	25,200	28,800	32,400	36,000
	6	32,400	37,800	43,200	48,600	54,000

Arterial, moderate access control: 2-4 stops/mile, limited driveways, speeds at 35-45 mph

As noted at the beginning of this EIR chapter, this is an individual project proposal contained within the greater Florin-Vineyard Gap Community Plan project. Fehr and Peers Traffic Consultants prepared a Traffic Study for the Community Plan area that analyzed the impacts of changing the underlying land use densities via the General Plan and the proposed Florin Vineyard Gap Community Plan (Chapter 9). Given that the proposed project rezones are consistent with the proposed plan area General Plan and Community Plan designations, no further traffic study beyond what is already discussed in Chapter 9 of this EIR is necessary.

Impact: Traffic

The project is expected to generate 17,988 daily trips (1,799 of which would occur during the PM peak hour) beyond what is currently allowed by the existing zoning. This change is a significant impact to traffic. Development of the site will contribute to area traffic generated by buildout of the Florin-Vineyard Gap Community Plan area. Development of the entire Plan area is expected to degrade transportation facilities to unacceptable levels. The overall Traffic Impact Study prepared for the Florin Vineyard Gap Community Plan identified mitigation measures that will be part of the Infrastructure Financing Plan for the plan area. The project will be required to pay fair share fees towards these improvements. Therefore, Florin Bradshaw NE traffic is considered ***potentially-significant*** on a singular basis, and will contribute cumulatively to ***significant-and-unavoidable*** traffic impacts identified for buildout of the entire FVGCP project area.

Access

The Sacramento County Department of Transportation (DOT) staff (Urquart) reviewed this project ~~(April 2008)~~ and had additional project-specific comments, which can be found in ~~this chapter under the section titled "Agency Recommended Conditions of Approval"~~ **the *Planning Staff Report***. The recommended conditions address access and right-of-way requirements.

The project plan identifies four proposed driveways (Plate FBN -3). One 45-foot wide driveway and one 50-foot wide driveway on Florin Road, and two 45-foot wide driveways on Bradshaw Road are proposed. However, according to the applicant's engineer, additional driveways will be needed based on a yet to be determined site

plan. As listed in the ~~"Recommended Conditions" section of this chapter~~ ***Planning Staff Report***, the size, number, and location of driveways are subject to approval by the Department of Transportation (DOT). In addition, according to the applicant's engineer, ingress and egress to the site may require signalized access to allow left turns in and out of the project. Whether or not signalization occurs is also subject to DOT approval. Typically, DOT standards require a minimum one quarter mile between signals. Depending on placement of access points, the relatively large size of the project site may accommodate signalization east of Bradshaw Road and/or north of Florin Road.

DOT recommends that the applicant coordinate the on-site and adjacent roadway circulation design with DOT prior to improvement plan submittal.

Impact: Access

Compliance with DOT standards will be required and will result in ***less than significant*** impact to access.

Public Transit

The Sacramento Regional Transit District (RT) staff (Jaiyeoba) reviewed the project and provided the following comment:

> *As you are aware, Regional Transit does not provide service to the area at this time. RT's 20-Year Vision, adopted by the RT Board of Directors on April 29, 2002, however, shows Bus Rapid Transit (BRT) routes along Elk Grove-Florin and Florin Roads. It also identifies major bus trunk lines on Bradshaw Road and Calvine Road… Because of the nature of these types of transit investments, higher density mixed use development along these corridors, particularly at major intersections, would make the efficient and effective use of these planned transit investments. Transit supportive land uses should be located within one-quarter to one-half mile of the transit stops in these corridors, including commercial, business professional/office, and higher density residential development of a minimum of 25 dwelling units per acre. In addition, planned land uses and roadway design should not impede good pedestrian access to transit stops.*

The RT 20-Year Vision includes a comprehensive transit network system in the Florin Vineyard Gap area. The project site is located in the northeast quadrant of the Florin Road and Bradshaw Road intersection. In the project area, both roadways are planned bus trunk lines. The Florin/Bradshaw NE project will be located in an area planned for regular bus service. Because the area is not currently served by transit, bus stops, bus shelters, and other transit facilities will need to be constructed. Recommended measures are discussed in the Chapter 9 of this EIR.

IMPACT: PUBLIC TRANSIT

As noted above, both Florin and Bradshaw roads are targeted for regular bus service. The commercial land use and zoning designation proposed in this project will allow RT to better serve this area with riders commuting to offices or patronizing the commercial uses. The project impact to public transit uses is ***less than significant***.

NOISE

The project would face Florin Road and would be susceptible to traffic noise. The County General Plan has identified a significance threshold of 65 db L_{dn}/CNEP in outdoor activity areas and an indoor threshold of 45 dB L_{dn}/CNEL. As a result of the Florin Vineyard Gap Community plan, future traffic volumes will increase. According to the Fehr and Peers Traffic study for the plan, Florin Road is expected to substantially increase traffic volumes to 16,800 per day. Traffic noise can be a problem for sensitive receptors such as residential housing. However, as proposed by the applicant the project is a rezone to commercial use, which is not considered a sensitive noise receptor.

The conceptual site plan for the project designates commercial uses for the entire site area; however, the Planning Department **and Planning Department Hybrid** Land Use Plan option**s** includes a medium density (20 units/acre) residential component for the east end of the project site, fronting on Florin Road. As noted earlier, such a component is allowable under SC zoning; and if the Planning Department **or Planning Department Hybrid** Land Use Plan option is ultimately adopted, multifamily residential development is reasonably foreseeable on the eastern portion of the property.

Noise modeling was conducted identifying the distance where noise thresholds from Florin Road traffic are exceeded. The FHWA noise model (Appendix FBN-1) was used to calculate noise volume related to distance from roadway traffic noise (Table FBN-3). For instance, residential outdoor activity areas adjacent to Florin Road would need to be set back approximately 122 feet from the centerline so as not to exceed the 65 dB Ldn noise threshold. The exterior noise standards are applied to the outdoor activity areas of a home. In the case of multi-family buildings, the outdoor activity area is defined as the central gathering area for the community as a whole, such as the community pool and surrounding open areas.

Table FBN-3. Traffic Noise Contours

Ldn Countour, dB	Distance from Roadway Centerline
75	26
70	57
65	122
60	263

Interior noise levels for any residential structures must not exceed 45 dB. Data indicate that typical façade design and construction would result in an exterior to interior noise attenuation of a minimum of 25 dB with windows closed. Noise attenuation of 12 to 15 dB would be expected with windows partially opened. Therefore, if residential units are built 57 feet from the centerline of Florin Road, standard construction methods would reduce noise impact to 45 dB (70 dB minus 25 dB). **Florin Road has a right-of-way half-width of 54 feet; when combined with the minimum 20-foot setback required by the Zoning Code for multifamily dwellings, the nearest residential units could be constructed to the Florin Road centerline is 74 feet. Therefore, interior noise levels would not be expected to exceed General Plan standards.** ~~If residential units are constructed closer than 67 feet to the road's center line, improved insulation and sound dampening construction methods will be required, along with an acoustical analysis demonstrating noise reduction to 45 dB.~~

IMPACT: NOISE

The applicant's proposed shopping center project is not considered a sensitive receptor, thus current or future traffic noise is not considered a significant impact. In addition, the proposed project is not anticipated to impact the noise environment of surrounding land uses. Impacts are considered ***less-than-significant***.

However, if the site is developed with a medium density residential component fronting Florin Road on the east side of the project site, consistent with the Planning Department Land Use Plan option, there is a potential for ~~both interior and~~ exterior noise levels to exceed General Plan standards. If residential use becomes a component of the project, common residential outdoor activity areas would need to be constructed at least 122 feet from the center line of Florin Road or incorporate noise attenuation measures, such as shielding behind structures, into their design to achieve the General Plan exterior noise standard of 65 dB L_{dn} or lower. ~~To avoid interior noise impacts, residential units need to be at least 57 feet from Florin Road's centerline or incorporate sound dampening construction methods into their design to achieve the General Plan interior noise standard of 45 dB L_{dn} or lower.~~ With recommended mitigation, noise impacts are ***less than significant***.

AIR QUALITY

Chapter 10, the Air Quality chapter of this EIR, contains detailed discussion on local, state and federal laws and standards applied to the regulation of air emissions.

Sacramento Metropolitan Air Quality Management District (SMAQMD) has established significance thresholds to determine if a proposed project's emission contribution significantly contributes to regional air quality impacts (FBN-4). A major source of construction emissions related to the proposed project is associated with site grading, in terms of both construction equipment and dust.

Table FBN-4: SMAQMD Significance Thresholds

	ROG[1] (lbs/day)	NO_X (lbs/day)	CO ($\mu g/m^3$)	PM_{10} ($\mu g/m^3$)
Construction (short-term)	None	85	CAAQS[2]	CAAQS
Operational (long-term)	65	65	CAAQS	CAAQS

1. Reactive Organic Gas
2. California Ambient Air Quality Standards

Construction Emissions/Short-Term Emissions

The proposed project includes a rezone and parcel map. No specific development plans have been submitted, however, it is assumed that the site will be developed with commercial land uses in the future. The air quality analysis for this project assumes the entire 47.4 acre site will be developed with building, parking and pedestrian areas. According to the General Plan the floor/land area ratio for SC zoned land is estimated at 0.32. This figure was used to determine the amount of square footage anticipated on the site at build out.

Construction-related emissions were estimated based on methodology from the SMAQMD's Guide to Air Quality Assessment and on the urban emissions (URBEMIS) model (Appendix FBN-2). The model results indicate that up to 83.72 pounds of NO_x per day could be expected from the construction equipment operating on the site (Table FBN-5). The amount of NO_x does not exceed the threshold of 85 lbs/day. Thus, project NOx impacts are considered less than significant; no mitigation is necessary.

Table FBN-5: URBEMIS Results

	NO_x (lbs/day)
Construction Season One	62.77
Construction Season Two	83.70

Short-term air quality impacts are mostly due to dust (PM_{10}) generated by construction and development activities, and emissions from equipment and vehicle engines (NO_X) operated during these activities. PM_{10} is considered unhealthy because the particles are small enough to inhale and damage lung tissue, which can lead to respiratory problems. Dust generation is dependent on soil type and soil moisture, as well as the amount of total acreage actually involved in clearing, grubbing and grading activities. Some PM_{10} emissions during project construction can be reduced through compliance with institutional requirements for dust abatement and erosion control. These institutional measures are governed by the SMAQMD "District Rule 403-Fugitive Dust", and the Sacramento County Code relating to land grading and erosion control [Title 16, Chapter 16.44, Section 16.44.090(k)].

Operational Emissions/Long Term Emissions.

Due to the size of the proposed project, operation emissions were also estimated using the Urbemis model. Operation of the project is expected to generate 209.92 lbs/day of ROG and 243.45 lbs/day of NOx. The project's emissions would exceed the SMAQMD threshold of 65 lbs/day for operational NOx and ROG. However, the project is also part of the much larger plan area. Requested changes in plan-wide allowable land uses and densities are expected to exceed the NOx threshold. Operational impacts are discussed in detail in Chapter 10.

Impact: Air Quality

Project construction emissions are considered ***less than significant***; however, project operational emissions are considered ***significant***. Refer to Chapter 10 for a detailed discussion on operational emissions and mitigation to offset impacts.

~~SMAQMD has assessed construction projects to determine what mitigation measures would be necessary to limit PM_{10} impacts for projects of various sizes; the results are contained within Appendix B of SMAQMD's "Guide to Air Quality Assessment". Appendix B states that projects disturbing ≤15 acres of land can be reduced to less-than-significant levels with the imposition of standard mitigation for PM_{10} emissions.~~ **Dispersion modeling conducted for projects of various sizes has resulted in the conclusion that projects involving more than 15 acres of active grading *at any one time* will result in significant impacts, even with standard dust abatement measures.** The SMAQMD recommends assuming that approximately 25% of a project site will be actively graded at any one time. The proposed project encompasses approximately 47.4 acres, and it is anticipated the entire site will be graded to accommodate a shopping center, roadway improvements, and parking. Using the SMAQMD guidance, approximately 11.8 acres of land will be actively graded at any one time**; impacts are therefore considered *less-than-significant*.**~~. However, it is currently impractical to monitor the grading of no more than 11.8 acres in any given day. To provide some flexibility in the amount of acreage graded on any single day while at the same time controlling PM_{10} emissions, it is recommended Level 3 mitigation (Table FBN-6) be implemented. Impacts from PM_{10} are less than significant with implementation of recommended mitigation.~~

~~Table FBN-6:~~
~~Particulate Matter Screening Levels for Mitigating Construction PM10 Impacts~~

~~Screening Level~~	~~Mitigation~~
~~5 acres and below~~	~~No mitigation recommended~~
~~5.1 acres-8 acres~~	~~Level One Mitigation~~ • ~~Water exposed soil twice daily~~ • ~~Maintain two feet of freeboard space on haul tracks~~
~~8.1acres-12 acres~~	~~Level Two Mitigation~~ • ~~Water exposed soil three times daily~~ • ~~Maintain two feet of freeboard space on haul tracks~~
~~12.1-15 acres~~	~~Level Three Mitigation~~

	• ~~Keep soils moist at all times.~~ • ~~Maintain two feet of freeboard space on haul trucks~~ • ~~Use emulsified diesel or diesel catalysts on applicable heavy duty construction equipment.~~

~~Source: Guide to Air Quality Assessment in Sacramento County, Appendix B, Table B.1, July 2004.~~

The SMAQMD's Guide to Air Quality Assessment includes a list of Basic Construction Emissions Control Practices that should be implemented on all projects, regardless of size. Dust abatement practices are required pursuant to SMAQMD Rule 403 and California Code of Regulations, Title 13, sections 2449(d)(3) and 2485; the SMAQMD Guide simply lays out the basic practices needed to comply. Since these are already required by existing rules and regulations, it is not necessary to include them as mitigation.

CLIMATE CHANGE

The climate change analysis for the overall Florin Vineyard Gap Community Plan project is within Volume I of this EIR, Chapter 11. Chapter 11 outlines the significance thresholds, methodology, and impacts of the overall proposed project both to and from climate change. Each of the proposed individual projects contribute greenhouse gas emissions to this overall impact that are disclosed herein, but a separate significance determination specific to the individual projects is not provided. All of the individual projects contribute to a significant and unavoidable overall impact.

The Planning Department Draft Land Use Plan, with density bonuses, is used for this analysis. It involves the largest emissions volume, which makes it the most conservative approach. The Planning Department Plan will result in approximately 355,432 metric tons of greenhouse gas emissions. This can be broken down into two primary categories: residential (234,998 metric tons) and non-residential (120,434 metric tons). The non-residential category includes retail, office, medical, and manufacturing. With an estimated holding capacity of 13,875 residences, the per dwelling unit emissions rate for the Plan-area is 16.9 metric tons annually, and with an estimated non-residential square footage of 4,992,875, the per non-residential square-foot emissions rate for the Plan-area is 0.02 metric tons.

The proposed project is commercial, and is estimated to include up to 660,718 square feet of commercial space. Therefore, it is estimated that the project contributes 13,214 metric tons of greenhouse gas emissions to the cumulative total.

IMPACT: CLIMATE CHANGE

The analysis for the overall Community Plan concludes that impacts are significant, and require mitigation. The applicant has developed a mitigation plan entitled "Florin Vineyard Community Plan Area Plan Elements Addressing Climate Change" that includes project features designed to reduce GHG emissions directly or indirectly. **The GHG reduction plan, as amended January 28, 2010, has been endorsed by the SMAQMD.** This plan is described in detail within Volume I, Chapter 11. Measures in

the mitigation plan are consistent with measures within the Air Quality Mitigation Plan for operational ozone precursors and with measures recommended by the California Attorney General (2008) and the California Air Pollution Control Officers Association. ~~In addition to a list of Plan-wide measures intended to reduce emissions by 42%, each individual project must implement measures that reduce project-specific impacts by another 10%.~~ **The amended GHG reduction plan incorporates both area-wide community design elements and project specific elements selected by individual project applicants.** The Florin Bradshaw NE project developer will be required to comply with this plan **by conforming to all applicable area wide measures and demonstrating project specific measures that have a total point value of at least 10 points.** ~~and demonstrate that the 10% reduction will be achieved. The balance of emissions remaining after this mitigation is applied will be offset through fair-share fee payment. The fees will either be paid to an established system such as the Chicago Climate Exchange or will be paid to SMAQMD for use in their program for local emissions reduction.~~ Although all feasible mitigation is required, the cumulative plan-wide impact remains ***significant and unavoidable***.

BIOLOGICAL RESOURCES

The study area is an undeveloped parcel that consists of slightly undulating to level terrain. A commercial nursery occupied this site in the past. When the biological resource field studies were conducted, remnants of the nursery included a pump house, steam house, and water tank on the site. House and outbuilding pads are located in the southwest corner of the property. Gravel beds used for nursery stock are located in the eastern portion of the study. The gravel beds form slight depressions that allow for drainage. Primary habitat in the area is non-native annual grasslands.

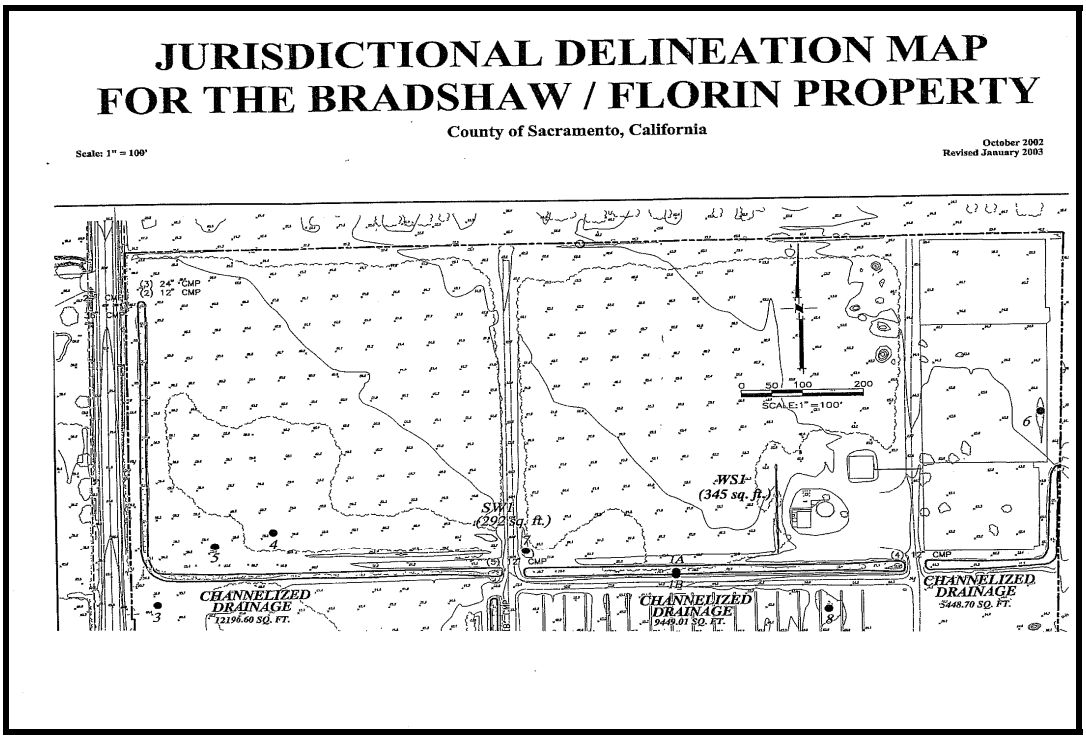
The Biological Resource Inventory for the Florin-Vineyard Gap Community Plan addresses the biological resources in the plan area. Several technical studies were prepared to identify specific impacts to biological resources associated with the Florin/Bradshaw NE project. A Jurisdictional Wetland was prepared by Gibson & Skordal, LLC (October 2002, Revised February 2003) (Appendix FBN-3), a Special Status Species Evaluation was also prepared by Gibson & Skordal, LLC (September 2004) (Appendix FBN-4), and an Initial Arborist Report and Inventory Summary was prepared by Sierra Nevada Arborists (August 24, 2004) (Appendix FBN-5). Impacts to each of the biological resources are discussed below.

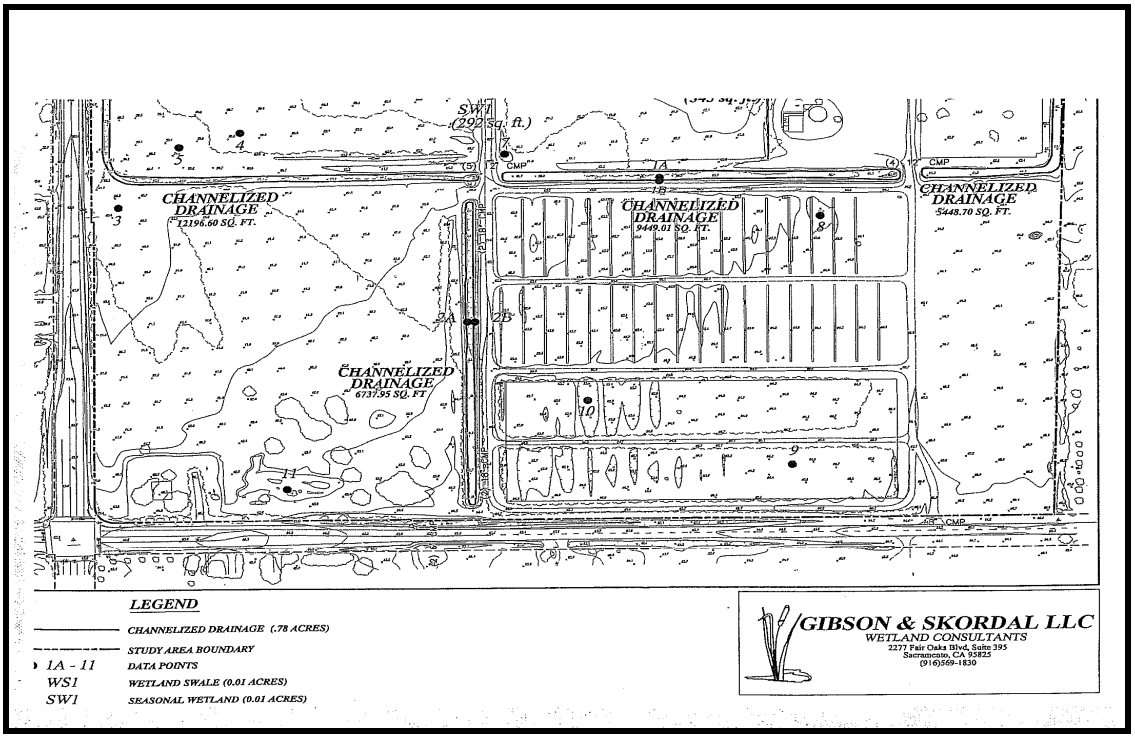
WETLANDS

The project area is primarily non-native grassland dominated by rip gut brome (*Bromus diandrus*), wild oats (*Avena fatua*), soft chess (*Bromus mollis*) and tarweed (*Holocarpha virgata*). Other common species include medusa head (*Taeniatherum caputmeduse*), filaree (*Erodium botrys*), hairy hawkbit (*Lentodon leysseri*), perennial rye grass (*Lolium perenne*), prickly lettuce (*Lactuca serriola*), and Mediterranean barley (*Hordeum hystrix*).

Field studies were conducted by Gibson & Skordal, LLC in September 2002. In 2003, staff from the Sacramento District Corps of Engineers field verified the delineation. It was during this second field visit that an additional 0.02 acres were added to the delineation. In all, 0.80 acres of wetland are present on the project site. They are comprised of straightened wetland swale drainages and a seasonal wetland depression. Plate FBN -11 is a copy of the map contained in the Wetland Delineation. This wetland delineation was verified by the USACE in February 2003. Verifications are valid for five years and then either are extended on a case-by-case basis or expire. The applicant has requested an extension of the verification. A USACE response to the applicants request is pending.

Plate FBN -11: Wetland Delineation





Impact: Wetlands

Future development of the project site as a commercial use will likely result in filling all on-site wetlands. Development of the project would result in ***significant*** impacts to jurisdictional wetlands. Mitigation is recommended to reduce the impact to a less than significant level.

Special Status Species

The Special Status Species Report prepared by Gibson & Skordal (September 2004) identified twenty-four special status plant and animal species with the potential to occur in the project vicinity. Table FBN-7 provides a list of the special status species, their listing status, habitat associations, and whether potential habitat occurs on the site. A more detailed discussion of special status species can be found in Chapter 12 of this EIR.

The report found that a number of raptors, including Swainson's hawk, sharp-shinned hawk, Cooper's hawk, white tailed kite, and northern harrier would have a reasonable potential for occurring in the study area based on the presence of suitable foraging habitat and/or marginal nesting habitat. The report also notes that the project site provides marginal foraging and nesting habitat for burrowing owls. In the event that future development of the site occurs, pre-construction surveys are recommended within two weeks of the start of project construction. Project impacts to special status species are discussed below.

As noted, the site contains 0.8 acres of wetlands, all of which are linear drainages associated with previous nursery operations that used to occur on the site. The species survey noted that vernal pool branchipods have been documented in the area, but are generally restricted to vernal pools and/or other seasonally ponded wetlands that sustain inundation during the winter before drying up in the late spring. According to the consultant, the linear drainage features on this site do not provide suitable habitat for list branchiopods. According to the consultant, given the lack of suitable or potential habitat there is little if any potential for special status branchiopods to occur in the study area, although no protocol-level survey were conducted to confirm this conclusion.

The report finds that portions of the drainages/swales may provide marginally suitable habitat for special status species including the giant garter snake, northwestern pond turtle, and Sanford's arrowhead. However, based on observations during the field survey, Sanford's arrowhead does not occur at the site. A number of special status species including the federal or state listed bank swallow, Bogg's Lake hedge-hyssop, California tiger salamander, Sacramento orcutt grass, valley elderberry longhorn beetle, would have little if any potential for occurring in the study area based on the absence of suitable habitat at the site.

Table FBN-7: Evaluation of Special Status Species Habitat

	State/ CNPS Status	Federal Status	Habitat Association	Potential Habitat
Birds				
Accipiter cooperi (Coopers hawk)	Special Concern	None	Inhabits forested habitats, forest edge, and riparian habitat, may forage in adjacent grassland/fields.	Yes- Suitable foraging & marginal nesting habitat
Accipiter striatus (sharp-shinned hawk)	Special Concern	None	Inhabits forested habitats, forest edge, and riparian habitat, may forage in adjacent grassland/fields.	Yes- Suitable foraging & marginal nesting habitat
Agelaius tricolor (tricolored blackbird)	Special Concern	Species of Concern	Colonial nester in cattails, bulrush, or blackberries assoc w/ marsh habitat.	Yes-marginal habitat present
Athene cunicularia (burrowing owl)	Special Concern	Species of Concern	Nest is abandoned ground squirrel burrows associated with open grassland habitats.	Yes- marginal habitat exists, but no current nesting at site.
Buteo swainsoni (Swainson's hawk)	Threatened	None	Nests in tall cottonwoods, valley oaks or willows. Forages in fields, cropland, irrigated pasture, and grassland near riparian corridors.	Yes-suitable foraging & marginal nesting habitat.
Circus cyaneus (northern harrier)	Special Concern	None	Forages in open grasslands, nests on ground in shrubby veg.	Yes- foraging only.
Elanus leucurus (white-tailed kite)	Fully Protected	None	Nests in riparian corridors along streams and rivers, and forages in nearby grasslands and fields.	Yes-Potential foraging & nesting habitat present
Riparia riparian (bank swallow)	Threatened	Species of Concern	Colonial nester in vertical cliffs and banks associated with riparian zones along streams, rivers, and lakes.	No
Amphibian/Reptiles				
Ambystoma trigrinum (California Tiger Salamander)	Special Concern	Threatened	Breeds in ponds or other deeply ponded wetlands, and uses gopher holes and ground squirrel burrows in adjacent grasslands for upland refugia/foraging.	No
Clemmys marmorata marmorata (northwestern pond turtle)	Special Concern	Species of Concern	Ponds, rivers, streams, wetlands, and irrigation ditches with associated marsh habitat.	Yes- seasonal habitat in channels/ditches during irrigation season
Scaphiopus hammondii (western spadefoot)	Special Concern	Species of Concern	Breeds in vernal pools, seasonal wetlands and associated swales. Forages and hibernates in adjacent grasslands.	No
Thamnophis gigas (giant garter snake)	Threatened	Threatened	Rivers, canals, irrigation ditches, rice fields, and other aquatic habitats with slow moving water and heavy emergent vegetation.	Yes- seasonal habitat in channels/ditches during irrigation season
Invertebrates				
Branchinecta lynchi (vernal pool fairy shrimp)	None	Threatened	Vernal pools and other seasonally ponded wetlands.	No
Branchinecta mesovallenis	None	None	Vernal pools and other seasonally	No

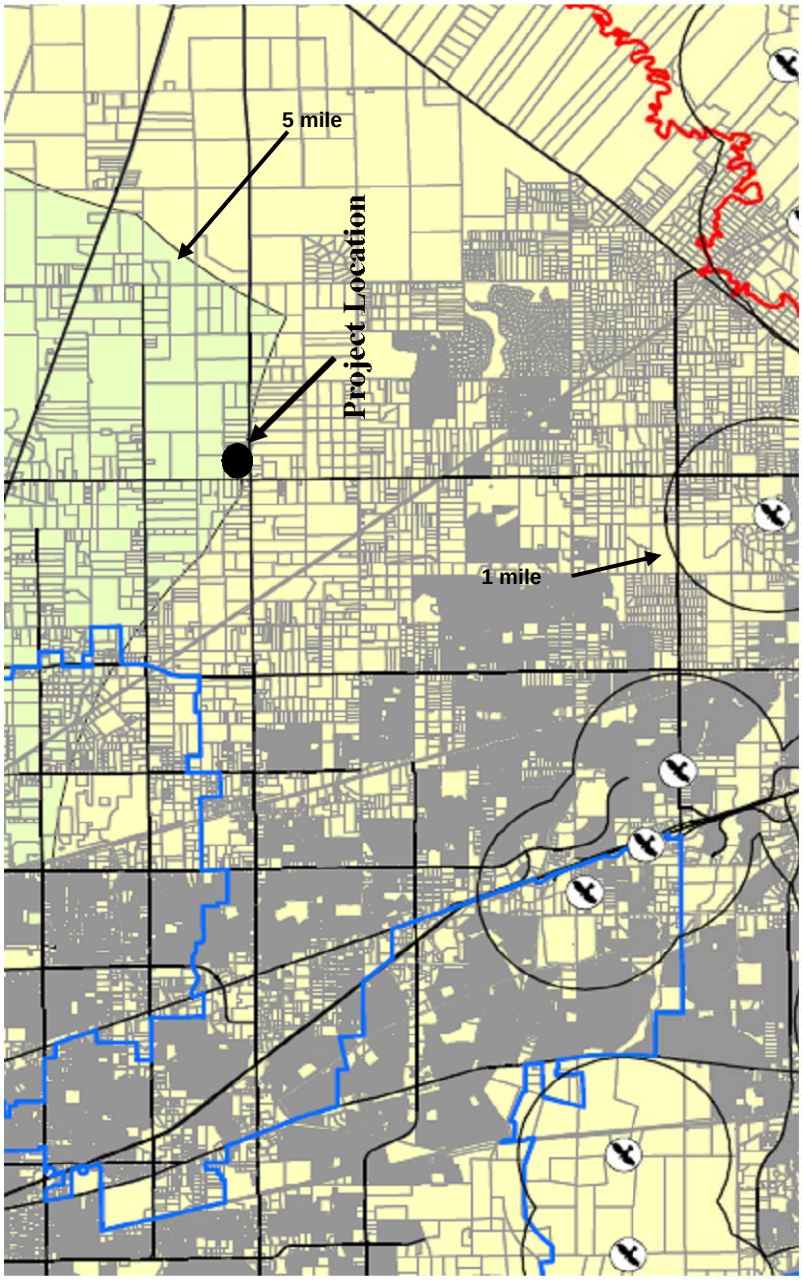
	State/ CNPS Status	Federal Status	Habitat Association	Potential Habitat
(midvalley fairy shrimp)			ponded wetlands.	
Desmocerus californicus dimorphus (valley elderberry longhorn beetle)	None	Threatened	Dependant upon elderberry plant (Sambucus mexicana) as primary host species	No
Lepidrurus packardi (vernal pool tadpole shrimp)	None	Endangered	Vernal pools and other deeply ponded seasonal wetlands.	No
Linderiella occidentalis (Calif. linderiella)	None	None	Vernal pools and other seasonally ponded wetlands.	No
Plants				
Downingia pusilla (dwarf downingia)	None	None	Vernal pools	No
Gratiola heterosepala (Bogg's Lake hedge-hyssop)	Endangered/ CNPS-1B	None	Vernal pools and margins of lakes/ponds	No
Jancus leiospermus var. aharti (Ahart's dwarf rush)	None/ CNPS-1B	Species of Concern	Vernal pools	No
Legenere limosa (legenere)	None/ CNPS-1B	Species of Concern	Vernal pools	No
Orcuttia tenuis (slender orcutt grass)	Endangered/ CNPS-1B	Threatened	Vernal pools	No
Orcuttia viscida (Sacramento orcutt grass)	Endangered/ CNPS-1B	Threatened	Vernal pools	No
Sagittaria sanforii (Sanford's arrowhead)	None/ CNPS-1B	Species of Concern	Deep aquatic habitats associated with canals, drainages, and ditches.	Yes-but species was not found in surveys

SWAINSON'S HAWK

The Swainson's hawk is a raptor currently listed as threatened in California by the California Department of Fish and Game (CDFG). Typical foraging habitat includes native grassland and alfalfa or other hay crops that provide suitable habitat for small mammals. Typical nesting habitat includes riparian forests, lone trees in open grasslands, oak groves, and roadside trees. A ten-mile radius is generally the maximum flight distance between active and successful nest sites and suitable foraging habitat.

Based on the California Natural Diversity Database historic records, Swainson's hawk nests have been documented within a 5-mile radius of the southwest corner of the project site. The project area occurs within a 10-mile radius of active nests. As discussed above, the Special Status Species Evaluation for this project found that potential foraging habitat is present on the project site, and the larger trees in the study area provide potential nesting habitat (Plate FBN -12).

Plate FBN -12: CNDDB Map of Swainson's Hawk



Sacramento County and the Department of Fish and Game jointly developed a protocol for assessing impacts to the hawk, based on a better understanding of how the hawks use habitat. The impact is tied directly to zoning changes and is calculated thusly: 25% of the impact occurs when a property is zoned from a density of AG-40 to AG-20, 50% of the impact occurs when a property zoned AG-20 is converted to AR-10, and the final 25% of the impact occurs when an AR-10 property is converted to AR-5 (or a more dense designation).

NORTHERN HARRIER

The northern harrier occurs from annual grassland up to lodgepole pine and alpine meadow habitats, to elevations as high as 10,000 feet (Zeiner et al., 1988–1990). It breeds from sea level to 5,700 feet in the Central Valley and Sierra Nevada, and up to 3,600 feet in northeastern California. The species frequents meadows, grasslands, open rangelands, desert sinks, and fresh and saltwater emergent wetlands, and is seldom found in wooded areas. Nests are built on the ground in tall herbaceous vegetation. The species evaluation indicates that the project site provides potential nesting habitat for this species of hawk.

COOPER'S HAWK

Cooper's hawk is a breeding resident throughout most of the wooded portion of California (Zeiner et al., 1988–1990). It breeds in the Sierra Nevada foothills, New York Mountains, Owens Valley, and other local areas in California. The species ranges from sea level to above 9,000 feet. Cooper's hawk prefers dense stands of live oak, riparian deciduous or other forest habitats near water. The species evaluation indicates that the project site provides potential nesting habitat for this species of hawk.

SHARP SHINNED HAWK

The Sharp Shinned Hawk is a California Department of Fish and Game Species of Special Concern. The Sharp Shinned Hawk is identified as a California State and federal Species of Concern. The sharp-shinned hawk can be distinguished from the Cooper's hawk by its shorter and squarer tail which often appears notched when it is folded. Breeding is conducted April through August with a peak in activity in late May, June, and July. This hawk usually nests in dense small-tree stands that and are cool, moist, and well shaded. These stands frequently have little cover and are near water. The nest is usually placed between six to 80 feet above the ground and is the most conspicuous nest of all the accipiters. The species evaluation indicates that the project site provides potential nesting habitat for this species of hawk.

WHITE TAILED KITE

The white-tailed kite (*Elanus leucurus*) is identified as a California State and federal Species of Concern. It is also protected under the California Fish and Game Code (Section 3503.5, 3513, and 3800) and is identified and protected as a Fully Protected

Species (Section 3511). In addition, the species is afforded basic protection under the federal Migratory Bird Treaty Act. Nests are usually located on the edge or riparian habitats, or in hedgerows and groups of trees, and are commonly found adjacent to grasslands or agricultural fields. White-tailed kites generally inhabit low-elevation grasslands, wetlands dominated by grasses, oak woodlands, and agricultural and riparian areas. Lightly grazed or ungrazed grasslands/pastures support larger prey populations and are thus considered more suitable, although intensively cultivated areas are also used. The species evaluation indicates that the project site provides potential nesting habitat for this species.

TRICOLORED BLACKBIRD

Tricolored blackbirds are largely native to California, with over 99 percent of the population occurring within the state, and have been listed as a state species of concern. Breeding tricolors nest in colonies, but forage away from their nesting habitat. They form the largest colonies of any North American passerine bird. They nest mainly in wetlands or in dense vegetation near open water. Surveys indicate that populations have been rapidly declining for decades, probably due to water diversion, land conversion, and heavy predation by mammals, corvids and Black-crowned Night Herons (Beedy and Hamilton 1997, Beedy and Hamilton, 1999, Hamilton et al. 1999).

Nesting colonies of the Tricolored Blackbird have been documented in the area, but exact locations have been excluded from the CNDDB for protective reasons. The Special Status Species Evaluation found that portions of the drainages/swales support cattails and/or other emergent wetland vegetation that provide marginally suitable nesting habitat for tricolored blackbirds during the irrigation season when these areas support irrigation flows. Mitigation is recommended to minimize impact to species.

BURROWING OWL

Burrowing owls are listed as a state and federal species of concern. Burrowing owl habitat can be found in annual and perennial grasslands, deserts, and arid scrublands characterized by low-growing vegetation (Zarn 1974). Suitable owl habitat may also include trees and shrubs if the canopy covers less than 30 percent to the ground surface. Burrows are the essential component of burrowing owl habitat. Both natural and artificial burrows provide protection, shelter, and nesting for burrowing owls (Henny and Blus 1981). Burrowing owls typically use burrows made by fossorial mammals, such as ground squirrels or badgers, but also may use man-made structures such as cement culverts; wood and other types of debris piles; or openings beneath cement or asphalt pavement.

Although there is marginal nesting available for borrowing owls, none were observed during the field surveys. However, mitigation is recommended to minimize potential impact to species.

GIANT GARTER SNAKE

The giant garter snake is designated as a federal threatened and state threatened species afforded special protection by U.S. Fish and Wildlife (FWS) and the California Department of Fish and Game (CDFG). The species is generally associated with larger canals, irrigation ditches, and other semi-permanent to permanent aquatic sites with slow moving water and an abundance of emergent vegetation. Although the giant garter snake has been documented within Elk Grove Creek and lower Morrison Creek situated to the west of Highway 99, there have not been any documented sightings east side of Highway 99, including around the project site.

According to the applicant's biologist, the deeper portions of the channelized drainages/swales in the study area may provide marginal habitat for the giant garter snake during the peak irrigation season in late spring to early summer. The absence of documented sightings in or near the project area would indicate a low potential for this species to occur at this site. However, given that there is potential habitat identified on the site it is prudent to confirm absence or presence prior to grading activities. Mitigation is recommended to minimize potential impact to species.

NORTHWESTERN POND TURTLE

The western pond turtle is most commonly found in ponds, marshes, creeks, and irrigation ditches (Zeiner et al., 1988–1990). This species frequently basks on logs or other objects out of the water when water temperatures are low and air temperatures are greater than water temperatures. Mating typically occurs in late April or early May, but may occur year-round. Nests are located in upland locations that may be a considerable distance from the aquatic site (up to ¼ mile). Hatchling turtles are thought to emerge from the nest and move to aquatic sites in the spring. This species may occur in the vicinity of sloughs, channels, and canals.

The report indicates that the drainages/swales at the project site may provide marginally suitable habitat for this species. Mitigation is recommended to minimize potential impact to this species.

SANFORD'S ARROWHEAD

Sanford's arrowhead is a CDFG special status plant species. It is a tuberous, perennial herb that is frequently found in artificial drainage canals, which provide a similar substrate and hydrologic regime to the plant's natural habitat, which are sloughs and sluggish streams. Elimination of habitat appears to be the primary threat to this species. The CNDDB identified this species as occurring within the vicinity of the study area.

The Special Status Species Evaluation found that deeper portions of the drainages/swales in the study area provide suitable habitat for Sanford's arrowhead. However, the species was not observed during the field surveys. No mitigation is recommended or necessary.

Impact: Special Status Species

Swainson's hawk foraging habitat Impact

The project is 47.4± acres of undeveloped land. Swainson's hawk nests have been documented within a 5-mile radius, or closer, of the southwest corner of the site (refer back to Plate FBN -12). The site has potential foraging habitat and marginal nesting habitat that will be lost with development. Impacts to Swainson's hawks are considered ***significant***. Mitigation is recommended to reduce the impact to a less than significant level. Implementation of this mitigation measure will also benefit other raptors that share habitat with the Swainson's hawk.

In total, 47.4 acres of the project site are currently zoned AG-80. Based on the methodology, rezoning the 47.4 acres of the site zoned AG-80 to a more dense designation results in an impact assessment of 100%. Multiplied by the 47.4 acres of AG-80, the 100% assessment results in a total of 47.4 acres of impact.

Other Special Status Species Impact

There is potential for one or more of the animal species listed above to be found on-site based on limited existing habitat values, although none were observed nesting, resting or foraging on site when field surveys were conducted. However, disturbing these species is considered a significant impact. To minimize impact to nesting raptors, tricolored blackbird, burrowing owl, giant garter snake and northwestern pond turtle preconstruction surveys are recommended. Implementation of recommended mitigation will reduce impacts to ***less than significant*** levels.

Trees

Several County policies recognize the value of preserving trees, especially oaks, and seek to protect all native and landmark trees through the development review process[1]. A landmark tree is defined as a non-native oak or any other tree that is especially prominent or stately[2]. Protected oaks are those living trees that measure 6 inches or greater in diameter at breast height (dbh), or multi-trunk trees totaling 10 inches or greater dbh[3]. Non-oak native trees (6-inches dbh at 4.5 feet above ground) include California black walnut (*Juglans hindsii*), California sycamore (*Plantanus racemosa*), Fremont cottonwood (*Populus fremontii*), California buckeye (*Aesculus californica*),

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[1] County Code, Chapter 19.04, "Tree Ordinance;" *Sacramento County General Plan*, "Conservation Element;" and County Code, Chapter 12.12, Tree Preservation and Protection Ordinance

[2] County Code, Chapter 19.04, "Tree Ordinance"

[3] *Sacramento County General Plan*, "Conservation Element"; and County Code, Chapter 12.12, Tree Preservation and Protection Ordinance

California box elder (*Acer negundo californicum*), Goodding's Black Willow (*Salix goodingii*), and California Alder or White Alder, (*Alnus rhombifolia*).

The Initial Arborist Report and Inventory Summary includes a total of 75 trees. Plate FBN -13 depicts the location of the trees with respect to the proposed tentative parcel map. Trees on the project site include Pacific Willow (*Salix lasiandra*), Fruitless Mulberry (*Morus alba*), Beefwood Tree (*Casuarina sp.*), American Elm (*Ulmus americana*), London Plane (*Platanus acerfolia*), Fremont Cottonwood (*Populus fremontii*) Modesto Ash (*Fraxinus velutina*), Blue Gum Eucalyptus (*Eucalyptus globulus*), and California Black Walnut (*Juglans californica* v. *hindsii*).

The California Black Walnut (Tree #74) is the only native tree species living on the project site protected by County regulations. However, due to its size, only 5 inches dbh, it is not protected by County regulations. The arborist report identified several other trees on the site that are larger than 19 inches dbh, but none were described as being in "good condition." In addition, many trees were noted as possessing structural defects and/or characteristics which warrant further evaluation and/or monitoring to assess the trees' ongoing structural integrity. The arborist report also notes for some trees that precaution should be taken if development and/or pedestrian activity will occur in the fall zone of these trees because a tree could at any time suffer a branch and/or limb failure, blow over in a storm and/or fail for no apparent reason. For these reasons, none of the trees on the project site are considered to be landmark trees.

Impact: Trees

Because no protected native trees of adequate size occur on the site, the project is considered to have a ***less than significant*** impact on trees.

Cultural Resources

Fieldwork/Analysis

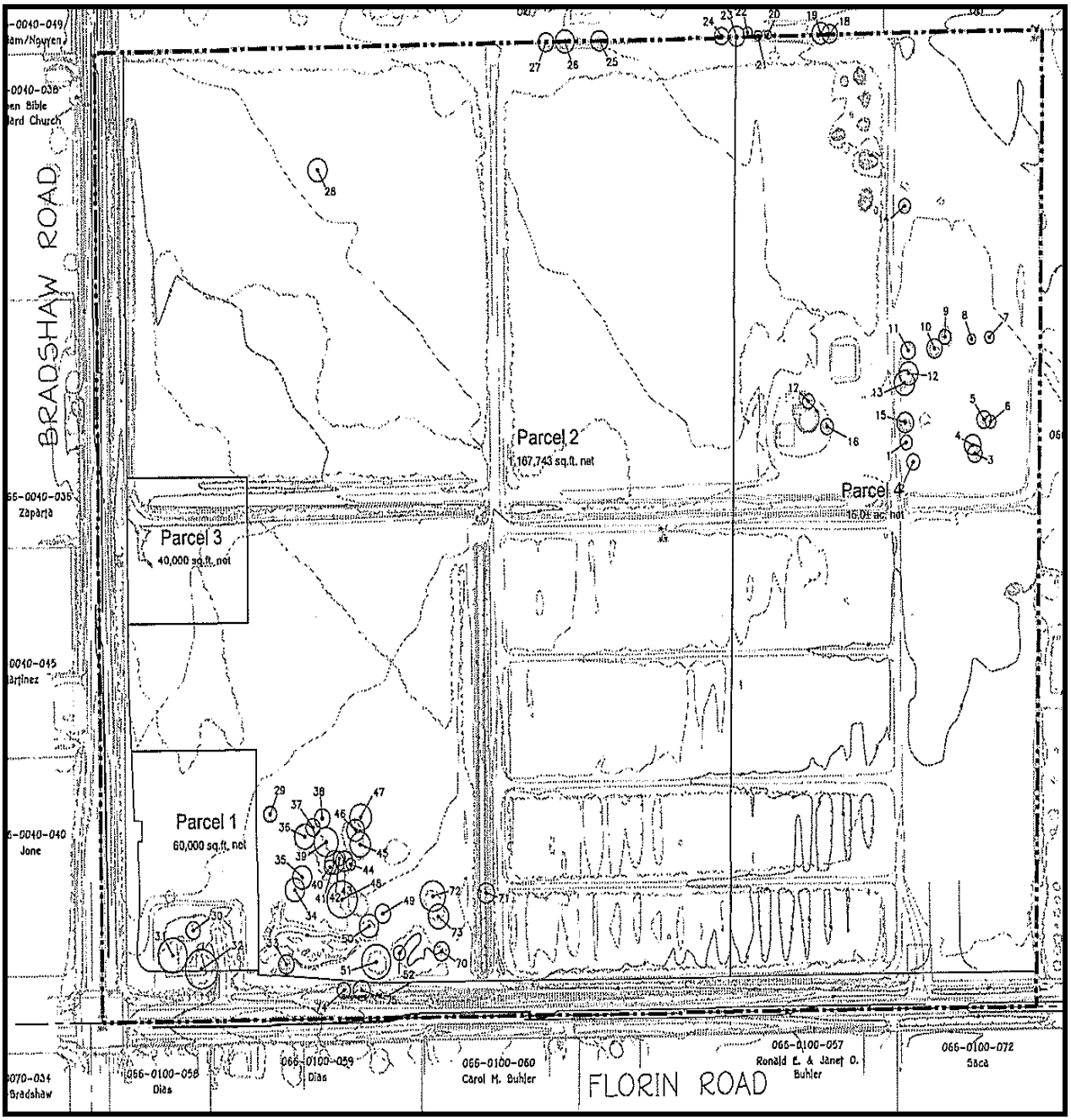
Archaeological Survey

The project site was subject to an intensive pedestrian survey between January 14, 2006 and March 26, 2006. The project area was walked by a team of archaeologists employing parallel transects with transect spacing no greater than 5 to 10 meters. No prehistoric cultural resources were recovered or noted during the survey.

Historical Survey

Peak & Associates have conducted a historical evaluation and determination of eligibility for potential historical resources on the project site. The project site contains as cistern, metal water tank and a stand pipe and an associated foundation. Research at the Tax Assessor's indicated that the residence was built in 1954. Given the recent age, no additional research was conducted.

Plate FBN -13: Tree Exhibit



The remnant complex on the project site is not considered an important historic resource and, therefore, destruction of this complex would not constitute a significant environmental impact.

IMPACT: CULTURAL RESOURCES

An archaeological/historical survey of the site did not identify any resources which could be adversely affected by the proposed project. Although no additional cultural resource work is recommended at this time, there is a possibility of uncovering subsurface archaeological materials during the construction phases of the project which have been obscured from view due to natural reburial processes. Therefore, mitigation for subsurface cultural resources is included.

With mitigation for potential undiscovered subsurface prehistoric and historic cultural resources, environmental impacts to potentially sensitive cultural resources are considered less than significant.

~~AGENCY-RECOMMENDED CONDITIONS OF APPROVAL~~

~~1. Sacramento County Division of Development and Surveyor Services~~

~~a. Condition c171. Bradshaw Road and Florin Road – 108-foot width, with intersection widenings, per drawings 4-5 and 4-6.~~

~~b. Number, size, and location of driveways are subject to approval by the Public Works Agency.~~

~~c. Dedicate a standard 12.5-foot Public Utility Easement for underground facilities and appurtenances adjacent to all public ways, private drives and/or Irrevocable Offer of Dedication (IOD).~~

~~d. Grant the right of direct vehicular access to the County along Florin and Bradshaw roads, to the satisfaction of the Department of Transportation (*sic*).~~

~~2. Sacramento County Department of Transportation~~

~~a.~~ ~~Grant the County right-of-way on Bradshaw Road based on a 108-foot standard and install public street improvements pursuant to Sacramento County Improvement Standards and to the satisfaction of the Department of Transportation.~~

~~b.~~ ~~Grant the County right-of-way on Florin Road based on a 108-foot standard and install public street improvements pursuant to Sacramento County Improvement Standards and to the satisfaction of the Department of Transportation.~~

~~**c.** Dedicate additional right-of-way on Bradshaw Road and Florin Road for intersection widening per the Sacramento County Improvement Standards and to the satisfaction of the Department of Transportation. Note: A bus turnout will be required on Bradshaw Road.~~

~~**d.** The size, number, and location of driveways shall be to the satisfaction of the Department of Transportation. Note: Driveway widths of 45 feet shall be provided on Bradshaw Road and Florin Road.~~

~~**e.** A note shall be placed on the final map stating that "Reciprocal access and parking between parcels 1, 2 and 3 shown hereon shall be granted/reserved prior to the sale and/or reconveyance of said parcels."~~

~~**3. Sacramento County Department of Water Resources**~~

~~a. In accordance with the drainage master plan, acquire off-site easements and construct drainage channel from upstream of this site west to Elder Creek (approximately 5,000 feet). There would also be about 1,400 feet of trunk drain pipe installed on-site.~~

~~b. Subject property may contain Waters of the State or Waters of the US. Any alterations or work within these areas will require applicable State Fish and Game and US Army Corps of Engineers permits prior to grading or building permit issuance.~~

~~c. STD#190 (I.E.F) – Provide drainage easements and install facilities pursuant to the Sacramento County Floodplain Management Ordinance, Sacramento County Water Agency Code, and Sacramento County Improvement Standards, including any fee required by the Sacramento County Water Agency Code.~~

~~d. STD#194 (Offsite) – Offsite drainage improvement and easement shall be provided pursuant to the Sacramento County Floodplain Management Ordinance, and the Sacramento County Improvement Standards.~~

~~e. Incorporate stormwater quality measures in conformance with applicable County ordinances and standards, and state and federal law. The project may implement low impact development design pursuant to and consistent with "Start at the Source", latest edition as published by BASMAA. Such implementation may be able to reduce the storm water quality treatment requirement.~~

~~f. On-site source control measure shall be required for this project in accordance with the latest version of the City and County of Sacramento's Guidance Manual of On-Site Stormwater Quality Control Measures.~~

~~g. Provide a permanent concrete stamp, or other permanently applied message to the satisfaction of DWR not including paint, which reads "No Dumping-Flows to Creek" or other approved message at each storm drain inlet.~~

~~4. SASD (Formerly CSD-1)~~

~~a. Prior to recordation of the Final Map, issuance of a Use Permit, enter into and record an agreement, in a form approved by the District Engineer and District Counsel of CSD-1, to require the property owner(s) to install, at property owener(s) expense, sewer collectors to serve all lots at such time as deemed necessary by the CSD-1 Board of Directors for public health purposes~~

~~b. There are currently no available sewer service lines in this area. Prior to actual development of this property, provisions will be required to develop trunk lines and major collectors for the area. This will require a sewer study and construction provisions to be made before our Districts could provide entitlements to utilize our sewer systems. Applicants should contact our office prior to preparing further plans to develop the property to ascertain additional steps necessary to develop the property.~~

~~5. Sacramento Municipal Utilities District (SMUD)~~

~~a. Dedicate the 25-foot Landscape Corridors as a public utility easement for overhead and underground facilities and appurtenances.~~

~~b. The owner/developer must disclose to future/potential owners the proposed or existing 69kV electrical facilities, SMUD has an existing 69kV overhead line on Gerber Road and a Proposed overhead line along the west side of Bradshaw Road.~~

~~6. Sacramento Metropolitan Fire District~~

~~a. In every new building where the total floor area exceeds 3,599 square feet an automatic fire sprinkler system shall be installed and equipped with an electronic monitoring system. The System shall be designed and installed as per the guidelines of National Fire Protection Association standard 13, latest edition, and the Fire Prevention Standards of this fire district number 442.501.~~

~~b. The minimum required fire flow for commercial developments is outlined in the Uniform Fire Code, Table A-III-A-1, but shall not be less than 1,500 gallons per minute at 20 pounds per square inch residual for duration of two (2) hours.~~

~~c. Every building shall be accessible to fire district fire apparatus by means of an all-weather driving surface designed to meet Traffic Index 5.5. The access shall be a minimum of 20 feet wide and have a minimum turning radius of 38 feet inside and 58 feet outside. The minimum vertical clearance 13 feet 6 inches. The access roadways are to be extended within 150 feet of all~~

~~portions of the exterior walls of the first story. Dead-end fire department access roads in excess of 150 feet shall be provided with an approved means for turning around the fire apparatus. This fire apparatus access lane and turnaround shall be identified in accordance with the California Vehicle Code. The access roadways are to be provided prior to any construction or storage of combustible materials on site.~~

~~d. All fire department connections for the automatic fire extinguishing shall be located within forty feet of a fire hydrant and a minimum of forty feet from any openings within the project building.~~

~~e. Commercial buildings exceeding 5,000 square feet must be tested to verify adequate transmission and reception of public safety radio signals. These signals operate on the 800 MHz frequency. If reception or transmission is not adequate, 800 MHz radio amplification systems shall be installed in the building.~~

~~f. If the crossing of a creek is going to be included, the installation of a private bridge shall be required and shall be designed for a minimum of HS20-44 loading as prescribed by the American Association of State Highways and Transportation Officials. The width shall be a minimum of twenty (20) feet. The maximum allowable grade change of the approach to and the departure from the bridge will not exceed eight (8) percent for a distance of ten (10) feet.~~

~~g. The following plans and specifications must be submitted to the fire district for review:~~

~~Civil engineering (site) plans~~

~~Building construction plans~~

~~Underground fire service plans~~

~~Fire sprinkler plans~~

~~Fire alarm plans~~

~~7. Sacramento County Sheriff's Department~~

~~Site Specific Conditions~~

~~a. Parking areas should be laid out to allow a high degree of observation. Close-in employee parking for people working late should be provided adjacent to the entrances.~~

~~b. Landscaping shall be of the type and situated in locations to maximize observation while providing the desired degree of aesthetics. Security planting materials are encouraged along fence and property lines and in any~~

~~other locations where the applicant wishes to restrict sitting, loitering, or cutting through landscaped areas.~~

~~c. All curbs shall be vertical in design. Rounded curbs shall be avoided whenever possible.~~

~~d. The Sheriff's Department does not suggest that a pay phone be installed on the premises. If a pay phone should be installed, it will make outgoing calls only, and not accept incoming calls.~~

~~e. Lighting~~

~~i. Parking lots, driveways, circulation areas, aisles, passageways, recesses, and grounds contiguous to buildings shall be provided with metal halide lighting with sufficient wattage to provide adequate illumination to make clearly visible the presence of any person on or about the premises during the hours of business darkness and provide a safe, secure environment for all persons, property, and vehicles on site. Such lighting shall be equipped with vandal-resistant covers. A lighting level of one foot-candle minimum, maintained at ground level is required.~~

~~ii. All exterior doors shall be provided with their own light source and shall be adequately illuminated at all hours to make clearly visible the presence of any person on or about the premises and provide adequate illumination for persons existing the building.~~

~~iii. The premises, while open or closed for business after dark, must be sufficiently lighted by use of interior night-lights.~~

~~iv. Exterior door, perimeter, canopy, and parking area lights shall be controlled by photocell and shall be left on during hours of darkness or diminished lighting.~~

~~f. Security personnel should be provided to monitor activity 24 hours, 7 days per week, including during time of construction.~~

~~g. All walking paths and sidewalks shall incorporate exposed aggregate or other materials to discourage skateboarding on the property.~~

~~h. The perimeter of the site shall be fenced during construction, and security lighting and patrols shall be employed as necessary.~~

~~i. The jamb on all aluminum frame-swinging doors shall be so constructed or protected to withstand 1600 lbs. of pressure in both a vertical distance of three (3) inches and a horizontal distance of one (1) inch side of the strike.~~

~~j. Glass doors shall be secured with a deadbolt lock with minimum throw of one (1) inch. The outside ring should be free moving and case hardened.~~

k. ~~All hatchway openings on the roof of any building shall be secured as follows:~~

   i. ~~If the hatchway is of wooden material, it shall be covered on the outside with at least 16 gauge sheet steel or its equivalent attached with screws.~~

   ii. ~~The hatchway shall be secured from the inside with a slide bar or slide bolts. The use of crossbar or padlock must be approved by the Fire Marshall.~~

   iii. ~~Outside hinges on all hatchway openings shall be provided with non-removable pins when using pin-type hinges.~~

l. ~~The use of window signs shall not exceed the limits prescribed in the zoning ordinance and signs shall not be installed in such a fashion that visibility of the service counter is impaired for passing police units as well as customers and passersby. Natural surveillance and visibility is an important consideration in projects of this size.~~

~~Fast Food Restaurant~~

m. ~~Should a fast food style restaurant be included within the subject parcel, the following conditions shall apply:~~

   i. ~~All items listed above shall apply to the fast food restaurant.~~

   ii. ~~The drive-through service window and order and payment windows shall be equipped with at least two locking points.~~

   iii. ~~The restaurant shall institute a policy, and clearly sign/post the drive-through window, to indicate no walkup service shall be provided.~~

~~Convenience Store and Gas Station~~

n. ~~Should the convenience store/gas station style facility be included within the subject parcel, the following conditions shall apply:~~

   ~~All items listed above shall apply to the convenience store and gas station.~~

   ~~Should the convenience store apply for and be granted a permit to sell alcoholic beverages, the coolers storing these items shall be equipped with locks to allow for locking of those coolers between the hours of 2 A.M. and 6 A.M.~~

   ~~All development requirements as stated in Sacramento County Zoning Code section 315-15 shall apply to this project.~~

~~The cashier booth shall be located in the front of the store, situated in plain view from the front windows. This allows for maximum visibility to the regular traffic flow of business.~~

~~The entire front of the convenience store shall be constructed of windows, to allow maximum visibility of all business aspect of the project. The lack of windows currently on the north side of the property does not allow for sufficient visibility to the exit of the car wash, or other activities that might occur on that area of the building.~~

~~Miscellaneous Security Conditions~~

~~o. Commercial establishments having one hundred dollars or more in cash on the premises shall lock such money in approved type money safe with a minimum rating of TL-15 or Class "C". This applicant shall install a Tidel time delay drop safe to provide employees with the ability to limit the amount of cash on hand and discourage robbery potential by delaying the ability of employees to get cash out of the safe.~~

~~p. The cashier area shall be equipped with either a CCTV system with recording and playback capability or a 35 mm demand camera to discourage criminal acts and aid in criminal apprehension. The recorder should be housed in a secure room away from the cash register area.~~

~~q. Lotto and other machines shall not block primary visibility into the facility.~~

~~r. Require PA system to disperse loiters~~

~~s. Theft of Alcoholic beverages – The Sheriff's Department will require that alcoholic beverage coolers be locked at 2:00 A.M. to prevent thefts and attempts to purchase after 2:00 A.M. It is suggested that your clerk's platform area be elevated to provide a better view of "warm shelves" (prohibit alcohol warm shelves).~~

~~t. The applicant shall adopt a "no loitering" policy. Signage shall be posted on the property to discourage loitering and alcohol consumption in the parking lot, citing the authority of the penal code section regarding trespassing, and municipal code sections. The applicant should institute a daytime policy to limit the numbers of students allowed in the store at any given time and to orderly control students queuing outside awaiting entry. A lot of potential loitering problems will be minimized by an active concerned attitude projected by store personnel. If loitering does become a problem on the site, the Sheriff's Department will reserve the right to require a security guard on site during periods of peak activity, if necessary.~~

~~8. Elk Grove Unified School District~~

~~a. The District is currently impacted, overcrowded and experiencing a high rate of growth. This and other development projects will have a negative impact upon the District's existing school facilities. The District does not have the financial capability to purchase school sites nor construct and furnish needed school facilities with local funds alone. Developer fees and Mello-Roos taxes collected by the District are not sufficient or timely to satisfy the need. The District relies on statewide school bonds to provide funding necessary to construct new school facilities.~~

~~b. Without continued state funding, the District is in a school housing crisis. The District will continue to seek additional state funds to construct needed school facilities. Until such time as adequate facilities are available for current and projected students, students may be housed on campuses that have exceeded their intended capacity.~~

PROJECT MITIGATION MEASURES

MITIGATION MEASURES FOR IMPACT TO THE COUNTY DRAINAGE SYSTEM:

FBN-1. Prior to the approval of improvement plans for individual development projects within the Florin Vineyard Gap Community Plan (FVGCP) area, the project proponent shall demonstrate to the satisfaction of Department of Water Resources (DWR) that all FVGCP drainage master plan (DMP) improvements necessary to provide adequate flood protection to the project, and necessary to provide adequate mitigation for the project's downstream and/or upstream drainage/flooding and water quality impacts, have been implemented.

~~MITIGATION MEASURES FOR IMPACTS TO AIR QUALITY:~~

~~FBN-2. To reduce PM10/dust emissions during the grading, earthmoving, and building construction phases of development:~~

~~a) Keep soil moist at all times, to the maximum extent feasible.~~

~~b) Maintain two feet of freeboard space on all haul trucks~~

~~c) Use emulsified diesel or diesel catalysts on applicable heavy-duty diesel construction equipment~~

MITIGATION MEASURE FOR IMPACTS TO NOISE

FBN-3. If multi-family residential units are developed on the eastern portion of the site, consistent with the Planning Department **or Planning Department Hybrid** Land Use Plan option, then the following shall apply:

a. Any common residential outdoor activity area(s) shall be placed a minimum of 122 feet from the centerline of Florin Road. If the setback requirement is not met, the project shall include design features that attenuate noise at the outdoor activity areas to 65 dB Ldn or less, as substantiated by an acoustical analysis, prepared by a qualified acoustical consultant and verified by the Department of Environmental Review and Assessment. The acoustical analysis shall use cumulative-plus-project traffic conditions as described in the Traffic Impact Study for the Florin Vineyard Gap Community Plan project.

~~b. Any residential units placed less than 57 feet from the centerline of Florin Road shall be designed and constructed to achieve an interior noise level of 45 dB Ldn or less. An acoustical analysis substantiating the required noise level reduction, prepared by a qualified acoustical consultant, shall be submitted to and verified by the Department of Environmental Review and Assessment prior to the issuance of any residential building permits for the site. The acoustical analysis shall use cumulative-plus-project traffic conditions as described in the Traffic Impact Study for the Florin Vineyard Gap Community Plan project.~~

MITIGATION MEASURES FOR IMPACT TO JURISDICTIONAL WETLANDS:

FBN-4. Prior to any grading, grubbing, or excavation within 250 feet of on-site wetlands and 50 feet of jurisdictional waters, the applicant or owner shall obtain any/all applicable permits from the U.S. Fish and Wildlife Service (USFWS), U.S. Army Corps of Engineers, California Department of Fish and Game and the Central Valley Regional Water Quality Control Board for the proposed modifications to on-site wetlands. In addition, the project applicant or property owner shall comply with General Plan Conservation Element Policy No. CO-96 as it pertains to no net loss of wetlands. If mitigation occurring through the state and federal permitting processes results in less than 1:1 compensation for the loss of wetland habitat, the applicant or owner shall be required to pay to the County of Sacramento an amount based on a rate of $35,000 per acre for the unmitigated/uncompensated wetlands. The payment shall be submitted to the Department of Planning and Community Development and shall be deposited in the Wetlands Restoration Trust Fund. A copy of any required permits, or written notification from the applicant that the permit authority has determined that a permit is not required, and verification of compliance with General Plan Conservation Element Policy No. CO-96 regarding no net loss of wetlands shall be submitted to the Department of Environmental Review and Assessment.

MITIGATION MEASURES FOR IMPACT TO SWAINSON'S HAWK HABITAT:

FBN-5. Prior to approval of Improvement Plans, Building permits, or recordation of the final map, whichever occurs first, implement one of the following options to

mitigate for the loss of 47.4± acres of Swainson's hawk habitat on the projects site:

A. The project proponent shall, to the satisfaction of the California Department of Fish and Game, prepare and implement a Swainson's hawk mitigation plan that will include preservation of Swainson's hawk foraging habitat.

B. The project proponent shall utilize one or more of the mitigation options (land dedication and/or fee payment) established in Sacramento County's *Swainson's Hawk Impact Mitigation Program* (Chapter 16.130 of the Sacramento County Code).

C. Should the County Board of Supervisors adopt a Swainson's hawk mitigation policy/program (which may include a mitigation fee payable prior to issuance of building permits) prior to the implementation of the one of the measures above, the project proponent may be subject to that program instead.

MITIGATION MEASURES FOR IMPACT TO TRI-COLORED BLACKBIRD HABITAT:

FBN-6. If construction occurs between March 1 and July 31 pre-construction surveys for nesting tricolored blackbirds (TBB) shall be performed by a qualified biologist. Surveys shall include the project site and areas of appropriate habitat within 300 feet of the site. Surveys shall be conducted no less than 14 days and no more than 30 days prior to commencement of construction activities.

If no TBB are found during the pre-construction survey, no further mitigation is required. If an active TBB colony is found on-site or within 300 feet of the project site the project proponent shall do the following:

1. Consult with the California Department of Fish and Game (CDFG) to determine if project activity will impact the TBB colony(s). Provide the Department of Environmental Review and Assessment (DERA) with written evidence of the consult or a contact name and number for CDFG.

2. With CDFG permission, the applicant may avoid impacts to TBB by establishing 300-foot temporary setbacks with fencing that prevents any project activity within 300 feet of the colony. A qualified biologist shall verify that setbacks and fencing are adequate and will determine when the colonies are no longer dependent on the nesting habitat (i.e. nestlings have fledged and are no longer using habitat). The breeding season typically ends in July.

3. If TBB habitat is permanently destroyed follow CDFG procedure, if any, to mitigate for habitat loss.

MITIGATION MEASURES FOR IMPACTS TO NESTING RAPTORS (INCLUDING SWAINSON'S HAWK):

FBN-7. If construction, grading, or project-related improvements are to occur between March 1 and September 15, a focused survey for raptor nests on the site and on nearby trees (within one half mile [rural] of the site) shall be conducted by a qualified biologist within 14 days prior to the start of construction work (including clearing and grubbing). If no active nests are found during the focused survey, no further mitigation will be required.

If an active nest(s) is found, the Department of Environmental Review and Assessment and the California Department of Fish and Game shall be contacted to determine appropriate protective measures.

MITIGATION MEASURES FOR IMPACT TO BURROWING OWLS:

FBN-8. Prior to construction activity (including site improvements, and building construction) a focused surveys shall be conducted by a qualified biologist for burrowing owls where suitable habitat is present in the project area. Suitable habitat includes agricultural field margins, drainage ditches, and fallow fields. Surveys shall be conducted no less than 14 days and no more than 30 days prior to commencement of construction activities. Surveys shall be conducted in accordance with CDFG protocol (CDFG 1995).

a. If no occupied burrows are found in the survey area, a letter report documenting survey methods and findings shall be submitted to the Department of Environmental Review and Assessment and no further mitigation is necessary.

b. If an occupied burrow is found the applicant shall contact the Department of Environmental Review and Assessment and consult with the California Department of Fish (CDFG), prior to construction, to determine if avoidance is possible or if burrow relocation will be required.

c. If owls are to remain on-site, a minimum of 6.5 acres of foraging habitat for each occupied burrow needs to be permanently preserved according to CDFG guidelines.

d. In order to avoid direct impacts to owls, no activity shall take place within <u>160 feet</u> of an active burrow from September 1 to January 31 (wintering season) or <u>250 feet</u> from February 1 through August 31 (breeding season). Protective fencing shall be place, at the distances above, around the active burrows and no activity shall occur within the protected buffer areas.

e. Any impact to active owl burrows, relocation of owls or mitigation for habitat loss shall be done in accordance with CDFG guidelines. Written evidence from CDFG staff shall be provided to DERA attesting to the permission to remove burrows, relocate owls, mitigate for lost habitat, and provided a method for preservation habitat in perpetuity.

MITIGATION MEASURES FOR IMPACT TO GIANT GARTER SNAKE HABITAT:

FBN-9. To avoid impacts to giant garter snake the following guidelines should be followed:

a. The applicant shall consult with the US Fish and Wildlife Service (USFWS) and California Department of Fish and Game regarding the giant garter snake (this may occur during the U.S. Army Corps Section 404 permitting process.)

b. Confine any ground disturbing activity (i.e. clearing, grubbing, grading, and excavation) in giant garter snake habitat to May 1 to October 1, which is the snake's active period.

c. Construction personnel should receive USFWS approved worker environmental awareness training. Prior to construction activities, a qualified biologist approved by the Service shall instruct all construction personnel about 1) the life history of the giant garter snake; 2) the importance of the habitat to the giant garter snake; and 3) the terms and conditions of the biological opinion. Proof of this instruction shall be submitted to the Sacramento Fish and Wildlife Office.

d. Twenty-four hours prior to construction activities, a qualified biologist who is approved by the USFWS's Sacramento Office shall survey the project area. The biologist will provide the Service with a field report form documenting the monitoring efforts within 24-hours of commencement of construction activities. The monitoring biologist needs to be available thereafter; if a snake is encountered during construction activities the monitoring biologist shall have the authority to stop construction activities until appropriate corrective measures have been completed or it is determined that the snake will not be harmed. Giant garter snakes encountered during construction activities should be allowed to move away from construction activities on their own. Capture and relocation of trapped or injured individuals can only be attempted by personnel or individuals with current Service recovery permits pursuant to section 10 (a) 1(A) of the Act. A biologist shall be required to report any incidental take to the Service immediately by telephone (916) 979-2725 and by written letter addressed to the Chief, Endangered Species Division, within one working day. The project area shall be re-inspected whenever a lapse in construction activity of two week or greater has occurred.

e. If this project is subject to any permits from the USFWS all conditions of the approval from the agency shall supersede all of the above GGS mitigation and monitoring.

MITIGATION MEASURES FOR IMPACT TO NORTHWESTERN POND TURTLE HABITAT:

FBN-10. In an effort to prevent impacts to pond turtles the following shall be performed:

a. Areas within the project site having suitable northwestern pond turtle habitat shall be surveyed for northwestern pond turtles by a qualified biologist within 24 hours prior to the start of construction activities (including clearing and grubbing) located within 200 feet of suitable habitat. Survey of the area shall be repeated if a lapse in construction activity of two weeks or greater occurs. If no active turtles are found during the focused survey, submit a written report with date, name of biologist to the Department of Environmental Review and Assessment. Upon receiving the report, no further mitigation will be required.

b. If a northwestern pond turtle is encountered during construction, activities shall cease until appropriate corrective measures have been completed or it has been determined that the turtle will not be harmed.

c. Northwestern pond turtles encountered during construction should be allowed to move away on their own. Trapped or injured individuals shall be move out of harms way outside of the construction zone but within suitable turtle habitat (wetland).

d. Any incidental take shall be reported to the Department of Environmental Review and Assessment at (916) 874-7914 within one working day.

MITIGATION MEASURE FOR POTENTIAL CONSTRUCTION-RELATED IMPACTS TO CULTURAL RESOURCES:

FBN-11. Should any cultural resources, such as structural features, unusual amounts of bone or shell, artifacts, human remains, or architectural remains be encountered during any development activities, work shall be suspended and the Department of Environmental Review and Assessment shall be immediately notified at (916) 874-7914.

At that time, the Department of Environmental Review and Assessment will coordinate any necessary investigation of the find with appropriate specialists as needed. The project proponent shall be required to implement any mitigation deemed necessary for the protection of the cultural resources. In addition, pursuant to Section 5097.97 of the State Public Resources Code and Section 7050.5 of the State Health and Safety Code, in the event of the discovery of human remains, all work is to stop and the County Coroner shall be immediately notified. If the remains are determined to be Native American, guidelines of the Native American Heritage Commission shall be adhered to in the treatment and disposition of the remains.

MITIGATION MEASURE COMPLIANCE

Comply with the Mitigation Monitoring and Reporting Program (MMRP) for this project as follows:

1. **It shall be the responsibility of the project applicant to reimburse the County for all expenses incurred in the implementation of the Mitigation Monitoring and Reporting Program (MMRP), including any necessary enforcement actions. The applicant shall pay an initial deposit of $9,200.00, which includes administrative costs of $800.00. Over the course of the project, DERA will regularly conduct cost accountings and submit invoices to the applicant when the County monitoring costs exceed the initial deposit.**

2. **Until the MMRP has been recorded and the administrative portion of the MMRP fee has been paid, no final parcel map or final subdivision map for the subject property shall be approved. Until the balance of the MMRP fee has been paid, no encroachment, grading, building, sewer connection, water connection or occupancy permit from Sacramento County shall be approved.**

6 PORTICO ACRES

The effects of the proposed land use plans for the Florin-Vineyard Gap area are addressed in the previous chapters. Impacts to environmental resources have been addressed for the overall plan area. This chapter discusses the site specific impacts of this particular project in the Florin-Vineyard Gap Community. Impacts, mitigation measures and conditions requested by Sacramento County's reviewing departments are provided within this chapter.

PROJECT INFORMATION

CONTROL NUMBER: 04-RZB-SDP-AHS-0205

NAME: PORTICO ACRES REZONE, TENTATIVE SUBDIVISION MAP, AND AFFORDABLE HOUSING PLAN

LOCATION: The property is located on the west side of Bradshaw Road, approximately 900 feet north of the Central California Traction Railroad crossing, in the Vineyard Community (see Plate PA-1).

ASSESSOR'S PARCEL NUMBERS: 121-0070-014

APPLICANT/DEVELOPER:

Anthony Scotch

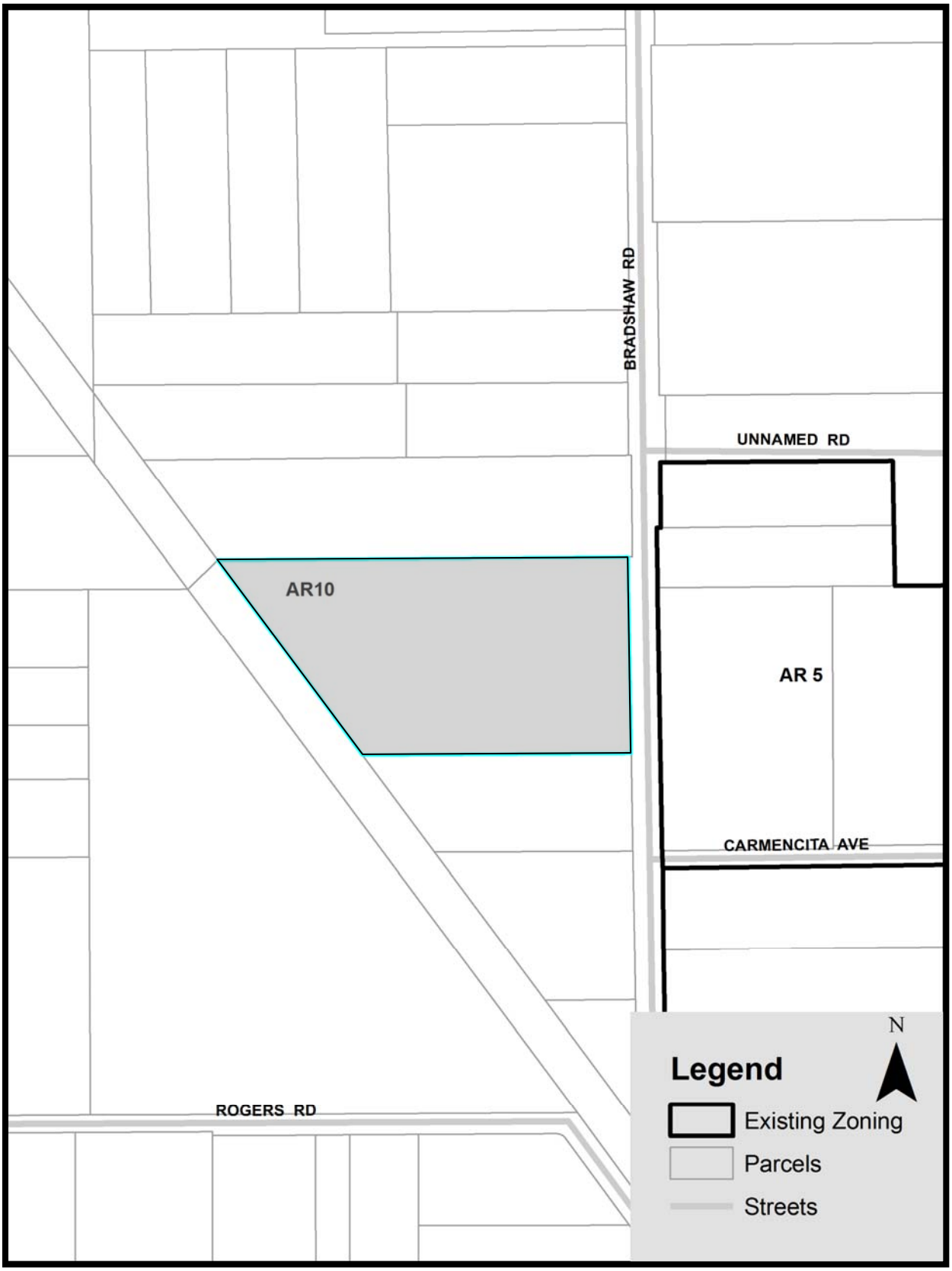
ENGINEER:

Baker-Williams Engineering Group

OWNER:

Thurman R. Flatt Trust

Plate PA-1: Vicinity and Zoning Map



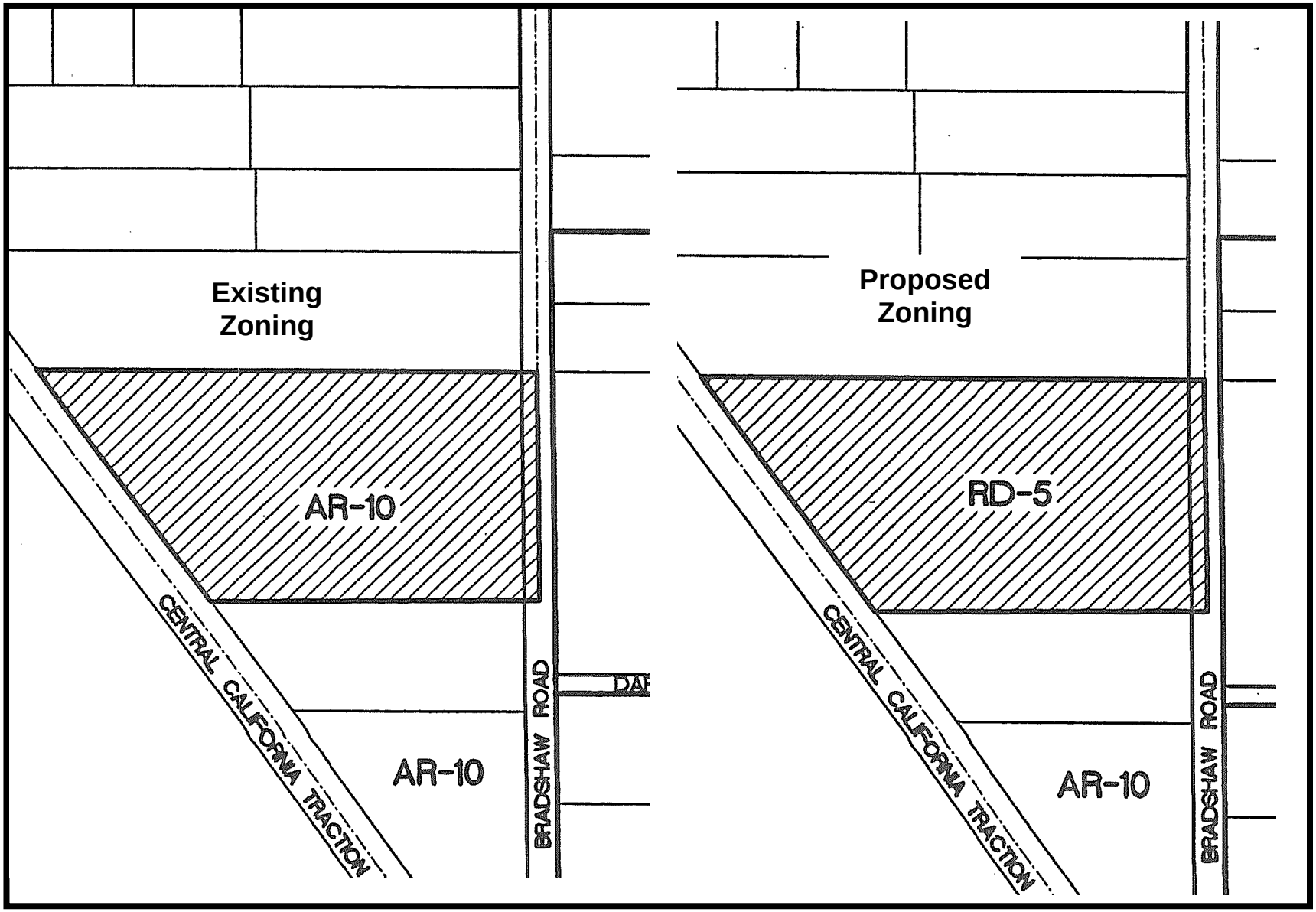
PROJECT DESCRIPTION

1. A **Rezone** of approximately 9.48 gross acres from AR-10 agricultural-residential to RD-5 residential (see Plate PA-2).

2. A **Tentative Subdivision Map** to divide 9.48± acres into 47 single-family lots (**Table PA-1**).

3. An **Affordable Housing Plan** consisting of payment of fees.

Plate PA-2: Rezone Exhibit



~~Plate PA-3: Site Map~~

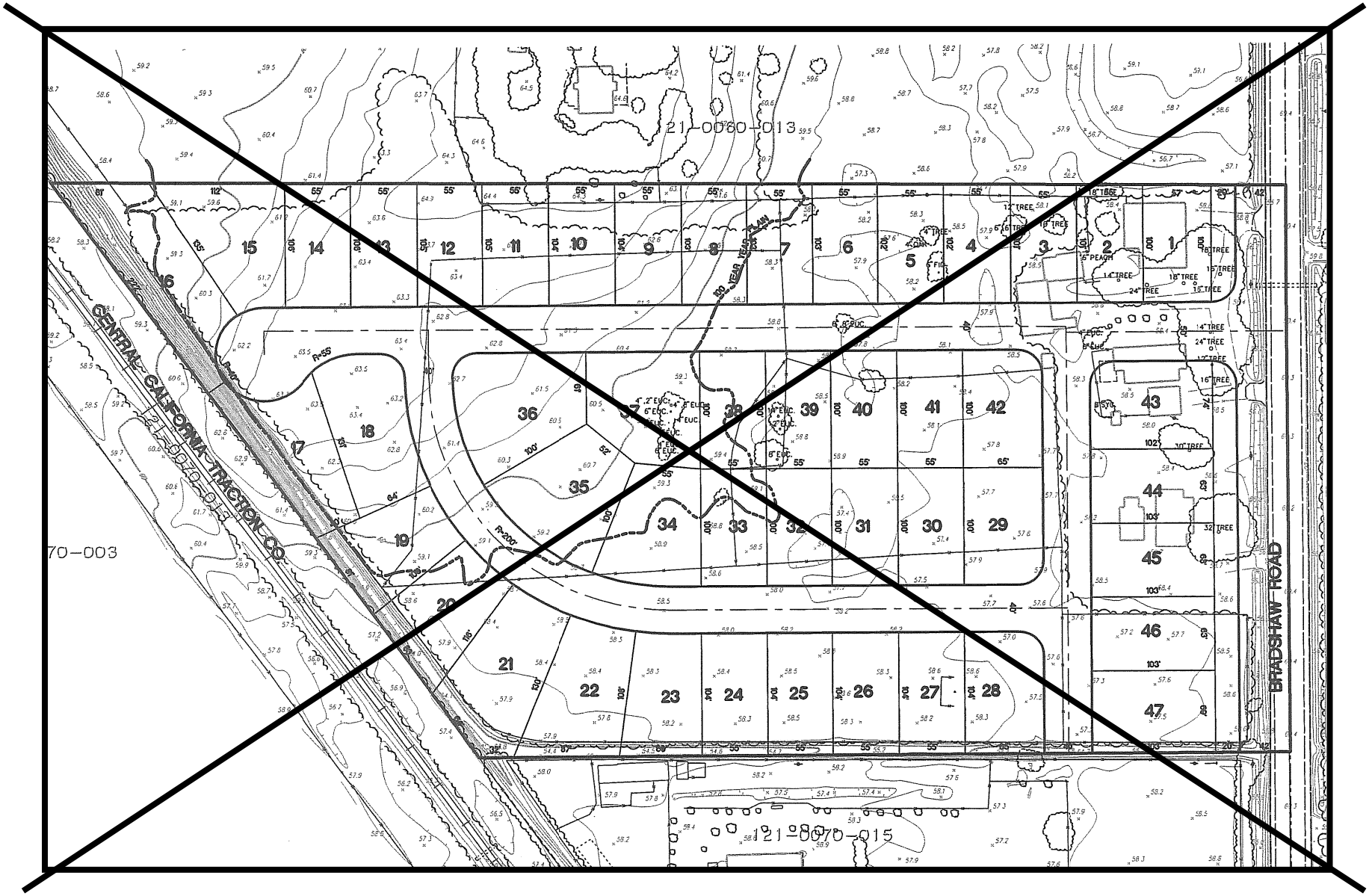
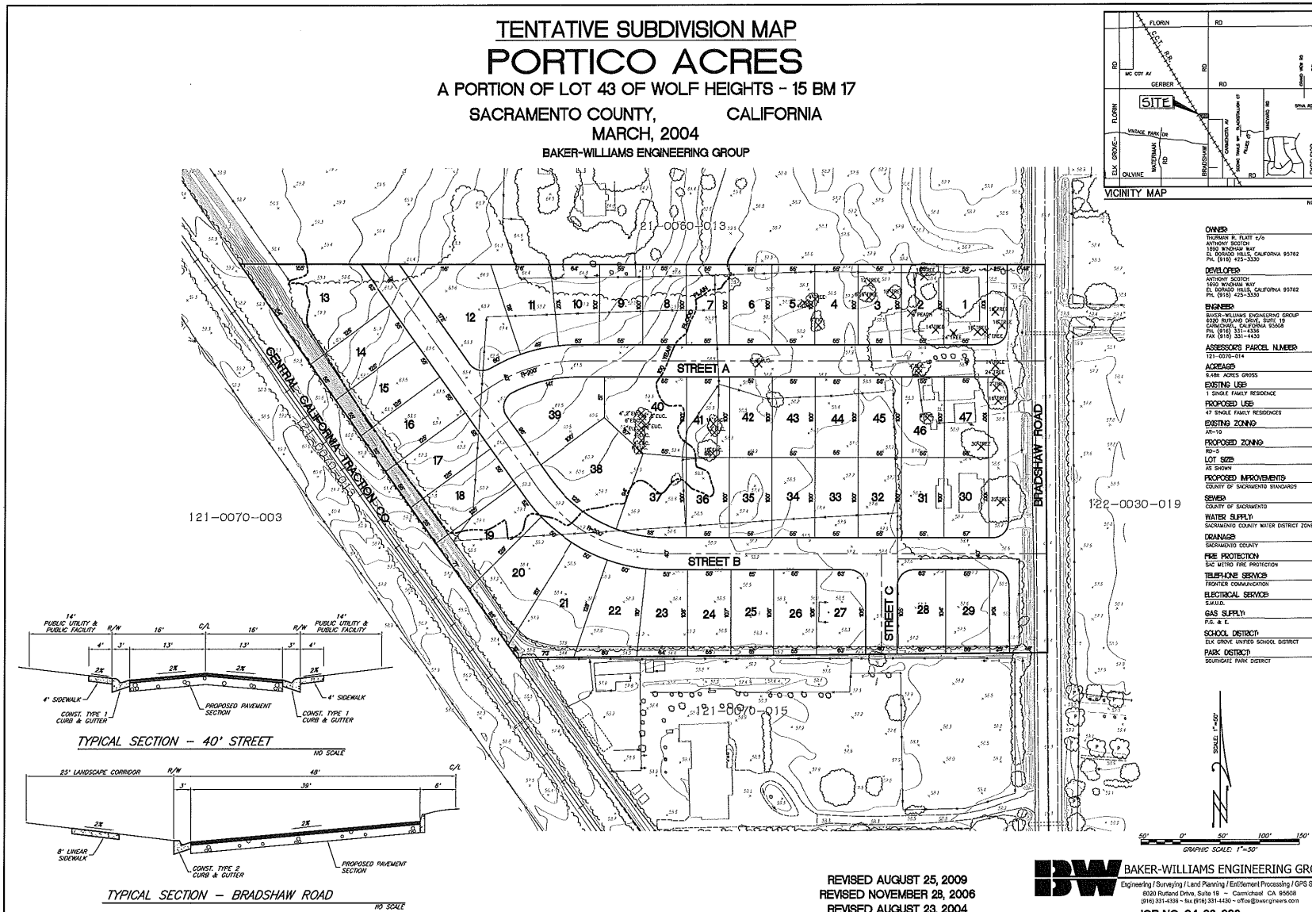


Plate PA -3: Site Map



ENVIRONMENTAL SETTING

The project site consists of one parcel in the south-eastern portion of the Florin-Vineyard Gap Community Plan Area. The parcel is located in a rural residential area and is located on the west side of Bradshaw Road approximately ½ mile south of Gerber Road.

Access to the parcel is provided via three short private drives that extend west from Bradshaw Road to the east side of the subject property. The eastern portion of the site contains a number of structures including residences, barns and associated out buildings. The remainder of the site is an undeveloped open field (Plate PA-4). Other development on site includes fencing that follows the property lines.

Topography on the project site is generally rolling with local relief on the site totaling approximately 11 feet. The highest portion of the site is located at the northwest corner of the property and slopes to downward to both the south and east. The lowest portion of the property is located within a ditch that follows the western property line. This ditch continues to both the north and south along the western property lines of the adjacent parcels and also connects with another ditch that follows the southern property line of the project site that merges with the road side ditch along Bradshaw Road. Aside from the ditches along the southern and western property lines other wetted features on site include six vernal pools, one seasonal wetland and one wetland swale.

The project site is vegetated throughout primarily with non-native trees, grasses, and weeds. There is one small native oak tree is located on the northern portion of the project site. Tree coverage is primarily limited to landscape trees located around the existing single family residences and eucalyptus trees toward the center of the property. Other items on site include a number of vehicles and spoil piles.

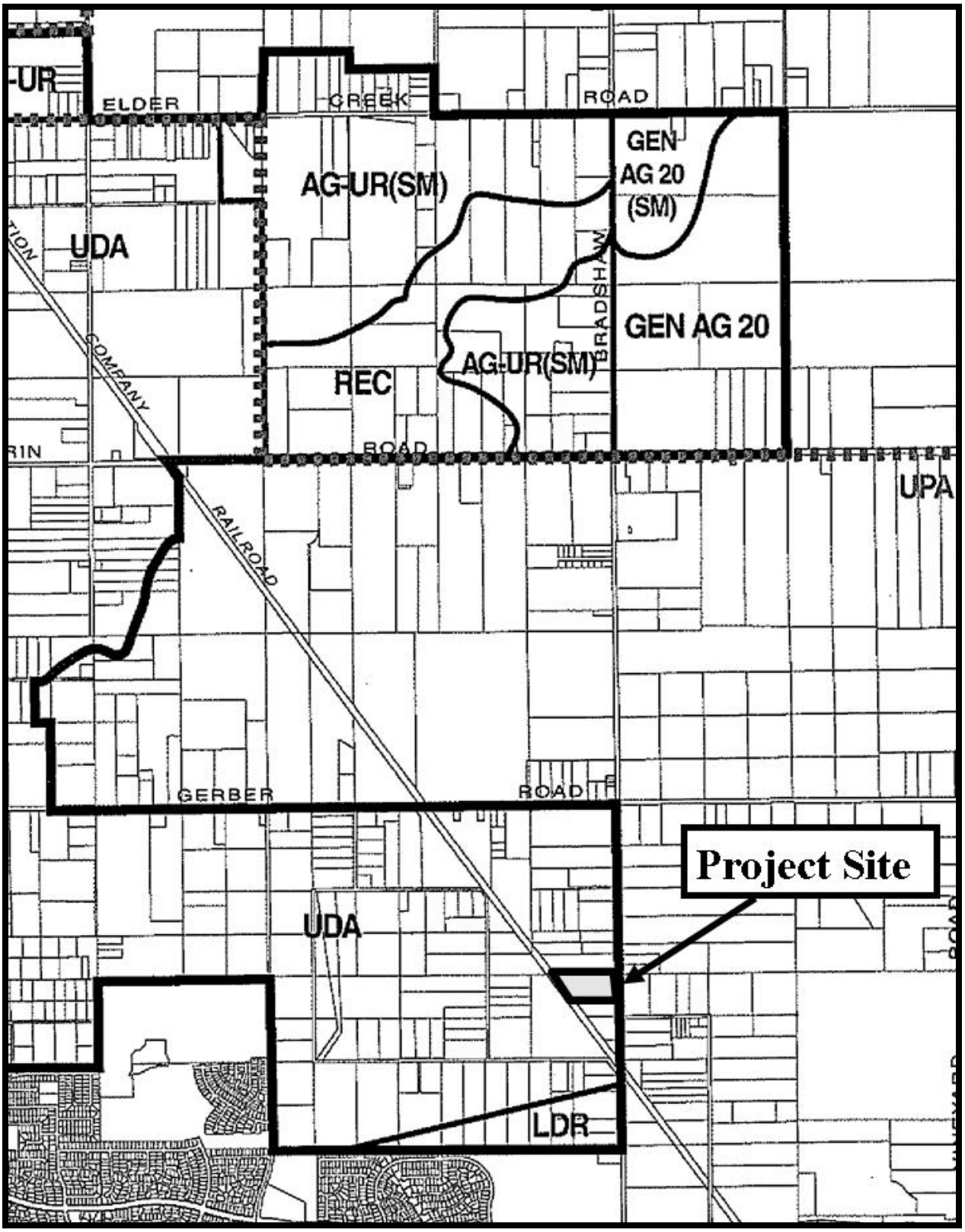
ENVIRONMENTAL EFFECTS

LAND USE

As proposed, the project would rezone the 9.48-acre project site from AR-10 to RD-5. Additionally, the project includes a request to divide the existing 9.48-acre site into 47 single family lots. The current use of the project site is considered rural residential. The project site is designated as an Urban Development Area by the Sacramento County General Plan (Plate PA-5), and is located within the Agricultural Residential-10 (AR-10) zone as designated by the Sacramento County Zoning Code. All of the adjacent properties to the south, west and north currently share both the General Plan and Zoning Designations of the site. To the east across Bradshaw Road the properties are located in the Agricultural Residential-5 Land Use Zone

Plate PA-4: Aerial Photograph

Plate PA-5: Existing General Plan Designation



The UDA designation of the project site indicates areas that were anticipated for development within the 20-year planning period of the General Plan. As part of the overall Florin-Vineyard Gap Community Plan project, the General Plan designation of the site would be amended to be Low Density Residential (Plate PA-6). According to the Land Use Element of the Sacramento County General Plan the low density residential designation is defined as follows:

> This designation [Low Density-Residential] provides for area of predominately single family housing with some attached housing units. It allows urban densities between one and twelve dwelling units per acre, resulting in population densities ranging from approximately 2.5 to 30 persons per acre. Typical low density development includes detached single family homes, duplexes, triplexes, fourplexes, townhouses, lower density condominiums, cluster housing, and mobile home parks.

The proposed project is considered to be consistent with the existing and proposed General Plan Land Use designations.

As noted above, the project site is currently zoned AR-10, therefore under existing zoning the project is not consistent with the Sacramento County Zoning Code. Thus, the proposed project also includes a request for a rezone of the project site from AR-10 to RD-5. Each interior lot within the RD-5 zone is required to have a minimum gross area of 5,200 square feet and to be 52 feet in width while corner lots are required to have 6,200 square feet in area and be 62 feet in width. In addition to the sizing requirements Section 215-52 of the zoning code provides density requirements for properties within the RD-5 zone and indicates that for subdivision projects of five or more the maximum density shall not exceed five dwelling units per acre of land. The proposed project complies with the lot area, width and density standards of the RD-5 zone.

In terms of the proposed Florin Vineyard Gap Community Plan, ~~both~~ the CAC Land Use Plan (Plate PA-7), **the CPAC Hybrid Land Use Plan,** ~~and~~ the Planning Department Land Use Option (Plate PA-8), **the Planning Department Hybrid Land Use Plan and the Planning Commission Recommended Land Use Plan all** designate the parcel as Residential Density 3-5 (RD 3-5). The proposed project is consistent with ~~both the CAC Preferred Land Use Plan and the Planning Department Land Use Option~~ **all five Land Use Plan options**. The adjacent properties to the south~~, west~~ and north are also to be designated RD 3-5 in ~~both the CAC Land Use Plan and The Planning Land Use Option~~ **all five plans. The adjacent property to the west is to be designated RD 2-3 in the Planning Department, Planning Department Hybrid and Planning Commission Recommended Land Use Plans or AR1-2 in the CAC and CPAC Hybrid Land Use Plans**.

Plate PA-6: Proposed General Plan Designation

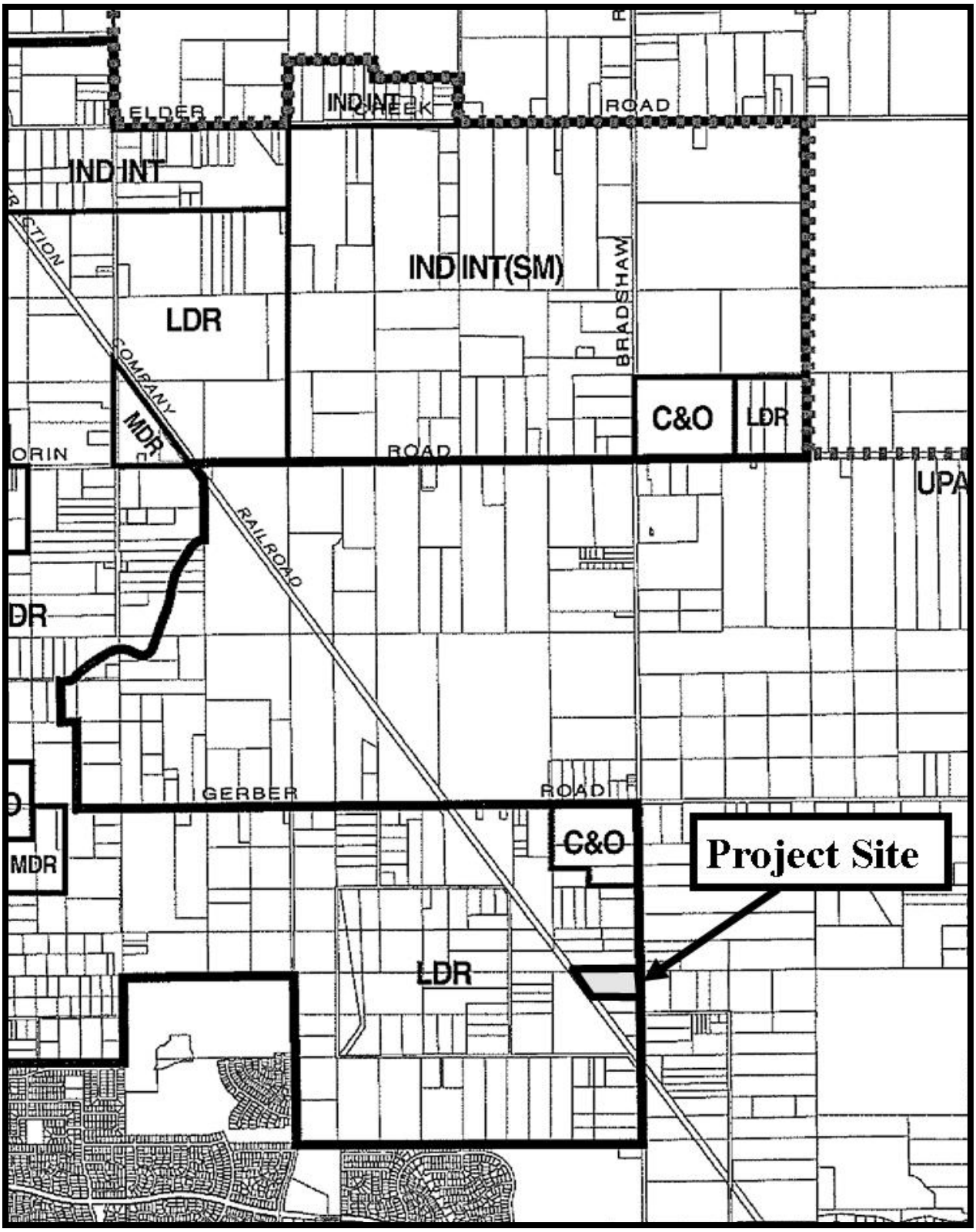


Plate PA-7: CAC Land Use Plan Designation

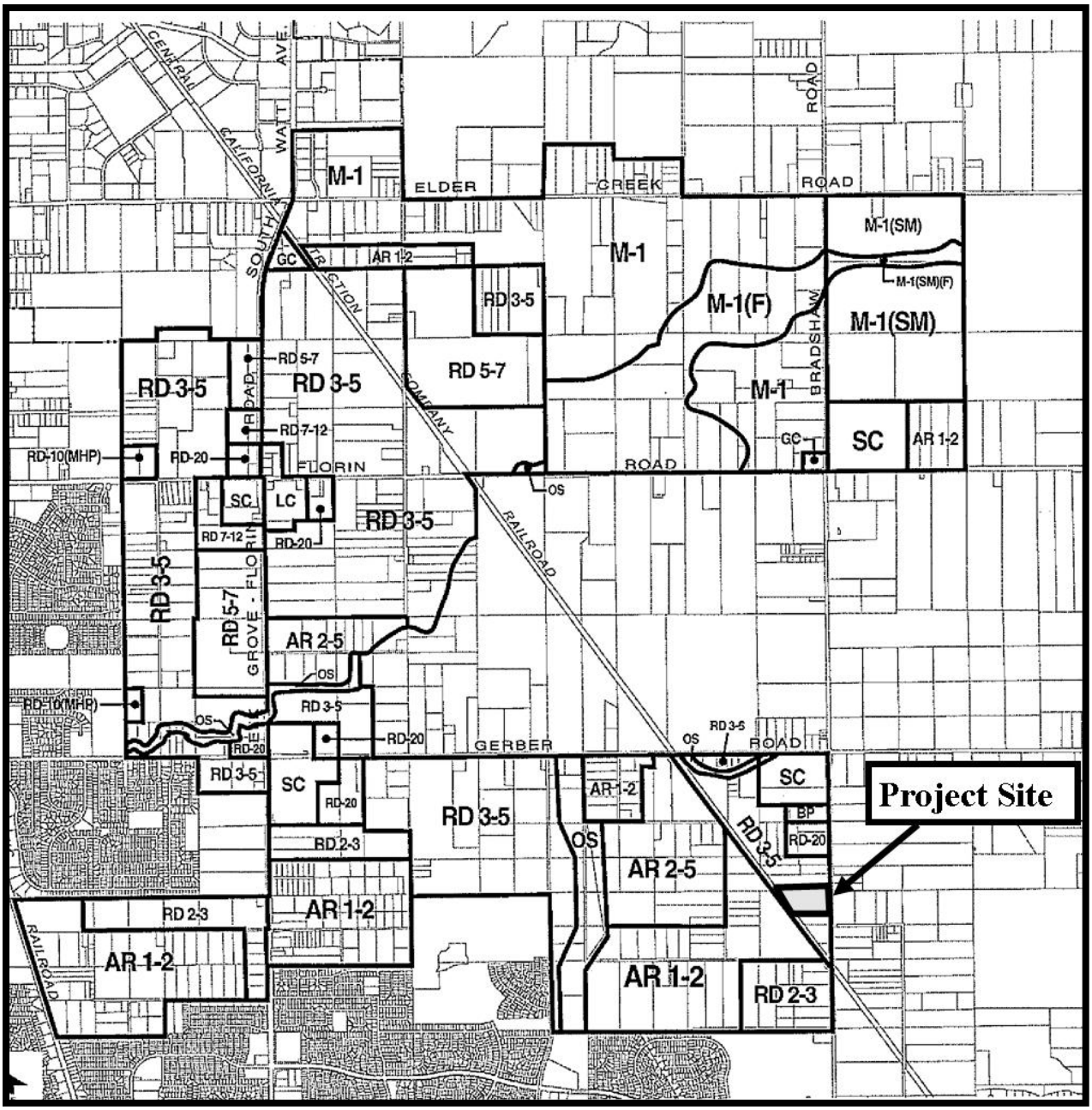
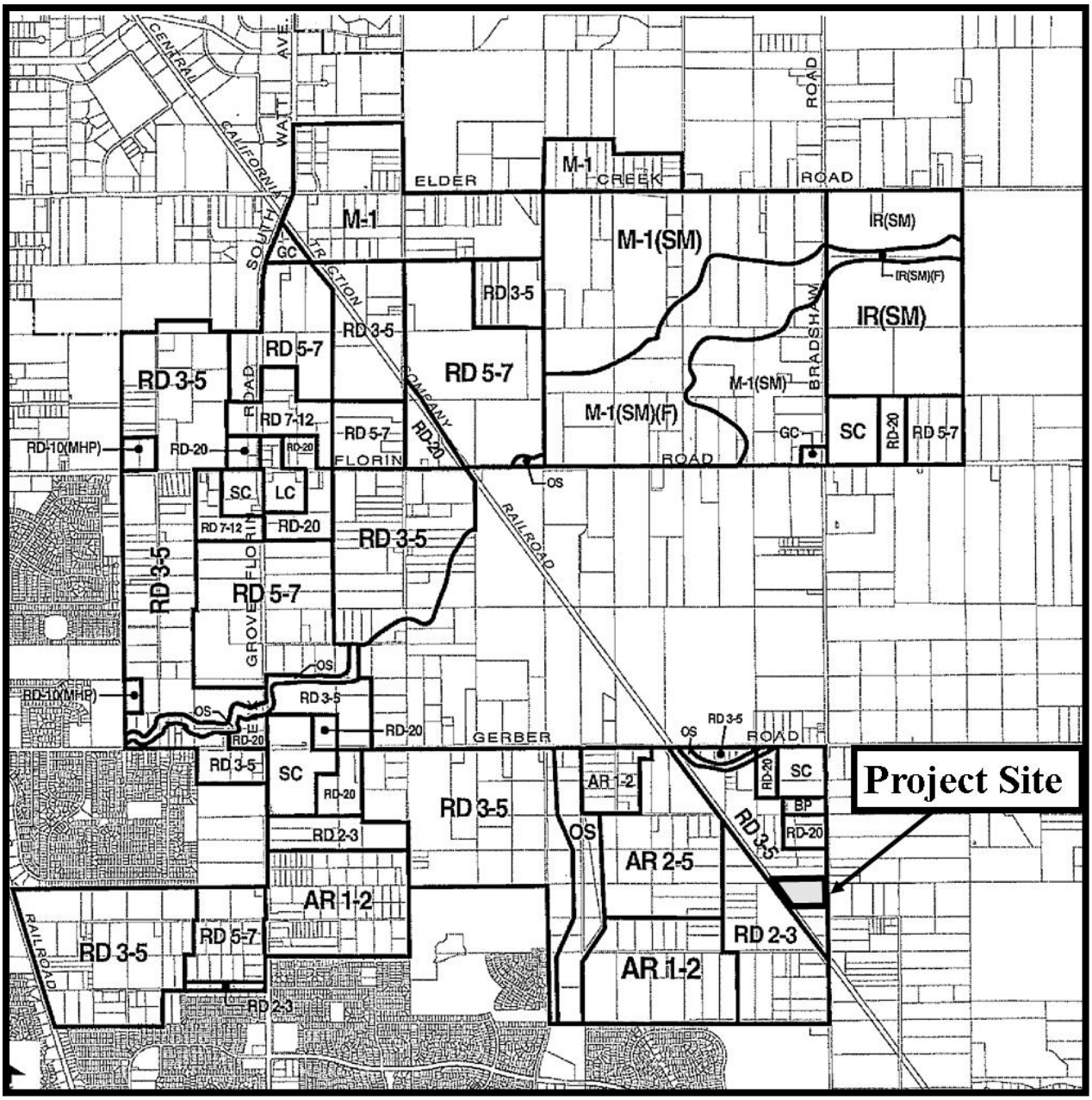


Plate PA-8: Planning Department Land Use Plan Designation



Affordable Housing

The County is experiencing an increasing shortage of housing affordable to extremely low, very low and low income households. Because of the dwindling supply of land and the increasing cost of development, new residential development does not always provide housing for these economic groups. The consumption of the County's remaining developable land for residential development without providing housing affordable to persons of all income levels works in opposition to the County's housing policies. Scarce remaining opportunities for affordable housing will be lost and extremely low, very low, and low income families who work in the County will be unable to find affordable housing.

As a result, the County has adopted policies that promote housing options for all income levels. The Housing Element and the Sacramento County Code outline specific measures for maintaining an adequate supply of housing. An affordable housing component is required of all development projects within the County seeking project level approval for five or more dwelling units. Some flexibility is provided in terms of project proponents dedicating land, constructing affordable housing units, or paying the in-lieu affordability fee. The County of Sacramento and the Sacramento Housing and Redevelopment Agency (SHRA) have developed criteria that evaluate the feasibility of constructing affordable housing units at a given project site. Various aspects of the proposed development are examined (i.e., net buildable acreage, distance to existing amenities, and environmental constraints) to determine the appropriate obligation for each project.

The proposed project includes development of more than five dwelling units, and is therefore, required to include an affordable housing component. As outlined in the Affordable Housing Plan (submitted March 14, 2005), the applicant is proposing to fulfill its obligation by payment of fees. The Affordable Housing Plan was reviewed by SHRA and determined to be “complete and acceptable.”

Impact: Land Use

The proposed project is not expected to significantly alter current land uses in the area, create a use that is incompatible with current designations or create a use that is incompatible with the proposed Florin-Vineyard Gap Community Plan project. Potential land-use-related environmental impacts due to the Portico Acres project are ***less-than-significant***.

Agricultural Resources

The project site is currently designated an Urban Development Area and zoned AR-10. Residential structures exist in the eastern portion of the site, adjacent to Bradshaw Road. The majority of the site is undeveloped and no agricultural production appears to be occurring on the site.

San Joaquin Silt loam (0-1%, 0-3%, and 3-8% slopes) is the soil type on the site. The U.S. Department of Agriculture's Land Inventory and Monitoring (LIM) Project for the Sacramento County Soil Survey classifies soils. San Joaquin Silt loams meet the criteria for farmland of statewide importance. Although the site is not in agricultural production, it does contain soils to support such a use. The site is not designated for agriculture in the General Plan or as important farmland by the State Department of Conservation. The proposed project would convert the site to a permanent urban use, preventing future agricultural use on the site. This has already been planned for in the adopted General Plan, and therefore, the project's impacts to agricultural resources are less than significant.

Impact: Agricultural Resources

The proposed project would not result in the loss of prime or statewide in importance farmland. Potential agricultural resources-related environmental impacts due to the Portico Acres project are ***less-than-significant***.

Public Services

The project site is located within the County Urban Services Boundary and is within the active service area of a variety of public utility and service districts. The additional development of this site is expected to increase the demands on public services to some degree, but not beyond planned service capacity as evaluated for the Master Plan as a whole. Service providers were given the opportunity to review and comment on the proposed project. Those providers that submitted specific public service comments are discussed below and noted in the ~~"Agency-Recommended Conditions of Approval" section~~ ***Planning Staff Report.***.

Energy Services

The Sacramento Municipal Utility District (SMUD) will be the energy service provider for the proposed project. SMUD recommended Conditions of Approval for the proposed project. The recommended conditions request the dedication of appropriate easements for overhead and underground facilities and appurtenances and states that the owner/developer must disclose to future/potential owners the existing or proposed 69kV facilities. The recommended Conditions are standard, and do not result in environmental impacts.

Police Services

The Sacramento County Sheriff's Department provides law enforcement service to the area. Based on residency estimates of 2.7 people per home, the Sheriff's Department will require an additional 0.13 officers to maintain the 1 to 1,000 officer/population staffing level. The Sheriff's Department also recommended standard Conditions of Approval, which have been included in the ~~"Agency-Recommended Conditions of Approval" section~~ ***Planning Staff Report***.

Fire Protection Services

The Sacramento Metropolitan Fire District (Fire District) will provide fire protection services to the project site. The Fire District recommended Conditions of Approval for the project (refer to the ~~"Agency-Recommended Conditions of Approval" section~~ ***Planning Staff Report***) related to the provision of fire hydrants, firebreaks, and fire equipment access. The conditions recommended are standard, and do not result in environmental impacts.

Southgate Recreation and Park District

The project site is within the Southgate Recreation and Park District (Park District). The Park District submitted standard comments and a list of recommended Conditions of Approval for the proposed project, which is addressed in the ~~"Agency-Recommended Conditions of Approval" section of this chapter~~ ***Planning Staff Report***.

Subsequent to release of the Draft EIR, the District provided the following comment, noting that it will require a minor project revision:

1. **Central California Traction Railroad Access – In the event that at some time in the future the Central California Traction Railroad Corridor is abandoned and the County of Sacramento determines that these tracks shall become part of a bicycle/pedestrian trail system, the District desires that the developer provide a landscaped access point for the proposed subdivision to ensure a neighborhood connection to this potential future trail system. This access should be a minimum of 30 feet in width and be dedicated to the District. No Quimby parkland dedication credits however, will be given to the developer for this property. The District is suggesting that this pedestrian access point be provided between lots 16 and 17 and that an open tubular steel fence section be provided.**

The proposed map was revised subsequent to receipt of this comment; however, no pedestrian access point was included in the revised map. It may be appropriate to further revise the map to include the requested pedestrian access. With or without the access point, impacts to park services are less than significant.

Elk Grove Unified School District

The proposed subdivision would be served by the Elk Grove Unified School District (District). The District submitted the following comments:

> "The District is currently impacted, overcrowded and experiencing a high rate of growth. This and other development projects will have a negative impact upon the District's existing school facilities. The District does not have the financial capability to purchase school sites nor construct and furnish needed school facilities with local funds alone. Developer fees

> and Mello-Roos taxes collected by the District are not sufficient or timely to satisfy the need. The District relies on statewide school bonds to provide funding necessary to construct new school facilities.
>
> Without continued state funding, the District is in a school housing crisis. The District will continue to seek additional state funds to construct needed school facilities. Until such time as adequate facilities are available for current and projected students, students may be housed on campuses that have exceeded their intended capacity."

The letter also notes that the current residential development fee for education is $3.95 per square foot (the fee is subject to change annually, and the letter was sent in 2005). While the construction of the proposed subdivision will further overcrowd an already constrained school system, established case law, Goleta Union School District v. The Regents of the University of California (36 Cal-App. 4th 1121, 1995), indicates that school overcrowding, standing alone, is not a change in the physical conditions, and cannot be treated as an impact on the environment. However, as part of the overall cumulative effects of the Florin Vineyard Gap Community Plan, new school facilities will be required. This impact is discussed in the public services chapter of this EIR.

Impact: Public Services

Various public service entities recommended Conditions of Approval for the project. While some of these comments may require project revisions, compliance will not result in additional environmental impacts. Environmental impacts related to public services as a result of the project are ***less-than-significant***.

Sewer Service

The project will be served by the Sacramento Area Sewer District (SASD). SASD staff submitted a comment letter on the project that lists the conditions that should apply if the project is approved. The comment letter states that it is from County Sanitation District 1, but the name of the agency has since changed to SASD. Most of the conditions, which are listed ~~at the end of this chapter in the "Agency-Recommended Conditions of Approval" section~~ ***in the Planning Staff Report***, are standard. They require the project to connect to public sewer, request easements, and establish setbacks and other standards In addition to Conditions of Approval, the following advisories were also provided:

> Any use of CSD-1 sewer easements, which is not compatible or interferes with the construction, reconstruction, operation, maintenance, or repair of the District's sanitary sewer(s), shall not be allowed. Each proposed use shall be reviewed and approved in writing by the District Engineer prior to the use of the easement by the Grantor. This includes landscaping.
>
> If a lifting and/or pumping station is required to serve the project, the applicant shall submit a Hazardous Materials Plan (HMP) to CSd-1. The HMP shall satisfy

state and CSD-1 requirements, and shall be approved by CSD-1 prior to acceptance of the facility.

If a lifting and/or pumping station is required to serve this project, the applicant shall install all necessary infrastructures (electrical power and wiring, telemetry, piping, manholes, wells, gates, etc.) for the complete operation of the facility at full development and final maximum service capacity as identified in applicable approved sewer studies. The only exception to this requirement is the pump size, which shall be installed in accordance with the initial designed service capacity.

If interim sewer infrastructure (such as sewer pipes, manholes, and lifting and/or pumping stations) is required to sere this project, the applicant shall be responsible for the cost to SASD to decommission, and abandon such interim sewer infrastructure. The mechanism to capture these costs shall be approved and accepted by SASD prior to the recordation of the Final Map or approval of Improvement Plans for plan check to SASD, which ever comes first.

Developing this property will require the payment of sewer impact fees. Impact fees for CSD-1 shall be paid prior to filing and recording the Final Map or issuance of Building Permits, which ever is first. Applicant should contact the Fee Quote Desk at (916) 876-6100 for sewer impact fee information.

A portion of the site may be lower in elevation than the sewer lines in the area; gravity sewer service would likely be unavailable to this portion of the site. However, the site could be graded to raise the lower portion of the site and allow gravity sewer. If this is infeasible or not preferred, the applicant could install ejector pumps for each house that would pump sewage up-grade in the lines until gravity sewer took over. The applicant could also construct a small lift station; all of the houses in the affected area could drain to the same holding tank and be pumped up-grade until gravity sewer took over.

The overall sewer capacity and infrastructure issues associated with the Community Plan are addressed in Chapter 6, Volume 1 of the EIR. This project contributes cumulatively to the need for the area-wide improvements, and thus will need to contribute fair-share fees toward the construction of those facilities. In addition, the future development of the site will also require additional improvements specific to the project itself. For this specific project, any additional sewer infrastructure improvements will take place in either existing roadways or other developed right-of-ways or planned roadways and right-of-ways proposed as part of this project.

Impact: Sewer Service

The project site does not currently have public sewer service. As noted, any additional sewer infrastructure improvements specific to this project will take place in either existing roadways or planned roadways proposed as part of this project. Therefore, no additional environmental impacts will result from sewer improvements. The project will

be required to pay fair-share fees through the Public Facilities Financing Plan for the Plan area. Impacts are ***less-than-significant***.

WATER SUPPLY

The water purveyor for the project area is the Sacramento County Water Agency. The Master Water Supply Study for the Florin-Vineyard Community Plan was prepared by the Sacramento County Water Agency. The analysis covered the Florin-Vineyard Gap Community Plan, including the project site. The analysis of water supply provided for the overall Florin-Vineyard Community Plan (see Chapter 7, Water Supply) area adequately addresses the needs of this project.

IMPACT: WATER SUPPLY

Any additional water infrastructure improvements specific to this project will take place in either existing roadways or planned roadways proposed as part of this project. Therefore, no additional environmental impacts will result from water improvements. The project will be required to pay fair-share fees through the Public Facilities Financing Plan for the Plan area. Portico Acres impacts related to water supply are ***less-than-significant***.

DRAINAGE AND HYDROLOGY

The project site is located roughly one half mile north of Laguna Creek and one half mile south of Gerber Creek. The inter-transfer basin between the two creeks affects the project site. The project is within the Federal Emergency Management Agency (FEMA) Flood Zones X and AO, as determined by the 1998 FEMA Flood Insurance Rate Map (FIRM), panel number 060262-0330. Flood Zone X is described as “areas of 500-year flood; areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 100-year flood.” Flood Zone AO is described as “flood depths of 1 to 3 feet.” The County Department of Water Resources (DWR) also identified the site as being in Zone AE. The general location of the project site, in relation to these flood zones, is depicted in Plate PA-9. The proposed project includes development within the 100-year flood plain.

In March 2006, DWR applied for a Letter of Map Revision (LOMR) from FEMA to revise several FIRM panels, including 060262-0330. The revised map removes a small portion of the 100-year floodplain designation in the project area. Plate PA-10 depicts the LOMR.

Drainage infrastructure improvements are needed for the build-out of the Florin Vineyard Gap Community Plan area, and DWR reviewed the Drainage Master Plan developed for the Plan area. The project will need to incorporate on-site drainage improvements and contribute fair-share fees toward the construction of the area-wide improvements. The Drainage Master Plan exhibit for the project area has been annotated to show the project boundaries (see Plate PA-11). As shown, there is a proposed stormwater pipe that is to extend along the eastern property line of the of the

Plate PA-9: Flood Zones

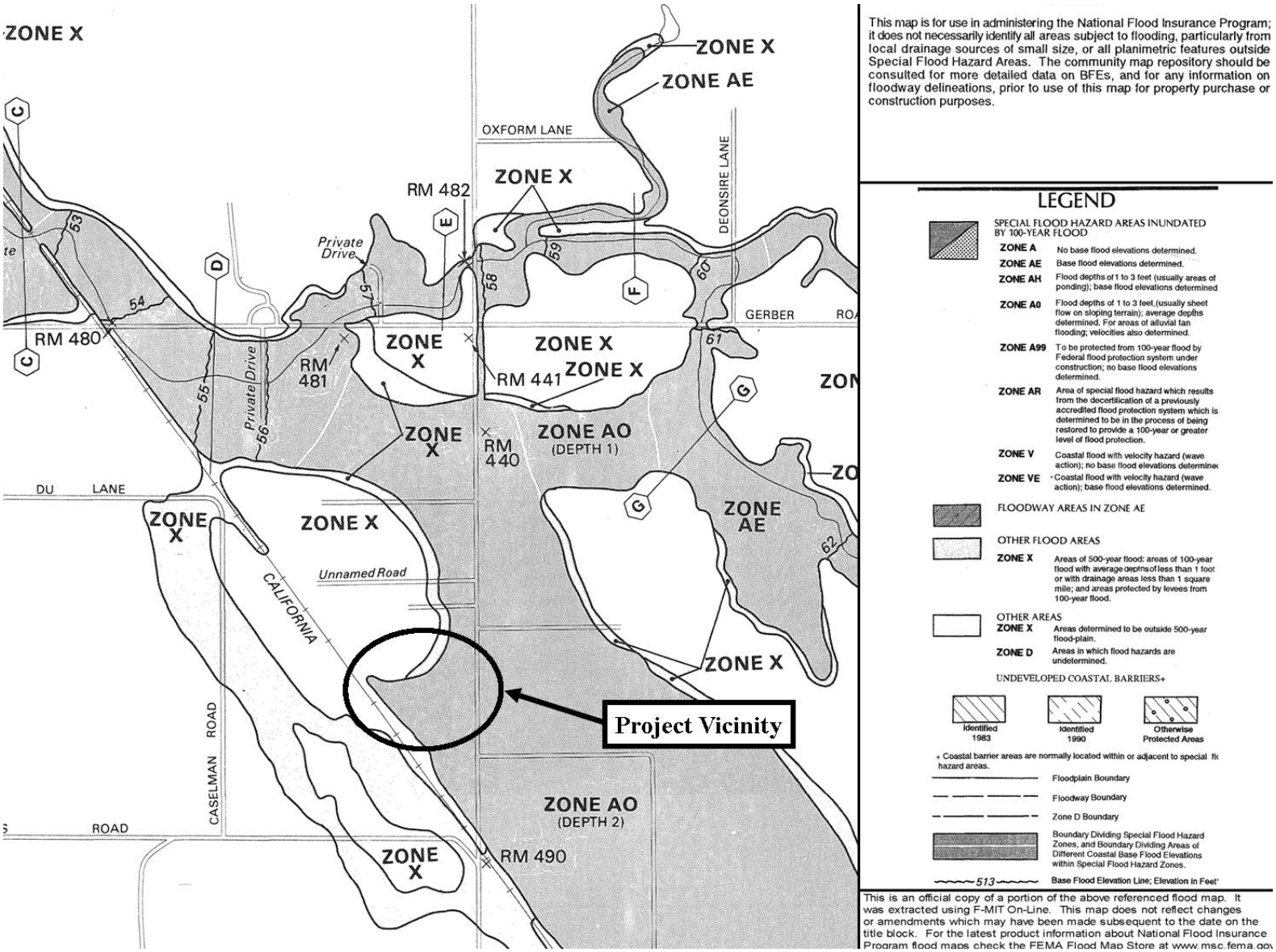


Plate PA-10: Letter of Map Revision in the Vicinity of Portico Acres

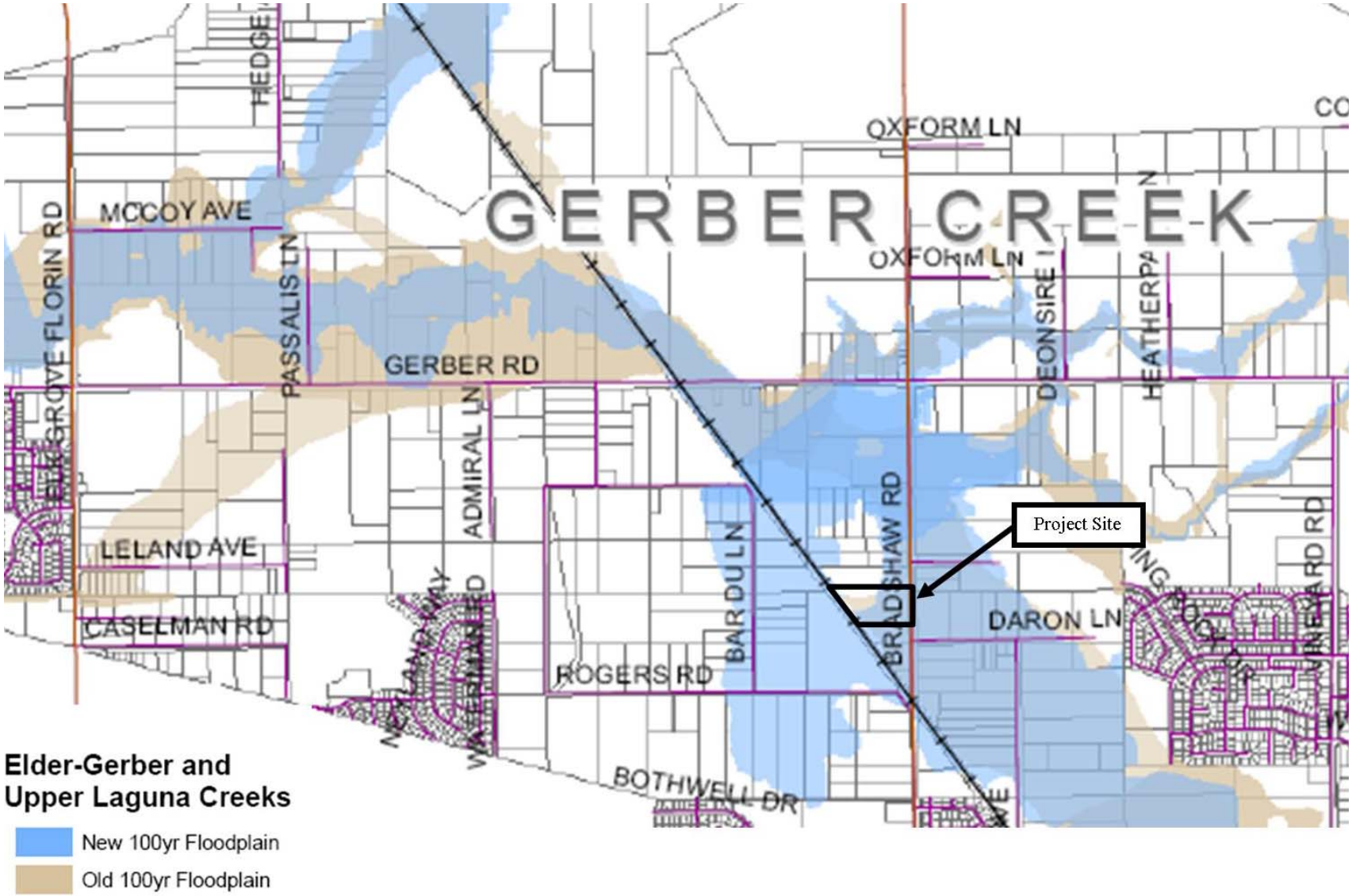
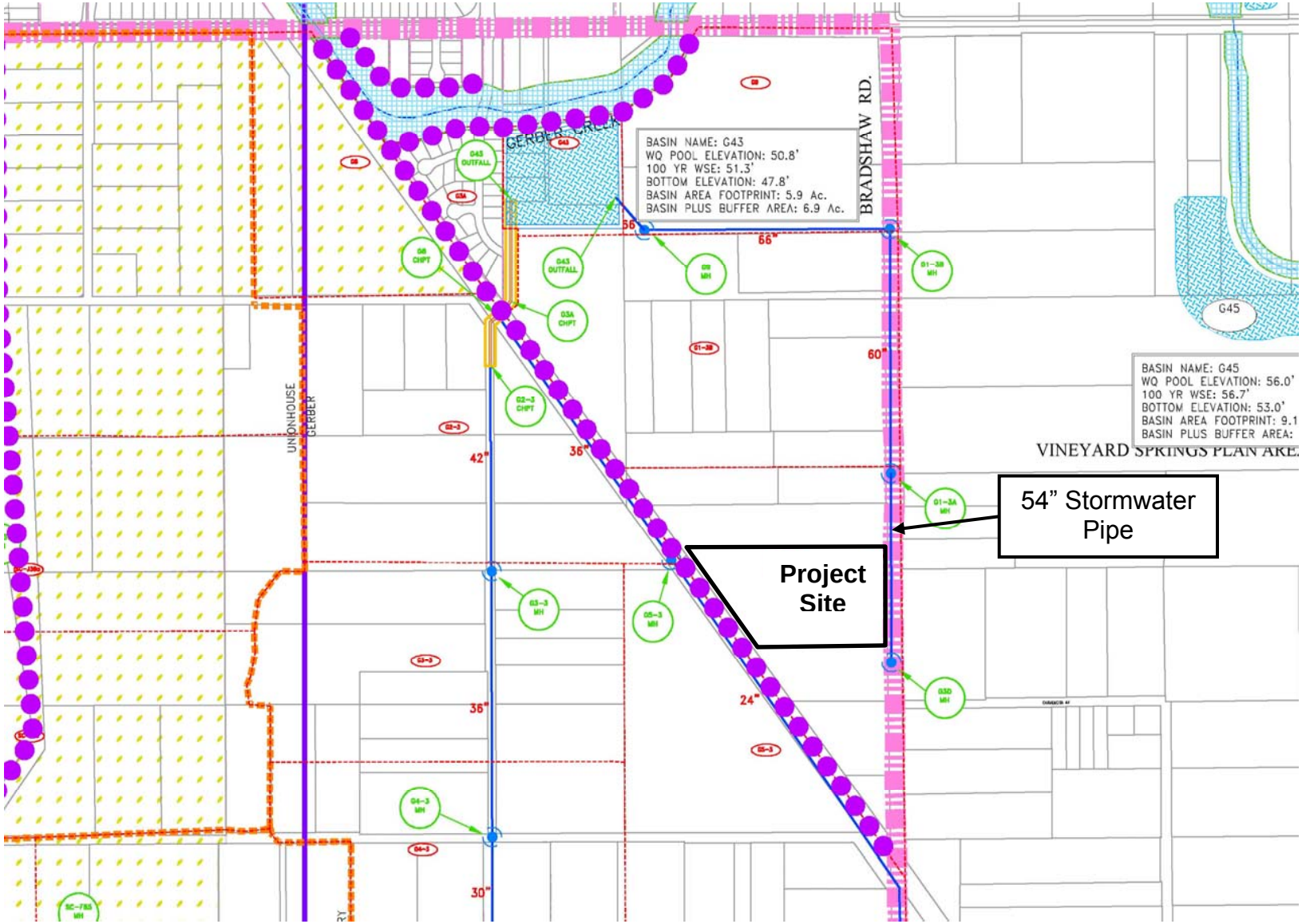


Plate PA-11: Drainage Master Plan



Portico Acres site northward along Bradshaw Road to a proposed drainage basin located northwest of the project site near Gerber Creek. These facilities would serve the project site.

County DWR staff ~~(G. Booth)~~ also examined the proposed project **and provided updated comments that are included in the *Planning Staff Report.*** ~~to provide individual Conditions of Approval. A complete list of recommended conditions of approval from DWR is in the "Agency-Recommended Conditions of Approval" section of this chapter. DWR also provided the following comment:~~

> ~~The site is located in the Laguna Creek shed jump area and should wait for the Triangle detention basin to be constructed. The Drainage Master Plan calls for the installation of a trunk drain pipe in Bradshaw Road flowing north to basin G43. Stand alone this developer would need to install approximately 3,600 feet of pipe, assure that all right-of-way for the Gerber Creek improvements are acquired from Bradshaw Road to Vineyard Point, and construct Gerber Creek improvements and basin G43.~~

IMPACT: DRAINAGE AND HYDROLOGY

Aside from the standard drainage improvements that will be required on the site pursuant to the Sacramento County Floodplain Management Ordinance, area-wide improvements are necessary to manage drainage within the entire Plan area. The project will be required to pay fair-share fees through the Public Facilities Financing Plan for the Plan area, and cannot proceed until area-wide improvements are in place. There are improvements necessary within the North Vineyard Station Drainage Master Plan area and within the Florin Vineyard Gap Drainage Master Plan area. To proceed stand-alone, without the participation of other land owners, would require that the Portico Acres developer finance the full cost of implementing those improvements, which is likely to be cost-prohibitive. Proceeding without the participation of other landowners who could share the cost may be infeasible. Regardless, if the Portico Acres project is constructed consistent with the master plan impacts are ***less-than-significant***.

Individual applicants within the Florin Vineyard Gap area have expressed an interest in working with the Department of Water Resources to develop an alternative site-specific drainage plan as "interim improvements". The intent is that the applicant would still owe fees to support the overall drainage master plan improvements, and that the interim improvements would be replaced by ultimate master plan improvements once sufficient funds have been collected. Nonetheless, should this be allowed it could have an adverse effect on the ability of the County to achieve full implementation of the area-wide drainage master plan. Also, the direct effects of these potential interim improvements are themselves unknown. Therefore, if interim improvements that are inconsistent with the drainage master plan are permitted, Portico Acres impacts are ***potentially-significant***.

TRAFFIC AND CIRCULATION

The project site is located south of Gerber Road, in between Bradshaw Road and the Central California Traction Company. The table below (**Table PA-1**) presents the trip generation estimates for the site based on the existing zoning and the proposed project.

Table PA-1: Trip Generation

Condition	Zoning or Use (Area)	Source	Daily Trip Generation Rate	Daily Trips	P.M. Peak Hour Trip Rate	P.M. Peak Hour Trips
Existing Zoning	AR-10 (9.48 acres, 1 DU)	ITE (210)	9.57 VTE/DU	10	1.01 VTE/DU	1
Proposed Project	RD-5 (9.48 acres, 47 DU)	ITE (210)	9.57 VTE/DU	450	1.01 VTE/DU	47
Increase in trips for the proposed project as compared to the existing zoning				**440**		**46**

Notes: VTE= Vehicle Trip Ends, DU= Dwelling Unit, ITE= Institute of Transportation Engineers (Land Use No.)

The above analysis indicates that only 440 daily trips and 46 peak hour trips will be generated by the project and a traffic study is not needed for the proposed project. However, as noted at the beginning of this EIR Chapter, this is an individual project proposal contained within the greater Florin-Vineyard Gap Community Plan project. Fehr and Peers Traffic Consultants prepared a Traffic Study for the Plan area that analyzed the impacts of changing the underlying land use densities via the General Plan and the creation of a new Community Plan (see Chapter 9, Volume 1 of this EIR). Given that the proposed project rezones are consistent with the proposed Plan area General Plan and Community Plan designations, no further traffic study, beyond what is already discussed in see Chapter 9, Volume 1 of this EIR, is necessary.

ACCESS

The project site is located on the west side of Bradshaw Road approximately ½ mile south of Gerber Road and east of the Central California Traction Company railroad alignment. Access to the site is currently provided via three short driveways that extend west of Bradshaw Road to the existing structures located on the east side of the subject property.

The proposed Tentative Subdivision Map indicates that future access to the site will be provided via ~~one driveway~~ **two streets** from Bradshaw Road. The ~~driveway is~~ **two internal streets are** expected to be 50 feet wide at Bradshaw Road and will create a looped roadway that will provide access to all of the proposed parcels. **One of the two internal loop streets stubs out at the northern property line between proposed lots 12 and 13 and will provide future access from the adjacent property to the north in the event that that property is one day developed.** A ~~portion of the new~~ **third internal** roadway is expected to be stubbed at the southern property line between

proposed lots 28 and ~~47~~ **27** and will provide future access from the adjacent property to the south in the event that that property is one day developed.

Department of Transportation staff (Urquhart), Development and Surveyor Services staff (Santiago) and Sacramento Metropolitan Fire District (SMFD) staff (Hambrick) reviewed the project. The complete lists of comments are provided in the ~~"Requests/Requirements of Various Agencies" section of this report~~ ***Planning Staff Report***. Compliance with DOT, Development and Surveyor Services and SMFD standards would result in less than significant impacts to access.

Impact: Traffic and Circulation

On an individual level, this project would not cause roadway facility operation to degrade to unacceptable levels of service and impacts to traffic from the Portico Acres project are ***less-than-significant***. However, development of the site will contribute to area traffic generated by build out of the Florin-Vineyard Gap Community Plan area. Development of the entire plan area is expected to degrade transportation facilities to unacceptable levels. The overall Traffic Impact Study prepared for the Florin Vineyard Gap Community Plan identified mitigation measures that will be part of the Infrastructure Financing Plan for the plan area. The project will be required to pay fair-share fees towards these improvements.

The existing access design of the project will not substantially increase traffic hazards. Access-related environmental impacts of the Portico Acres project are ***less-than-significant***.

Air Quality

SMAQMD has established significance thresholds to determine if a proposed project's emission contribution significantly contributes to regional air quality impacts (see Table PA-2). The major source of emissions related to the proposed project is associated with site grading. Operational air quality impacts associated with this project were analyzed in the overall Florin-Vineyard Gap Community Plan air quality analysis (See Chapter 10, Volume 1 of this EIR). The Portico Acres project will need to contribute its fair share toward the mitigation measures for operational impacts to air quality identified for the overall plan area.

Table PA-2 SMAQMD Significance Thresholds - Ozone Precursor Emissions

	ROG[1] (lbs/day)	NO_x (lbs/day)	CO ($\mu g/m^3$)	PM_{10} ($\mu g/m^3$)
Construction (short-term)	None	85	CAAQS[2]	CAAQS
Operational (long-term)	65	65	CAAQS	CAAQS

1. Reactive Organic Gas
2. California Ambient Air Quality Standards

Construction Emissions/Short-Term Impacts

Short-term air quality impacts are mostly due to dust (PM_{10}) generated by construction and development activities, and emissions from equipment and vehicle engines (NO_x) operated during these activities. Dust generation is dependent on soil type and soil moisture, as well as the amount of total acreage actually involved in clearing, grubbing and grading activities. Clearing and earthmoving activities comprise the major source of construction dust generation, but traffic and general disturbance of the soil also contribute to the problem. Sand, lime or other fine particulate materials may be used during construction, and stored on-site. If not stored properly, such materials could become airborne during periods of high winds. The effects of construction activities include increased dust fall and locally elevated levels of suspended particulates. PM_{10} is considered unhealthy because the particles are small enough to inhale and damage lung tissue, which can lead to respiratory problems.

Some PM_{10} emissions during project construction can be reduced through compliance with institutional requirements for dust abatement and erosion control. These institutional measures include the SMAQMD "District Rule 403-Fugitive Dust" and in the Sacramento County Code relating to land grading and erosion control [Title 16, Chapter 16.44, Section 16.44.090(K)]. ~~SMAQMD assessed construction projects to determine what mitigation measures would be necessary for projects of various sizes; the results are contained within Appendix B of SMAQMD's "Guide to Air Quality Assessment". Appendix B states that projects disturbing ≤15 acres of land can be reduced to less-than-significant levels with the imposition of standard mitigation for PM_{10} emissions, and that project disturbing less than 5 acres do not need mitigation.~~ **Dispersion modeling conducted for projects of various sizes has resulted in the conclusion that projects involving more than 15 acres of active grading *at any one time* will result in significant impacts, even with standard dust abatement measures.** The proposed project site is approximately 10 acres in size ~~and will require mitigation for particulate matter emissions~~. The proposed developable portion of the project site includes approximately 10 acres, much of which will undergo grading activities to a greater or lesser extent ~~and will require mitigation for particulate matter emissions~~. **The SMAQMD's Guide to Air Quality Assessment includes a list of Basic Construction Emissions Control Practices that should be implemented on all projects, regardless of size. Dust abatement practices are required pursuant to SMAQMD Rule 403 and California Code of Regulations, Title 13, sections 2449(d)(3) and 2485; the SMAQMD Guide simply lays out the basic practices needed to comply. Since these are already required by existing rules and regulations, it is not necessary to include them as mitigation.**

Project information was entered into the URBEMIS model to estimate the NO_x emissions that could result from project construction (see Appendix PA-1). The results, provided in Table PA-3, indicate that the project will not exceed the significance thresholds.

Table PA-3: URBEMIS Results

	NO_x (lbs/day)
Construction Period One	57.60
Construction Period Two	54.45

Operational Emissions/Long-Term Impacts

The SMAQMD "Guide" contains screening thresholds for various project types. If a project falls below the threshold, impacts are expected to be less-than-significant, and if a project meets or exceeds the threshold, modeling of the air quality impacts is required. The screening threshold for residential projects is 365 units. The project falls well below that threshold. However, the project is also part of the larger Plan area proposals. Cumulatively, changes to allowable densities within the Plan area will far exceed the screening threshold. This issue is discussed in detail in the Air Quality Chapter 10, Volume 1 of this EIR.

Impact: Air Quality

The project will result in up to 10 acres of active grading at any one time. ~~Appendix B of SMAQMD's "Guide to Air Quality Assessment" states that projects disturbing between 5 and 15 acres require mitigation for PM_{10} emissions; with mitigation,~~ **Basic Construction Emissions Control Practices, as required by existing rules and regulations, will reduce impacts to less-than-significant levels.** Impacts due to construction-related PM_{10} emissions of the Portico Acres project are ***less-than-significant***.

URBEMIS results indicate that the construction-related NO_x emissions from the project will fall below the threshold of significance. Portico Acres impacts due to construction-related NO_x emissions are ***less-than-significant***.

Singular operational impacts due to the proposed project do not meet screening thresholds, and impacts of the Portico Acres project are ***less-than-significant***. Refer to Chapter 10, Volume 1 of this EIR for the discussion of Plan-wide cumulative impacts.

Climate Change

The climate change analysis for the overall Florin Vineyard Gap Community Plan project is within Volume I of this EIR, Chapter 11. Chapter 11 outlines the significance thresholds, methodology, and impacts of the overall proposed project both to and from climate change. Each of the proposed individual projects contribute greenhouse gas emissions to this overall impact that are disclosed herein, but a separate significance determination specific to the individual projects is not provided. All of the individual projects contribute to a significant and unavoidable overall impact.

The Planning Department Draft Land Use Plan, with density bonuses, is used for this analysis. It involves the largest emissions volume, which makes it the most conservative approach. The Planning Department Plan will result in approximately 355,432 metric tons of greenhouse gas emissions. This can be broken down into two primary categories: residential (234,998 metric tons) and non-residential (120,434 metric tons). The non-residential category includes retail, office, medical, and manufacturing. With an estimated holding capacity of 13,875 residences, the per dwelling unit emissions rate for the Plan-area is 16.9 metric tons annually, and with an estimated non-residential square footage of 4,992,875, the per non-residential square-foot emissions rate for the Plan-area is 0.02 metric tons.

The proposed project is residential and includes 47 units. Therefore, it is estimated that the project contributes 794 metric tons of greenhouse gas emissions to the cumulative total.

IMPACT: CLIMATE CHANGE

The analysis for the overall Community Plan concludes that impacts are significant, and require mitigation. The applicant has developed a mitigation plan entitled "Florin Vineyard Community Plan Area Plan Elements Addressing Climate Change" that includes project features designed to reduce GHG emissions directly or indirectly. **The GHG reduction plan, as amended January 28, 2010, has been endorsed by the SMAQMD.** This plan is described in detail within Volume I, Chapter 11. Measures in the mitigation plan are consistent with measures within the Air Quality Mitigation Plan for operational ozone precursors and with measures recommended by the California Attorney General (2008) and the California Air Pollution Control Officers Association. ~~In addition to a list of Plan-wide measures intended to reduce emissions by 42%, each individual project must implement measures that reduce project-specific impacts by another 10%.~~ **The amended GHG reduction plan incorporates both area-wide community design elements and project specific elements selected by individual project applicants.** The Portico Acres project developer will be required to comply with this plan **by conforming to all applicable area wide measures and demonstrating project specific measures that have a total point value of at least 10 points.** ~~and demonstrate that the 10% reduction will be achieved. The balance of emissions remaining after this mitigation is applied will be offset through fair-share fee payment. The fees will either be paid to an established system such as the Chicago Climate Exchange or will be paid to SMAQMD for use in their program for local emissions reduction.~~ Although all feasible mitigation is required, the cumulative plan-wide impact remains ***significant and unavoidable***.

NOISE

The Sacramento County General Plan Policy NO-7 establishes a significance threshold of 65 dB L_{dn}/CNEL for outdoor activity areas (backyards) and of 45 dB L_{dn}/CNEL or less in indoor areas for residential development. Typically, potential sources of significant noise include airports, some commercial activities, industrial activities, and traffic.

Traffic Noise

The project site is not near enough to any existing or proposed airports, commercial areas, or industrial areas to be significantly affected by noise from these sources. Small residential streets, such as the proposed project interior streets, do not carry large enough traffic volumes to create significant noise. The project site does front Bradshaw Road, which carries large enough volumes to warrant a traffic noise analysis.

As a result of the Florin Vineyard GAP Community Plan project, future traffic volumes will increase substantially. To account for this future growth, traffic volumes used in the noise analysis were obtained from the Traffic Study discussed in Chapter 9 of Volume 1of this EIR. According to the Traffic Study discussion of cumulative conditions, Bradshaw Road will carry traffic volumes of 31,400 daily trips (under the Planning Department Draft Land Use Plan with density bonuses, which has the highest proposed densities). Based on this data, an analysis of potential exterior and interior noise impacts associated with traffic on Bradshaw Road was conducted using the Federal Highways Administration (FHWA) Traffic Noise Prediction Model (RD-77-108).

The exterior noise standards are applied to the outdoor activity area of the typical home – the backyard. The distance from the noise source is measured from the centerline of the road to a point 10 feet inside the backyard. In the case of the proposed project, this is ~~72~~ **83** feet. The FHWA model analysis indicates that the backyards of homes along the roadway will be exposed to 71 dB noise levels in cumulative conditions. The 70 dB noise contour is located 86 feet from the centerline of Bradshaw Road, and the 65 dB contour is located 185 feet from the centerline of Bradshaw Road.

There are several potential means of attenuating or avoiding substantial noise in outdoor activity areas: setbacks, soundwalls, or other noise-shielding structures. In order to use setbacks, all proposed backyards would need to be a minimum of 185 feet from the centerline of the roadway. As proposed, the project does not adhere to this setback, so this method of noise control is not available. Revising the project to place the nearest backyard at 185 feet would give up a large portion of land that would otherwise be considered developable, and the future site developer may not consider this to be an ideal solution.

As designed, a sound wall at the rear of the proposed landscape lots along the roadway would reduce noise to acceptable levels. Further modeling to determine the necessary soundwall height indicates that a 6-foot tall barrier would reduce noise levels to 65 dB, a 7-foot barrier would reduce noise levels to 64 dB and an 8-foot barrier would reduce noise levels to 62 dB. Therefore, a minimum 6-foot tall barrier will be required in order to reduce future exterior noise levels to acceptable levels, based on the current project plans. The Southgate Recreation and Park District also recommends a Condition of Approval requiring a 6-foot tall soundwall along Elk Grove-Florin Road. Therefore, the soundwall option seems most appropriate.

Interior noise levels for any structures built on the proposed parcels must not exceed 45 dB. Data indicate that typical façade design and construction would result in an exterior to interior noise attenuation of a minimum of 25 dB with windows closed. Noise

attenuation of 12 to 15 dB would be expected with windows partially opened. Given attenuation from both the noise barrier and typical wall and window assemblies, interior first story noise levels would not exceed 45 dB. However, the noise barrier would not break line-of-sight between the noise source and the second story of any homes on the project site, because the second story would be higher than the wall. Without the attenuation provided by a noise barrier, any second story inside the 70 dB noise contour (closer than 86 feet to the centerline) would exceed General Plan interior noise standards. The 70 dB contour is located approximately ~~2~~4 **13** feet inside of the lots along Bradshaw Road and homes may be built within this area.

Railroad Noise

Railroad operations are considered to be potentially significant noise sources that may adversely affect noise levels in residential developments. The proposed project's western property line is located adjacent to the Central California Traction Company (CCTC) railroad alignment. The CCTC railroad is located on an individual parcel west of the subject property that is approximately 100 feet wide.

As noted above the Sacramento County General Plan Policy NO-7 establishes a significance threshold of 65 dB L_{dn} for outdoor activity areas. The County General Plan Noise Element, adopted December 12, 1993, notes that when the Noise Element was written, the CCTC railroad operated two daily trains and no nighttime trains and the distance from the railroad tracks to the (average day/night noise level) 60 dB Ldn noise contour was 60 feet. CCTC railroad service between Stockton and Sacramento via Lodi was discontinued in 1998 and there are currently no plans for use of these tracks for either light or heavy rail.

The western property line of the project site is located approximately 42 feet east of the railroad alignment and the historic 60 dB noise contour falls within the western 18 feet of the project site. According to Bollard Acoustical Consultants the 65 dB L_{dn} noise contour related to the pre-discontinued usage lies at a distance of approximately 28 feet from the railroad alignment and 24 feet west of the project site. The project site is outside of the historic 65 dB L_{dn} noise contour of the alignment and is within county standards.

Various potential uses for the currently discontinued railroad alignment have been suggested over the years. The proposed uses have ranged from an equestrian trail to high-speed rail. Chapter 14, Volume 1 of the EIR addresses overall noise issues associated with the Community Plan Area and assesses potential noise impacts related to the CCTC railroad alignment. At this point, future rail uses are speculative and no plans are currently available for this alignment. However, as detailed in Chapter 14, a return to heavy rail is considered to be unlikely and the Regional Transit 20-Year Vision shows light rail within the alignment (See Chapter 9 of the EIR).

If light rail traffic were to utilize the CCTC, approximately 100 daily trips would be required to exceed 65 dB L_{dn} at the edge of the alignment right of way. Such a level of traffic would require trains to run in both directions at less than 30 minute intervals

24 hours a day. While peak hour intervals could be as low as 15 minutes, overall operations are unlikely to occur on a 24 hour basis and the number of trips would be unlikely to exceed 100. Furthermore, establishment of light rail operations within the right of way would require project specific environmental review.

Given the uncertainty regarding future uses of the CCTC alignment, the unlikelihood of light rail traffic exceeding 100 trips per day, and the need for future environmental review, potential noise generated by the CCTC would be unlikely to result in adverse impacts within the buildable area of the project site. CCTC railroad noise levels affecting the project are not expected to have a significant environmental noise impact on the proposed project.

Impact: Noise

Exterior noise levels inside the backyards of the lots nearest Bradshaw Road will exceed the acceptable thresholds established by the County General Plan, and interior noise levels for second stories built near to Bradshaw Road may also exceed standards. Mitigation Measure PA-3 requires a 6-foot tall sound wall along Bradshaw Road. Mitigation Measure PA-4 requires that any second story construction within 86 feet of the centerline of Bradshaw Road will only be permissible if an acoustical study provides documentation that the interior noise levels in such second stories will not exceed the General Plan standard of 45 dB. With mitigation, Portico Acres impacts are ***less-than-significant***.

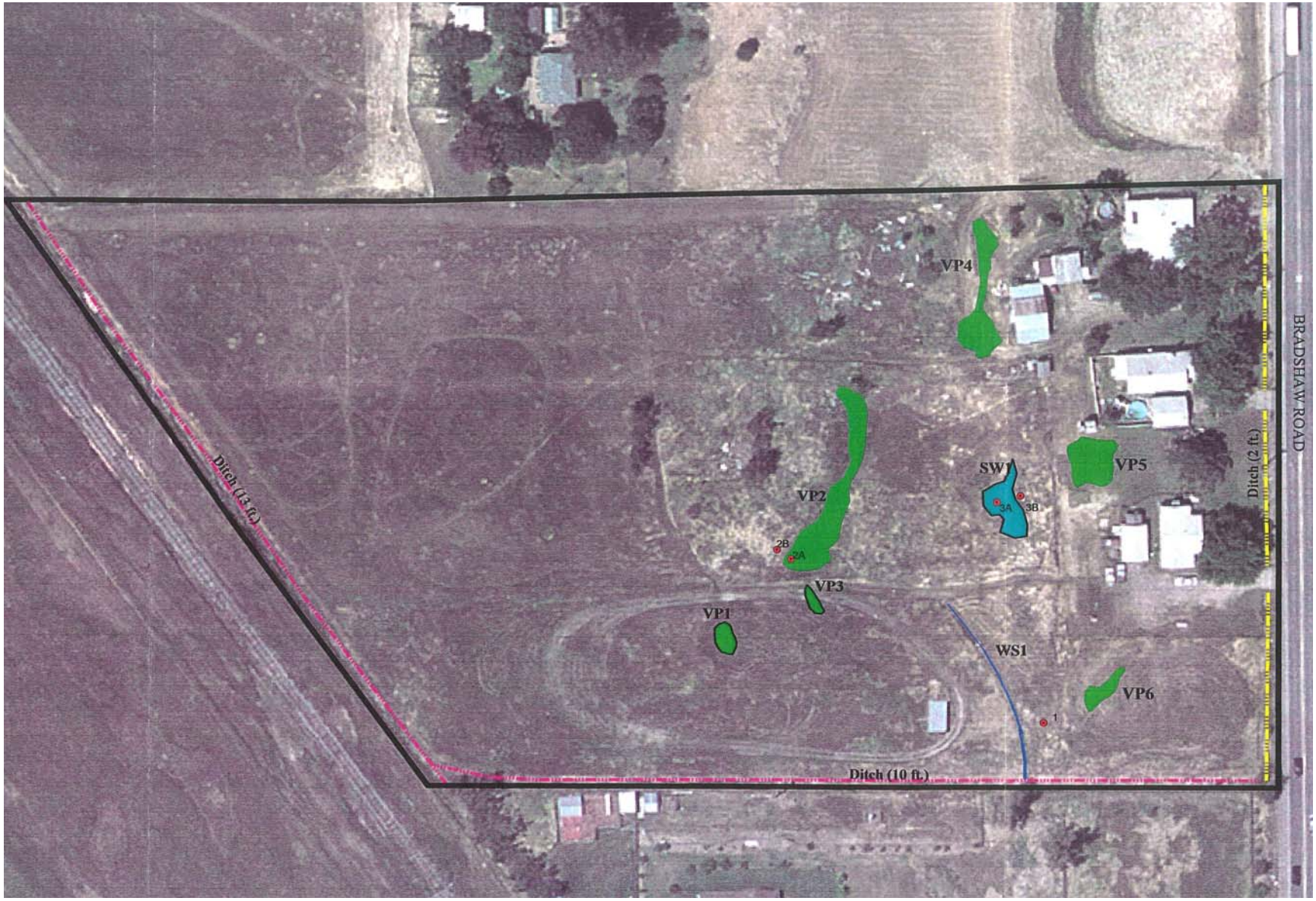
Biological Resources

The project site is generally undeveloped open field west of the main residential buildings near Bradshaw Road. It is generally rolling terrain with an elevation of approximately 58 to 64 feet. Disturbed, non-native annual grasslands are present as well as a number of wetland features. A Jurisdictional Delineation and Special Status Species Evaluation was prepared for the project (Gibson & Skordal, August 2004 revised July 2006). An arborist report was not prepared for the project site. However, the applicant has indicated on the site plan that several non-native trees exist on the site. In addition, a 4 inch dbh oak tree is located on the site.

Jurisdictional Wetlands

Gibson & Skordal conducted a wetland assessment and jurisdictional delineation of the site in August 2004 and determined that it supports a total of 0.05 acres of potential waters and wetlands including three vernal pools one wet swale and one seasonal wetland. In 2006 a revised assessment was conducted (see Appendix PA-2) and it was determined that the site contains 0.495 acres of jurisdictional waters including vernal pools, a seasonal wetland, a wet swale and drainage ditches (see Plate PA-12).

Plate PA-12: Wetland Delineation Exhibit



Six vernal pools and one seasonal wetland occur on the project site ranging from 162-sq.ft. to 2,692 sq.ft. in area. They were identified as shallow to medium depth depressions that experience ponding and saturation conditions that persist for a long duration following periods of heavy precipitation in the winter and early spring. The vernal pools are dominated by Mediterranean barley, purple hairgrass and slender popcorn flower. Other common associates identified include the following plants: perennial rye, Carter's buttercup (*Ranunculus alveolatus*), annual rabbit-foot grass (*Polypogon monspeliensis*), goldfields (*Lasthenia sp.*), smooth goldfields (*Lasthenia glaberrima*), and coyote thistle (*Eryngium vaseyi*). The seasonal wetlands are dominated by perennial rye and Mediterranean barley. Other common associates include Lemmon's canary grass (*Phalaris lemmoni*), curly dock (*Rumex crispus*), carter's buttercup, and toad rush (*Juncus bufonius*).

A wet swale (305-sq.ft.) was also identified in a linear sloping depression near the southeast corner of the property. The wet swale is dominated by perennial rye and Mediterranean barley.

A ditch (13,860-sq.ft) extends across the southern and western property lines. According to the 2004 assessment prepared by Gibson & Skordal the drainage ditch dates back to before 1937 and is described as historically being associated with farming and irrigation practices.

The assessment prepared for this project provides the following conclusions regarding jurisdictional status:

> *In our opinion, there is no direct jurisdictional connection between the on-site wetlands and other waters of the United States. However, it is reasonable to assume that most or all of the wetlands in the study area potentially spill and/or drain overland into the drainage ditch that extends along the southern boundary of the site. The southern drainage ditch connects into the eastern drainage ditch that extends along the railroad right of way (i.e. railroad ditch). After a field review by the Corps of Engineers, they determined that these ditches and all onsite wetlands are jurisdictional.*

The Corps of Engineers verification can also be found in Appendix PA-2.

The assessment states that vernal pools and the seasonal wetland in the study area provide potential habitat for special status branchiopods including vernal pool fairy shrimp, mid-valley fairy shrimp, vernal pool tadpole shrimp and California linderiella.

At the time the assessment was prepared, protocol branchiopod surveys had not been conducted at the site. Subsequently, wet and dry season sampling for federally listed large branchiopods was conducted on the site by Helm Biological Consulting (Helm) in 2005 as well as in 2007 (see Appendix PA-2). According to the 2005 sampling reports prepared by Helm the five seasonally inundated basins originally noted by Gibson & Skordal in 2004 contained no evidence large branchiopods.

According to the 2007 sampling report prepared by Helm, which included the additional wetland features noted in the revised wetland assessment by Gibson & Skordal in 2006, the basins on site did not reveal evidence of large brachiopods.

According to the Tentative Subdivision Map development will be directly over the vernal pools, seasonal wetland, wet swale and drainage ditches. Because the site is considered to contain jurisdictional wetland resources mitigation is recommended to assure no net loss of jurisdictional wetland resources and to assure project compliance with Section 404 of the Clean Water Act.

Impact: Wetlands and Jurisdictional Waters

Vernal pools, a seasonal wetland, a wet swale, and a jurisdictional ditch/drainage exist on the project site. The jurisdictional delineation identified a total 0.495 acres of waters and wetlands in the study area. The proposed design of the project involves filling all 0.495 acres to develop the site. Development of the project, as proposed, would result in a potentially significant impact to wetlands and jurisdictional water. Mitigation is recommended to reduce the impact to ***less-than-significant****.*

Special Status Species

The Special Status Species evaluation was prepared by Gibson & Skordal. Table PA-4 presents summary of special status species that were evaluated in the study area.

Although the Special Status Species evaluation noted that many species *may* be found on the property a number of the cited species are not located on the subject property nor is there suitable habitat to support them. Specifically, as noted in the wetlands discussion above, wet and dry season sampling for large branchiopods has been conducted on the site which revealed no evidence of large branchiopods in the project area. Also, in terms of western spade foot toad habitat, the vernal pool habitat on the site is generally degraded due to past agricultural practices and its close proximity to residential construction and uses. Due to this degradation, it is doubtful that the surrounding upland adjacent to the vernal pools provides adequate hibernacula to support the species and that the pools are not of sufficient depth to hold water long enough to allow spadefoot larva to metamorphose into juveniles. However, there is habitat for a number of special status species on the site. There is suitable foraging and nesting habitat for Swainson's hawk and other raptors on and adjacent to the site, as well as habitat for burrowing owls, and various special status species plants on the property.

Table PA-4: Evaluation of Special Status Species Habitat

Species	State Status	Federal Status	CNPS Listing	Habitat Association	Potential Habitat in Study Area
Birds					
Accipiter cooperi (sharp-shinned hawk)	Species of Special Concern	None		Inhabits forested habitats, forest edge, and riparian habitat, may forage in adjacent grassland and fields.	Yes- Suitable foraging habitat & marginal nesting habitat.
Accipiter striatus (sharp-shinned hawk)	Species of Special Concern	None		Inhabits forested habitats, forest edge, and riparian habitat, may forage in adjacent grassland and fields.	Yes- Suitable foraging & marginal nesting habitat
Agelaius tricolor (tricolored blackbird)	Species of Special Concern	Species of Concern		Colonial nester in cattails, bulrush, or blackberries associated with marsh habitats.	No
Athene cunicularia (burrowing owl)	Species of Special Concern	Species of Concern		Nest is abandoned ground squirrel burrows associated with open grassland habitats.	Yes- habitat present but no owls observed on site
Buteo swainsoni (Swainson's hawk)	Threatened	None		Nests in tall cottonwoods, valley oaks or willows. Forages in fields, cropland, irrigated pasture, and grassland near large riparian corridors.	Yes-suitable foraging & marginal nesting habitat
Circus cyaneus (northern harrier)	Species of Special Concern	None		Forages in open grasslands, nests on ground in shrubby vegetation.	Yes- foraging only
Elanus leucurus (white-tailed kite)	Fully Protected	None		Nests in riparian corridors along streams and rivers, and forages in nearby grasslands and fields.	Yes- suitable foraging & nesting habitat present
Riparia riparia (bank swallow)	Threatened	Species of Concern		Colonial nester in vertical cliffs and banks associated with riparian zones along streams, rivers, and lakes.	No
Amphibians and Reptiles					
Ambystoma trigrinum	Species of Special	Threatened		Breeds in ponds or other deeply ponded wetlands, and uses gopher	No

Species	State Status	Federal Status	CNPS Listing	Habitat Association	Potential Habitat in Study Area
(California Tiger Salamander)	Concern			holes and ground squirrel burrows in adjacent grasslands for upland refugia/foraging.	
Clemmys marmorata marmorata (northwestern pond turtle)	Species of Special Concern	Species of Concern		Ponds, rivers, streams, wetlands, and irrigation ditches with associated marsh habitat.	No
Scaphiopus hammondii (western spadefoot)	Species of Special Concern	Species of Concern		Breeds in vernal pools, seasonal wetlands and associated swales. Forages and hibernates in adjacent grasslands.	Yes
Thamnophis gigas (giant garter snake)	Threatened	Threatened		Rivers, canals, irrigation ditches, rice fields, and other aquatic habitats with slow moving water and heavy emergent vegetation.	No
Invertebrates					
Branchinecta lynchi (vernal pool fairy shrimp)	None	Threatened		Vernal pools and other seasonally ponded wetlands.	Yes- potential habitat in VP's & SW
Branchinecta mesovallenis (midvalley fairy shrimp)	None	None		Vernal pools and other seasonally ponded wetlands.	Yes- potential habitat in VP's & SW
Desmocerus californicus dimorphus (valley elderberry longhorn beetle)	None	Threatened		Dependant upon elderberry plant (Sambucus mexicana) as primary host species	No
Lepidrurus packardi (vernal	None	Endangered		Vernal pools and other deeply ponded seasonal wetlands.	Yes- marginal habitat in VP's

Species	State Status	Federal Status	CNPS Listing	Habitat Association	Potential Habitat in Study Area
pool tadpole shrimp)					
Linderiella occidentalis (California linderiella)	None	None		Vernal pools and other seasonally ponded wetlands.	Yes- potential in VP's &SW
Plants					
Downingia pusilla (dwarf downingia)	None	None	CNPS-2	Vernal pools	Yes- suitable habitat in VP's
Gratiola heterosepala (Bogg's Lake hedge-hyssop)	Endangered	None	CNPS-1B	Vernal pools and margins of lakes/ponds	Yes- suitable habitat in VP's
Jancus leiospermus var. aharti (Ahart's dwarf rush)	None	Species of Concern	CNPS-1B	Vernal pools	Yes- suitable habitat in VP's
Legenere limosa (legenere)	None	Species of Concern	CNPS-1B	Vernal pools	Yes- suitable habitat in VP's
Orcuttia tenuis (slender orcutt grass)	Endangered	Threatened	CNPS-1B	Vernal pools	Yes- marginal habitat in VP's, but not highly suitable for species
Orcuttia viscida (Sacramento orcutt grass)	Endangered	Threatened	CNPS-1B	Vernal pools	Yes- marginal habitat in VP's, but not highly suitable for species
Sagittaria sanforii (Sanford's arrowhead)	None	Species of Concern	CNPS-1B	Deep aquatic habitats associated with canals, drainages, and ditches.	Yes- marginal habitat in ditch, but species was not found.

SWAINSON'S HAWK (*BUTEO SWAINSONI*)

The Swainson's hawk is a migratory raptor that over-winters in South America and breeds in North America, Canada and Mexico. Currently, the Swainson's hawk is listed as a threatened species pursuant to the California Endangered Species Act (CESA). At a Federal level, the Swainson's hawk is provided protection under the Migratory Bird Treaty Act (MBTA).

There are no suitable nesting trees for the species onsite. However, there are known Swainson's hawk nest sites between 1-5 miles of the project site, thus, the site provides suitable foraging habitat for the Swainson's hawk. Sacramento County and the Department of Fish and Game jointly developed a protocol for assessing impacts to the hawk, based on a better understanding of how the hawks use habitat. The impact is tied directly to zoning changes and is calculated thusly: 25% of the impact occurs when a property is zoned from a density of AG-40 to AG-20, 50% of the impact occurs when a property zoned AG-20 is converted to AR-10, and the final 25% of the impact occurs when an AR-10 property is converted to AR-5 (or a more dense designation).

As indicated previously, the project site contains 10 acres zoned AR-10. Based on the new methodology, the rezone of the 10 acres zoned AR-10 to a more dense designation (RD-5) results in an impact assessment of 25%. Thus, the project results in a total of 2.5 acres of impact.

IMPACT: SWAINSON'S HAWK FORAGING HABITAT

The project is 10 acres of rural residential land. Swainson's hawk nests have been documented within a 5-mile radius of the study area and the project site is considered suitable foraging habitat. Development of the project site will result in an impact of 2.5 acres of potential habitat for Swainson's hawks. Impacts to Swainson's hawks are considered significant. Mitigation is recommended to reduce the impact to a ***less-than-significant*** level.

NESTING HABITAT

The special status species evaluation notes that there is suitable nesting habitat for a number of raptors and marginal nesting habitat for Swainson's hawk on the project site. In addition a number of large trees are located on adjacent properties in the area that have ability to support raptor nests that may be disturbed by project related construction.

IMPACT: NESTING HABITAT FOR RAPTORS

There is suitable nesting habitat in the project vicinity for a number of raptors including Swainson's hawk and disturbing these species during the nesting season is considered a significant impact. To minimize this impact preconstruction surveys are

recommended to avoid disturbance to nesting sites. Implementation of recommended mitigation will reduce impacts to ***less-than-significant***.

BURROWING OWL (ATHENE CUNICULARIA)

Burrowing owls are listed as a state and federal species of concern. Burrowing owl habitat can be found in annual and perennial grasslands, deserts, and arid scrublands characterized by low-growing vegetation (Zarn 1974). Suitable owl habitat may also include trees and shrubs if the canopy covers less than 30 percent to the ground surface. Burrows are the essential component of burrowing owl habitat. Both natural and artificial burrows provide protection, shelter, and nest for burrowing owls (Henny and Blus 1981). Burrowing owls typically use burrows made by fossorial mammals, such as ground squirrels or badgers, but also may use man-made structures such as cement culverts; cement, asphalt, or wood debris piles; or openings beneath cement or asphalt pavement.

Although there is suitable nesting and foraging habitat available for borrowing owls, none were observed during the field surveys. However, mitigation is recommended to minimize potential impact to species.

IMPACT: BURROWING OWLS

The site also contains potential nesting habitat for the burrowing owl, which is a ground-nesting raptor. Mitigation is recommended that requires pre-construction nest surveys for the species be conducted no more than 30 days prior to onset of construction. The Measure further states that if active nests are discovered on the property, that no construction take place within 250 feet of the nesting site until the young have fledged and are able to exit the burrow. Passive relocation can be performed on fledged birds that remain outside the nesting season (between February and August), and 6.5 acres of foraging habitat should be preserved for each active burrow that will be impacted by project activities. With mitigation, impacts are ***less-than-significant***.

SPECIAL STATUS PLANTS

The Special Status Species Survey indicates that the project site contains suitable habitat for the following special status plant species:

- Dwarf downingia (*Downingia pusila*)
- Bogg's Lake hedge hyssop (*Gratiola heterosepala*)
- Ahart's dwarf rush (*Juncus leiospermus* var. *ahartii*)
- Legenere (*Legenere limosa*)

Although these species were not observed on the site during the field visit, review of the California Natural Diversity Database indicates that Bogg's Lake Hedge Hyssop and legenere is located within one mile of the project site and additional rare plant surveys need to be conducted in the spring during the peak flowering period for the vernal pool habitat to determine presence or absence of these species.

IMPACT: SPECIAL STATUS PLANTS

The project site does contain some areas of habitat suitable for special status plants, though no individuals of any special status species were observed during the on-site site visit. Pre-construction plant surveys will be required to determine presence and proper mitigation. With mitigation, impacts are ***less-than-significant***.

TREES

Several County policies recognize the value of preserving trees, especially oaks, and seek to protect all native and landmark trees through the development review process[1]. A landmark tree is defined as a non-native oak or any other tree that is especially prominent or stately[2]. Protected oaks are those living trees that measure 6 inches or greater in diameter at breast height (dbh), or multi-trunk trees totaling 10 inches or greater dbh[3]. Non-oak native trees (6-inches dbh at 4.5 feet above ground) include California black walnut (*Juglans hindsii*), California sycamore (*Plantanus racemosa*), Fremont cottonwood (*Populus fremontii*), California buckeye (*Aesculus californica*), California box elder (*Acer negundo californicum*), Oregon Ash (*Fraxinus latifola*), Goodding's Black Willow (*Salix goodingii*), and California Alder or White Alder, (*Alnus rhombifolia*).

Trees on site include predominately non-native ornamentals, fruit and eucalyptus. However, one native oak is located near the northern portion of the site within proposed parcel 5. This oak is only four inches in diameter in is too small to be afforded protection. Impacts to protected trees are ***less than significant***.

CULTURAL RESOURCES

FIELDWORK/ANALYSIS

ARCHAEOLOGICAL SURVEY

The project site was subject to an intensive pedestrian survey between January 14, 2006 and March 26, 2006. The project area was walked by a team of archaeologists employing parallel transects with transect spacing no greater than 5 to 10 meters. No prehistoric cultural resources were recovered or noted during the survey.

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[1] County Code, Chapter 19.04, "Tree Ordinance;" *Sacramento County General Plan*, "Conservation Element;" and County Code, Chapter 12.12, Tree Preservation and Protection Ordinance

[2] County Code, Chapter 19.04, "Tree Ordinance"

[3] *Sacramento County General Plan*, "Conservation Element"; and County Code, Chapter 12.12, Tree Preservation and Protection Ordinance

HISTORICAL SURVEY

Peak & Associates have conducted a historical evaluation and determination of eligibility for potential historical resource on the project site.

The project site consists of a three residences along Bradshaw Road. The three structures lack concrete construction dates from the Assessor's records. Since there was no solid information available as to whether these structures met the 50 year old threshold for evaluation, Peak evaluated all three and prepared site records. Based on an interview conducted with a site renter, it was suggested that these three residences may have been moved to the project site from a different location; however, this could not be confirmed.

The following descriptions were provided by Peak and Associates for the resources present on the project site:

> 7800 Bradshaw Road (APN 121-0070-014). The residence is essentially a narrow rectangle with a hipped roof. The long dimension of the house is north-south and entry if from the east, facing Bradshaw Road. There are two short extensions on either end of the east elevation, also with hipped roof, the northern one forming an attached garage. The area between the two extensions is occupied by a low entry porch covered by an extension of the main roof. The porch roof is supported by plain wood posts on opposite sides of the doorway, but the outer corners are not supported. Much of the front of the house is clad in a multi-colored faux-brick siding material with a composite material covering the rest of the sides. The windows are aluminum framed and both sliders and pivoting windows are used. The house appears to date to the 1950s, but it has been extensively modified.
>
> 7806 Bradshaw Road (APN 121-0070-014). This building is a simple box with end gable. The detached garage sits very near the south side of the house and is nearly as large as the residence. The roof is a composite rolled material and the windows are aluminum framed. It probably dates to the 1950s like 7800 [Bradshaw Road].
>
> 7816 Bradshaw Road (APN 1210070-014). The one story frame residence is a cross gabled structure in Minimal Traditional style. It has an odd appearance because the largest section of the house, oriented east-west does not include the entry. This is, instead, offset to the south via a porch covered by an extension of the cross gable, at a shallower pitch. A similar extension of the cross gable to the east is present on the north side of the house as well. In contrast, the rear of the house (west elevation) is an unbroken line, even though covered by the main gable and two cross gables. The windows are mostly double hung sashes and roofing is a composite rolled material. The house is clad in vinyl siding and there is a detached garage behind and north of the house. The structure sits on a high concrete wing foundation, like 7806 Bradshaw [Road] to the north, which does not fit very well with the style and presumed 1950s date.

Peak and Associates evaluated all of the above resources for eligibility on the California Register of Historical Resources and the National Register of Historical Places and project level effect . State of California Department of Parks and Recreation (DPR) Primary and Building/Structure/ Object (523) forms were completed for the above noted residences. The following evaluation is from Peak:

> The three residences on this property, 7800, 7806 and 7816 Bradshaw [Road], follow the general pattern of small, one story frame residences. There is nothing architecturally interesting about any of these examples, and two of them have, as well, extensive alterations. Due to their similar age and proximity in an area characterized by open space between structures, it seems these may have been moved in as rentals.

Peak utilized criteria set forth at the state and federal level, and determined that the structures were not eligible under any criterion as a significant cultural resource. Thus the structures on the project site are not considered important historic resources and, therefore, destruction of these buildings would not constitute a significant environmental impact.

IMPACT: CULTURAL RESOURCES

Although no additional cultural resource work is recommended at this time, there is a possibility of uncovering subsurface archaeological materials during the construction phases of the project which have been obscured from view due to natural reburial processes. Therefore, mitigation for subsurface cultural resources is included.

With mitigation for potential undiscovered subsurface prehistoric and historic cultural resources, environmental impacts to potentially sensitive cultural resources are considered ***less than significant***.

HAZARDOUS MATERIALS

In 1978/79 the federal government banned nearly all uses of friable asbestos in building materials. Therefore, existing structures that predate 1979 potentially contain asbestos in their building materials. The improper removal of asbestos-containing materials could pose a health and safety risk to people in the vicinity if friable asbestos exposure occurs.

The project site contains some buildings constructed before the 1970's and abatement asbestos surveys are required for each of the structures within the project area which are intended to be razed or otherwise disturbed. The Sacramento Metropolitan Air Quality Management District (SMAQMD) adopted Rules and Regulations require evaluation of potential asbestos-containing materials prior to the demolition or renovation of any structures. SMAQMD Rule 902 requires that a survey be conducted by an investigator certified by the Division of Occupational Health and Safety. If asbestos is found to be present, it must be removed and disposed of in accordance with

specific procedures set forth in Rule 902 to ensure the protection of public health and safety.

Compliance with SMAQMD Rule 902 and other local and state regulations is required. Because the project must comply with these rules and regulations, exposure to asbestos containing materials and household hazardous materials is considered a ***less-than-significant*** impact.

~~AGENCY-RECOMMENDED CONDITIONS OF APPROVAL~~

1. ~~**Sacramento Municipal Utility District**~~

   a. ~~Dedicate a 12.5 foot public utility easement for underground facilities and appurtenances adjacent to all public street rights of ways.~~

   b. ~~Dedicate the Landscape Corridors as a public utility easement for overhead and underground facilities and appurtenances.~~

   c. ~~The owner/developer must disclose to future/potential owners the existing or proposed 69kV facilities~~

2. ~~**Land Development Surveyor Services**~~

   ~~Rezone Conditions~~

   a. ~~Grant the County right-of-way for Bradshaw Road based on a 108-foot standard pursuant to the Sacramento County Improvement Standards.~~

   b. ~~Dedicate a standard 12.5-foot Public Utility Easement for underground facilities and appurtenances adjacent to Bradshaw Road.~~

   ~~Subdivision Map Conditions~~

   c. ~~Grant the County right-of-way for the indicated streets and install public street improvements pursuant to the Sacramento County Improvement Standards.~~

   d. ~~Grant the county right-of-way for Bradshaw Road, based on a 108-foot standard and install public street improvements pursuant to the Sacramento County Improvement Standards.~~

   e. ~~Construct a second point of public access prior to the issuance of the 40th building permit per County code. According to Section 22 of the County Code, projects such as this shall be served with two points of access.~~

   f. ~~Dedicate a standard 12.5-foot Public Utility Easement for underground facilities and appurtenances adjacent to all public ways.~~

~~g. Prior to recordation of a final map or certificate of compliance, dedicate land or pay in lieu fees, or both, for park purposes, as required by and in accordance with the procedures and standards set forth in Chapter 22.40, title 22 of the Sacramento County Zoning Code.~~

~~h. Dedicate all landscape lots to the County of Sacramento and provide a maintenance entity with an ongoing funding source. The maintenance entity shall be approved and found acceptable by County representatives. Annexation to a current Lighting and Landscape district or Mello Roos Community Finance District may be possible and is the preferred course of action.~~

~~i. Comply with all requirements of Chapter 1, Article 5, Title III, of the Sacramento County Zoning Code, relating to walls and landscape corridors adjacent to streets, including required maintenance provisions. Provide a maintenance entity with an ongoing funding source.~~

~~j. Prior to map recordation, the property shall be included in County Service Area No.1 at a rate that will fund the full cost, including annual escalation factors, of operating and maintaining street and safety lights for this development. The applicant must contact Russ Childers of the County of Sacramento Department of transportation at (9160 875-5123 to obtain information concerning costs and to initiate the process at the earliest possible time since this process takes about four months to complete.~~

~~3. Sacramento County Department of Transportation~~

~~a. Grant the County right-of-way on Bradshaw Road based on a 108-foot standard thoroughfare and install public street improvements pursuant to Sacramento county Improvement Standards and to the satisfaction of the Department of Transportation.~~

~~b. The proposed public street entrance from Bradshaw Road should be a minimum of 50 feet in width for a distance of 100 feet pursuant to the County of Sacramento Improvement Standards and to the satisfaction of the Department of Transportation.~~

~~c. Dedicate the landscaped lots to the County of Sacramento and provide a maintenance entity with an ongoing funding source. The maintenance entity shall be approved and found acceptable by County representatives. Annexation to a current Lighting and Landscape District or a Mello Roos Community Finance District may be possible and is the preferred course of action.~~

~~4. Sacramento Area Sewer District (fka County Sanitation District-1)~~

a. ~~Connection to the District's sewer system shall be required to the satisfaction of SASD. Sacramento County Improvement Standards apply to sewer construction.~~

b. ~~Each lot and each building with a sewage source shall have a separate connection to the SASD sewer system.~~

c. ~~In order to obtain sewer service, construction of SASD sewer infrastructure will be required. There are no District facilities nearby to connect to the District System at this time and off-site improvements would be required.~~

d. ~~Sewer easements will be required. All sewer easements shall be dedicated to SASD in a form approved by the district engineer. All SASD1 sewer easements shall be at least 20 feet in width and ensure continuous access for installation and maintenance. SASD will provide maintenance only in public right of ways and in easements dedicated to SASD.~~

e. ~~The trunk and collector sewer system for the project will not be accepted for maintenance, and building occupancy will not be granted until the downstream sewer system serving the project is also accepted for maintenance.~~

~~5. Sacramento Metropolitan Fire District~~

a. ~~Provide approved steamer type fire hydrants at lot #1 capable of providing a minimum of 1,000 GPM. For homes in excess of 3,600 square feet additional requirements may be required if fire flow cannot be obtained through the public water system.~~

b. ~~Provide an approved steamer type fire hydrant at lot #9.~~

c. ~~Provide an approved steamer type fire hydrant at lot #19.~~

d. ~~Provide an approved steamer type fire hydrant at lot #28.~~

e. ~~All private road parcel splits or subdivisions shall have a road maintenance agreement (RMA) recorded with the Public Recorders office having jurisdiction. It shall include~~

   i. ~~The roadway surface to the original design or better.~~

   ii. ~~Abatement of plant or tree growth over the pavement edge to thirteen feet, six inches (13', 6") vertical height. (Exception: Fire Department approved areas involving oak trees).~~

   iii. ~~No Parking – Fire Lane painting as needed or sign installation replacement or repair when removed or damaged.~~

f. ~~A copy of the road maintenance agreement shall be provided with the first (1st) submittal for the improvement or Civil drawings for fire department review.~~

g. ~~Provide approved steamer type fire hydrants for residential areas located as follows:~~

   i. ~~One fire hydrant shall be located between 150 to 250 feet from the end of the access roadway. The required access roadway shall extend to within 150 feet of any portion of the exterior wall of a building.~~

   ii. ~~A hydrant installed at the end of an access roadway, as a "blow off" for the water district does not meet the fire department requirements.~~

   iii. ~~Existing "wharf" fire hydrants are not acceptable to meet the requirements for new construction.~~

   iv. ~~Each steamer hydrant shall have a minimum flow of 1000 gpm for residential areas.~~

   v. ~~Additional requirements apply for residential dwellings having areas greater than 3,600 square feet.~~

h. ~~Plans shall be submitted to the fire prevention bureau showing hydrant locations for review and approval prior to construction. Fire hydrant detail and fire department notes shall be shown on the plans or improvement drawings.~~

i. ~~Residential roof coverings shall be not less than Class C.~~

j. ~~Provide access roadways with all-weather driving surface of not less than 20 feet of unobstructed width, with a minimum turning radius of 40 feet inside/60 feet outside dimension capable of supporting the imposed loads of fire apparatus and having a minimum of 13 feet, 6 inches of vertical clearance. The access roadway shall be extended to within 150 feet of all portions of the exterior walls of the first story of any building. Exception: The required clear width may be reduced to a minimum of 16 feet for access roadways serving only 1 or 2 single-family dwellings. It may not be reduced to the last two dwellings on a road serving more than 2 dwellings.~~

k. ~~When the "access roadway" length exceeds 150 feet from the public road, an approved fire apparatus turn-around shall be provided. The fire apparatus turn-around shall conform to any of the designs shown on Sacramento Metropolitan Fire District Standard 444.302. The intent is for the turn-around to be located within 100 feet of the end of the access roadway. All parcels zoned as "Residential" (RD) shall be provided with a finished surface of pavement consisting of 2 inches of asphalt concrete (AC) over 6 inches of aggregate base (AB) or the equivalent in "all" concrete or approved comparable surface. This includes existing gravel driveways.~~

~~l. There shall be no parking on any street narrower than 28 feet. Streets that are wider than 36 feet shall be allowed parking on both sides. Measurements shall be from gutter-line or edge-of-pavement to the same on the other side of the roadway. On private streets, marking of the fire lanes per the Sacramento Metro Fire Lane Standard may be required. Contact the Fire Prevention Bureau for a copy of the fire lane standard.~~

~~m. Provide approved address numbers on the building in such a position as to be plainly visible and legible from the street or road fronting the property. Said numbers shall contrast with their background and on all new buildings, shall be illuminated at night. In order to meet this requirement, the following methods are acceptable:~~

~~i. Name the access road and ensure that the new addresses be listed for the newly named "street" and meet the requirement above, or~~

~~ii. Provide approved address numbers on the homes and for each of the homes on the access drive, provide approved address numbers posted next to the entrance to the access drive, facing the public street in an approved manner to meet the above requirement.~~

~~n. Should security gates be considered for this project, the developer shall obtain a copy of the Sacramento County Fire Code, Amendment VII, Emergency Access Gates and Barriers. The design of the entry shall conform to this standard.~~

~~6. Sacramento County Sheriff's Department~~

~~a. There shall be no "dogleg" courts or cul-de-sacs. Law enforcement needs unobstructed views into each of these courts should a tactical situation arise.~~

~~b. A street number shall be displayed in a prominent location on the street side of the residence in such a position that the number is easily visible to approaching emergency vehicles.~~

~~(1) The numerals shall be no less than six (6) inches in height and shall be of a contrasting color to the background to which they are attached.~~

~~(2) The numerals shall be lighted at night.~~

~~c. Landscaping shall be of the type and situated in locations to maximize observation while providing the desired degree of aesthetics. Security planting materials are encouraged along fences and property lines and under vulnerable windows.~~

~~d. All curbs shall be vertical in design. Rounded curbs shall be avoided whenever possible.~~

~~e. Vertical wrought-iron fencing materials shall be used for all fences between private lots and open space, parks, right of ways, or other public access land. This is to allow visibility to those areas and encourage residents to view activities in those areas. In addition this will make those areas less attractive to loiterers and others who wish to use those locations for criminal or mischievous purposes.~~

~~f. All exterior doors leading from enclosed garage areas shall be solid core with a minimum thickness of 1-3/4".~~

~~g. Main entrance doors and doors leading from enclosed garage areas into single-family dwellings shall be secured with a single cylinder deadbolt lock with a minimum throw of one inch.~~

~~(1) The locks shall be so constructed that both the deadbolt and deadlocking latch can be retracted by a single action of the inside door knob.~~

~~(2) Strike plates shall be secured to wooden jambs with at least 2-inch wood screws.~~

~~(3) A viewing device (or peephole) shall be installed in main entrance doors and shall allow for 180-degree vision.~~

~~h. Parking areas, roadways, and driveways shall be illuminated with high intensity discharge lighting with sufficient wattage to provide adequate illumination to provide a safe, secure environment for persons, property, and vehicles on site. Such lighting shall be equipped with vandal-resistant covers and photocell control. A lighting level of 0.25 to 0.500 foot-candles, maintained at ground level, is required for the site in general; entry intersections should be 0.50 or greater.~~

~~i. Each entry and exit door shall be equipped with a light source of sufficient wattage to illuminate the door, porch, and stairway. Area lights, switch controlled from inside the residence, are encouraged to illuminate the rear and side yard.~~

~~j. Prior to recordation of final map, the property shall annex into the County of Sacramento Community Facilities District No. 2005-01 (Police Services). The annexation process takes approximately 6 months and the applicants must contact the county of Sacramento Infrastructure Finance Section at (916) 874-6525 at the earliest possible time to initiate the process and to obtain information concerning annexation costs.~~

~~k. Based on DERA residency estimates of 2.7 people per home, the Sheriff's Department will require an additional .13 officers to maintain the 1 to 1,000 officer/population staffing level.~~

~~7. Sacramento County Department of Water Resources~~

~~a. Provide drainage easements and install facilities pursuant to the Sacramento County Floodplain Management Ordinance, Sacramento County Water Agency Code, and Sacramento County Improvement Standards, including any fee required by the Sacramento County Water Agency Code.~~

~~b. Provide a floodplain easement pursuant to the Sacramento County Floodplain Management Ordinance, Sacramento County Water Agency Code, and Sacramento County Improvement Standards.~~

~~c. Offsite drainage improvements and easements shall be provided pursuant to the Sacramento County Floodplain Management Ordinance, and the Sacramento County Improvement Standards.~~

~~d. Submit to FEMA for a Letter of Map Revision, prior to Building Permit issuance.~~

~~e. A Conditional Letter of Map Revision, pursuant to the Sacramento Count Floodplain Management Ordinance, and the Sacramento County Improvement Standards, must be approved by FEMA prior to approval of improvements.~~

~~f. Construct downstream trunk drainage improvements including Gerber Creek from Vineyard Pointe to Bradshaw Road, Detention Basin G43, and storm drain pipe as shown on the drainage master plan.~~

~~g. Incorporate stormwater quality measures in conformance with applicable County ordinances & standards, and state and federal law pursuant to table 2-1 of the County of Sacramento "Guidance manual for On-Site Stormwater Quality Control Measures [1]."~~

~~Or, as of May 2006,~~

~~Incorporate stormwater quality measures in conformance with applicable County ordinances & standards, and state and federal law. The project may implement low impact development design pursuant to and consistent with "Start at the Source", latest edition as published by BASMAA. Such implementation may be able to reduce the stormwater quality treatment requirement.~~

~~h. Provide a permanent concrete stamp, or other permanently applied message to the satisfaction of DWR not including paint, which reads "No Dumping-Flows to Creek" or other approved message at each storm drain inlet.~~

~~8. Southgate Recreation and Park District~~

a. ~~Based on the 47 single-family lots proposed for this subdivision, the required Quimby parkland dedication would be approximately 0.65 acres. The District shall accept in-lieu fees for this subdivision pursuant to California's Subdivision Map Act.~~

b. ~~The District will accept the 25-foot-wide landscape corridor along Bradshaw Road. Landscape corridors shall have a Type 2 curb and gutter and meandering six foot wide concrete sidewalk separated from traffic. A Type 3 curb is required at the back of sidewalks for landscaped areas (except turf). Landscape corridors are to be connected to the District's computerized irrigation system which includes a Maxicom controller, phone line and electricity. These corridors shall be fully improved by the developer with plans and specifications to be approved by the district, and be dedicated to the District as a gift with a clear title report. The District shall accept the completed landscape corridors after they have passed inspections and shall maintain the landscape corridors through assessment district proceeds. It is understood that the District does not maintain subdivision signage. The District does not require subdivision entrance lighting to illuminate subdivision entryways and street names. In lieu of lighting, the District requests the installation of wiring and connections to the electric boxes of the landscape corridor lots on each side of intersections streets on Bradshaw Road (for future installation of lighting, should it become necessary).~~

c. ~~The developer shall construct a six foot high masonry sound wall along Bradshaw Road landscape corridor lots. The District requires 6-foot-high masonry sound walls for all lots that back-up or side-on to the landscape corridor to provide consistency with other landscape lots within the District. The masonry walls shall be treated with a graffiti-resistant coating and the materials and design are to be approved by the District.~~

d. ~~The Developer shall consent to the inclusion of this subdivision within the Florin-Vineyard Financing District, which will be a Landscaping and Lighting Assessment District or a Mello Roos Community Facility District, and the Southgate District-wide Landscaping and Lighting Assessment District. The developer shall be responsible for notification to all subsequent purchasers of parcels of land within this subdivision of the inclusion within said financing districts. These financing districts will be established by Southgate for purposes of funding maintenance and operations; additional park and recreation capital improvements; community center maintenance and operations; and park and recreation programs.~~

e. ~~As determined by the Sacramento County Board of Supervisors, this subdivision will be included in the Southgate Recreation and Park District component of any future Florin-Vineyard Public Facilities Financing Plan. In the absence of an approved County Plan, the District recommends that the County Board of Supervisors annex this subdivision to an existing plan which meets the current park and recreation needs of Southgate or otherwise~~

~~requires an appropriate funding mechanism that will address the park land dedication, maintenance and development requirements of the Southgate District. The District reserves the right to revise parkland dedication requirements and financing mechanisms to adapt to changes resulting from modifications to the policy or the creation of a new plan by the County of Sacramento.~~

~~f. The district would appreciate the opportunity to further comment on this map after additional technical studies, environmental analysis and infrastructure finance plans for this project area are completed, in order to make any necessary adjustments.~~

PROJECT MITIGATION MEASURES

MITIGATION MEASURES FOR DRAINAGE IMPACT:

PA-1 Prior to the approval of improvement plans for individual development projects within the FVGCP area, the project proponent shall demonstrate to the satisfaction of DWR that all FVGCP DMP improvements necessary to provide adequate flood protection to the project, and necessary to provide adequate mitigation for the project's downstream drainage/flooding and water quality impacts, have been implemented.

~~MITIGATION MEASURES FOR AIR QUALITY IMPACT~~

~~**PA-2** The applicant shall implement the following mitigation in order to reduce construction-related PM_{10} emissions:~~

~~a. Keep soil moist at all times.~~

~~b. Maintain at least two feet of freeboard space on all haul trucks.~~

~~c. Use emulsified diesel or diesel catalysts on applicable heavy duty diesel construction equipment.~~

MITIGATION MEASURES FOR TRAFFIC NOISE IMPACT:

PA-3 Provide, at a minimum, a 6-foot combination berm and solid masonry soundwall along the Bradshaw Road frontage.

PA-4 The applicant shall adhere to one of the following options:

A. No second story shall be permitted within 86 feet of the centerline of Bradshaw Road.

OR

B. For all second stories within 86 feet of the centerline of Bradshaw Road, an acoustical study shall be required which documents that the interior noise levels in such second stories will not exceed the General Plan standard of 45 dB.

MITIGATION MEASURE FOR WETLAND IMPACT:

PA-5 Prior to any grading, grubbing, or excavation within 50 feet of on-site wetlands, the applicant or owner shall obtain any/all applicable permits from the U.S. Fish and Wildlife Service (USFWS), U.S. Army Corps of Engineers, California Department of Fish and Game and the Central Valley Regional Water Quality Control Board for the proposed modifications to on-site wetlands. In addition, the project applicant or property owner shall comply with General Plan Conservation Element Policy No. CO-96 as it pertains to no net loss of wetlands. If mitigation occurring through the state and federal permitting processes results in less than 1:1 compensation for the loss of wetland habitat, the applicant or owner shall be required to pay to the County of Sacramento an amount based on a rate of $35,000 per acre for the unmitigated/ uncompensated wetlands. The payment shall be submitted to the Department of Planning and Community Development and shall be deposited in the Wetlands Restoration Trust Fund. A copy of any required permits, or written notification from the applicant that the permit authority has determined that a permit is not required, and verification of compliance with General Plan Conservation Element Policy No. CO-96 regarding no net loss of wetlands shall be submitted to the Department of Environmental Review and Assessment.

MITIGATION MEASURES FOR SWAINSON'S HAWK FORAGING HABITAT IMPACT:

PA-6 Prior to the approval of Improvement Plans, Building Permits, or recordation of the final map, whichever occurs first, implement one of the following options to mitigate for the loss of 2.5 acres of Swainson's hawk foraging habitat on the project site:

a. The project proponent shall, to the satisfaction of the California Department of Fish and Game, prepare and implement a Swainson's hawk mitigation plan that will include preservation of Swainson's hawk foraging habitat.

b. The project proponent shall utilize one or more of the mitigation options (land dedication and/or fee payment) established in Sacramento County's *Swainson's Hawk Impact Mitigation Program* (Chapter 16.130 of the Sacramento County Code).

c. Should the County Board of Supervisors adopt a Swainson's hawk mitigation policy/program (which may include a mitigation fee payable prior to issuance

of building permits) prior to the implementation of one of the measures above, which may exempt this project, the project proponent may be subject to that program instead.

MITIGATION MEASURE FOR RAPTOR NESTING HABITAT IMPACT:

PA-7 If construction, grading, or project-related improvements are to occur between March 1 and September 15, a focused survey for Swainson's hawk and other raptor nests on the site and on nearby trees shall take place within ½ mile of the project site and shall be conducted by a qualified biologist within 14 days prior to the start of construction work (including clearing and grubbing). If active nests are found, the California Department of Fish and Game (CDFG) shall be contacted to determine appropriate protective measures. If no active nests are found during the focused survey, no further mitigation will be required.

MITIGATION MEASURE FOR BURROWING OWL NESTING HABITAT IMPACT:

PA-8 Prior to construction activity (including site improvements, and building construction) a focused surveys shall be conducted by a qualified biologist for burrowing owls where suitable habitat is present in the project area. Suitable habitat includes agricultural field margins, drainage ditches, and fallow fields. Surveys shall be conducted no less than 14 days and no more than 30 days prior to commencement of construction activities. Surveys shall be conducted in accordance with CDFG protocol (CDFG 1995).

If no occupied burrows are found in the survey area, a letter report documenting survey methods and findings shall be submitted to the County and no further mitigation is necessary.

If an occupied burrow is found the applicant shall contact the Department of Environmental Review and Assessment and consult with the California Department of Fish (CDFG), prior to construction, to determine if avoidance is possible or if burrow relocation will be required.

If owls are to remain on-site, a minimum of 6.5 acres of foraging habitat for each occupied burrow needs to be permanently preserved according to CDFG guidelines.

In order to avoid direct impacts to owls, no activity shall take within <u>160 feet</u> of an active burrow from September 1 to January 31 (wintering season) or <u>250 feet</u> from February 1 through August 31 (breeding season). Protective fencing shall be place, at the distances above, around the active burrows and no activity shall occur within the protected buffer areas.

Any impact to active owl burrows, relocation of owls or mitigation for habitat loss shall be done in accordance with CDFG guidelines. Written evidence from CDFG staff shall be provided to DERA attesting to the permission to remove

burrows, relocate owls, mitigate for lost habitat, and provided a method for preservation habitat in perpetuity.

MITIGATION MEASURE FOR RARE PLANT SURVEYS

PA-9 Rare plant surveys will be required in vernal pool habitats prior to any grading, grubbing, or excavation within 250 feet of a vernal pool or other suitable habitat. The rare plant surveyor shall have experience as a botanical field investigator and familiarity with the local flora and potential rare plants in the habitats to be surveyed.

The surveys shall be conducted when the rare plants at the site will be easiest to identify (i.e. flowering stage), and when the plants reach that stage of maturity. A minimum of three site visit shall be required, during the plants flowering period in order to determine absence. Each site visit must be no less than 7 days apart.

Submit a written report to the Department of Environmental Review and Assessment. The survey report should include a brief description of the vegetation, survey results, photographs, time spent surveying, date of surveys, a map showing the location of the survey route and any rare plant populations and copies of any rare plant occurrence forms. Notify DFG and USFWS if species are found and apply for “take” authorization (state law section 2081 of the Fish and Game Code and federal Endangered Species Act) prior to construction.

MITIGATION MEASURE FOR CULTURAL RESOURCES IMPACT:

PA-10 Should any cultural resources, such as structural features, unusual amounts of bone or shell, artifacts, human remains, or architectural remains be encountered during any development activities, work shall be suspended and the Department of Environmental Review and Assessment shall be immediately notified at (916) 874-7914.

At that time, the Department of Environmental Review and Assessment will coordinate any necessary investigation of the find with appropriate specialists as needed. The project proponent shall be required to implement any mitigation deemed necessary for the protection of the cultural resources. In addition, pursuant to Section 5097.97 of the State Public Resources Code and Section 7050.5 of the State Health and Safety Code, in the event of the discovery of human remains, all work is to stop and the County Coroner shall be immediately notified. If the remains are determined to be Native American, guidelines of the Native American Heritage Commission shall be adhered to in the treatment and disposition of the remains.

MITIGATION MEASURE COMPLIANCE

Comply with the Mitigation Monitoring and Reporting Program (MMRP) for this project as follows:

1. **It shall be the responsibility of the project applicant to reimburse the County for all expenses incurred in the implementation of the Mitigation Monitoring and Reporting Program (MMRP), including any necessary enforcement actions. The applicant shall pay an initial deposit of $9,000.00, which includes administrative costs of $800.00. Over the course of the project, DERA will regularly conduct cost accountings and submit invoices to the applicant when the County monitoring costs exceed the initial deposit.**

   Until the MMRP has been recorded and the administrative portion of the MMRP fee has been paid, no final parcel map or final subdivision map for the subject property shall be approved. Until the balance of the MMRP fee has been paid, no encroachment, grading, building, sewer connection, water connection or occupancy permit from Sacramento County shall be approved.

7 LELANI VILLAGE

The effects of the proposed land use plans for the Florin-Vineyard Gap projects are addressed in Volume 1 of this EIR. Impacts to environmental resources have been addressed therein for the overall plan area. This chapter discusses the site specific impacts of this particular project in the Florin-Vineyard Gap Community. Impacts, mitigation measures and conditions requested by Sacramento County's reviewing departments are provided within this chapter.

PROJECT INFORMATION

CONTROL NUMBER: 04-RZB-SDP-AHS-0206

NAME: Lelani Village Rezone, Tentative Subdivision Map, and Affordable Housing Plan

LOCATION: The project site is located on the west side of Elk Grove-Florin Road approximately 1,800 feet north of Gerber Road, in the Vineyard Community (see Plate LV-1).

ASSESSOR'S PARCEL NUMBER: 065-0070-006

DEVELOPER:

Stumbos and Company

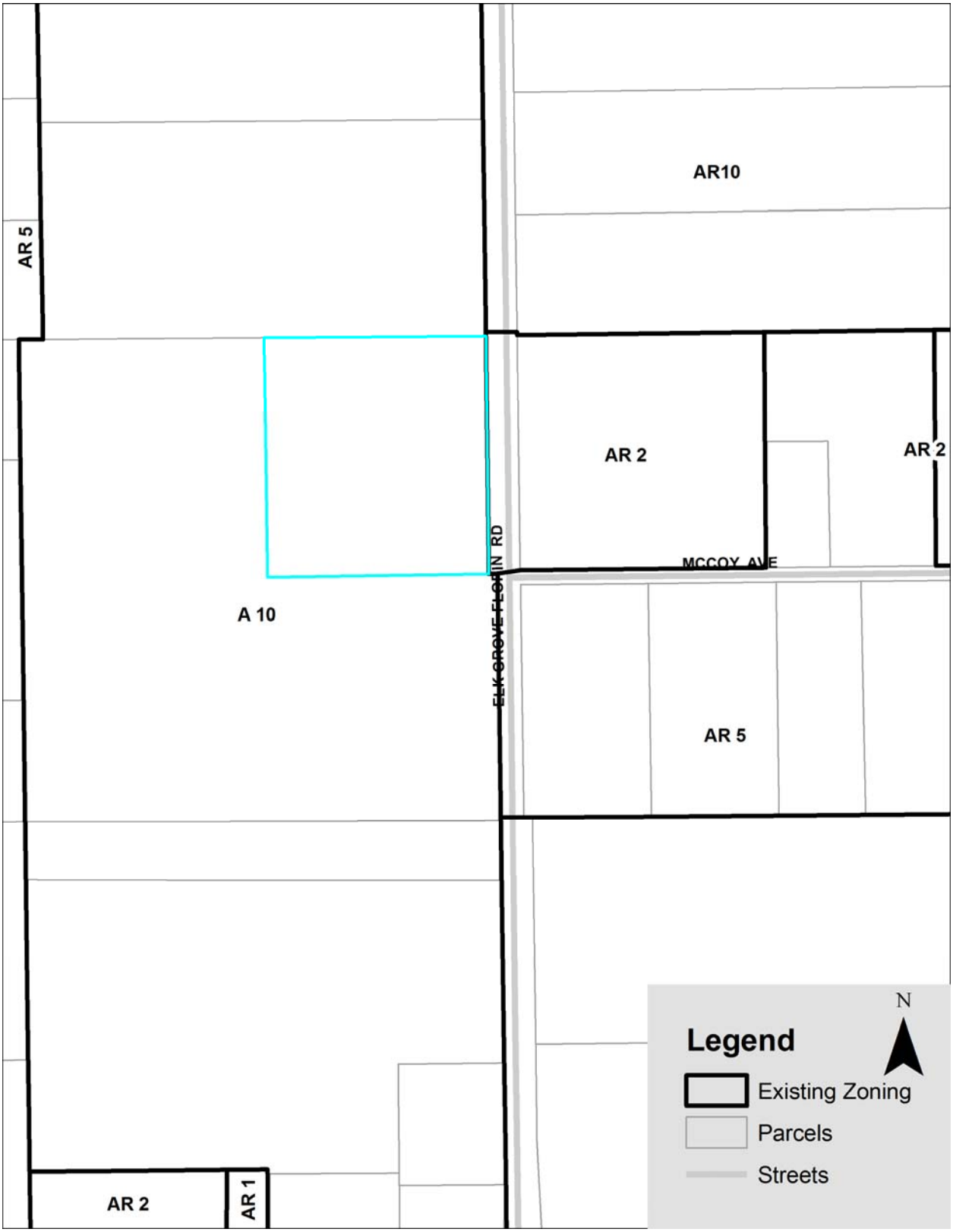
ENGINEER:

MacKay and Somps

OWNER:

Joseph and Tennye Pettinato

Plate LV-1 Location and Zoning



PROJECT DESCRIPTION

1. A **Rezone** of 9.8 gross acres from AR-10 agricultural-residential to RD-7 residential (see Plate LV-2).

2. A **Tentative Subdivision Map** to divide 9.8 gross acres into 62 dwelling units (see Plate LV-3).

3. An **Affordable Housing Plan** consisting of the payment of in-lieu and affordability fees.

Plate LV-2 Existing and Proposed Zoning

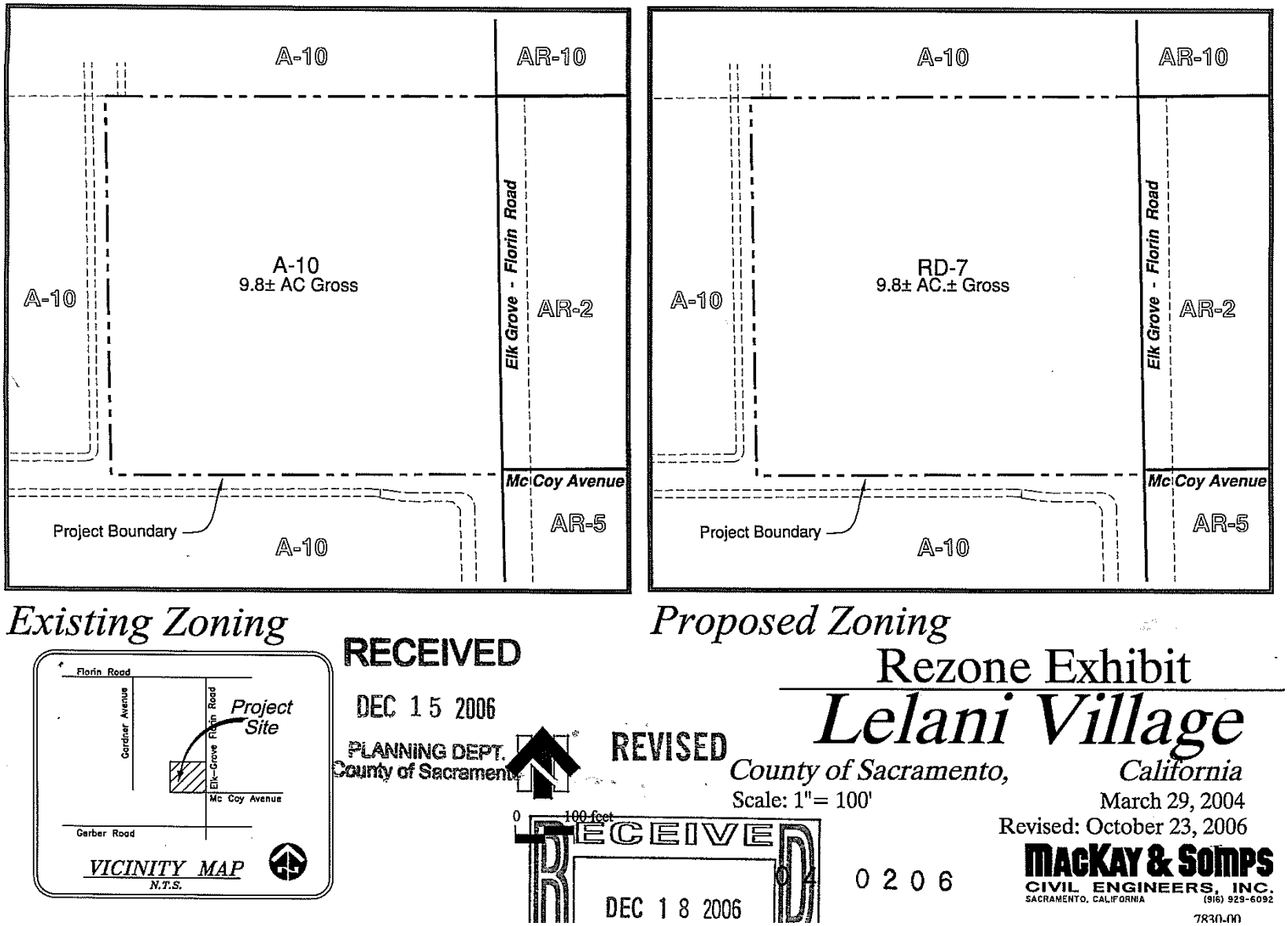
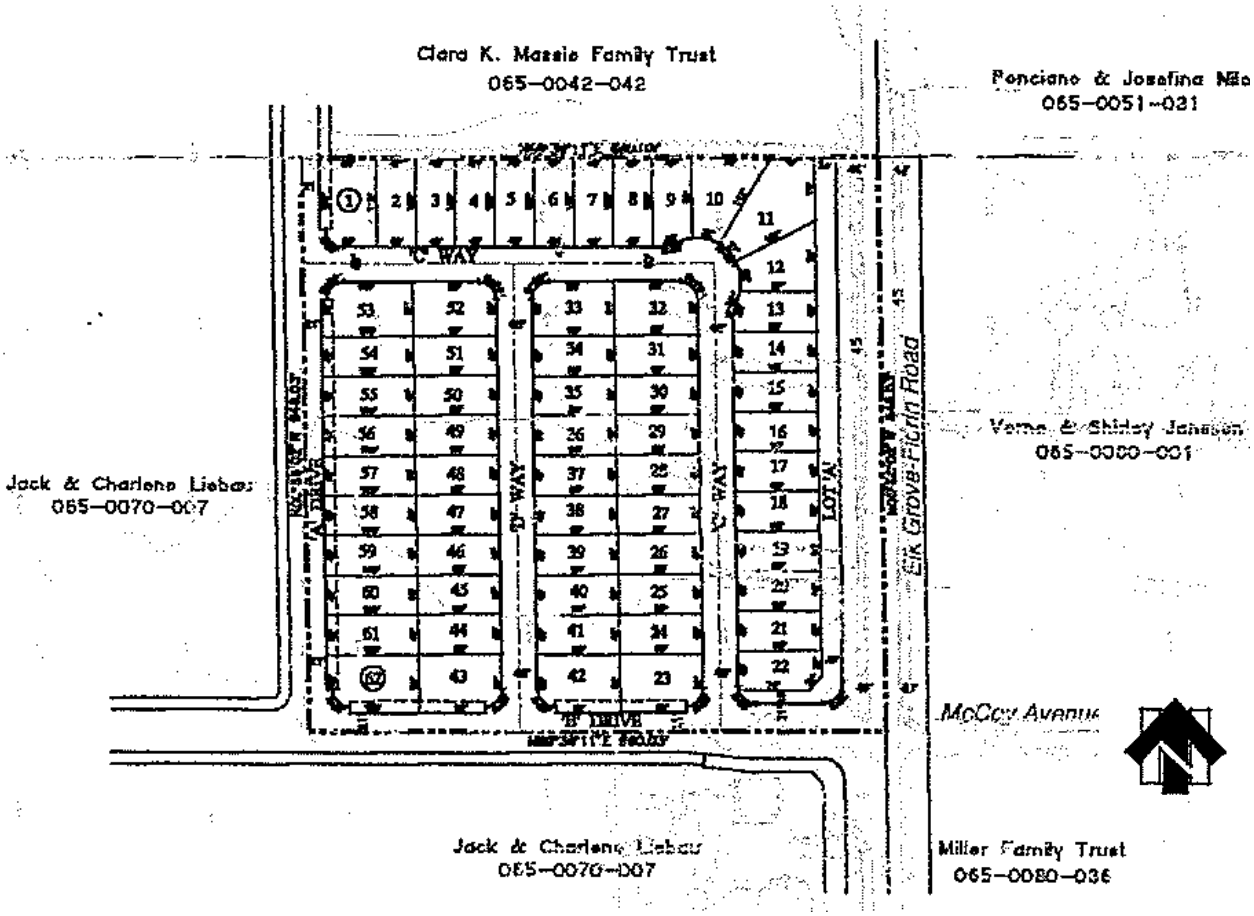


Plate LV-3 Tentative Subdivision Map



ENVIRONMENTAL SETTING

The project is located in the eastern portion of the County. It consists of a single square parcel, essentially flat, located near the central portion of the Florin-Vineyard Gap Community Plan Area. The site is in agricultural use, and at the time of the last site visit in June 2008 the crop being produced was strawberries. There is a gravel driveway into the site that leads to a small stand where the strawberries are sold, and a few other dirt roads in between some of the strawberry fields. Most of the trees on the site are along the eastern property boundary adjacent to Elk Grove-Florin Road, though there are some that line the fields. Refer to Plate LV-4 for an aerial photo of the project site.

Surrounding properties are dominated by fields, some of which are in agricultural use. There are single-family homes on some of the properties, along with appurtenant structures. There is also a commercial area on the four corners surrounding the intersection of Elk Grove-Florin Road and Gerber Road, south of the project site. The immediate environment is dominated by agricultural-residential zoning with minimum lot sizes of 2, 5, and 10 acres. Refer to Plate LV-1 for the site location and zoning.

Plate LV-4 Aerial Photo of Project Site

ENVIRONMENTAL EFFECTS

LAND USE

As proposed, the Lelani Village project will Rezone the ±9.8-acre subject property from A-10 to RD-7 and divide the property via a 62-lot Tentative Subdivision Map (see Plate LV-3). This project is consistent with the proposed General Plan land use designations that are a part of the Florin-Vineyard Gap Community Plan project, which would change the existing General Plan designation of the site from UDA to Low Density Residential (see Plate LV-5). According to the Sacramento County General Plan:

> The Low Density Residential designation provides for areas of predominantly single family housing with some attached housing units. It allows urban densities between one and twelve dwelling units per acre, resulting in population densities ranging from approximately 2.5 to 30 persons per acre. Typical low-density development includes detached single-family homes, duplexes, triplexes, fourplexes, townhouses, lower density condominiums, cluster housing and mobile home parks.

The proposed project is consistent with the Planning Department Draft Land Use Plan (see Plate LV-7**), the Planning Department Hybrid Land Use Plan**, ~~and with~~ the Citizen's Advisory Committee Preferred Draft Land Use Plan (see Plate LV-6), **the CPAC Hybrid Land Use Plan and the Planning Commission Recommended Land Use Plan**, which ~~both~~ **all** designate the site as Residential Density 5 – 7.

For single-family, interior lots the proposed RD-7 zoning allows a minimum lot area of 4,000 square feet if public water and sewer are in use, of 10,000 square feet where either public water or sewer (but not both) are in use, and 1 acre if neither public water nor public sewer are in use. The proposed project will use public water and sewer. Each lot is also required to have a minimum width of 40 feet. The density of the Tentative Subdivision Map complies with these zoning requirements.

Under the Planning Department Draft Land Use Plan, **Planning Department Hybrid Land Use Plan and the Planning Commission Recommended Land Use Plan**, surrounding Community Plan designations are proposed to be RD 5 – 7 on all sides of the project. Under the CAC Preferred Land Use Plan **and CPAC Hybrid Land Use Plan**, surrounding Community Plan designations are proposed to be RD 5 – 7 to the west, north and south and AR 2 – 5 to the east. While existing zoning on surrounding lands is A-10, AR-5, and AR-2, there are other individual projects within the overall Florin-Vineyard Gap Community Plan area that are proposed on all sides of the project. To the south and west is the project entitled "Gerber Creek, which proposes a rezone of adjacent land to **RD-4 and** RD-7; to the north is the project entitled Gardner Parke, which proposes a rezone of adjacent land to RD-5; and to the east is a project entitled "Villages at Elder Creek Estates", which proposes a rezone of adjacent land to RD-7.

Plate LV-5
Proposed General Plan Land Use

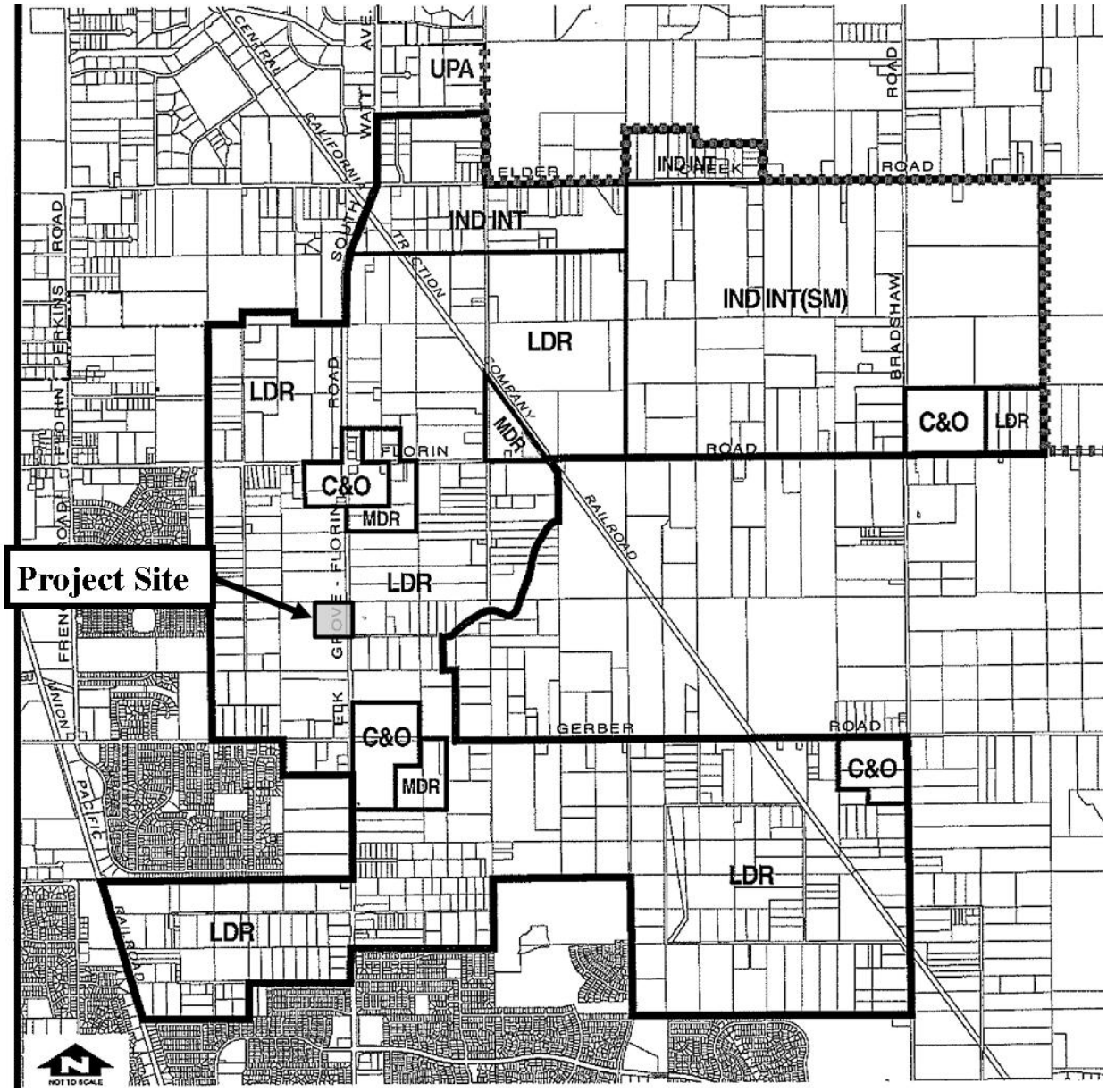


Plate LV-6
CAC Preferred Draft Land Use Plan

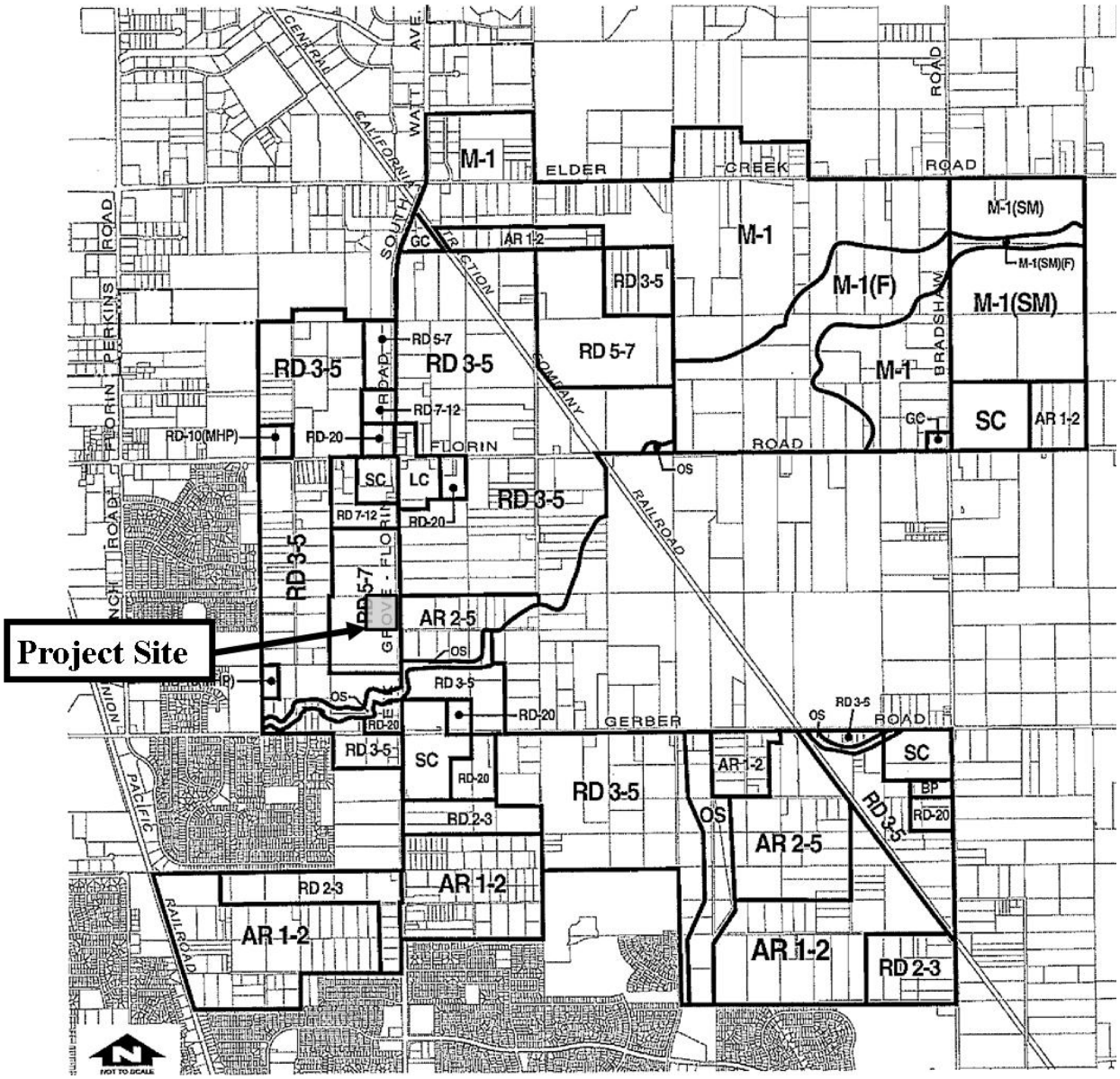
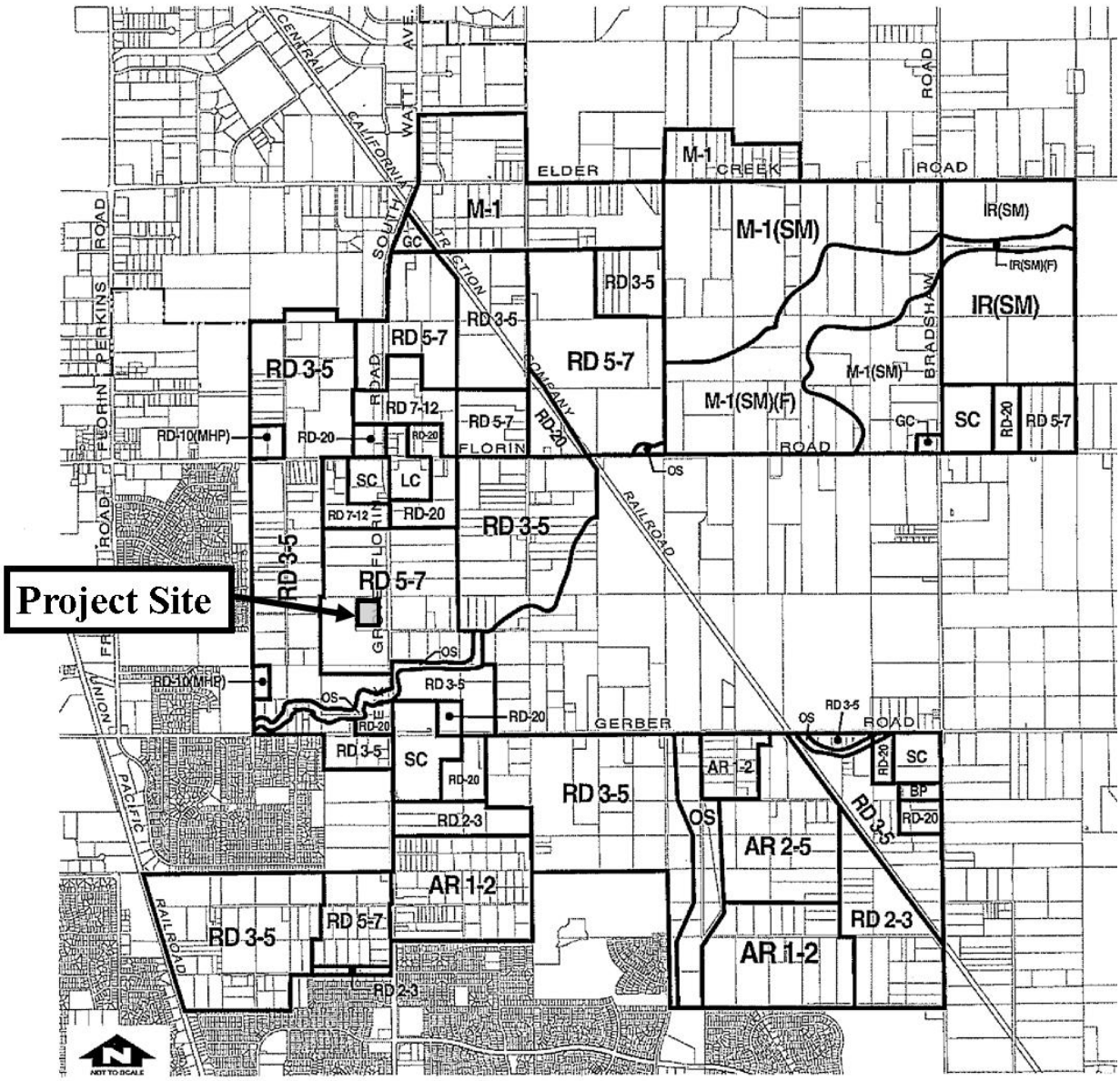


Plate LV-7
Planning Department Draft Land Use Plan



IMPACT: LAND USE

The proposed project will not significantly conflict with any applicable land use plan, policy or regulation adopted for the purpose of avoiding an environmental effect or create a use that is incompatible with the proposed Florin-Vineyard Gap Community Plan project. Potential land-use-related environmental impacts due to the Lelani Village project are considered ***less-than-significant***.

AGRICULTURAL LAND

The Sacramento County General Plan protects Prime Farmland or Farmland of Statewide Importance, and the CEQA Guidelines protect Prime Farmland, Farmland of Statewide Importance, and Unique Farmland. The California Department of Conservation map of Sacramento County Important Farmland 2006 (published July 2008) designates the project site as Grazing Land and Farmland of Local Importance, which are not protected farmland designations.

IMPACT: AGRICULTURAL LAND

The project site does not contain any protected farmlands, so impacts due to the Lelani Village project are ***less-than-significant***.

PUBLIC SERVICES

The project site is located within the County Urban Services Boundary and is within the active service area of a variety of public utility and service districts. The additional development of this site is expected to increase the demands on public services to some degree. Service providers were given the opportunity to review and comment on the proposed project. Those providers that submitted specific public service comments are noted in the ~~"Agency Recommended Conditions of Approval" section~~ ***Planning Staff Report.***.

No significant impacts to public services are expected as a result of project approval.

ELK GROVE UNIFIED SCHOOL DISTRICT

The proposed subdivision would be served by the Elk Grove Unified School District (District). The District submitted the following comments:

> "The District is currently impacted, overcrowded and experiencing a high rate of growth. This and other development projects will have a negative impact upon the District's existing school facilities. The District does not have the financial capability to purchase school sites nor construct and furnish needed school facilities with local funds alone. Developer fees and Mello-Roos taxes collected by the District are not sufficient or timely to satisfy the need. The District relies on statewide school bonds to provide funding necessary to construct new school facilities.
>
> Without continued state funding, the District is in a school housing crisis. The District will continue to seek additional state funds to construct needed school facilities. Until such time as adequate facilities are available for current and projected students, students may be housed on campuses that have exceeded their intended capacity."

The letter also notes that the current residential development fee for education is $3.95 per square foot (the fee is subject to change annually, and the letter was sent in 2005). **The School District has also commented that the guiding principles for elementary school siting developed collaboratively with Southgate Recreation and Park District and the Sacramento County Planning and Community Development Department propose that a school be located in Gardner Parke or in a location that encompasses Gardner Parke, Gerber Creek, and this proposed individual project (ideally in conjunction with a proposed park site). According to an attachment provided with this comment, a school site on the conjoined projects would encumber the northwestern portion of Gerber Creek, but neither Gerber Creek, Lelani Village, nor Gardner Parke include a school site.**

Subsequent to the EGUSD's comment, the Sacramento County Planning and Community Development Department released the *Florin-Vineyard Community Plan* text document (Revised Public Review Draft, March 20, 2010, modified by the Sacramento County Planning Commission at the request of the EGUSD on August 23, 2010), which identifies four 'quadrant' areas for logical elementary school sites, defined as:

- **Quadrant 1 – West of Elk Grove-Florin Road/South Watt Avenue**
- **Quadrant 2 – South of Gerber Road and east of Elk Grove-Florin Road**
- **Quadrant 3 – East of Elk Grove-Florin Road, north of Gerber Road, and south of Florin Road**
- **Quadrant 4 – North of Florin Road and east of South Watt Avenue**

The four quadrants are shown on Plate PS-2a in the Public Services chapter of this Final EIR. The Lelani Village project is located within the Quadrant 1. Although none of the current project applications within the Quadrant 1 area currently include a school site, the applicants have agreed to a condition of approval that would require school sites to be established to the satisfaction of EGUSD prior to recordation of final subdivision maps.

While the construction of the proposed subdivision will further overcrowd an already constrained school system, established case law, Goleta Union School District v. The Regents of the University of California (36 Cal-App. 4th 1121, 1995), indicates that school overcrowding, standing alone, is not a change in the physical conditions, and cannot be treated as an impact on the environment. However, as part of the overall cumulative effects of the Florin Vineyard Gap Community Plan, new school facilities will be required. This impact is discussed in the analysis section for the overall Community Plan, Chapter 5.

Sacramento Municipal Utility District

The Sacramento Municipal Utility District (SMUD) will be the energy service provider for the proposed project. SMUD recommended two Conditions of Approval (refer to the ~~"Agency-Recommended Conditions of Approval" section~~ ***Planning Staff Report***), but provided no other comments.

Southgate Recreation and Park District

The project site is within the Southgate Recreation and Park District (Park District). The Park District submitted standard comments and a list of recommended Conditions of Approval for the proposed project, which is addressed in ~~the "Agency-Recommended Conditions of Approval" section of this chapter~~ ***Planning Staff Report***.

Police Services

The Sacramento County Sheriff's Department provides law enforcement service to the area. Based on residency estimates of 2.7 people per home, the Sheriff's Department will require an additional 0.16 officers to maintain the 1 to 1,000 officer/population staffing level. The Sheriff's Department also recommended standard Conditions of Approval, which have been included in the ~~"Agency-Recommended Conditions of Approval" section~~ ***Planning Staff Report***.

Fire Protection Services

Sacramento Metropolitan Fire District provides fire response and prevention service to the area. A comment letter was submitted containing many standard Conditions of Approval, and the following site-specific Condition:

> Two means of access shall be provided for a PUD having sites serving 40 or more dwelling units.

The California Fire Code includes the above requirement so that in the event of an evacuation or other major emergency, there are multiple access points available.

Impact: Public Services

Various public service entities recommended Conditions of Approval for the project. While some of these comments may require project revisions, compliance will not result in additional environmental impacts. Singular Lelani Village impacts related to public services are ***less-than-significant***.

Sewer Service

The project will be served by the Sacramento Area Sewer District (SASD). SASD staff submitted a comment letter on the project that lists the conditions that should apply if

the project is approved. The comment letter states that it is from County Sanitation District 1, but the name of the agency changed to SASD, and that's how the agency will be referenced throughout this chapter. Most of the conditions, which are listed ~~at the end of this chapter in the "Agency Recommended Conditions of Approval" section~~ **in the *Planning Staff Report,*** are standard. They require the project to connect to public sewer, request easements, and establish setbacks and other standards. However, one Condition requires preparation of a sewer study. The Sewer Master Plan prepared for the overall Community Plan is expected to satisfy this requirement. In addition to Conditions of Approval, the following advisories were also proffered:

> Any use of SASD sewer easements, which is not compatible or interferes with the construction, reconstruction, operation, maintenance, or repair of the District's sanitary sewer(s), shall not be allowed. Each proposed use shall be reviewed and approved in writing by the District Engineer prior to the use of the easement by the Grantor. This includes landscaping.
>
> Trunk sewer design and construction may be reimbursed by SASD under the terms of a Reimbursement Agreement. Prior to initiating design of any sewer facility, contact SASD for details. It will be necessary to schedule a meeting to discuss reimbursement requirements with appropriate SASD staff prior to any design. Failure to strictly comply with the provisions of the SASD Ordinances may jeopardize all sewer reimbursement.
>
> Developing this property will require the payment of sewer impact fees. Applicant should contact the Fee Quote Desk at (916) 876-6100 for sewer impact fee information.

The overall sewer capacity and infrastructure issues are addressed in Chapter 6 of the EIR. This overall discussion identifies the major infrastructure required to serve the overall Community Plan. For this specific project, any additional sewer infrastructure improvements will take place in either existing roadways or roadways proposed as part of this project.

Impact: Sewer Service

As noted, any additional sewer infrastructure improvements specific to this project will take place in either existing roadways or planned roadways proposed as part of this project or the overall Community Plan project. Therefore, no additional environmental impacts will result from sewer improvements. The project will be required to pay fair-share fees through the Public Facilities Financing Plan for the Plan area. Lelani Village impacts are ***less-than-significant***.

Water Supply

The water purveyor for the project area is the Sacramento County Water Agency. The Master Water Supply Study for the Florin-Vineyard Community Plan was prepared by the Sacramento County Water Agency. The analysis covered the Florin-Vineyard Gap

Community Plan, including the project site. Within the project vicinity, the report identifies a new pipeline along Gerber Road. The analysis of water supply provided for the overall Florin-Vineyard Community Plan (see Chapter 7, Water Supply) area adequately addresses the needs of this project.

Impact: Water Supply

Any additional water infrastructure improvements specific to this project will take place in either existing roadways or planned roadways proposed as part of this project. Therefore, no additional environmental impacts will result from water improvements. The project will be required to pay fair-share fees through the Public Facilities Financing Plan for the Plan area. Lelani Village impacts related to water supply are ***less-than-significant***.

Drainage and Hydrology

The project site is located north west of Elder Creek. The project is within the Federal Emergency Management Agency (FEMA) Flood Zone AE, as determined by the 1998 FEMA Flood Insurance Rate Map (FIRM), panel number 060262-0330. Flood Zone AE is a special flood hazard area inundated by 100-year flood. The general location of the project site, in relation to these flood zones, is depicted in Plate LV-8.

Drainage infrastructure improvements are needed for the build-out of the Florin Vineyard Gap Community Plan area, and DWR staff have reviewed the Drainage Master Plan developed for the Plan area. The project will need to incorporate on-site drainage improvements and contribute fair-share fees toward the construction of the area-wide improvements. The Drainage Master Plan exhibit for the project area has been annotated to show the project boundaries (Plate LV-9). Drainage Master Plan improvements shown in the project vicinity include two major stormwater pipes within the roadway right-of-way on the eastern (Elk Grove-Florin Road) and western (unnamed road) sides of the site.

The County DWR staff (Booth and Viray) reviewed the project and submitted comments. A complete list of **updated** DWR comments are provided in the ~~"Agency-Recommended Conditions of Approval" section of this EIR chapter~~ ***Planning Staff Report.***

Impact: Drainage and Hydrology

Aside from the standard drainage improvements that will be required on the site pursuant to the Sacramento County Floodplain Management Ordinance, area-wide improvements are necessary to manage drainage within the entire Plan area. The project will be required to pay fair-share fees through the Public Facilities Financing Plan for the Plan area, and cannot proceed until area-wide improvements are in place.

Plate LV-8 Existing Floodplain in Project Vicinity

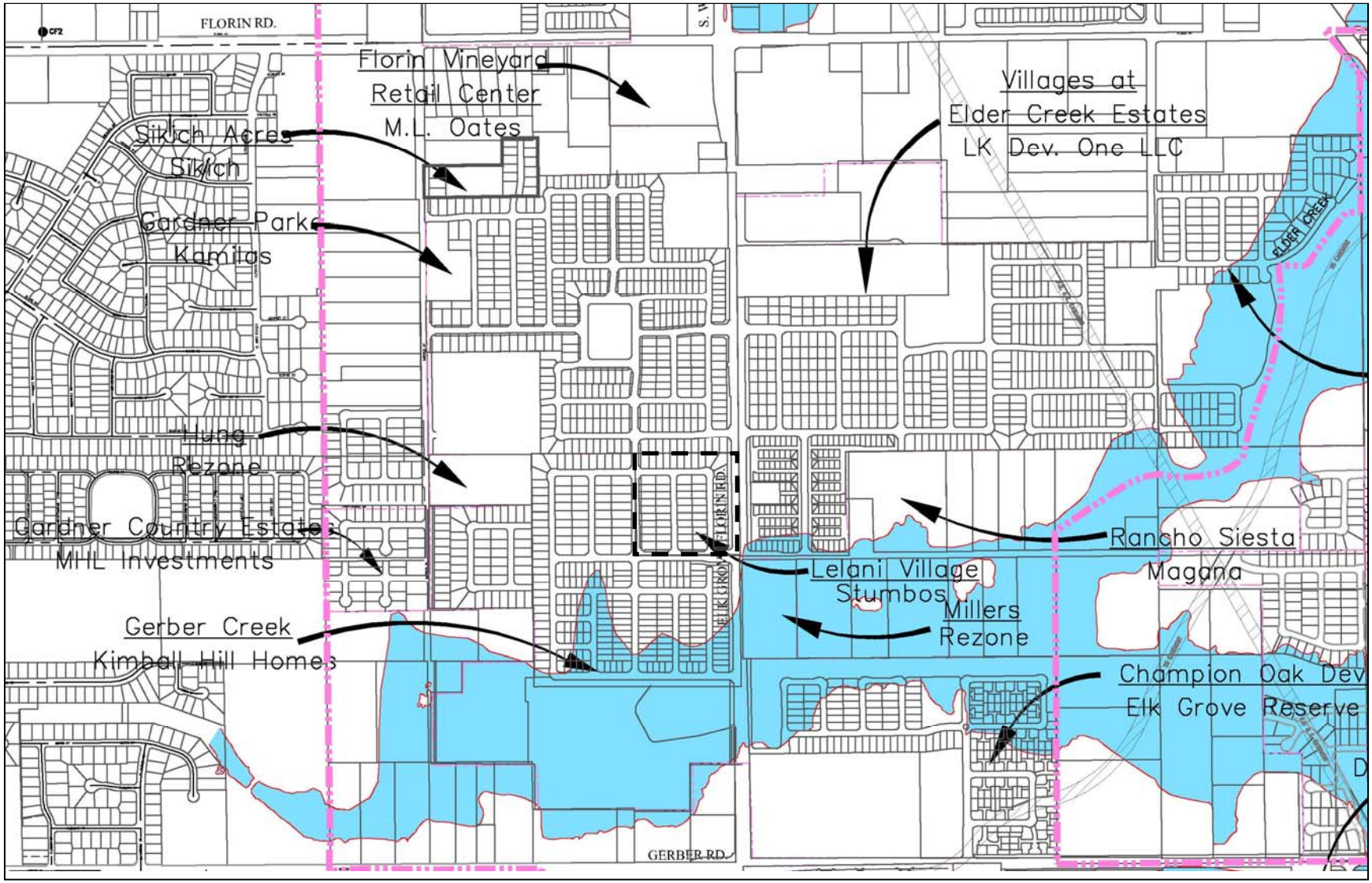
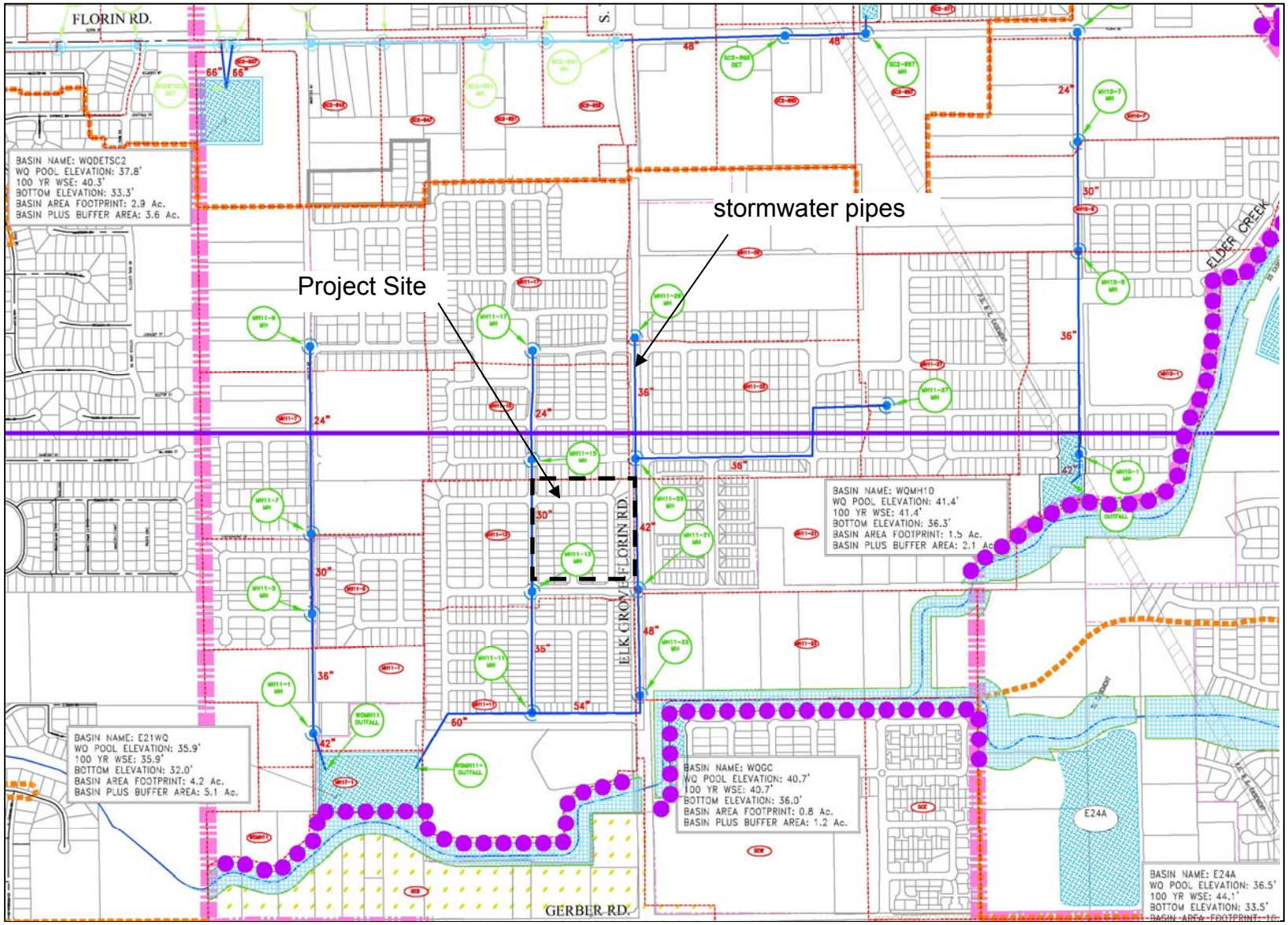


Plate LV-9 Drainage Master Plan in Project Vicinity



There are improvements necessary within the North Vineyard Station Drainage Master Plan area and within the Florin Vineyard Gap Drainage Master Plan area. To proceed stand-alone, without the participation of other land owners, would require that the Lelani Villages developer finance the full cost of implementing those improvements, which is likely to be cost-prohibitive. Proceeding without the participation of other landowners who could share the cost may be infeasible. Regardless, if the Lelani Village project is constructed consistent with the master plan impacts are ***less-than-significant***.

Some individual applicants within the Florin Vineyard Gap area have expressed an interest in working with the Department of Water Resources to develop an alternative site-specific drainage plan as "interim improvements". The intent is that the applicant would still owe fees to support the overall drainage master plan improvements, and that the interim improvements would be replaced by ultimate master plan improvements once sufficient funds have been collected. Nonetheless, should this be allowed it could have an adverse effect on the ability of the County to achieve full implementation of the area-wide drainage master plan. Also, the direct effects of these potential interim improvements are themselves unknown. Therefore, if interim improvements that are inconsistent with the drainage master plan are permitted, Lelani Village impacts are ***potentially-significant***.

TRAFFIC AND CIRCULATION

Sacramento County has developed quantitative thresholds for determining the significance of project-related impacts due to an alteration in the traffic generating potential of the project site. If a proposed project is expected to increase p.m. peak hour vehicle trips by 100 or more over existing zoning of the subject property, a traffic study is required to further analyze impacts. If a proposed project is not expected to increase p.m. peak hour trips by 100 or more impacts are typically considered less than significant. The 62 lots proposed as part of the project would contribute approximately 593 daily trips and 63 peak hour trips, which is far less traffic than the thresholds above. On an individual level, a traffic study for the proposed project is not required and traffic generation impacts are expected to be less-than-significant. However, a Traffic Impact Study was necessary for the analysis of the Community Plan as a whole, and the results of that analysis are contained within Chapter 9. The Department of Transportation submitted recommended Conditions of Approval for the project (see ~~"Requests/Requirements of Various Agencies" section~~ ***Planning Staff Report***).

ACCESS

Elk Grove-Florin Road lies along the eastern property boundary. A residential collector street is proposed on the southern property boundary that would connect to Elk Grove-Florin Road. The outlet of this proposed road is aligned with the outlet of McCoy Avenue, which lies on the eastern side of Elk Grove-Florin Road. There is also another residential collector street proposed along the western side of the project site that will continue into properties to the north (which are the subject of the "Gardner Parke" Florin-Vineyard Gap application).

Public Transit

The Sacramento Regional Transit District (RT) provides public transportation service to Sacramento County. RT staff (Jaiyeoba) reviewed the proposed project and provided the following comment:

> Regional Transit's 20-Year Transit Master Plan identifies Elk Grove-Florin Road as a Bus Rapid Transit (BRT) corridor. In light of that designation, Regional Transit staff requests that the applicant reserve a 12.5-foot wide transit area adjacent to Elk Grove-Florin Road along the east side of the subdivision. This shall be provided to Regional Transit in the form of an Irrevocable Offer of Dedication (IOD).

~~This has been added to the "Agency Recommended Conditions of Approval" section.~~ **It should be noted that although this BRT facility is shown on the RT Master Plan, it is not shown within either the existing or proposed Sacramento County General Plan.**

Impact: Traffic and Circulation

On an individual level, this project would not cause roadway facility operation to degrade to unacceptable levels of service – Lelani Village impacts are ***less-than-significant***. However, development of the site will contribute to area traffic generated by buildout of the Florin-Vineyard Gap Community Plan area. Development of the entire plan area is expected to degrade transportation facilities to unacceptable levels. The overall Traffic Impact Study prepared for the Florin Vineyard Gap Community Plan identified mitigation measures that will be part of the Infrastructure Financing Plan for the plan area. The project will be required to pay fair-share fees towards these improvements.

Compliance with County Improvement standards and other roadway design codes will be required. Compliance will ensure that adequate access is provided. Lelani Village access-related environmental impacts are ***less-than-significant***.

Air Quality

SMAQMD has established significance thresholds to determine if a proposed project's emission contribution significantly contributes to regional air quality impacts (Table LV-1). The major source of emissions related to the proposed project are associated with site grading.

Table LV-1 SMAQMD Significance Thresholds – Ozone Precursor Emissions

	ROG[1] (lbs/day)	NO_x (lbs/day)	CO ($\mu g/m^3$)	PM_{10} ($\mu g/m^3$)
Construction (short-term)	None	85	CAAQS[2]	CAAQS
Operational (long-term)	65	65	CAAQS	CAAQS

1. Reactive Organic Gas
2. California Ambient Air Quality Standards

Construction Emissions/Short-Term Impacts

Short-term air quality impacts are mostly due to dust (PM_{10}) generated by construction and development activities, and emissions from equipment and vehicle engines (NO_x) operated during these activities. Dust generation is dependent on soil type and soil moisture, as well as the amount of total acreage actually involved in clearing, grubbing and grading activities. Clearing and earthmoving activities comprise the major source of construction dust generation, but traffic and general disturbance of the soil also contribute to the problem. Sand, lime or other fine particulate materials may be used during construction, and stored on-site. If not stored properly, such materials could become airborne during periods of high winds. The effects of construction activities include increased dust fall and locally elevated levels of suspended particulates. PM_{10} is considered unhealthy because the particles are small enough to inhale and damage lung tissue, which can lead to respiratory problems.

Some PM_{10} emissions during project construction can be reduced through compliance with institutional requirements for dust abatement and erosion control. These institutional measures include the SMAQMD "District Rule 403-Fugitive Dust" and in the Sacramento County Code relating to land grading and erosion control [Title 16, Chapter 16.44, Section 16.44.090(K)]. Refer to Chapter 10 for a discussion of impacts related to overall development of the Community Plan. ~~SMAQMD assessed construction projects to determine what mitigation measures would be necessary for projects of various sizes; the results are contained within Appendix B of SMAQMD's "Guide to Air Quality Assessment". Appendix B states that projects disturbing ≤15 acres of land can be reduced to less-than-significant levels with the imposition of standard mitigation for PM_{10} emissions, and that project disturbing less than 5 acres do not need mitigation.~~ **Dispersion modeling conducted for projects of various sizes has resulted in the conclusion that projects involving more than 15 acres of active grading *at any one time* will result in significant impacts, even with standard dust abatement measures.** The proposed project site is approximately 9.8 acres in size~~, and will require mitigation for particulate matter emissions~~. **The SMAQMD's Guide to Air Quality Assessment includes a list of Basic Construction Emissions Control Practices that should be implemented on all projects, regardless of size. Dust abatement practices are required pursuant to SMAQMD Rule 403 and California Code of Regulations, Title 13, sections 2449(d)(3) and 2485; the SMAQMD Guide simply lays out the basic practices needed to comply. Since these are already**

required by existing rules and regulations, it is not necessary to include them as mitigation.

The proposed project would be developed on approximately 9.8 gross acres. With projects that include a development area of no more than 10 acres, it is assumed that the entire site can be graded in a day. To estimate the ozone precursor emissions produced by construction equipment, the urban emissions model (URBEMIS 9.2.4) was used. The model results indicate that approximately 60.97 lbs/day of NO_x can be expected during the first construction season, and approximately 77.67 lbs/day of NO_x can be expected during the second construction season (Appendix LV-1). Construction-related NO_x emissions would not exceed thresholds, and therefore, no mitigation is required.

Table LV-2 URBEMIS Results

	NO_x (lbs/day)
Construction Season One	60.97
Construction Season Two	77.67

Operational Emissions/Long-Term Impacts

The SMAQMD "Guide" contains screening thresholds for various project types. If a project falls below the threshold, impacts are expected to be less-than-significant, and if a project meets or exceeds the threshold, modeling of the air quality impacts is required. The screening threshold for residential projects is 656 units. The project falls well below that threshold. However, the project is also part of the larger Plan area proposals. Cumulatively, changes to allowable densities within the Plan area will far exceed the screening threshold. This issue is discussed in detail in the Air Quality chapter of this EIR, Chapter 10.

Impact: Air Quality

The project site consists of approximately 9.8 acres of land, all of which will undergo grading for the purposes of construction. ~~Appendix B of SMAQMD's "Guide to Air Quality Assessment" states that projects disturbing between 5 and 15 acres require mitigation for PM_{10} emissions; with mitigation,~~ **Basic Construction Emissions Control Practices, as required by existing rules and regulations, will reduce impacts to less-than-significant levels.** Lelani Village impacts due to construction-related PM_{10} emissions are ***less-than-significant***.

URBEMIS results indicate that the construction-related NO_x emissions from the project will fall below the threshold of significance. Lelani Village impacts due to construction-related NO_x emissions are ***less-than-significant***.

Singular operational impacts due to the proposed project do not meet screening thresholds, and Lelani Village impacts are ***less-than-significant***. Refer to Chapter 10 for the discussion of Plan-wide cumulative impacts.

CLIMATE CHANGE

The climate change analysis for the overall Florin Vineyard Gap Community Plan project is within Volume I of this EIR, Chapter 11. Chapter 11 outlines the significance thresholds, methodology, and impacts of the overall proposed project both to and from climate change. Each of the proposed individual projects contribute greenhouse gas emissions to this overall impact that are disclosed herein, but a separate significance determination specific to the individual projects is not provided. All of the individual projects contribute to a significant and unavoidable overall impact.

The Planning Department Draft Land Use Plan, with density bonuses, is used for this analysis. It involves the largest emissions volume, which makes it the most conservative approach. The Planning Department Plan will result in approximately 355,432 metric tons of greenhouse gas emissions. This can be broken down into two primary categories: residential (234,998 metric tons) and non-residential (120,434 metric tons). The non-residential category includes retail, office, medical, and manufacturing. With an estimated holding capacity of 13,875 residences, the per dwelling unit emissions rate for the Plan-area is 16.9 metric tons annually, and with an estimated non-residential square footage of 4,992,875, the per non-residential square-foot emissions rate for the Plan-area is 0.02 metric tons.

The proposed project is residential, and includes 62 units. Therefore, it is estimated that the project contributes 1,048 metric tons of greenhouse gas emissions to the cumulative total.

IMPACT: CLIMATE CHANGE

The analysis for the overall Community Plan concludes that impacts are significant, and require mitigation. The applicant has developed a mitigation plan entitled "Florin Vineyard Community Plan Area Plan Elements Addressing Climate Change" that includes project features designed to reduce GHG emissions directly or indirectly. The GHG reduction plan, as amended January 28, 2010, has been endorsed by the SMAQMD. This plan is described in detail within Volume I, Chapter 11. Measures in the mitigation plan are consistent with measures within the Air Quality Mitigation Plan for operational ozone precursors and with measures recommended by the California Attorney General (2008) and the California Air Pollution Control Officers Association. The amended GHG reduction plan incorporates both area-wide community design elements and project specific elements selected by individual project applicants. The Lelani Village project developer will be required to comply with this plan by conforming to all applicable area wide measures and demonstrating project specific measures that have a total point value of at least 10 points. Although all feasible mitigation is required, the cumulative plan-wide impact remains *significant and unavoidable*.

NOISE

The Sacramento County General Plan Policy NO-7 establishes a significance threshold of 65 dB L_{dn}/CNEL for outdoor activity areas (backyards) and of 45 dB L_{dn}/CNEL or less in indoor areas. Typically, potential sources of significant noise include airports, some commercial activities, industrial activities, and traffic. The project site is not near enough to any existing or proposed airports, commercial areas, or industrial areas to be significantly affected by noise from these sources. Small residential streets, such as the proposed project interior streets, do not carry large enough traffic volumes to create significant noise. The project site does front Elk Grove-Florin Road, which carries large enough volumes to warrant a traffic noise analysis.

As a result of the Florin Vineyard GAP Community Plan project, future traffic volumes will increase substantially. To account for this future growth, traffic volumes used in the noise analysis were obtained from the Fehr and Peers Traffic Study discussed in Chapter 9 of this EIR. According to the Traffic Study discussion of cumulative conditions, Elk Grove-Florin Road will carry traffic volumes of 45,700 daily trips (under the Planning Department Draft Land Use Plan with density bonuses, which has the highest proposed densities). Based on this data, an analysis of potential exterior and interior noise impacts associated with traffic on Elk Grove-Florin Road was conducted using the Federal Highways Administration (FHWA) Traffic Noise Prediction Model (RD-77-108).

The exterior noise standards are applied to the outdoor activity area of the typical home – the backyard. The distance from the noise source is measured from the centerline of the road to a point 10 feet inside the backyard. In the case of the proposed project, this is 80 feet. The FHWA model analysis indicates that the backyards of homes along the roadway will be exposed to 72 dB noise levels in cumulative conditions. The 70 dB noise contour is located 110 feet from the centerline of Elk Grove-Florin Road, and the 65 dB contour is located 238 feet from the centerline of Elk Grove-Florin Road.

There are several potential means of attenuating or avoiding substantial noise in outdoor activity areas: setbacks, soundwalls, or other noise-shielding structures. In order to use setbacks, all proposed backyards would need to be a minimum of 237 feet from the centerline of the roadway. As proposed, the project does not adhere to this setback, so this method of noise control is not available. Revising the project to place the nearest home at 237 feet would give up a large portion of land that would otherwise be considered developable, and the future site developer may not consider this to be an ideal solution.

As designed, a sound wall at the rear of the proposed landscape lots along the roadway would reduce noise to acceptable levels. Further modeling to determine the necessary soundwall height indicates that a 6-foot tall barrier would reduce noise levels to 66 dB, a 7-foot barrier would reduce noise levels to 65 dB and an 8-foot barrier would reduce noise levels to 63 dB. Therefore, a minimum 7-foot tall barrier would be required in order to reduce future exterior noise levels to acceptable levels, based on the current project plans. The Southgate Recreation and Park District also recommended a

Condition of Approval requiring a 6-foot tall soundwall along Elk Grove-Florin Road. Therefore, the soundwall option seems most appropriate.

Interior noise levels for any structures built on the proposed parcels must not exceed 45 dB. Data indicate that typical façade design and construction would result in an exterior to interior noise attenuation of a minimum of 25 dB with windows closed. Noise attenuation of 12 to 15 dB would be expected with windows partially opened. Given attenuation from both the noise barrier and typical wall and window assemblies, interior first story noise levels would not exceed 45 dB. However, the noise barrier would not break line-of-sight between the noise source and the second story of any homes on the project site, because the second story would be higher than the wall. Without the attenuation provided by a noise barrier, any second story outside the 70 dB noise contour (closer than 110 feet to the centerline) would exceed General Plan interior noise standards. The 70 dB contour is located approximately at the mid-point of the lots along Elk Grove-Florin Road.

Impact: Noise

Exterior noise levels inside the backyards of the lots nearest Elk Grove-Florin Road will exceed the acceptable thresholds established by the County General Plan, and interior noise levels for second stories built near to Elk Grove-Florin Road may also exceed standards. Mitigation requires a 7-foot tall soundwall along Elk Grove-Florin Road. Mitigation also requires that any second story construction within 110 feet of the centerline of Elk Grove-Florin Road will only be permissible if an acoustical study provides documentation that the interior noise levels in such second stories will not exceed the General Plan standard of 45 dB. With mitigation, Lelani Village impacts are ***less-than-significant***.

Biological Resources

The project site is composed of one square lot that fronts Elk Grove-Florin Road. The site is used for the farming and sale of strawberries and corn, and the only structures on the site are the sales stand and a farm building. There are no residences on the site. The site also contains many trees, but none are native. The Biological Resource Inventory for the Florin-Vineyard Gap Community Plan addresses the biological resources in the plan area. In addition to the broader Plan area inventory, two technical studies were prepared to identify specific impacts to biological resources associated with the Lelani Village project: a Wetland Delineation and Vernal Pool Branchiopod Survey.

Streams, Wetlands and Other Surface Waters

ECORPS Consulting, Inc. prepared a wetland delineation for the project, dated July 23, 2007 and revised on July 27, 2007 (Appendix LV-2). The delineation notes a total of 0.087 acres of wetlands, of which 0.046 are seasonal wetland and 0.041 are roadside

swales. These features are located along the eastern and southern sides of the property, and will be filled in as part of the proposed project.

Special Status Species

Vernal Pool Shrimp

Wetlands have the potential to support various special status species. The wetlands on the project site do not pond for extended periods, and deep and/or extended ponding is required to complete the life-cycle of many special status plants and animals. However, vernal pool shrimp can be found even in shallow wetlands and vernal pools, because of their short life-cycle. The Conservancy fairy shrimp (*Branchinecta conservatio*) and vernal pool tadpole shrimp (*Lepidurus packardi*) are listed as Federally Endangered, the vernal pool fairy shrimp (*Branchinecta lynchi*) is listed as Federally Threatened, and California linderiella (*Linderiella occidentalis*) and midvalley fairy shrimp (*Branchinecta mesovallensis*) are listed as Federal Species of Concern.

Gibson and Skordal, LLC conducted vernal pool shrimp wet-season surveys from February 20 to April 17, 2007. No vernal pool shrimp were found during the surveys. United States Fish and Wildlife Service guidelines for vernal pool shrimp surveys require either two full wet-season surveys completed during a 5-year period or two consecutive seasons of one full wet-season survey and one full dry-season survey. Only one of the required surveys has been completed for this project. The reason for this is that surveys aren't ordinarily required in roadside swales and similar habitat, and the surveys themselves were unnecessary. The information about the surveys is disclosed here, but the wetlands on the site are not likely to be habitat for the species.

Swainson's Hawk and Other Raptors

The Swainson's hawk is a migratory raptor that over-winters in South America and breeds in North America, Canada and Mexico. Currently, the Swainson's hawk is listed as a threatened species pursuant to the California Endangered Species Act (CESA). At a Federal level, the Swainson's hawk is provided protection under the Migratory Bird Treaty Act (MBTA).

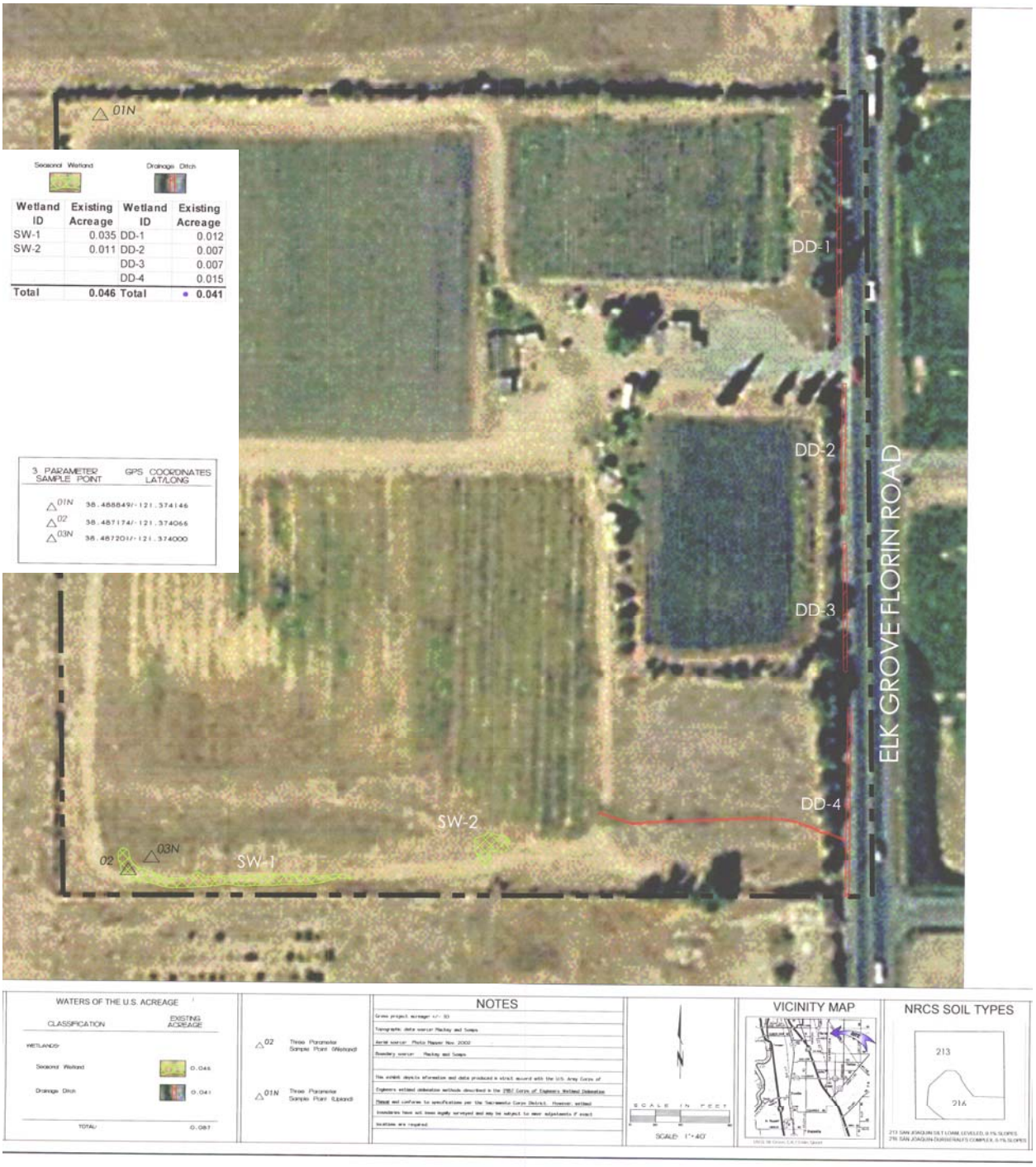
There are no suitable nesting trees for the species onsite. However, there are known Swainson's hawk nest sites within 1 – 5 miles of the project site. The Assessment concludes that the site provides suitable foraging habitat for the Swainson's hawk. Sacramento County and the Department of Fish and Game jointly developed a protocol for assessing impacts to the hawk, based on a better understanding of how the hawks use habitat. The impact is tied directly to zoning changes and is calculated thusly: 25% of the impact occurs when a property is zoned from a density of AG-40 to AG-20, 50% of the impact occurs when a property zoned AG-20 is converted to AR-10, and the final 25% of the impact occurs when an AR-10 property is converted to AR-5 (or a more dense designation).

In total, 9.8 acres of the project site are currently zoned AR-10. Based on the methodology, rezoning the 9.8 acres of the site zoned AR-10 to a more dense designation results in an impact assessment of 25%. Multiplied by the 9.8 acres involved, the 25% assessment results in a total of 2.45 acres of impact.

Impact: Biological Resources

As a result of the proposed project, 0.087 acres of wetland habitat on the project site will be filled and will require compensation. Mitigation stipulates that the applicant ensure that there is no net-loss of wetland acreage, and that all applicable permits are obtained. With mitigation, Lelani Village impacts are ***less-than-significant***. The wetlands on the site are not likely to be habitat for any special status species, and Lelani Village impacts are ***less-than-significant***. The project will result in impacts to Swainson's hawk foraging land, and will require mitigation to offset an impact of 2.45 acres. With mitigation, impacts are ***less-than-significant***.

Plate LV-10 Wetland Delineation Exhibit



CULTURAL RESOURCES

See Chapter 15 of Volume 1 for discussions of background, setting, and significance criteria for cultural resources within the Plan area.

FIELDWORK/ANALYSIS

ARCHAEOLOGICAL/HISTORICAL SURVEY

The project site was subject to an intensive pedestrian survey between January 14, 2006 and March 26, 2006. The project area was walked by a team of archaeologists employing parallel transects with transect spacing no greater than 5 to 10 meters. No prehistoric cultural resources were recovered or noted during the survey. Additionally, there are no structures on the project site, and no evidence present that would suggest that there have been structures on the project site at one time.

IMPACT: CULTURAL RESOURCES

Although no additional cultural resource work is recommended at this time, there is a possibility of uncovering subsurface archaeological materials during the construction phases of the project which have been obscured from view due to natural reburial processes. Therefore, mitigation for subsurface cultural resources is included.

With mitigation for potential undiscovered subsurface prehistoric and historic cultural resources, Lelani Village environmental impacts to potentially sensitive cultural resources are considered ***less-than-significant***.

HAZARDOUS MATERIALS

The project is not located on a known hazardous materials site, nor does it involve the transport, use, or storage of hazardous materials. Lelani Village impacts are ***less-than-significant***.

~~AGENCY-RECOMMENDED CONDITIONS OF APPROVAL~~

1. ~~**Sacramento County Department of Transportation**~~

   a. ~~Grant the County right-of-way on Elk Grove-Florin Road based on a 96-foot modified thoroughfare and install public street improvements pursuant to Sacramento County Improvement Standards and to the satisfaction of the Department of Transportation. Note: Dedicate a pedestrian easement and install the six-foot meandering sidewalk in the adjacent landscape lot.~~

~~b. Dedicate additional right-of-way on Elk Grove-Florin Road and B Drive/McCoy Avenue for intersection widening per the Sacramento County Improvement Standards and to the satisfaction of the Department of Transportation. Note: A traffic signal is planned at Elk Grove-Florin Road and B Drive/McCoy Avenue.~~

~~c. Provide proof that the proposed street widths, designs, and locations are consistent with adjacent projects.~~

~~2. Land Development Surveyor Services~~

~~Rezone Conditions~~

~~a. Grant the County right-of-way for Elk Grove-Florin Road based on a 108-foot standard and install public street improvements pursuant to the Sacramento County Improvement Standards.~~

~~b. Dedicate a standard 12.5-foot Public Utility Easement for underground facilities and appurtenances adjacent to all public ways.~~

~~Subdivision Map Conditions~~

~~c. Grant the County right-of-way for Elk Grove-Florin Boulevard, based on a 108-foot standard and install public street improvements pursuant to the Sacramento County Improvement Standards.~~

~~d. Dedicate a standard 12.5-foot Public Utility Easement for underground facilities and appurtenances adjacent to all public ways.~~

~~e. Prior to map recordation, dedicate a minimum right-of-way of 40 feet or one-half of the proposed right-of-way, whichever is greater, for "A" and "B" Drives and install street improvements pursuant to the Sacramento County Improvement Standards. Street width shall comply with Section 4-3 of the Sacramento County Improvement Standards.~~

~~f. Prior to recordation of a final map or certificate of compliance, dedicate land or pay in lieu fees, or both, for park purposes, as required by and in accordance with the procedures and standards set forth in Chapter 22.40, Title 22 of the Sacramento County Zoning Code.~~

~~g. Comply with all requirements of Chapter 1, Article 5, Title III, of the Sacramento County Zoning Code, relating to walls and landscape corridors adjacent to streets, including required maintenance provisions. Provide a maintenance entity with an ongoing funding source. The maintenance entity shall be approved and found acceptable by county representatives.~~

~~3. Sacramento Area Sewer District (fka County Sanitation District 1)~~

~~a. Connection to the district's sewer system shall be required to the satisfaction of SASD. Sacramento County Improvement Standards apply to sewer construction.~~

~~b. Each lot shall have a separate connection to the SASD sewer system.~~

~~c. SASD shall require an approved sewer study prior to the approval of the Final Map or submittal of improvement plans for plan check to SASD, whichever comes first. The sewer study shall demonstrate the quantity of discharge and any "flow through sewage" along with appropriate pipe sizes and related appurtenances from this subject and other upstream areas and shall be done in accordance with the District's most recent "Minimum Sewer Study Requirements". The study shall be done on a no "Shed-Shift" basis unless approved by the District in advance and in compliance with Sacramento County Improvement Standards.~~

~~d. In order to obtain sewer service, construction of SASD sewer infrastructure will be required. Off-site sewer lines will be required as determined by the required sewer.~~

~~e. Sewer easements may be required. All sewer easements shall be dedicated to SASD in a form approved by the District Engineer. All SASD sewer easements shall be at least 20 feet in width and ensure continuous access for installation and maintenance. SASD will provide maintenance only in public right-of-ways and in easements dedicated to SASD.~~

~~f. The trunk and collector sewer system for the project will not be accepted for maintenance, and building occupancy will not be granted until the downstream sewer system serving the project is also accepted for maintenance.~~

~~4. Sacramento Metropolitan Fire District~~

~~a. Two means of access shall be provided for a PUD having sites serving 40 or more dwelling units. CFC 902.1~~

~~b. If there are no immediate plans for construction or the on-site storage of combustible construction materials, the requirements applicable to construction may be held in abeyance until such time that construction occurs. If this property is sold prior to development, the seller must disclose the above requirements to the buyer.~~

~~c. The installation of approved traffic control equipment may be required on all signal lights installed or modified as a part of this project to allow emergency fire apparatus to activate the traffic signal.~~

~~d. Approved numbers or addresses shall be placed on all new or existing buildings in such a position as to be easily read from the street or road fronting the property. The minimum size of the numbers shall not be less than six (6) inches and shall be mounted immediately adjacent to a light source and shall also contrast with their background. Where multiple occupancies are serviced by vehicular access to the rear of the building via any driveway, alleyway, or parking lot the numbers or addresses shall be displayed on the rear of the building.~~

~~e. Approved fire hydrants capable of providing the required fire flow for the protection of any and all structures shall be located along the route of the fire apparatus access roadway. The required fire hydrants shall be installed and operational prior to any construction or on-site storage of combustible materials. The minimum required fire flow for the protection of residential developments with an area per building not exceeding 3,600 square feet is 1,000 gallons per minute (gpm) at a pressure of 20 pounds per square inch (psi) for a two-hour duration. Fire hydrant installations for the protection of residential projects shall comply with the following requirements:~~

~~i. Each approved fire hydrant shall have a minimum flow of 1,000 gpm for residential developments. Additional requirements apply to residential dwellings with building areas greater than or equal to 3,600 square feet.~~

~~f. Plans shall be submitted to the fire prevention bureau showing hydrant locations for review and approval prior to construction. Fire hydrant details and fire department notes shall be shown on the site plans or improvement drawings.~~

~~g. Residential roof coverings shall consist of materials having a minimum Class C rating.~~

~~h. Provide access roadways with all weather driving surfaces of not less than 20 feet of unobstructed width, 13 feet 6 inches of vertical clearance, and turning radii of 25 feet inside and 50 feet outside dimension. The access roadways shall be capable of supporting the imposed loading of fire apparatus and shall extend to within 150 feet of all portions of the exterior walls of the first story of any proposed building.~~

~~i. Traffic calming measures, speed bumps, humps, etc, shall not be installed in fire apparatus roadways.~~

~~j. All structures in the proposed subdivision will be connected to the public water supply; private wells shall not be permitted.~~

~~k. All roadways and cul-de-sacs shall meet Sacramento County Department of Transportation standards for length and width.~~

~~5. Sacramento Sheriff's Department~~

~~a. All curbs shall be vertical in design. Rounded curbs shall be avoided whenever possible.~~

~~b. Landscaping shall be of the type and situated in locations to maximize observation while providing the desired degree of aesthetics.~~

~~c. Vertical wrought-iron fencing material shall be used for all fences between private lots and open space, parks, right-of-ways or other public access land.~~

~~d. There shall be on-street lighting to allow for adequate visibility by residents, law enforcement, and passersby during nighttime hours.~~

~~e. All lighting fixtures shall be of a type and kind to resist breakage and other vandalism.~~

~~f. Parking areas, roadways, and driveways shall be illuminated with high intensity discharge lighting with sufficient wattage to provide adequate illumination to provide a safe, secure environment for persons, property, and vehicles on site. Such lighting shall be equipped with vandal-resistant covers and photocell control. A lighting level of .25 to .500 foot-candles, maintained at ground level, is required for the site in general; entry intersections should be .50 or greater.~~

~~g. A street number shall be displayed in a prominent location on the street side of the residence in such a position that the number is easily visible to approaching emergency vehicles.~~

~~i. The numerals shall be no less than three (3) to four (4) inches in height and shall be of a contrasting color to the background to which they are attached.~~

~~ii. The numerals shall be lighted at night.~~

~~6. Sacramento Municipal Utility District~~

~~a. Dedicate a 12.5-foot public utility easement for underground facilities and appurtenances adjacent to all public street rights of ways.~~

~~b. Dedicate the Landscape Corridor as a public utility easement for underground facilities and appurtenances.~~

~~7. Department of Water Resources~~

~~a. Provide drainage easements and install facilities pursuant to the Sacramento County Floodplain Management Ordinance, Sacramento County Water~~

~~Agency Code, and Sacramento County Improvement Standards, including any fee required by the Sacramento County Water Agency Code.~~

~~b. Offsite drainage improvements and easements shall be provided pursuant to the Sacramento County Floodplain Management Ordinance, and the Sacramento County Improvement Standards.~~

~~c. Provide onsite driveway culverts in accordance with Sacramento County Improvements Standards.~~

~~d. A Conditional Letter of Map Revision, pursuant to the Sacramento County Floodplain Management Ordinance, and the Sacramento County Improvement Standards, must be approved by FEMA prior to approval of improvements.~~

~~e. Flood control detention basin land may only be credited at amounts allowed by the Water Agency Code and date of valuation is hereby reserved at the date of this application. In any case, Zone 11A will not pay more than $100,000 per acre in accordance with the Fee Plan and as adjusted annually by the Engineering News Record construction cost index.~~

~~f. If projects in the Elder Creek floodplain downstream of Elk Grove-Florin Road desire to proceed before the North Vineyard Station drainage improvements on Elder Creek are complete they would need to assure, at a minimum, that right-of-way is acquired and Elder Creek improvements downstream of Elk Grove-Florin Road and Basin E21WQ are constructed, as follows:~~

~~i. Assure that the Elder Creek right-of-way is acquired (fee or easement) from the confluence of Elder and Gerber Creeks downstream to the western end (about 3,600 feet west of Elk Grove-Florin Road) of the required drainage improvement.~~

~~ii. Construct all off-site drainage improvements from the western end to the confluence of Gerber Creek, per the Drainage Master Plan.~~

~~iii. Acquire land and construct basin E21WQ and 4,500 feet of trunk storm drain pipe, including the trunk pipe proposed to be installed in Elk Grove-Florin Road and the one that serves the west side of this parcel.~~

~~g. Incorporate stormwater quality measures in conformance with applicable County ordinances and standards, and state and federal law. The project may implement low impact development design pursuant to and consistent with "Start at the Source", latest edition as published by BASMAA. Such implementation may be able to reduce the stormwater quality treatment requirement.~~

~~h. On-site control measures shall be required for this project in accordance with the latest version of the City and County of Sacramento's Guidance Manual for On-Site Stormwater Quality Control Measures.~~

~~i. Provide a permanent concrete stamp or other permanently-applied message (not including paint) which reads "No Dumping – Flows to Creek" (or other approved message at each storm drain inlet, to the satisfaction of DWR.~~

~~j. Develop storm drainage system in accordance with the Drainage Master Plan for the area.~~

~~8. Southgate Recreation and Park District~~

~~a. Based on the 62 single-family lots proposed for this subdivision, the required Quimby parkland dedication would be approximately 0.86 acres. The District shall accept in-lieu fees for this subdivision pursuant to California's Subdivision Map Act.~~

~~b. The District will accept the 25-foot-wide landscape corridor along Elk Grove-Florin Road, identified as Lot 'A'. This landscape corridor lot shall be dedicated to the District as a gift and shall be fully developed by the developer with plans and specifications to be approved by the District and pursuant to current County Standards. The District requires 6-foot-high masonry soundwalls for all lots that back-up or side-on to the landscape corridors. All masonry soundwalls shall be treated with graffiti-resistant coating and the design approved by the District. Landscape corridors shall have a detached meandering 6-foot sidewalk with ADA compliant street crossings on all corners. A Type 3 curb is required at the back of sidewalks for landscaped areas (except turf). The irrigation system shall be installed according to specifications provided by the District. The District does not require subdivision entrance lighting but requests the installation of conduit to an electric box within the landscape corridor for future installation of lighting, should it become necessary. The District shall accept the completed landscape corridor lot after it has passed inspections and received a clear title report. The District shall maintain the landscape corridor through assessment district proceeds.~~

~~c. The District will not own or maintain the 13-foot-wide pedestrian easements proposed along 'A' and 'B' Drives which include a 6-foot-wide sidewalk and a 7-foot-wide planting area. It will be the responsibility of the property owner/developer to care for and maintain the pedestrian easements.~~

~~d. The Developer shall consent to the inclusion of this subdivision within the Florin-Vineyard Financing District, which will be a Landscaping and Lighting Assessment District or a Mello Roos Community Facility District, and the Southgate District-wide Landscaping and Lighting Assessment District. The developer shall be responsible for notification to all subsequent purchasers of~~

~~parcels of land within this subdivision of the inclusion within said financing districts. These financing districts will be established by Southgate for purposes of funding maintenance and operations; additional park and recreation capital improvements; community center maintenance and operations; and park and recreation programs.~~

~~e. This subdivision will be included in the Southgate Recreation and Park District component of any future Florin-Vineyard Public Facilities Financing Plan as determined by the Sacramento County Board of Supervisors. In the absence of an approved County financing plan, the District recommends that the County Board of Supervisors annex this subdivision to an existing plan which meets the current park and recreation needs of Southgate or otherwise requires an appropriate funding mechanism that will address the park land dedication, maintenance and development requirements of the Southgate District. The District reserves the right to revise parkland dedication requirements and financing mechanisms to adapt to changes resulting from modifications to the policy or the creation of a new plan by the County of Sacramento.~~

~~9. Sacramento Regional Transit District~~

~~a. Reserve a 12.5-foot wide transit area adjacent to Elk Grove-Florin Road along the east side of the subdivision, in the form of an Irrevocable Offer of Dedication.~~

~~b. The pedestrian access to Elk Grove-Florin Road and the future transit corridor shall be improved by changing the access of '1' Court from 'A' Drive to 'C' Way.~~

~~10. Sacramento County Department of Transportation – Landscape Division~~

~~a. The applicant shall be responsible for the following non-recurring costs:~~

~~i. infrastructure Finance Section staff costs to annex to the District and~~

~~ii. contribution to the Working Capital Reserve.~~

~~b. The applicant will be required to continue maintaining the location until the parcels are placed on the tax roll, revenue has been received, and a contract can be procured.~~

MITIGATION MEASURES

~~MITIGATION MEASURES FOR POTENTIAL AIR QUALITY IMPACTS:~~

~~**LV-1.** The applicant shall implement the following mitigation in order to reduce construction-related PM_{10} emissions:~~

~~A. Keep soil moist at all times.~~

~~B. Maintain at least two feet of freeboard space on all haul trucks.~~

~~C. Use emulsified diesel or diesel catalysts on applicable heavy duty diesel construction equipment.~~

MITIGATION MEASURES FOR POTENTIAL NOISE IMPACTS:

LV-2. Provide, at a minimum, a 7-foot combination berm and solid masonry soundwall along the Elk Grove-Florin Road frontage.

LV-3. The applicant shall adhere to one of the following options:

A. No second story shall be permitted within ~~107~~ **110** feet of the centerline of **Elk Grove-**Florin Road.

OR

B. For all second stories within 110 feet of the centerline of Elk Grove-Florin Road, an acoustical study shall be required which documents that the interior noise levels in such second stories will not exceed the General Plan standard of 45 dB.

MITIGATION MEASURES FOR POTENTIAL DRAINAGE IMPACTS:

LV-4. Prior to the approval of improvement plans for individual development projects within the FVCP area, the project proponent shall demonstrate to the satisfaction of DWR that all FVCP DMP improvements necessary to provide adequate flood protection to the project, and necessary to provide adequate mitigation for the project's downstream drainage/flooding and water quality impacts, have been implemented.

MITIGATION MEASURES FOR WETLANDS IMPACTS:

LV-5. Prior to any grading, grubbing, or excavation within 50 feet of on-site wetlands, the applicant or owner shall obtain any/all applicable permits from the U.S. Fish and Wildlife Service (USFWS), U.S. Army Corps of Engineers, California Department of Fish and Game and the Central Valley Regional Water Quality Control Board for the proposed modifications to on-site wetlands. In addition,

the project applicant or property owner shall comply with General Plan Conservation Element Policy No. CO-96 as it pertains to no net loss of wetlands. If mitigation occurring through the state and federal permitting processes results in less than 1:1 compensation for the loss of wetland habitat, the applicant or owner shall be required to pay to the County of Sacramento an amount based on a rate of $35,000 per acre for the unmitigated wetlands. The payment shall be submitted to the Department of Planning and Community Development and shall be deposited in the Wetlands Restoration Trust Fund. A copy of any required permits, or written notification from the applicant that the permit authority has determined that a permit is not required, and verification of compliance with General Plan Conservation Element Policy No. CO-96 regarding no net loss of wetlands shall be submitted to the Department of Environmental Review and Assessment.

MITIGATION MEASURES FOR SWAINSON'S HAWK IMPACTS:

LV-6. Prior to the approval of improvement plans, building permits, or recordation of the final map, whichever occurs first, or, if only a rezone is requested, prior to final adoption of the zoning agreement, implement one of the following options to mitigate for the loss of 2.45 acres of Swainson's hawk foraging habitat on the project site:

A. The project proponent shall utilize one or more of the mitigation options (land dedication and/or fee payment) established in Sacramento County's Swainson's Hawk Impact Mitigation Program (Chapter 16.130 of the Sacramento County Code).

B. The project proponent shall, to the satisfaction of the California Department of Fish and Game, prepare and implement a Swainson's hawk mitigation plan that will include preservation of Swainson's hawk foraging habitat.

C. Should the County Board of Supervisors adopt a Swainson's hawk mitigation policy/program (which may include a mitigation fee payable prior to issuance of building permits) prior to the implementation of one of the measures above, the project proponent may be subject to that program instead.

MITIGATION MEASURE FOR POTENTIAL CULTURAL RESOURCES IMPACTS:

LV-7. Should any cultural resources, such as structural features, unusual amounts of bone or shell, artifacts, human remains, or architectural remains be encountered during any development activities, work shall be suspended and the Department of Environmental Review and Assessment shall be immediately notified at (916) 874-7914.

At that time, the Department of Environmental Review and Assessment will coordinate any necessary investigation of the find with appropriate specialists as needed. The project proponent shall be required to implement any mitigation deemed necessary for the protection of the cultural resources. In addition, pursuant to Section 5097.97 of the State Public Resources Code and Section 7050.5 of the State Health and Safety Code, in the event of the discovery of human remains, all work is to stop and the County Coroner shall be immediately notified. If the remains are determined to be Native American, guidelines of the Native American Heritage Commission shall be adhered to in the treatment and disposition of the remains.

MITIGATION MEASURE COMPLIANCE

Comply with the Mitigation Monitoring and Reporting Program (MMRP) for this project as follows:

1. **It shall be the responsibility of the project applicant to reimburse the County for all expenses incurred in the implementation of the Mitigation Monitoring and Reporting Program (MMRP), including any necessary enforcement actions. The applicant shall pay an initial deposit of $8,000.00, which includes administrative costs of $800.00. Over the course of the project, DERA will regularly conduct cost accountings and submit invoices to the applicant when the County monitoring costs exceed the initial deposit.**

   Until the MMRP has been recorded and the administrative portion of the MMRP fee has been paid, no final parcel map or final subdivision map for the subject property shall be approved. Until the balance of the MMRP fee has been paid, no encroachment, grading, building, sewer connection, water connection or occupancy permit from Sacramento County shall be approved.

8 FLORIN VINEYARDS

The effects of the proposed land use plans for the Florin-Vineyard Gap area are addressed in Volume 1 of this EIR. Impacts to environmental resources have been addressed therein for the overall plan area. This chapter discusses the site specific impacts of this particular project in the Florin-Vineyard Gap Community. Impacts, mitigation measures and conditions requested by Sacramento County's reviewing departments are provided within this chapter.

PROJECT INFORMATION

CONTROL NUMBER: 04-RZB-SDP-SPP-ABE-AHS-0207

NAME: FLORIN VINEYARDS REZONE, TENTATIVE SUBDIVISION MAP, SPECIAL DEVELOPMENT PERMIT**, ABANDONMENT,** AND AFFORDABLE HOUSING PLAN

LOCATION: The property is located at the northeast corner of Florin Road and Gardner Avenue, and also on both sides of South Watt Avenue, approximately 1,300 feet north of Florin Road, in the Vineyard community planning area (Plate FVN-1).

ASSESSOR'S PARCEL NUMBER: ~~064-0020-044~~; 064-0071-045; 064-0072-003, 009, 015, ~~024,~~ 026~~, 031, 032,~~ 034, ~~035~~; 064-0080-043~~, 45, 46~~.

.

DEVELOPER:

Village Capitol Group, LLC

OWNERS:

Village Capitol Group LLC
Stockton/65th LP
Vincent Lera
~~Ben Sakakihara Trust~~
~~Irene Georgia Sephos Living Trust~~
~~Park Place, Inc.~~
Shiloh Baptist Church
~~Lylia U Dange~~
~~Felisofia G. Natividad Trust~~
~~Mary Lou Rodger and John B.~~
~~Linda G. Vonbehren~~
~~Andrew S Sephos & Toni Marie Raymus & Co.~~
~~Rex G. & Jeannie A. Sparks~~
~~John I. & B. Jean Smith~~

Engineer:

MacKay & Somps

~~Manuel & Mary Jan Moitoso~~
~~Ruth~~ **Warren** Sargent
~~Robert Sellers~~

~~Plate FVN -1 Vicinity and Zoning Map~~

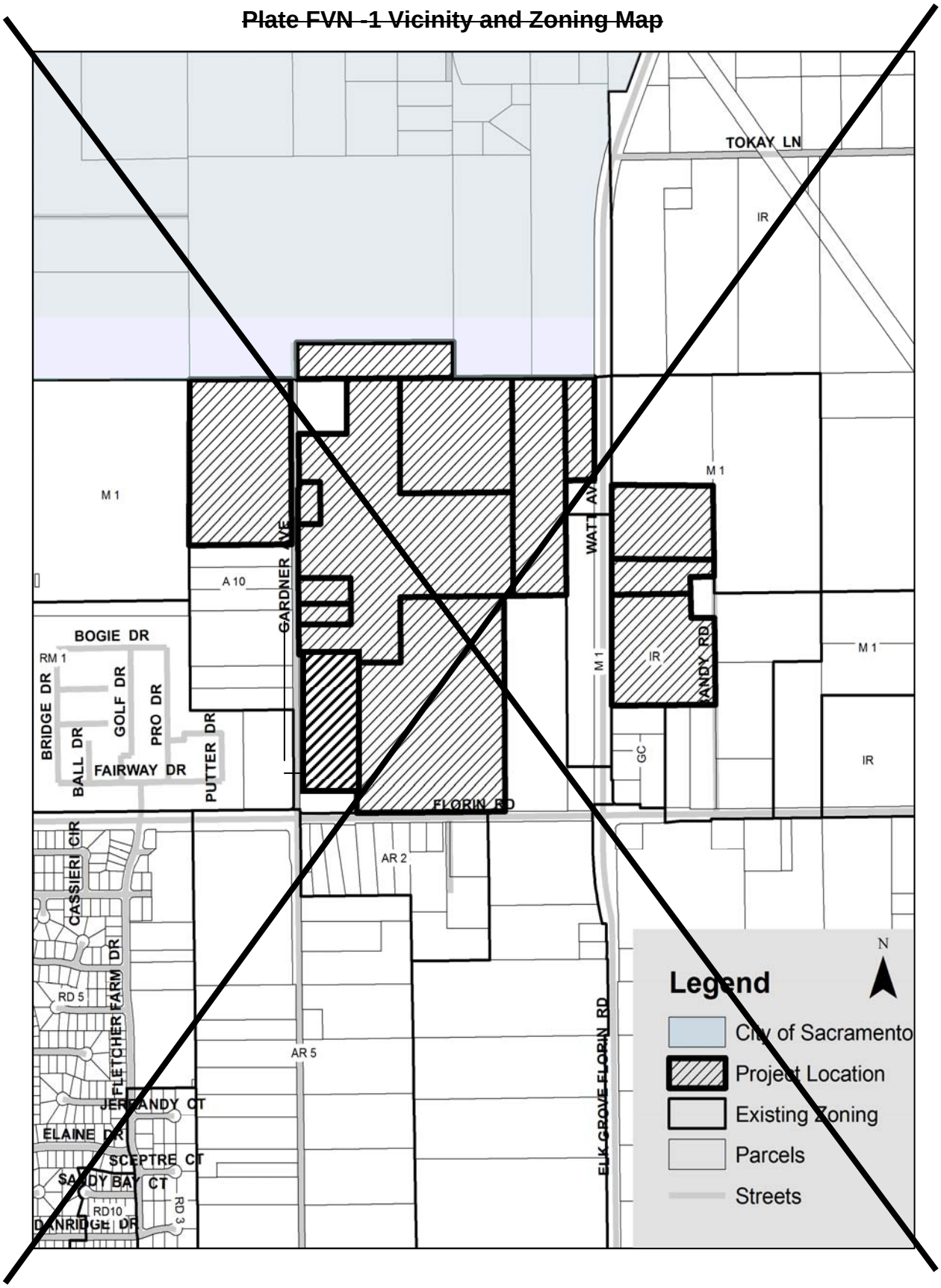
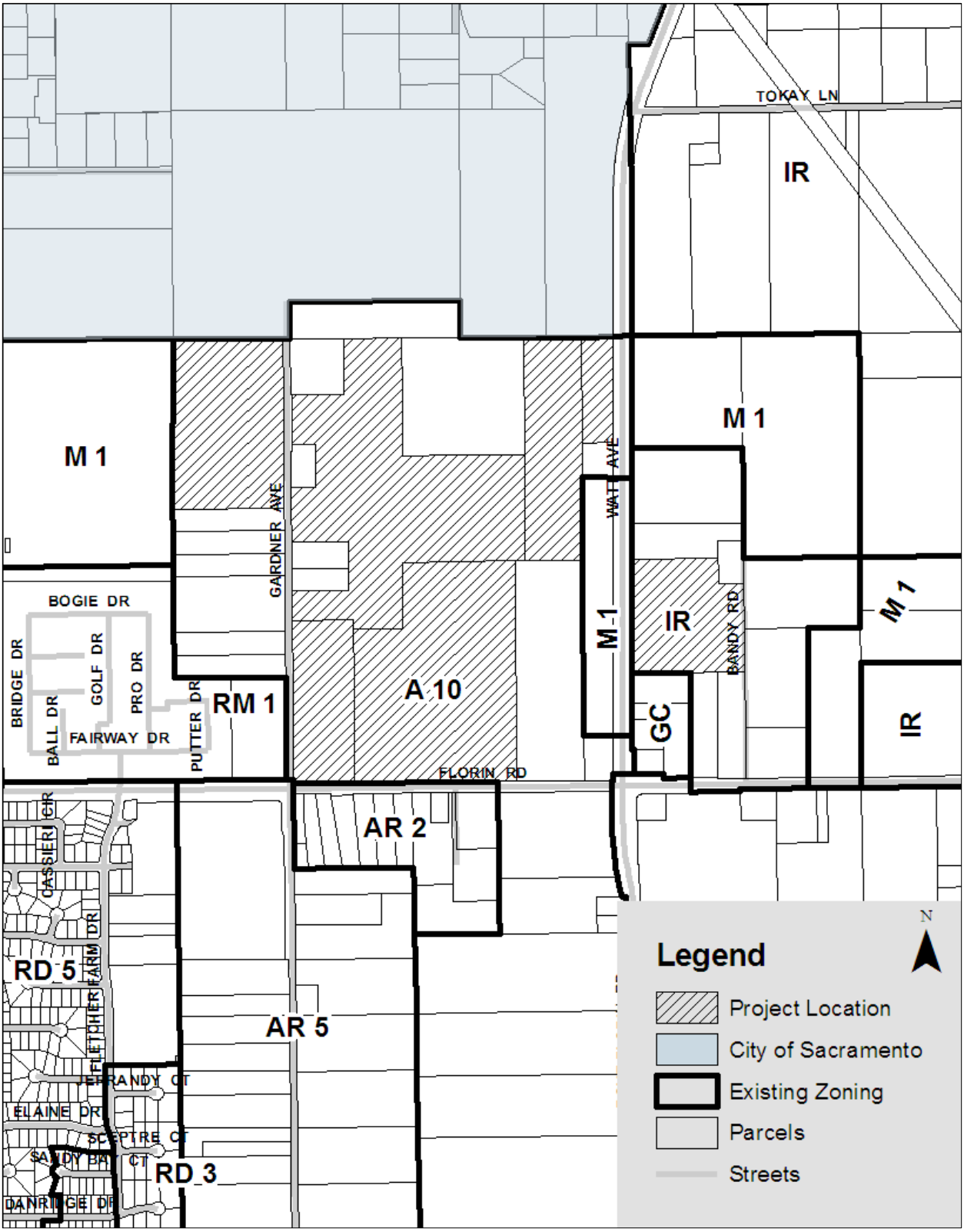


Plate FVN -1 Vicinity and Zoning Map



PROJECT DESCRIPTION

1. A **Rezone** of ~~130.9~~ **101.6**± gross acres from A-10 Interim Agricultural and IR Industrial Reserve to RD-2 residential (~~18.7~~ **26.7**± acres), RD-4 (~~15.0~~ **16.8**± acres), RD-5 (~~48.5~~ **28.2**±acres), RD-7 (~~34.6~~ **12.9**± acres), RD-20 (~~4.7~~ **9.5**± acres), and O (~~9.4~~ **7.5**± acres) park/recreation/open space (Plate FVN-2).

2. A **Tentative Subdivision Map** to subdivide ~~130.9~~ **101.6**± gross acres into ~~655~~ **372** single-family residential lots, one multiple-family affordable residential lot, one church site lot, ~~two~~ **one** park site lot~~s, four large lots~~, and ~~seven~~ **two** landscape corridor lots. **Included on the Map are requests for abandonment of easement(s).** (Plate FVN-3).

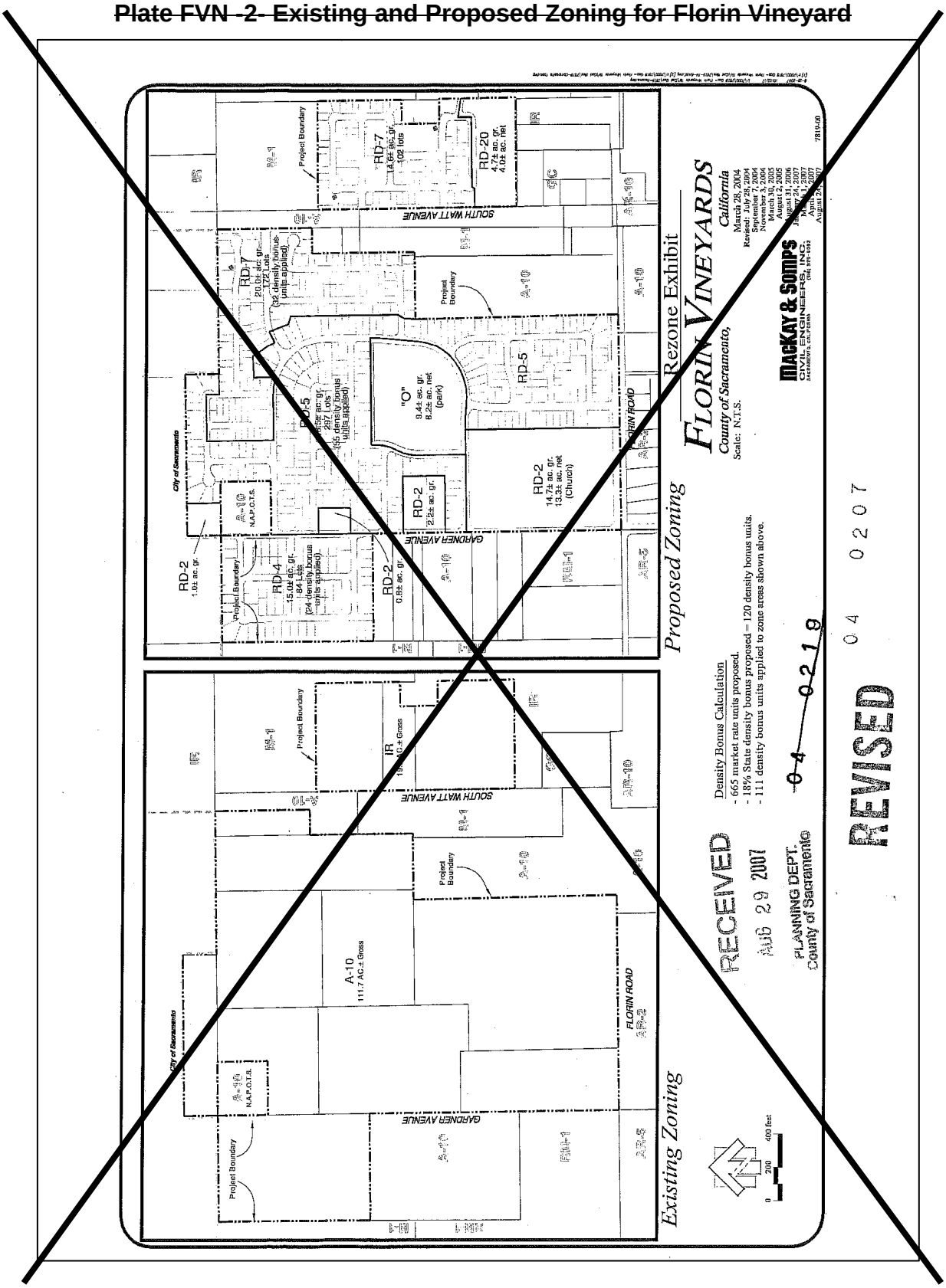
3. A **Special Development Permit** to allow deviations from the lot size and width standards applicable to lots created in RD-4, RD-5, and RD-7 zones.

4. A **Special Development Permit** to allow an affordable housing density bonus of 84 single family lots as permitted by the Affordable Housing Ordinance to off-set those units lost to affordable housing.

5. An **Exception** to Title 22 to allow lots less than 95 feet deep and to allow the depth of the lots to exceed three times its width.

6. An **Affordable Housing Plan** ~~consisting of the dedication of a 4.0 acre site (4.2 net acres with power lines) zoned RD-20 for affordable housing, and payment of affordability fees~~ **with options for construction of onsite rental multi-family units or land dedication**.

~~Plate FVN -2- Existing and Proposed Zoning for Florin Vineyard~~



~~Plate FVN -3- Tentative Parcel Map~~

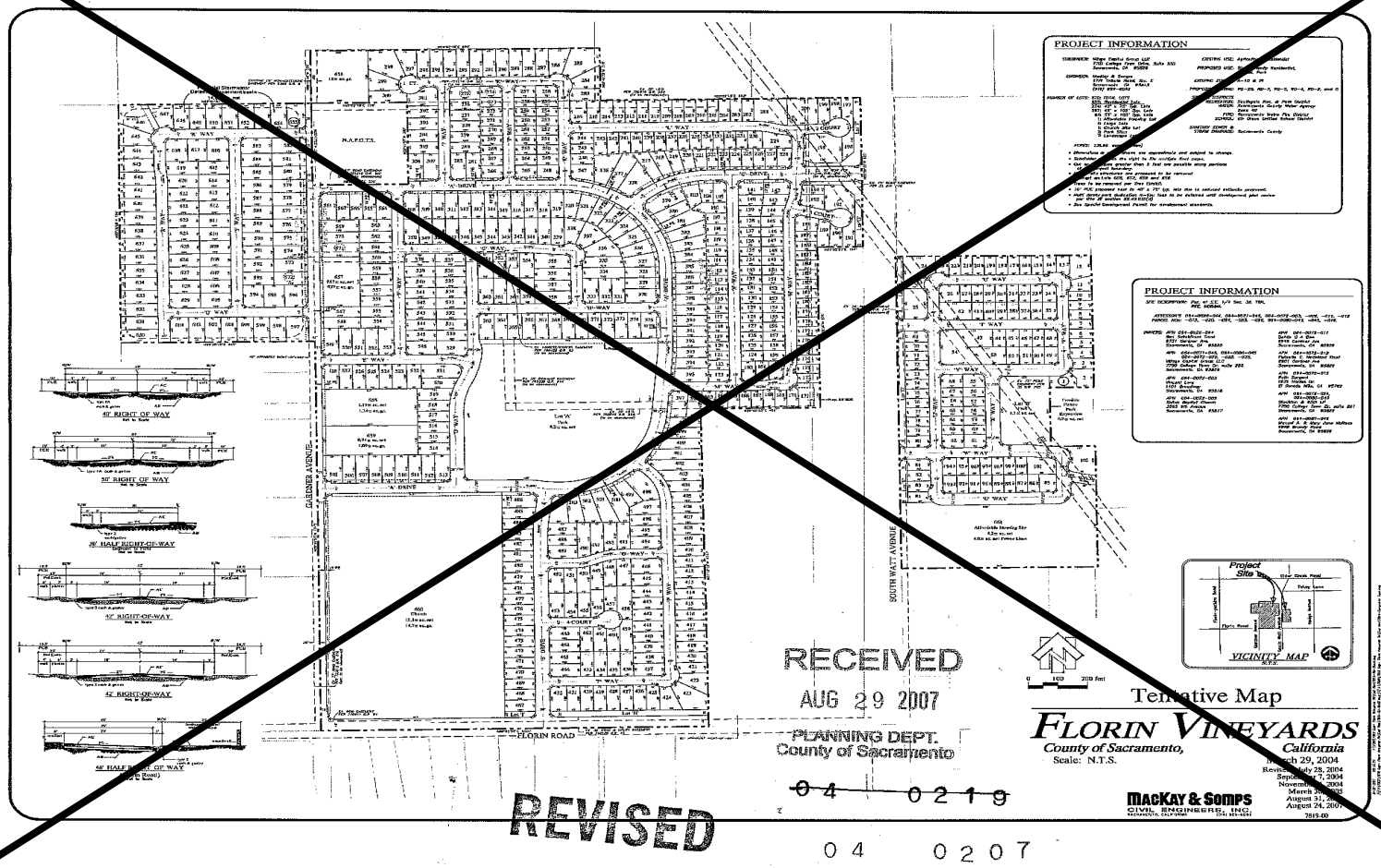


Plate FVN -2 Existing and Proposed Zoning for Florin Vineyards

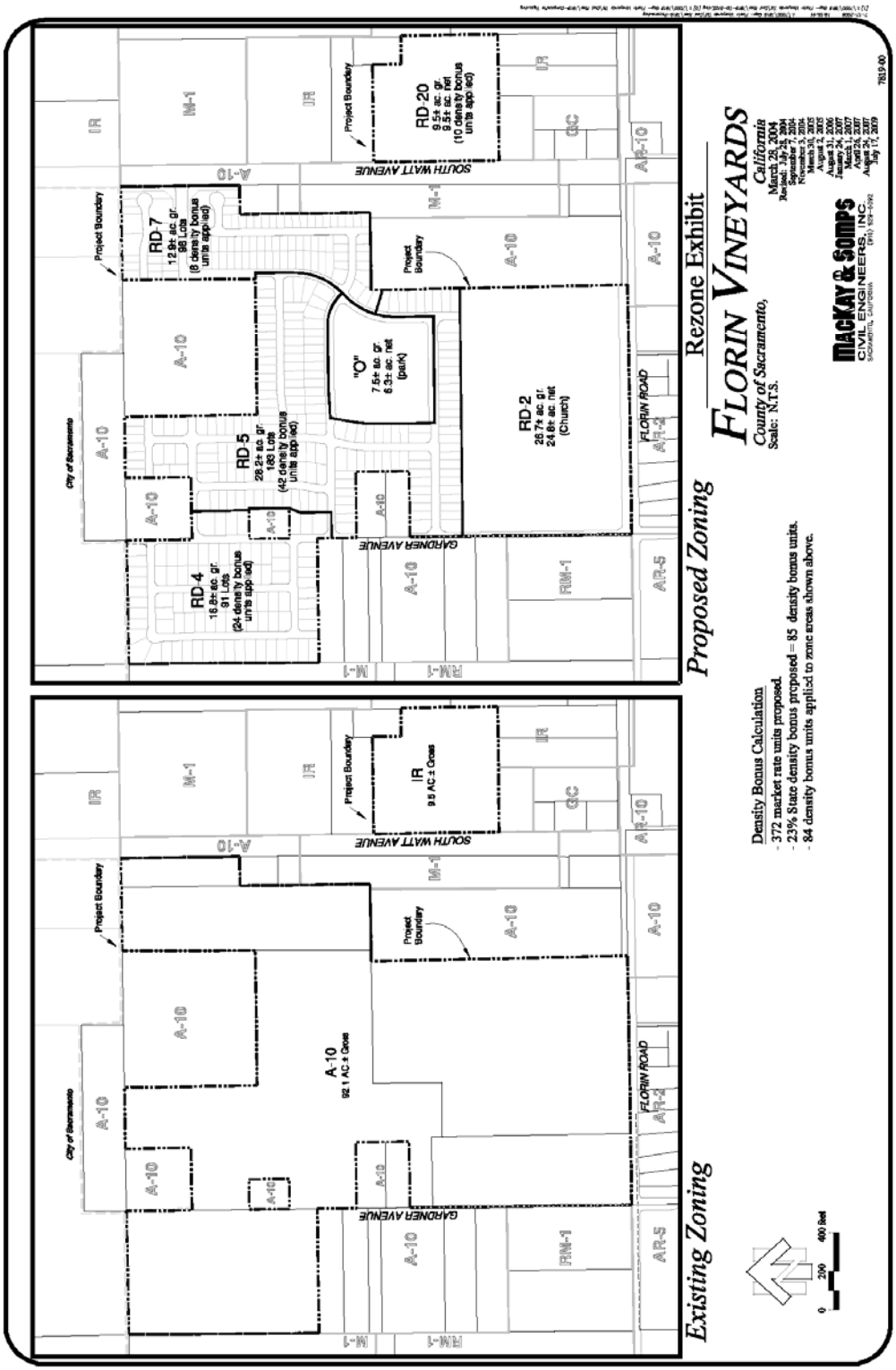
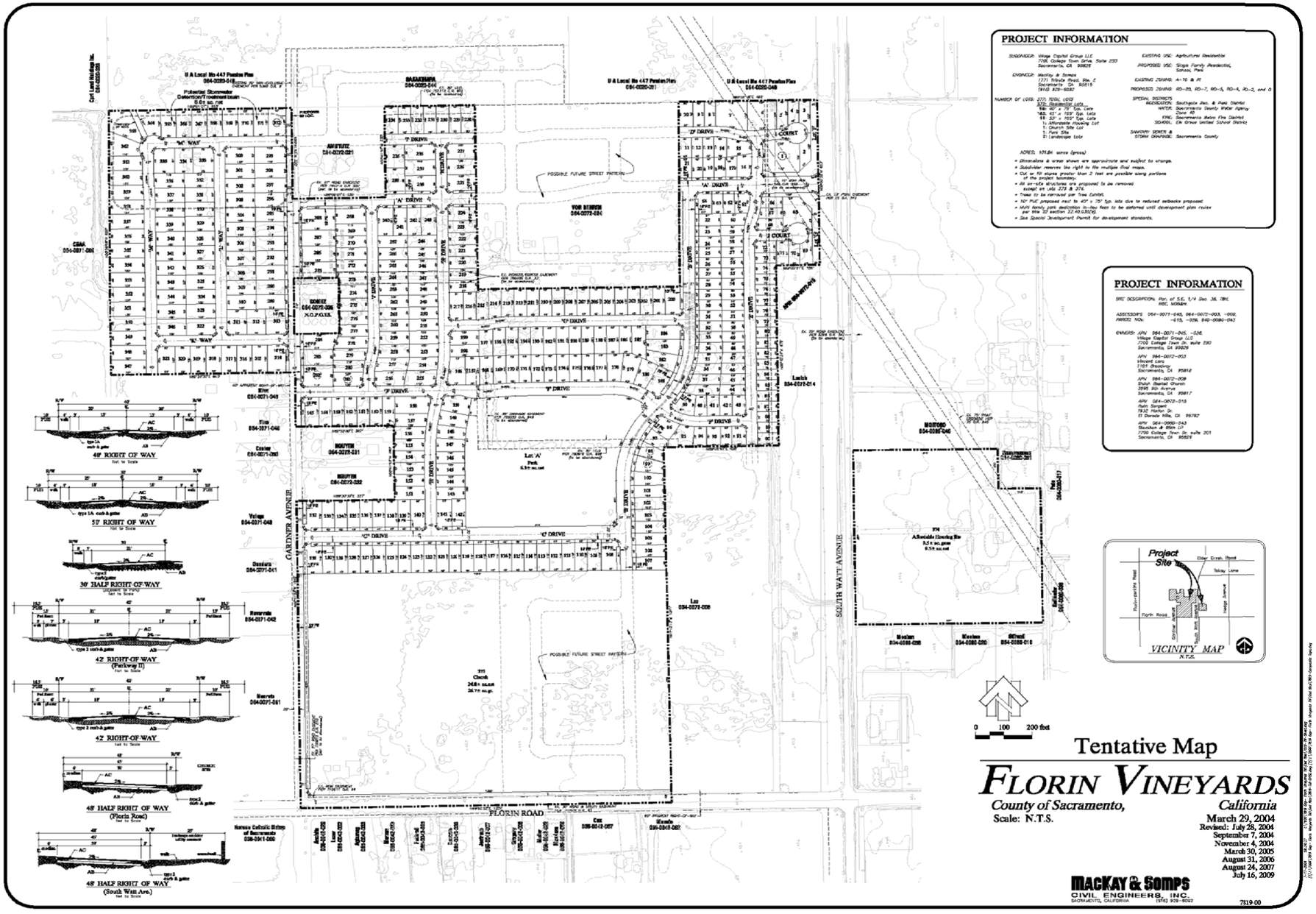


Plate FVN -3 Tentative Subdivision Map



ENVIRONMENTAL SETTING

The project is located in the central eastern portion of the County. The site has a number of trees, ~~but all are~~ **including both native and** non-native **specimens.** ~~and~~ None exhibit landmark status. There are approximately ~~seven~~ **six** residential structures on the project site and a number of out-buidings. The site consists of ~~fourteen~~ **seven** parcels on the western edge of the Florin-Vineyard Gap Community Plan area. The site is approximately ~~130~~ **101.5** acres. Approximately ~~110~~ **92** acres are located west of Watt Avenue and approximately ~~20~~ **9.5** acres are located east of Watt Avenue. The terrain is flat with elevation being approximately 45 feet. Surface water drains to the west through channelized ditches. These ditches are tributaries to Florin Creek which is a tributary of Morrison Creek. The land has been historically farmed but over half is now currently fallow. The remainder is used as row crops or is irrigated hay fields or pasture. (Plate FVN-4)

The project site is surrounded by residential or agricultural-residential uses on all sides except that industrial uses occur to the northwest, partially within the City of Sacramento. A recently expanded auto salvage and tow yard is located on this adjacent property.

~~Plate FVN -4 Aerial Photo~~

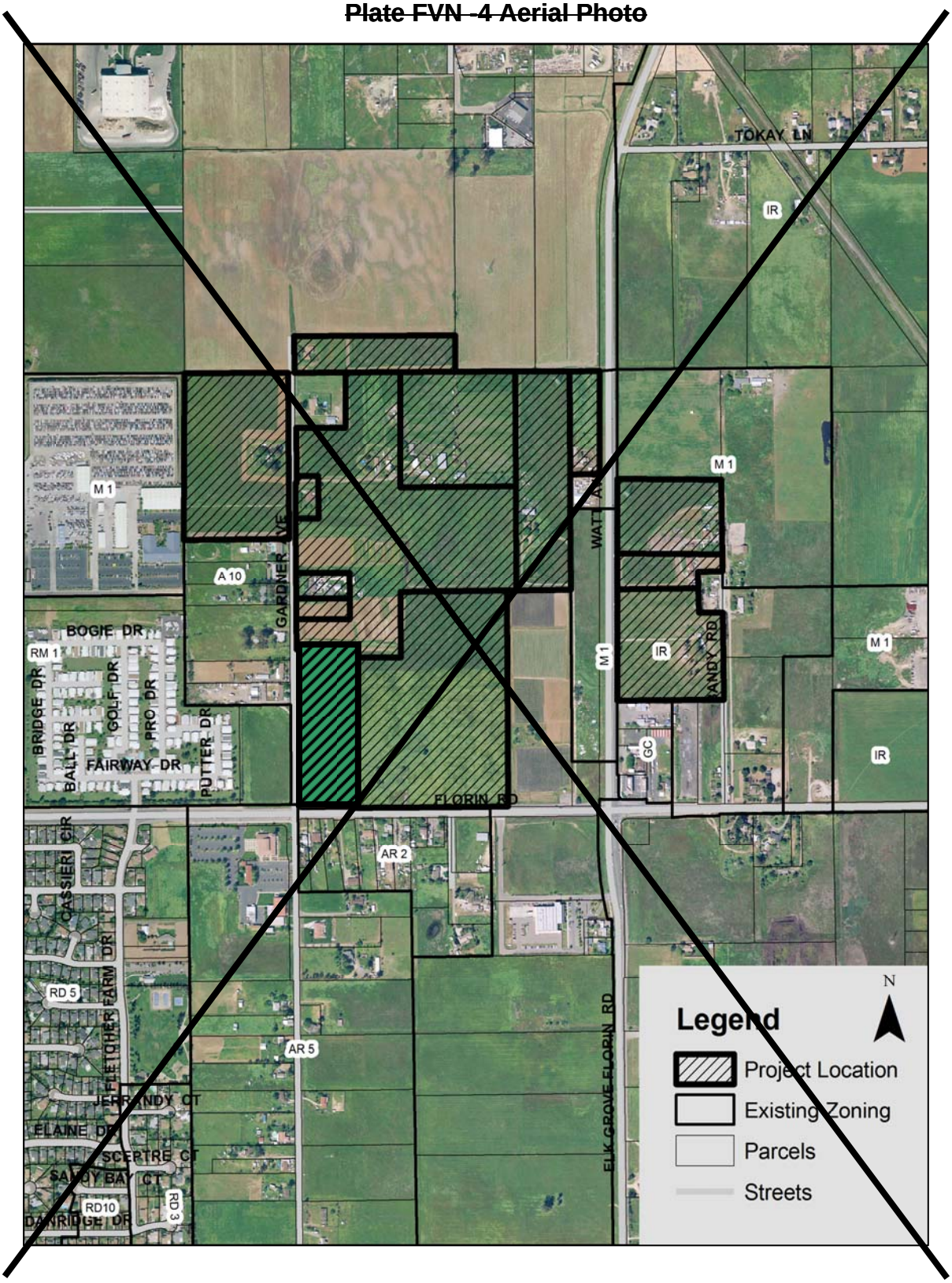
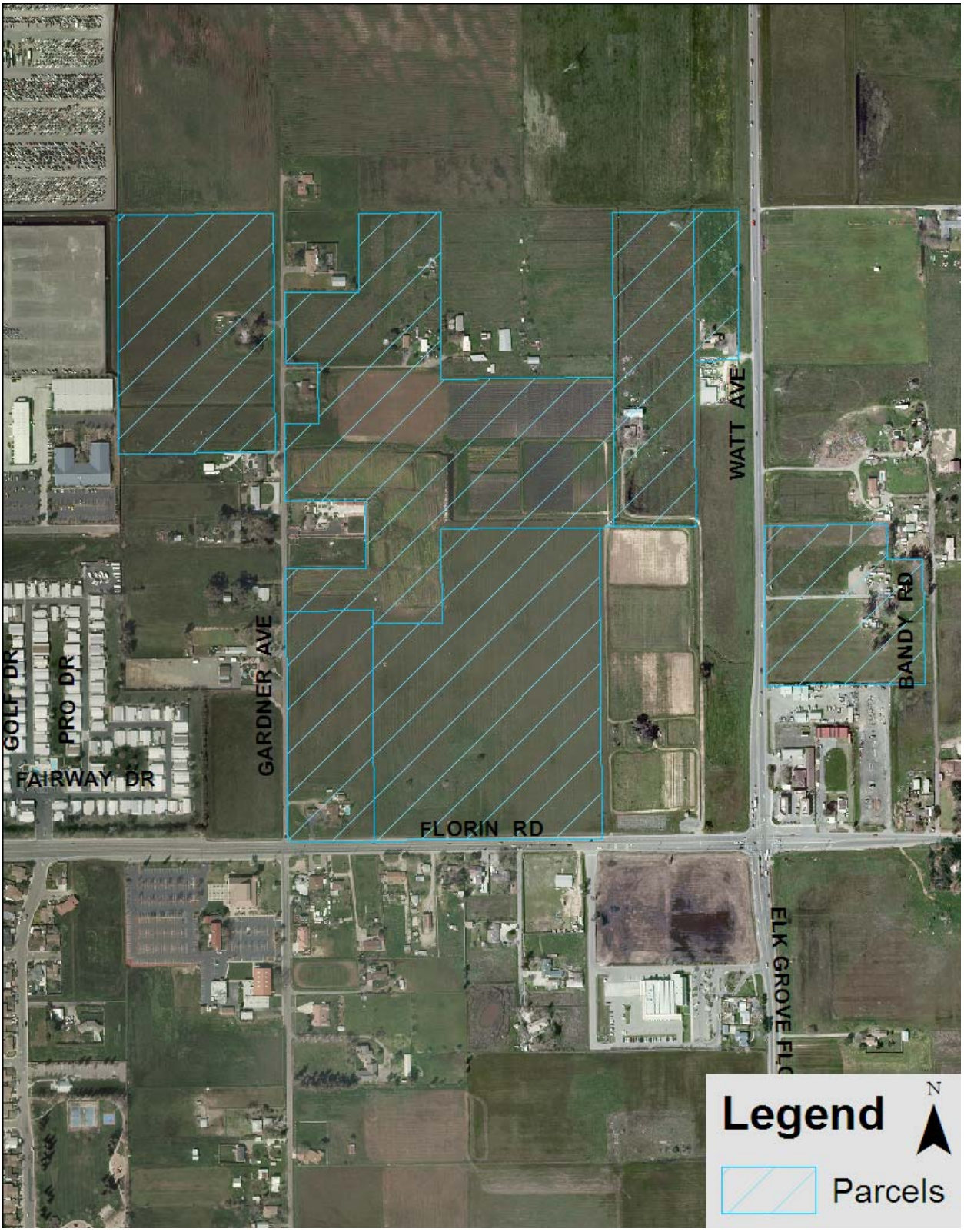


Plate FVN -4 Aerial Photo



ENVIRONMENTAL EFFECTS

LAND USE

The project site includes ~~14~~ **7** parcels for a total of approximately ~~130~~ **101.5** acres. ~~Eleven~~ **Six** of the parcels are zoned A-10 and ~~three are~~ **one is** zoned IR. As proposed, the Florin Vineyard project will rezone approximately ~~4.7~~ **9.5** acres to RD-20, ~~34.6~~ **12.9** acres to RD-7, ~~48.5~~ **28.2** acres to RD-5, ~~15~~ **16.8** acres to RD-4, ~~18.7~~ **26.7** acres to RD-2, and ~~9.4~~ **7.5** acres to O. The project site is within the Urban Services Boundary (USB) and the Urban Policy Area (UPA). The USB identifies the ultimate extent of urban service provisions, such as water and sewer. The UPA identifies non urban areas slated for urbanization in the near or mid-term.

Under the existing interim agricultural zoning, the portion of the site zoned A-10 would be limited to one home for every ten acres. A-10, similar to AR-10, provides limited opportunity for hobby farming, animal husbandry, and stock grazing. The IR, or Industrial Reserve zone, is considered a holding zone for agricultural land with near term potential for other urban land uses. The proposed RD-2, RD-4, RD-5, RD-7 and RD-20 zones would increase the allowable densities to 2, 4, 5, 7, and 20 homes per acres, respectively. The RD-20 zone, unlike the other proposed residential zones, is a multiple family zone which allows the construction of apartment or other similar uses. The project includes a Tentative Subdivision Map to divide the project site into ~~655~~ **372** single-family lots, with a portion of the site, ~~9.4~~ **7.5** acres, reserved for park use (the portion to be rezoned O).

The applicant has requested a Special Development Permit to allow deviations from lot size, width and public street frontage. In addition, the Land Development Ordinance of the Sacramento County Code requires lot depths of at least 95 feet; some of the lots do not meet this requirement. The applicant, therefore, has also requested an Exception to this portion of County Ordinance, know as Title 22. The purpose of this exception is to accommodate a density bonus of ~~111~~ **84** dwelling unites above what would be allowed by the proposed zoning; when a project includes an Affordable Housing Plan, density bonuses are permissible.

The existing General Plan designation of the site is Urban Development Area (UDA [Plate FVN-5]]). As part of the overall Florin-Vineyard Gap Community Plan project the General Plan designation of the site would be amended to Low Density Residential (Plate FVN-6), which allows for predominantly single family housing at densities of one to twelve units per acre.

As part of the overall Florin-Vineyard Gap Community Plan (FVGCP) project, the Community Plan designation for the **portion of the** site **west of Watt Avenue** would be identical under ~~both~~ the CAC, **CPAC Hybrid,** ~~and the~~ Planning Department**, Planning Department Hybrid and Planning Commission Recommended** Land Use Plans. As shown in Plate FVN-7, the proposed Community Plan designation and proposed Florin

Plate FVN -5- Florin Vineyards Existing General Plan Designation

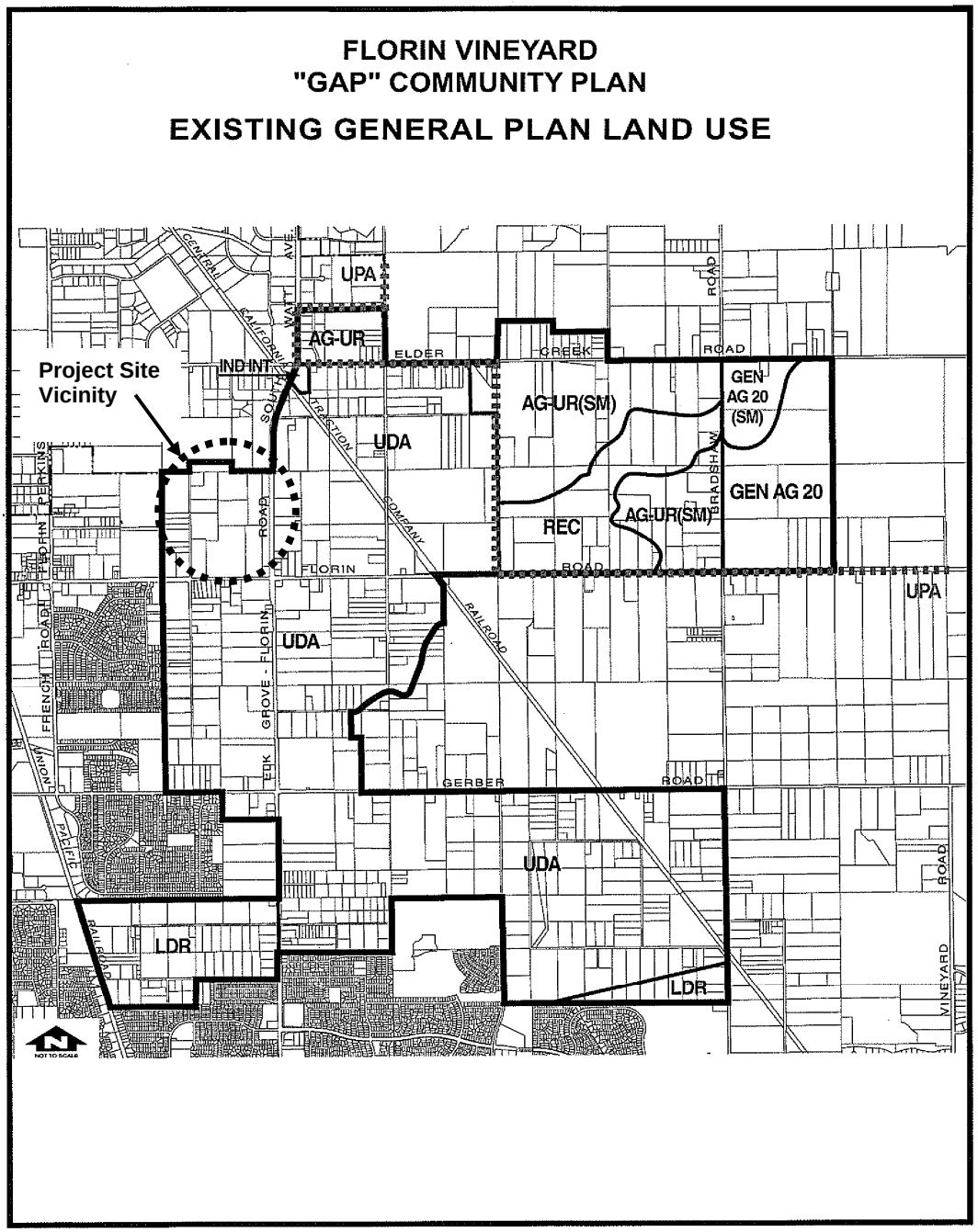


Plate FVN -6 Florin Vineyard Proposed General Plan Designation

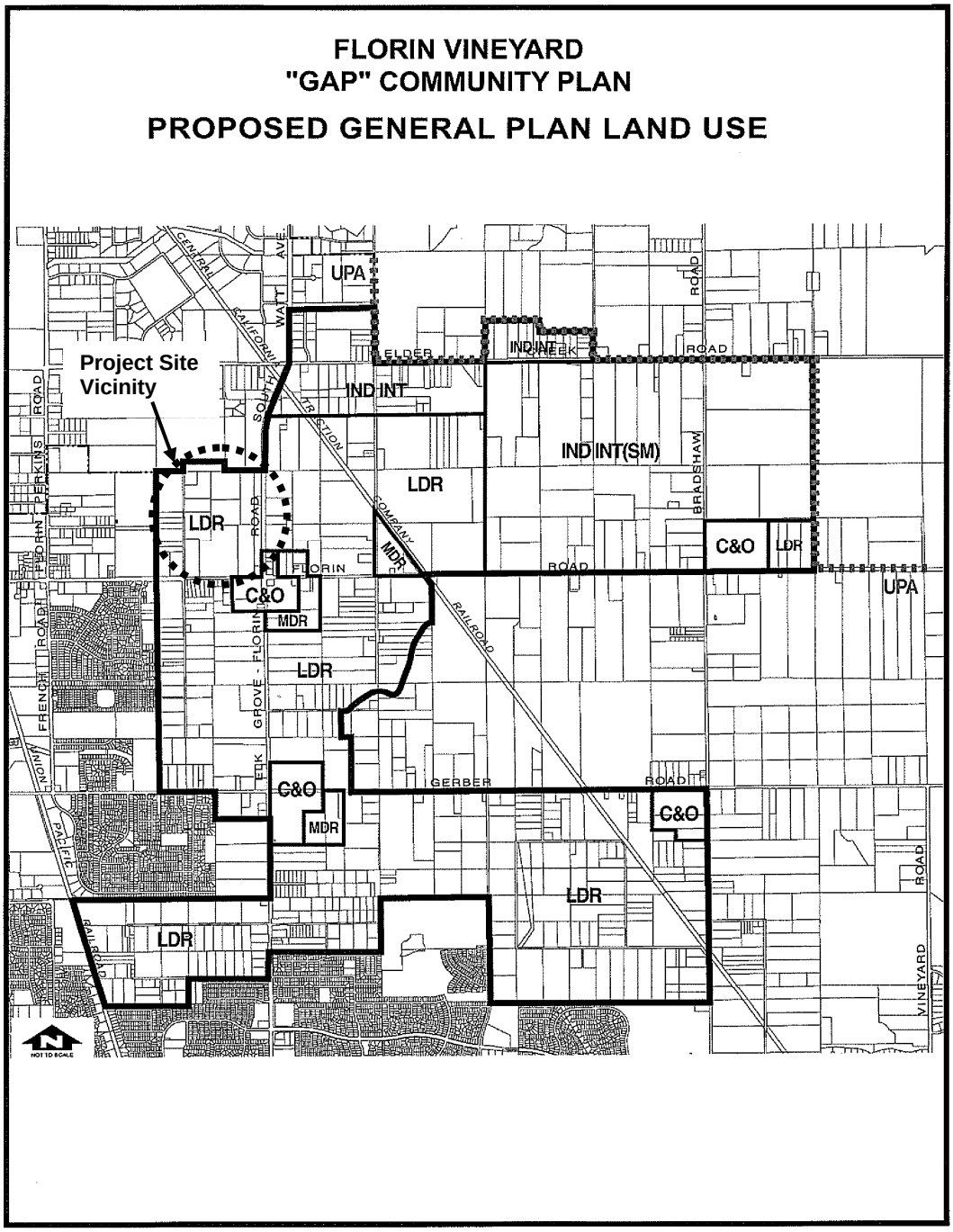
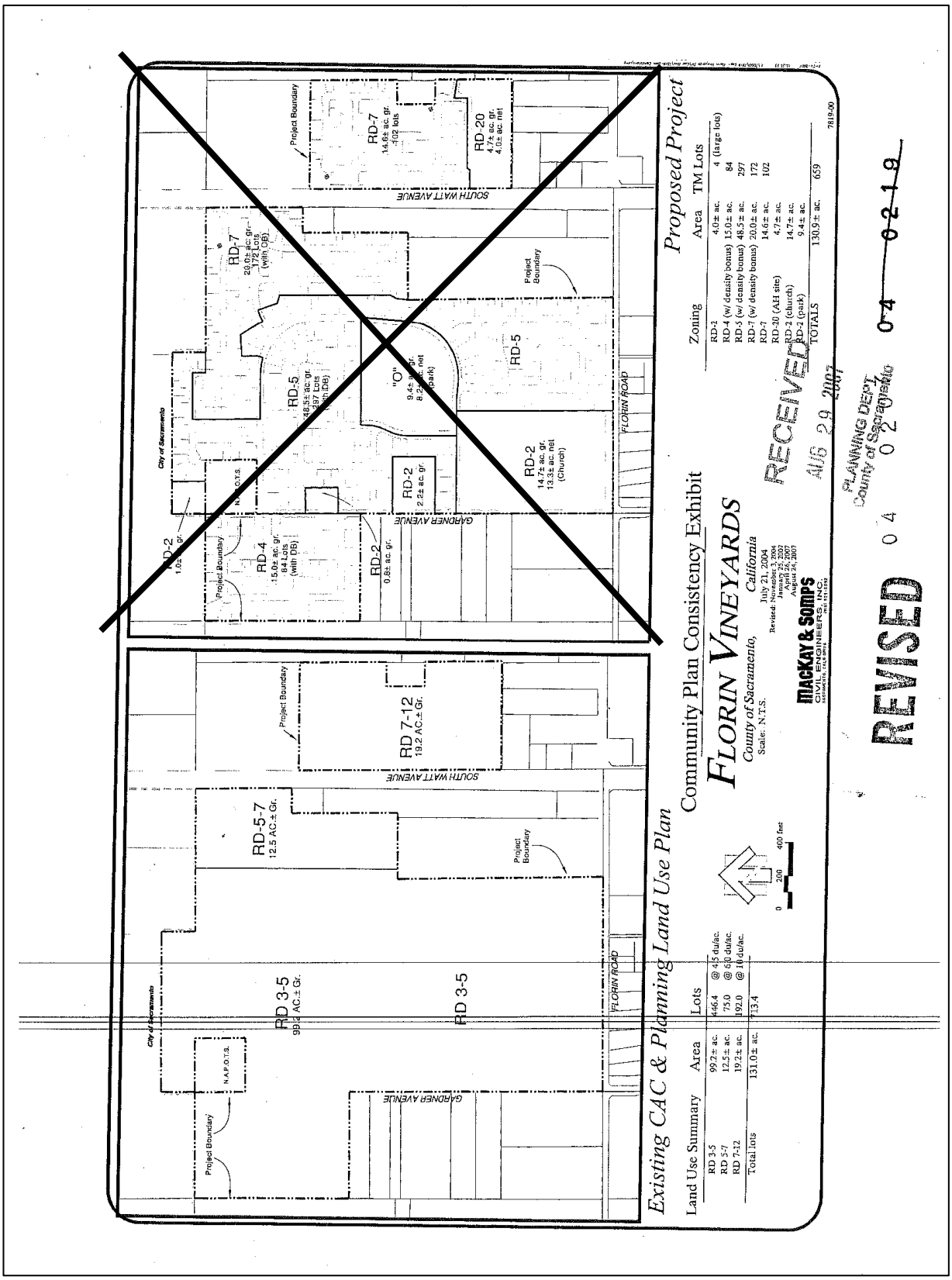


Plate FVN -7- Florin Vineyard Planning Land Use Plan Designation



Vineyards project are consistent, except for the RD-2 along the ~~east~~ **north** side of ~~Gardner Avenue~~ **Florin Road**.

The proposed project is also requesting RD-20 zoning to the east of Watt Avenue, in an area designated by the ~~overall FVGCP~~**Planning Department** Land Use Plan for Residential 7 – 12 uses, **by the CAC Land Use Plan for Residential 3-5 uses, and by both Hybrid Plans and the Planning Commission Recommended Plan for Residential 20 uses**. The applicant has requested this proposed ~~4.7~~ **10** acre parcel to accommodate multi-family housing as a component **(option)** of their Affordable Housing Plan. ~~In addition, the applicant plans to pay in-lieu fees to meet their affordable housing requirements.~~

The proposed residential uses are compatible with surrounding residential and agricultural-residential uses. However, there is a potential for minor conflicts with the adjacent industrial use to the northwest due to forklift noise and car/truck movement associated with the existing auto salvage and tow yard. Provision of an 8-foot high masonry wall along the industrial/residential interface would be expected to buffer the two uses and adequately reduce any nuisance noise impacts. The applicant has also agreed to provide increased setbacks for residences on abutting lots and to provide disclosure to future property owners; these additional measures would further serve to minimize the potential land use compatibility impact.

Impact: Land Use

The project is consistent with environmental policies of the Sacramento County General Plan, proposed Florin Vineyard Gap Community Plan, and Sacramento County Zoning Code. **However, there are potential land use conflicts between the proposed residential use and existing industrial uses to the northwest. With mitigation,** potential land use impacts due to the project are ***less-than-significant***.

Agricultural Resources

The project site is currently zoned A-10 and IR. The site has a number of private residences and out buildings throughout the project area, although not every parcel has a residential unit associated with it. The project site has limited agricultural production, though the majority of the area could be used for grazing purposes.

The Sacramento County General Plan protects Prime Farmland or Farmland of Statewide Importance, and the CEQA Guidelines protect Prime Farmland, Farmland of Statewide Importance, Farmland of Local Importance, and Unique Farmland. The California Department of Conservation map of Sacramento County Important Farmland 2006 (published July 2008) designates the project site as Farmland of Local Importance and Farmland of Statewide Importance. The former is not a protected farmland designation. The latter is a protected designation; however, the County General Plan considers the loss a significant impact only if the loss is 50 acres or more.

Impact: Agricultural Resources

The proposed project would not singularly result in the loss of Prime or Statewide in Importance farmland greater than 50 acres. Potential agricultural resources-related environmental impacts due to the Florin Vineyards project are ***less-than-significant***.

Public Services

The project site is within the USB and the service areas for various public utilities and service districts. The additional development of the site is expected to increase service demands, but not beyond current or planned service capacities under the proposed Florin Vineyard Gap Community Plan. Service providers were given the opportunity to review and comment on the proposed project. Conditions recommended by service providers are listed ~~at the end of this chapter under 'Agency Recommended Condition of Approvals'~~ **in the *Planning Staff Report***.

Sacramento County Sheriff's Department

The Sacramento County Sheriff provides law enforcement service to the project area. The Sheriff's Department reviewed the project and recommended conditions of approval. Staff of the Sheriff's Department (J. Rodrigues) explained the reasoning behind the submitted conditions. "Dogleg" courts create obstructed views down the street, which pose a problem for law enforcement if a tactical situation arises. Inadequate access along South Watt appears to be insufficient, which limits ready access for emergency response both into and out of the development. The multi-family component along the east side of South Watt Avenue can affect the levels and type of criminal or mischievous activity that occurs there. The comments also address security fencing and plantings that discourages inappropriate or criminal activities. Staff also submitted the following comments:

> Based on … residency estimates of 2.7 people per home, the Sheriff's Department will **require an additional 1.77 officers to maintain the 1 to 1000 officer/population staffing level** ~~be required to contribute fees to support police services, along with other public services~~.

Using the residency estimates noted above, the revised project would require 1.54 officers to maintain the 1 to 1000 officer/population staffing level.

Sacramento Metropolitan Fire District

The Sacramento Metropolitan Fire District provides emergency and fire protection service in the project area. Standard safety and fire comments were submitted by Fire District staff (M. Olcese) including the following comment:

> It is highly recommended that specific requirements for your project be obtained from the Fire District during the pre-construction planning stage. Specific requirements for bridges, fire hydrants, entry gates, and access

roadways must be clearly understood and complied with. It is advisable to schedule a design review conference with the Fire District to provide any necessary requirement clarification.

SCHOOLS

The project site is located in the Elk Grove Unified School District. ~~The School District did not provide comments on this project, but they have provided comments for other projects within the Community Plan area. Comments of concern typically address increased student populations with decreased in funding, leading to classroom overcrowding.~~ **The District submitted the following comments:**

> **"The District is currently impacted, overcrowded and experiencing a high rate of growth. This and other development projects will have a negative impact upon the District's existing school facilities. The District does not have the financial capability to purchase school sites nor construct and furnish needed school facilities with local funds alone. Developer fees and Mello-Roos taxes collected by the District are not sufficient or timely to satisfy the need. The District relies on statewide school bonds to provide funding necessary to construct new school facilities.**
>
> **Without continued state funding, the District is in a school housing crisis. The District will continue to seek additional state funds to construct needed school facilities. Until such time as adequate facilities are available for current and projected students, students may be housed on campuses that have exceeded their intended capacity."**

The letter also notes that the current residential development fee for education is $5.22 per square foot (the fee is subject to change annually). As comments on the Draft EIR, the School District has also commented that the guiding principles for elementary school siting developed collaboratively with Southgate Recreation and Park District and the Sacramento County Planning and Community Development Department propose that a school be located in the proposed Florin Vineyards project (ideally in conjunction with a proposed park site). According to an attachment provided with this comment, a school site on the project would encumber the area adjacent to the north of the proposed park site on the project. However, the project does not include a school site.

Subsequent to the EGUSD's comment, the Sacramento County Planning and Community Development Department released the *Florin-Vineyard Community Plan* text document (Revised Public Review Draft, March 20, 2010, modified by the Sacramento County Planning Commission at the request of the EGUSD on August 23, 2010), which identifies four 'quadrant' areas for logical elementary school sites, defined as:

- **Quadrant 1 – West of Elk Grove-Florin Road/South Watt Avenue**
- **Quadrant 2 – South of Gerber Road and east of Elk Grove-Florin Road**
- **Quadrant 3 – East of Elk Grove-Florin Road, north of Gerber Road, and south of Florin Road**
- **Quadrant 4 – North of Florin Road and east of South Watt Avenue**

The four quadrants are shown on Plate PS-2a in the Public Services chapter of this Final EIR. The Florin Vineyards project is located primarily within Quadrant 1, with the multi-family site located within Quadrant 4. Although none of the current project applications within either the Quadrant 1 or Quadrant 4 areas currently include a school site, the applicants have agreed to a condition of approval that would require school sites to be established to the satisfaction of EGUSD prior to recordation of final subdivision maps.

~~However,~~ **E**stablished case law, Goleta Union School District vs. The Regents of the University of California (36 Cal-App. 4th 1121, 1995), indicates that school overcrowding, standing alone, is not a change in the physical conditions, and cannot be treated as an impact on the environment.

PARKS

The project site is within the Southgate Recreation and Park District. The park district submitted comments and a list of recommendations. Many of the recommendations are standard, such as maintenance and design of landscape corridors and park site infrastructure. Under state law the developer is required to commit either park space and/or in lieu fees for establishing park sites. The **original** project proposed park land on both sides of South Watt Avenue. However, the District is not willing to accept the park site under the high tension wires on east side of Watt Avenue as a means for meeting the applicant's state park space (Quimby) standards. Their comment follows:

> The District does not give Quimby credit fro property encumbered or otherwise with restrictions. Because Lot B is encumbered by a powerline corridor, the District will not accept the 1.1 acre park site as parkland dedication. However, the District is willing to discuss with the Developer the possibility of accepting Lot B as open space.

In addition, the Park District ~~has~~ **had** comments **on the original proposal** that ~~are~~ **were** specific to this proposal that increase park space, provide greater recreational connectivity, and encourage neighborhood walkability.

~~The Tentative Map shows a row of lots on the north side (lots 363-375) of the 9.4 **8.3** acre park. The District requests these lots be removed to provide street frontage on all four sides of the park site. The District identifies Gardner Ave, which runs north-south on the west side of the project, as a parkway street with a 35-foot wide corridor on the~~

~~west side that will accommodate a wide area with large trees, a ten foot wide sidewalk, a jogging path, and a class II bike lane (Plate FVN-8). The proposed project side of the street is intended to have houses that front onto the street. This feature is a component of the District's parkway concept to develop linear parks that link neighborhoods with parks, open space, and schools. Their comment follows:~~

> ~~Gardner Avenue Parkway. The subdivision map shows 10-13 foot wide pedestrian easements along the east and west sides of Garner Avenue. However, the District has identified Gardner Avenue as a designated parkway street which will include a 35 foot wide parkway corridor along the west side of the street. This parkway corridors, or linear parks will provide a pedestrian oriented street use for enhance comfort and safety for motorists, pedestrians and bicyclist linking neighborhoods with community parks, open space trails, and schools. Proposed parkway corridor improvements will include a generous tree lined planted corridor with a 6 foot high mason wall, 10 foot wide concrete sidewalk a with an attached 2 foot wide decomposed granite jogging path, ample lighting, benches and distinctive crosswalks and Class II bike lanes. This subdivisions map shows lots 572-582 facing on to Garner Avenue, these lots will need to be reconfigured, in order to accommodate the 35 wide parkway corridor improvements.~~
>
> ~~The other side of the Parkway street, the east side of Gardner Avenue opposite the 35 wide parkway corridor, will have houses facing the street with a tree lined boulevard and separated sidewalk. The lots side-on to Gardner Avenue, identified as Lots 505, 528-, 549, and 568 will need to be reoriented to face the street. The District will not accept maintenance of these landscaped pedestrian easements on the east side of Gardner Avenue, they will be the responsibility of the property owner or Developer.~~

~~The District also requests the removal of two lots to allow street access from Watt Avenue to the interior park site (lots 171 and 172), and the removal of another two lots (2 and 3) on the eastern side of the project to allow connectivity to the proposed development east (Stonehedge) of the project site. Their comment follows:~~

> ~~The District request that V Way extend to the eastern boundary of the subdivision (through lots 2 and 3) for future connection to Street C. of the Stonehedge subdivision (map dated July 31, 207). This connection will provide easier access for residents to the park site east of this subdivision and will serve to link the neighborhoods between South Watt Avenue and Hedge Road, creating better connectivity.~~
>
> ~~The District also requests that M Way extend to the eastern boundary of the subdivisions (through lots 171 and 172) for future connection to South Watt Avenue. This connection would provide easier access to the park site identified as Lot A for the residents to the single family lots (Lots 1-102) and the affordable housing site (Lot 661) on the east side of South Watt Avenue.~~

The project has been subsequently revised. The current proposal includes a centrally located 6.3-acre park site, with street frontage along 3 sides of the park. Additionally, Gardner Avenue has been designated as a Parkway II roadway (see Plate FVN-8**). Updated comments and recommended conditions of approval from Southgate Park and Recreation District are included in the *Planning Staff Report*.**

IMPACT: PUBLIC SERVICES

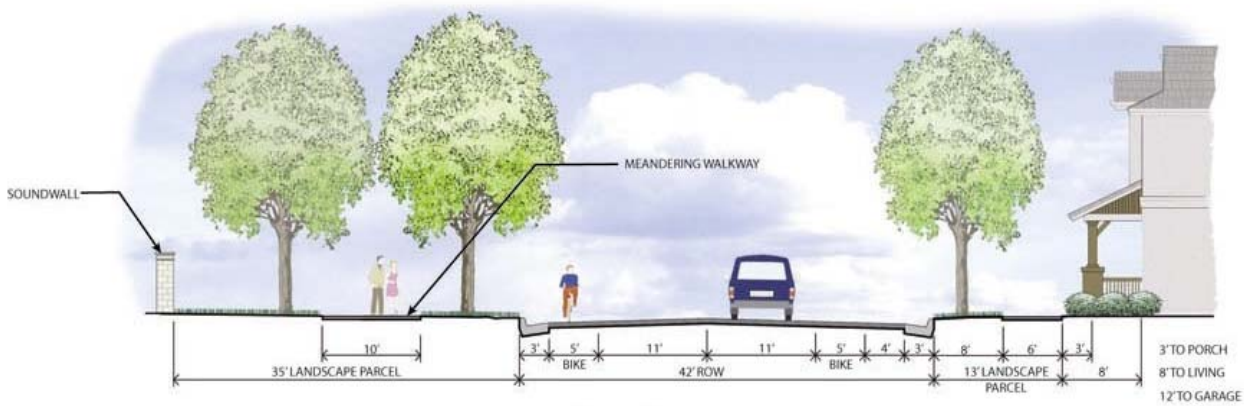
Various public service entities recommended Conditions of Approval for the project. While some of these comments may require project revisions, compliance will not result in additional environmental impacts. Singular Florin Vineyards project impacts related to public services are ***less-than-significant***.

SEWER SERVICE

Both the Sacramento Area Sewer District (SASD [formerly CSD-1]) and the Sacramento Regional Sanitation District (SRCSD) submitted comments on the project. The two districts offered the following advisories.

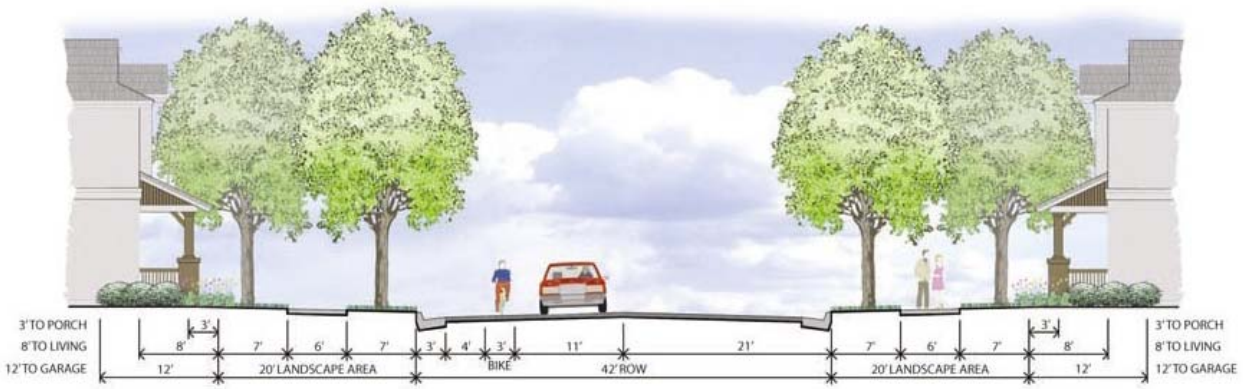
> SASD Advisory. Trunk sewer design and construction may be reimbursed by SASD under the terms of a Reimbursement Agreement. Collector sewer design and construction may qualify for reimbursement under the terms of a Participation Agreement. Prior to initiating design of any sewer facility, contact SASD for details. It will be necessary to schedule a meeting to discuss reimbursement requirements with appropriate SASD staff prior to any design. Failure to strictly comply with the provisions of the SASD ordinances may jeopardize all sewer reimbursements.
>
> Developing this property may require the payment of sewer impact fees. Impactfees for SASD shall be paid prior to filing and recording the Final Map or issuance of Building Permits, whichever is first. Applicant should contact the Fee Quote Desk at 916-876-6100.
>
> SRCSD Advisory. Developing this property will require the payment of sewer fees. SRCSD impact fees shall be paid prior to the issuance of building permits. The applicant shall contact the Fee Quote Desk at 916-876-6100 for sewer impact fee information.
>
> SRCSD will issue a sewer permit to connect to the system if it is determined that capacity is available and the subject property has meet all other requirements for service and approval. SRCSD does not guarantee capacity; the process to connect to the SRCSD system is on a "first come, first serve" basis. Once connected, the property has the entitlement to use the system. However, its entitlement is limited to the capacity accounted for by the payment of appropriate fees.

Plate FVN-8 Parkway Cross Sections



Section
Scale: 1/8" = 1'-0"

Parkway I
with Class II Bike Lane



Section
Scale: 1/8" = 1'-0"

Parkway II
with Class II Bike Lane

The overall sewer capacity and infrastructure issues of the FVGCP are addressed in Volume 1, Chapter 6. This project contributes cumulatively to the need for the area-wide improvements, and thus will need to contribute fair-share fees toward the construction of those facilities. A sewer study for this individual project is necessary to determine the specific infrastructure improvements that are necessary to service this level of development.

IMPACT: SEWER SERVICE

The project site does not currently have sewer service. Sewer infrastructure improvements are needed to build-out the Florin Vineyard Gap Community Plan area. Construction will likely be completed before or will coincide with project development. For this specific project, any additional sewer infrastructure improvements will take place in either existing roadways or other developed right-of-ways or planned roadways and right-of-ways proposed as part of this project. The project will be required to pay fair-share fees through the Public Facilities Financing Plan for the plan area. Therefore, no additional environmental impacts will result from sewer improvements. Singular project impacts related to sewer service for this project are ***less-than-significant***.

WATER SUPPLY

The water purveyor for the project area is the Sacramento County Water Agency, which prepared the Master Water Study for the Florin-Vineyard Community Plan. The analysis covered the Florin-Vineyard Gap Community Plan, including the Florin Vineyards project site. The report identifies planned facilities in the vicinity of this project, including a new pipeline along Florin Road. The analysis of water supply provided for the overall Florin-Vineyard Community Plan (see Volume 1, Chapter 7) area adequately addresses the needs of this project. The project contributes cumulatively to the need for the area-wide improvements, and thus will be required to contribute fair-share fees through the Public Facilities Financing Plan towards the construction of those improvements.

IMPACT: WATER SUPPLY.

Water supply infrastructure improvements are needed for the build out of the Florin Vineyard Gap Community Plan area. Any additional water supply infrastructure improvements specific to this project will take place in either existing roadways or planned roadways proposed as part of this project. Therefore, no additional environmental impacts will result from water supply improvements. The project will be required to pay fair-share fees through the Public Facilities Financing Plan for the Plan area. Project specific impacts related to water supply service for Florin Vineyards are ***less-than-significant***.

DRAINAGE AND HYDROLOGY

The project site is generally within the Florin Creek Watershed and is comprised of many smaller watersheds, as mapped in the Florin Vineyard Gap Community Plan

Drainage Master Plan. This Master Plan was reviewed and approved by the County Department of Water Resources. According to the Master Plan the project site is partially within an isolated floodplain that is truncated downstream near Florin-Perkins Road and upstream east of Hedge Avenue (Plate FVN-9).

Drainage infrastructure improvements are needed for the build-out of the Florin Vineyard Gap Community Plan area. The project will need to incorporate on- and off-site drainage improvements and contribute to fair-share fees toward the construction of the area-wide improvements, as identified in the Public Infrastructure Financing Plan. The Drainage Master Plan exhibit for this project is shown on Plate FVN-10. As shown, two new storm drain trunk lines flowing east to west across the project site are proposed. The northern of the two will drain properties further east while the south one will provide internal drainage.

County DWR examined the proposed project to provide comments and to determine consistency with the Drainage Master Plan. DWR submitted **updated recommendations that are contained in the *Planning Staff Report.*** ~~the following comment:~~

> ~~Acquire land and construct basins SWATTD and DETF4C. This site is in the FEMA floodplain and the project will require a letter of map revision from FEMA. Install about 4,700 feet of trunk storm drain pipe.~~

The Drainage Master Plan identifies 3 detention basins in the project vicinity. The proposed SWATTD basin is located off-site on the east side of South Watt approximately a half mile north of Florin Road. This 6.4 acre detention basin will serve to detain drainage to the east while limiting outflow to the west. The proposed 10.9 DETF4C basin is in the northwest corner of the project site and will serve to provide detention storage for both on-site and off-site flows. The project, as proposed, is potentially inconsistent with the identified drainage improvements; the construction of the DETF4C basin, as required by the drainage master plan, conflicts with approximately 60 proposed buildable lots. However, **the revised subdivision map** (**Plate FVN -3) now identifies 5 acres of the site at this location (encumbering 30 proposed residential lots) for "potential stormwater detention/treatment basin". Additionally,** the drainage master plan does propose an off-site alternative location for DETF4C just to the north of the on-site location. This alternative site is just within the Sacramento city limits. Both the proposed basin and alternative basin would hold similar volumes and drain westerly into the channelized stream bed of Florin Creek.

The detention basin capacity would adequately detain drainage flows to ensure down stream, off-site drainage would not increase as a result of project development. If the on-site DETF4C basin is selected, environmental impacts to biological resources would likely be similar to project development. Biological impacts are unknown if the off-site DETF4C alternative basin were selected, although, a review of aerial imagery shows landforms typical of degraded vernal pool habitat.

Plate FVN -9 Floodplain

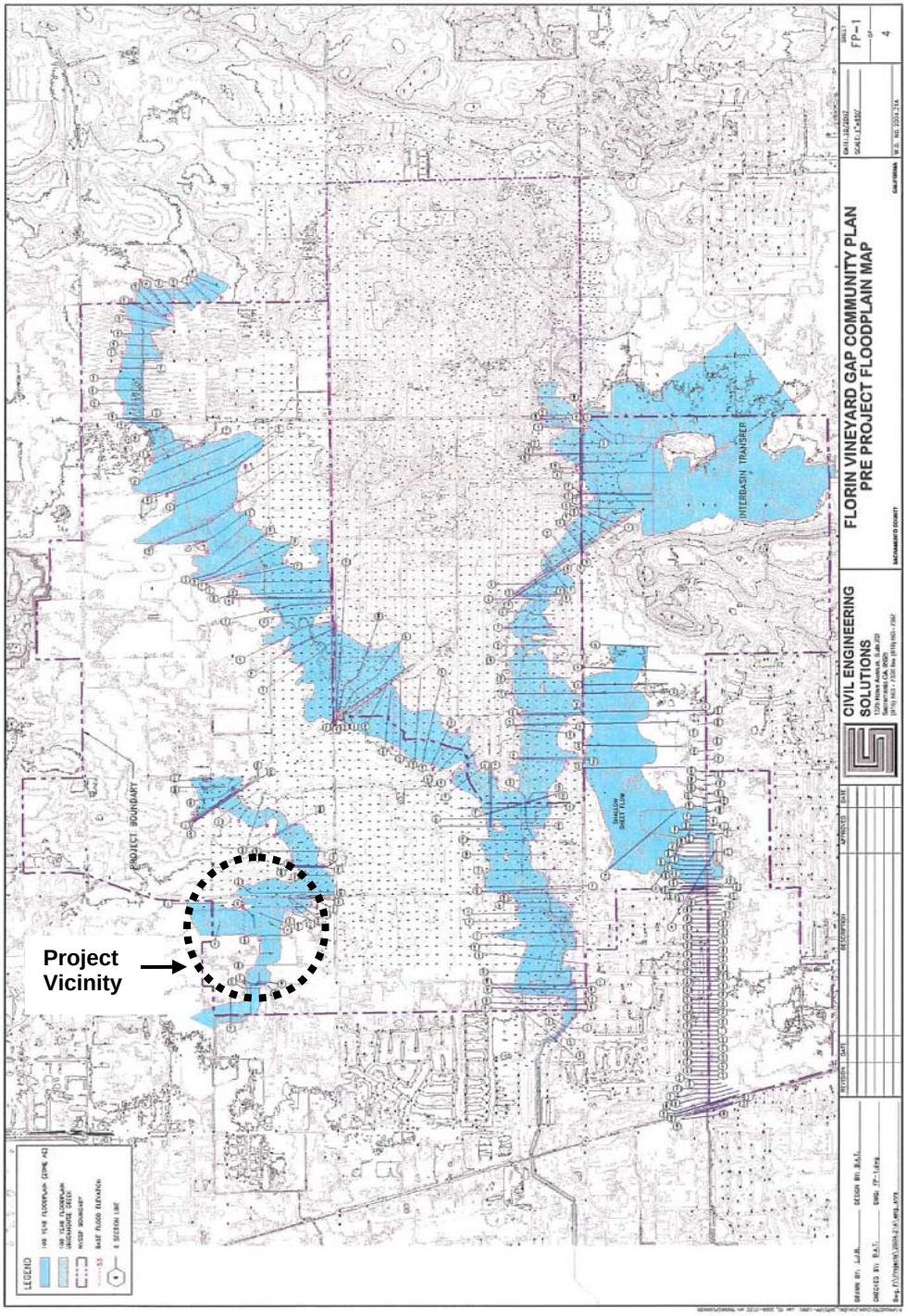
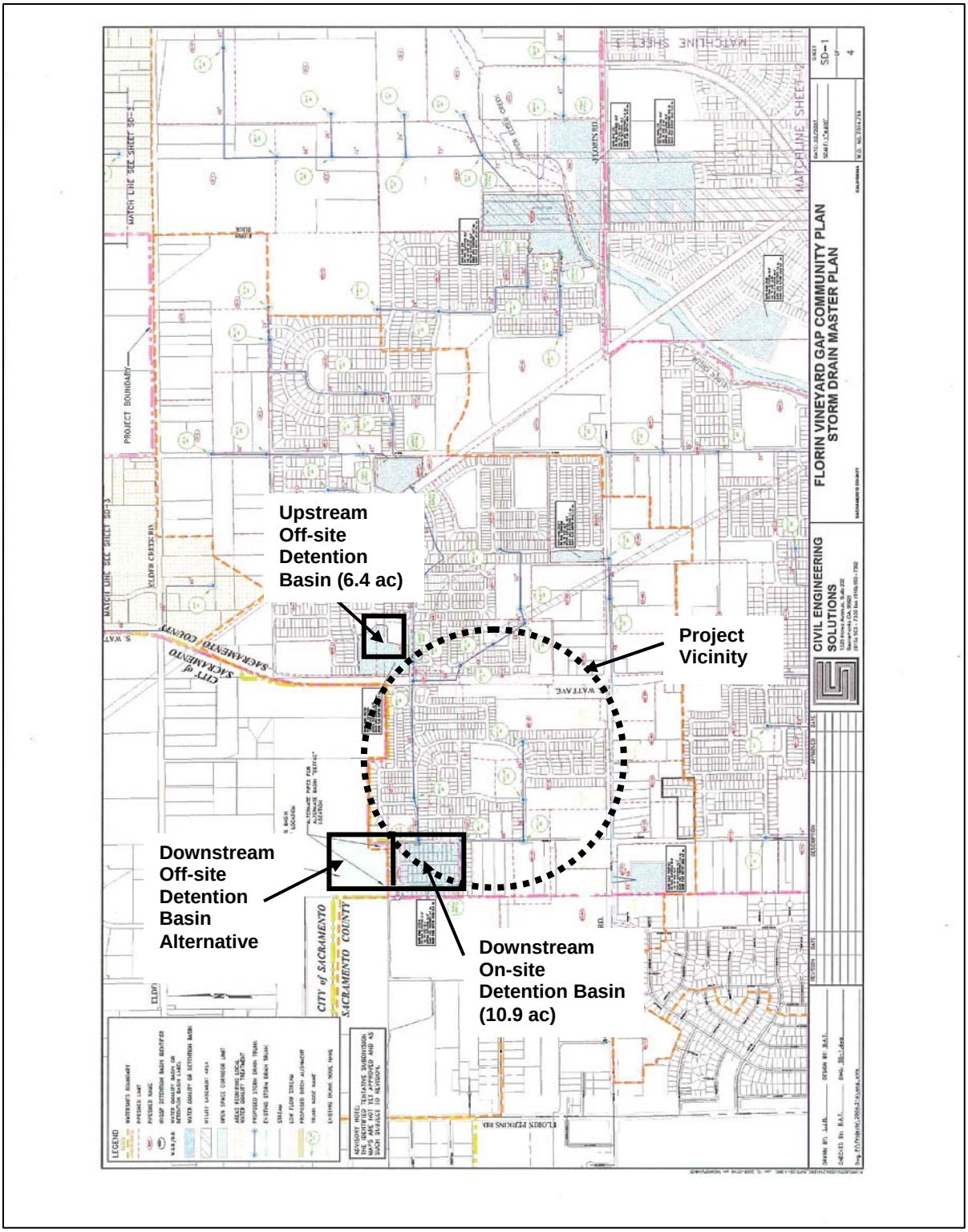


Plate FVN -10 Drainage Master Plan



The alternative basin is outside the Community Plan project area and is within the City of Sacramento. The feasibility of constructing the basin outside the jurisdiction of the County of Sacramento is currently unknown; therefore, the proposed elimination of the on-site DETF4C basin would result in potentially significant impacts to drainage and hydrology.

The project is a component of the much larger specific plan area and compliance with the drainage master plan will likely occur in phases. However, phasing of improvements was not identified at this time, since the phasing of land development is unknown. Implementation of improvements is likely to require the applicant join with other project applicants in the plan area to share the cost of drainage improvements. Should this project develop ahead of other instream drainage improvements, the applicant would be responsible for implementing the drainage improvements identified by the Department of Water Resources to avoid potential impacts. It is unknown whether it would be financially feasible for this site to be developed in isolation from upstream development proposals given drainage improvement costs and current market conditions.

Impact: Drainage System

Drainage infrastructure improvements are needed for the build out of the Florin Vineyard Gap Community Plan area. Assuming drainage improvements identified in the approved drainage master plan are constructed to cohesively accommodate flows both upstream and downstream from the project, as well as the project itself, impacts from the project are less than significant.

As noted above, the proposed project is **potentially** inconsistent with the Drainage Master Plan, due to the proposed construction of residential lots within a designated master plan facility (detention basin DETF4C). This coupled with the uncertainty of constructing an alternative facility within a jurisdiction outside unincorporated Sacramento County results in ***potentially significant*** impacts to drainage and hydrology. Mitigation is recommended which would require the elimination of the conflicting lots unless/until the alternative basin within the City of Sacramento has been constructed, thereby making the project consistent with the Drainage Master Plan and reducing impacts to less-than-significant.

Master plan improvements are intended to mitigate the cumulative drainage, flooding and water quality impacts from development of the entire Plan area. Therefore it is appropriate for all Plan area development to contribute to implementation of master plan improvements, which all Plan area development will help fund through participation in the financing plan. Some individual applicants within the Florin Vineyard Gap area have expressed an interest in working with the Department of Water Resources to develop an alternative site-specific drainage plan as “interim improvements”. The intent is that the applicant would still owe fees to support the overall drainage master plan improvements, and that the interim improvements would be replaced by ultimate master plan improvements once sufficient funds have been collected. Nonetheless, should this be allowed it could have an adverse effect on the ability of the County to achieve full implementation of the area-wide drainage master plan. Also, the direct effects of these

potential interim improvements are themselves unknown. Therefore, if interim improvements that are inconsistent with the drainage master plan are permitted, Florin Vineyard impacts are ***potentially significant***.

TRAFFIC AND CIRCULATION

The bulk of the project site is located in the northwest quadrant of the intersection of South Watt Avenue and Florin Road, although a smaller portion is located in the northeast quadrant of the intersection. Florin Road is currently four lanes to the west of the intersection. It narrows to two lanes approximately 1,000 feet east of the intersection. South Watt Avenue is four lanes at the intersection but narrows to two lanes approximately 1,000 feet both north and south of the intersection. Both Florin and South Watt roadways are arterial roads with moderate access control. The General Plan identifies these roadways in the broader vicinity of the proposed project as six-lane thoroughfares.

Sacramento County has developed quantitative thresholds for determining the significance of project-related impacts due to an alteration in the traffic generating potential of the project site. If a proposed project is expected to increase p.m. peak hour vehicle trips by 100 or more (or daily trips by 1,000 or more) over existing zoning of the subject property, a traffic study is required to further analyze impacts. If a proposed project is not expected to increase trips by these amounts, impacts are typically considered less-than-significant. The analysis indicates the proposed ~~655~~ **372** single family lots and the RD-20 parcel would likely contribute far more than the 100 p.m. peak hour or 1,000 daily trips that trigger a traffic study. In an October 10, 2007 comment letter from Caltrans, they estimate the single family units would generate 590 AM and 781 PM peak hour trips. **This number would be reduced proportionately under the revised project.**

As noted at the beginning of this EIR Chapter, this is an individual project proposal contained within the greater Florin-Vineyard Gap Community Plan project. Fehr and Peers Traffic Consultants prepared a Traffic Study for the Community Plan area that analyzed the impacts of changing the underlying land use densities via the General Plan and the Florin Vineyard Gap Community Plan (Chapter 9). Given that the proposed project rezones are consistent with the proposed plan area General Plan and Community Plan designations, no further traffic study beyond what is already discussed in Chapter 9 of this EIR is necessary.

IMPACT: TRAFFIC

On an individual level, this project could cause roadway facility operation to degrade to unacceptable levels of service; impacts are considered ***potentially significant***. Development of the site will contribute to area traffic generated by buildout of the Florin-Vineyard Gap Community Plan area. Development of the entire plan area is expected to degrade transportation facilities to unacceptable levels. The overall Traffic Impact Study prepared for the Florin Vineyard Gap Community Plan identified mitigation

measures that will be part of the Infrastructure Financing Plan for the plan area. The project will be required to pay fair share fees towards these improvements.

Access

Access to the project site is on both sides of South Watt, the north side Florin Road, and both sides of Gardner Avenue. The proposed project will include the construction of many interior public residential streets. ~~As noted in the Public Services section of this chapter, Southgate Parks is requesting access to a pending development east of the site and an additional access off the west side of South Watt Avenue.~~ Both revisions are to provide easier access to interior park and open space areas.

The Sacramento County Department of Transportation (DOT) staff (Urquart) reviewed this project (April 2008) and had additional project-specific comments. DOT comments include granting roadway/pedestrian right-of-ways along Florin Road and South Watt Avenue and adhering to County improvement standards.

Impact: Access

Compliance with DOT standards will be required and will result in ***less-than-significant*** impact to access.

Public Transit

The RT-20 Year Vision includes a comprehensive transit network system in the Florin Vineyard Gap area. The project site is located in the northeast quadrant of the Florin Road and Watt Avenue intersection. In the project area, both roadways are planned bus trunk lines. The Florin Vineyards project will be located in an area planned for regular bus service. Because the area is not currently served by transit, bus stops, bus shelters, and other transit facilities will need to be constructed. Recommended measures are discussed in Chapter 9 of this EIR.

Impact: Public Transit

As noted above, both Florin and South Watt roadways are targeted for regular bus service. The higher density land use and zoning designation, especially RD-20, proposed in this project will allow RT to better serve this area with riders commuting to place of employment or community residents patronizing nearby commercial uses. The project impact to public transit uses is less than significant.

Air Quality

Chapter 10, the Air Quality chapter of this EIR, contains detailed discussion on local, state and federal laws and standards applied to the regulation of air emissions.

Sacramento Metropolitan Air Quality Management District (SMAQMD) has established significance thresholds to determine if a proposed project's emission contribution significantly contributes to regional air quality impacts (Table FVN-1). The major source of emissions related to the proposed project are associated with site grading, primarily construction emission exhaust and wind blown dust particles.

Table FVN-1 SMAQMD Significance Thresholds

	ROG[1] (lbs/day)	NO_X (lbs/day)	CO ($\mu g/m^3$)	PM_{10} ($\mu g/m^3$)
Construction (short-term)	None	85	CAAQS[2]	CAAQS
Operational (long-term)	65	65	CAAQS	CAAQS
1. Reactive Organic Gas 2. California Ambient Air Quality Standards				

Construction Emissions/Short-Term Impacts

Construction of the Florin Vineyard project would result in the temporary generation of emissions of NO_x, CO_2 and PM_{10}. Construction-related emissions would be produced from construction worker commute trips, asphalt paving, mobile and stationary construction equipment exhaust, soil erosion, and architectural coatings.

Construction-related emissions were estimated based on methodology from the SMAQMD's Guide to Air Quality Assessment and on the urban emissions (URBEMIS) model (Appendix FVN-1). The model results indicate that up to ~~159.14~~ **153.28** pounds of NO_x per day could be expected from the construction equipment operating on the site (Table FVN-2). The amount of NO_x exceeds thresholds of 85 lbs/day. Mitigation is recommended to reduce significant construction NOx emissions by implementing SMAQMD standard construction mitigation measures to reduce heavy duty diesel off-road equipment NOx by 20%. With this reduction, construction emissions remain above the threshold of 85 lbs/day at ~~127.34~~ **122.62** lbs/day. To offset this impact the project will be required to pay an SMAQMD off-site mitigation fee.

Table FVN-2 URBEMIS Results

	NO_x (lbs/day)
Construction Season One	~~127.86~~ **122.46**
Construction Season Two	~~159.14~~ **153.28**

Short-term air quality impacts are mostly due to dust (PM_{10}) generated by construction and development activities, and emissions from equipment and vehicle engines (NO_X) operated during these activities. PM_{10} is considered unhealthy because the particles are small enough to inhale and damage lung tissue, which can lead to respiratory problems. Dust generation is dependent on soil type and soil moisture, as well as the amount of total acreage actually involved in clearing, grubbing and grading activities. Some PM_{10} emissions during project construction can be reduced through compliance

with institutional requirements for dust abatement and erosion control. These institutional measures are governed by the SMAQMD "District Rule 403-Fugitive Dust", and the Sacramento County Code relating to land grading and erosion control [Title 16, Chapter 16.44, Section 16.44.090(k)].

Operational Emissions/Long Term Impacts.

Due to the size of the proposed project, operation emissions were also estimated using the Urbemis model. Operation of the project is expected to generate ~~108.13~~ **91.45** lbs/day of ROG and ~~73.07~~ **58.44** lbs/day of NOx. The project's emissions would exceed the SMAQMD threshold of 65 lbs/day for ~~both~~ operational ~~NOx and~~ ROG**, but not for NOx**.

Impact: Air Quality

The project will result in emissions that exceed thresholds during the construction seasons. This is a ***significant*** impact, thus requiring mitigation. Standard mitigation for ozone precursor emissions requires that the developer reduce emissions by 20%. Applying this mitigation reduces NO_x emissions to ~~127.34~~ **97.96** lbs/day during the first construction season and ~~102.46~~ **122.62** lbs/day during the second season, which is still above the significance threshold of 85 lbs/day. Further mitigation, in the form of fee payments, is required. For projects with NO_x emissions that remain significant even after the 20% reduction afforded by the standard construction mitigation measure, SMAQMD recommends payment of an off-site air quality mitigation fee to further reduce NOx emissions to a less-than-significant level. The mitigation fee is based on the amount of emissions that remain over the threshold after implementation of the standard construction mitigation measure, and the cost of reducing an equivalent amount of off-site emissions. The mitigation fee is currently $~~14,300~~ **$16,400**/ton, which is based on cost-effectiveness standards established by the California Air Resources Board for the Carl Moyer Incentive Program, a state funded program for reducing emissions from off-road equipment. The SMAQMD mitigation fee for a specific project is calculated using the following formula: number of pounds per day of construction NO_x remaining over the 85 lbs/day significance threshold (after accounting for the 20% emission reduction due to standard construction mitigation), multiplied by the number of days of construction, multiplied by the standard fee of ~~$14,300~~ **$16,400**/ton NO_x, divided by 2,000 lbs/ton. ~~Using the current fee calculator the cost for reducing NOx impacts to below the significance threshold would be $40,218.00 or $292.39/acre (Appendix FVN-2).~~ **The actual fee amount is determined by the Air District at the time of construction, based on actual construction equipment used and the prevailing rate in effect at that time.** Uses of the fee include the purchase of new, cleaner-burning construction equipment and the retrofit of existing equipment with pollution-reducing devices; 5% of the fee goes toward the administrative costs of SMAQMD. With mitigation, impacts due to NO_x emissions are ***less-than-significant***.

Based on SMAQMD guidance directing project analysis based on active grading of 25% of the site, standard mitigation may not be sufficient to reduce particulate matter impacts

to less-than-significant levels. The BEEST model is used to estimate PM_{10} emissions. Modeling has been done for similar projects in the past, and such modeling has generally confirmed that significant impacts will result from projects that actively grade approximately 20 acres at one time.

~~SMAQMD assessed construction projects to determine what mitigation measures would be necessary for projects of various sizes; the results are contained within Appendix B of SMAQMD's "Guide to Air Quality Assessment". Appendix B states that projects disturbing ≤15 acres of land can be reduced to less-than-significant levels with the imposition of standard mitigation for PM_{10} emissions (Table FVN-3).~~ The SMAQMD recommends that approximately 25% of a project site will be actively graded at any one time. The proposed project encompasses approximately ~~130~~ **102** acres. It is anticipated the entire ~~130~~ **102** acres will be graded to accommodate residential development, park site construction, public services, and neighborhood roadways. Using the SMAQMD guidance, approximately ~~32.5~~ **25.5** acres of land will be actively graded at any one time. This exceeds the maximum 15 acre standard advised by SMAQMD. Based on the SMAQMD guidance, it can be assumed that projects PM_{10} emissions would be ***significant and unavoidable***. **The SMAQMD's Guide to Air Quality Assessment includes a list of Basic Construction Emissions Control Practices that should be implemented on all projects, regardless of size. The SMAQMD Guide also includes a list of Enhanced Fugitive PM Dust Control Practices that should be implemented on projects, such as this one, with significant construction PM emissions, Dust abatement practices are required pursuant to SMAQMD Rule 403 and California Code of Regulations, Title 13, sections 2449(d)(3) and 2485; the SMAQMD Guide simply lays out the basic practices needed to comply. Since these are already required by existing rules and regulations, it is not necessary to include them as mitigation.**

~~However, mitigation should be applied to reduce PM10 impacts as much as practicable by strictly implementing Level 3 mitigation, as shown in Table FVN-3.~~

~~Table FVN-3~~
~~Particulate Matter Screening Levels for Mitigating Construction PM10 Impacts~~

~~Screen Level~~	~~Mitigation~~
~~5 acres and below~~	~~No mitigation recommended~~
~~5.1 acres-8 acres~~	~~Level One Mitigation~~ ~~• Water exposed soil twice daily~~ ~~• Maintain two feet of freeboard space on haul tracks~~
~~8.1acres-12 acres~~	~~Level Two Mitigation~~ ~~• Water exposed soil three times daily~~ ~~• Maintain two feet of freeboard space on haul tracks~~
~~12.1-15 acres~~	~~Level Three Mitigation~~ ~~• Keep soils moist at all times.~~ ~~• Maintain two feet of freeboard space on haul trucks~~ ~~• Use emulsified diesel or diesel catalysts on applicable heavy duty construction equipment.~~

~~Source: Guide to Air Quality Assessment in Sacramento County, Appendix B, Table B.1, July 2004.~~

Florin Vineyards project impacts related to operational emissions are ***significant***. In addition, when considered cumulatively with all the other development proposed or planned within the Plan area, operational air quality impacts are also significant. Impacts and mitigation for operational emissions are discussed in the analysis of Air Quality impacts for the entire Community Plan in Chapter 10.

CLIMATE CHANGE

The climate change analysis for the overall Florin Vineyard Gap Community Plan project is within Volume I of this EIR, Chapter 11. Chapter 11 outlines the significance thresholds, methodology, and impacts of the overall proposed project both to and from climate change. Each of the proposed individual projects contribute greenhouse gas emissions to this overall impact that are disclosed herein, but a separate significance determination specific to the individual projects is not provided. All of the individual projects contribute to a significant and unavoidable overall impact.

The Planning Department Draft Land Use Plan, with density bonuses, is used for this analysis. It involves the largest emissions volume, which makes it the most conservative approach. The Planning Department Plan will result in approximately 355,432 metric tons of greenhouse gas emissions. This can be broken down into two primary categories: residential (234,998 metric tons) and non-residential (120,434 metric tons). The non-residential category includes retail, office, medical, and manufacturing. With an estimated holding capacity of 13,875 residences, the per dwelling unit emissions rate for the Plan-area is 16.9 metric tons annually, and with an estimated non-residential square footage of 4,992,875, the per non-residential square-foot emissions rate for the Plan-area is 0.02 metric tons.

The proposed project is residential, and includes up to ~~655~~ **372** single family residences and ~~84~~ **190** multi-family residential units, equaling ~~739~~ **562** residential units. Therefore, it is estimated that the project contributes ~~12,489~~ **9498** metric tons of greenhouse gas emissions to the cumulative total.

IMPACT: CLIMATE CHANGE

The analysis for the overall Community Plan concludes that impacts are significant, and require mitigation. The applicant has developed a mitigation plan entitled "Florin Vineyard Community Plan Area Plan Elements Addressing Climate Change" that includes project features designed to reduce GHG emissions directly or indirectly. **The GHG reduction plan, as amended January 28, 2010, has been endorsed by the SMAQMD.** This plan is described in detail within Volume I, Chapter 11. Measures in the mitigation plan are consistent with measures within the Air Quality Mitigation Plan for operational ozone precursors and with measures recommended by the California Attorney General (2008) and the California Air Pollution Control Officers Association. ~~In addition to a list of Plan-wide measures intended to reduce emissions by 42%, each individual project must implement measures that reduce project-specific impacts by~~

~~another 10%.~~ **The amended GHG reduction plan incorporates both area-wide community design elements and project specific elements selected by individual project applicants.** The Florin Vineyards project developer will be required to comply with this plan **by conforming to all applicable area wide measures and demonstrating project specific measures that have a total point value of at least 10 points.** ~~and demonstrate that the 10% reduction will be achieved. The balance of emissions remaining after this mitigation is applied will be offset through fair-share fee payment. The fees will either be paid to an established system such as the Chicago Climate Exchange or will be paid to SMAQMD for use in their program for local emissions reduction.~~ Although all feasible mitigation is required, the cumulative plan-wide impact remains ***significant and unavoidable***.

NOISE

The Sacramento County General Plan Policy NO-7 establishes a significance threshold for proposed development of residential land uses of 65 dB L_{dn}/CNEL in outdoor activity areas (backyards) and 45 dB L_{dn}/CNEL or less in indoor areas. Typically, potential sources of significant noise include airports, some commercial activities, industrial activities, and traffic. The project site is not near enough to any existing or proposed airports **or** commercial areas~~, or industrial areas~~ to be significantly affected by noise from these sources. **A discussion of potential nuisance noise impacts associated with the adjacent industrial area to the northwest is included in the Land Use section of this chapter; mitigation is recommended below.** Small residential streets, such as the proposed project interior streets, do not carry large enough traffic volumes to create significant noise. The project site does front two larger streets, South Watt Avenue and Florin Road.

As a result of the Florin Vineyard GAP Community Plan project, future traffic volumes will increase substantially. To account for this future growth, traffic volumes used in the noise analysis were obtained from the Fehr and Peers Traffic Study discussed in Chapter 9 of Volume 1 of this EIR. According to the Traffic Study discussion of cumulative conditions, Florin Road will carry traffic volumes of 45,000 daily trips and South Watt will carry 38,000. (under the Planning Department Draft Land Use Plan with density bonuses, which has the highest proposed densities). Based on this data, an analysis of potential exterior and interior noise impacts associated with traffic on Florin Road was conducted using the Federal Highways Administration (FHWA) Traffic Noise Prediction Model (RD-77-108). The FHWA model was also run for South Watt and found noise levels to be slightly lower than Florin Road.

The exterior noise standards are applied to the outdoor activity area of the typical home – the backyard. The distance from the noise source is measured from the centerline of the road to a point 10 feet inside the backyard. In the case of the proposed project, this is 83 feet along both roadways. This is based on a 96-foot wide roadway easement, pursuant to the Department of Transportation, a 25-foot landscape/pedestrian easement (both sides), pursuant to Southgate Parks, and homes oriented with backyards facing roadways. **Although no residential backyards are currently proposed along Florin Road, the proposed RD-2 zoning (church lot) would allow such use in the event**

that a church is not constructed on the lot. The FHWA model analysis indicates that the backyards of homes along the roadway will be exposed to 72 dB noise levels in cumulative conditions. The 70 dB noise contour is located 109 feet from the centerline of Florin Road, and the 65 dB contour is located 235 feet from the centerline of Florin Road. For South Watt Avenue the 70 dB noise contour is located at 98 feet and the 65 dB is located at 210 feet from the center line.

There are several potential means of attenuating substantial noise in outdoor activity areas: setbacks, soundwalls, or other noise-shielding structures. In order to use setbacks, all proposed backyards would need to be a minimum of 235 feet from the centerline of Florin Road and 210 feet from the centerline of South Watt Avenue. As proposed, the project does not adhere to this setback, so this method of noise control is not available. Revising the project to place the nearest home at 235 feet from the Florin centerline and 210 feet from the South Watt Ave centerline would give up a large portion of land that would otherwise be considered developable, and the future site developer may not consider this to be an ideal solution.

As designed, a sound wall between the residential lots and landscape lots would reduce noise to acceptable levels. Modeling to determine the necessary soundwall height indicates that a 6-foot tall barrier would reduce noise levels to 64 dB, slightly below the 65 dB threshold. Though the developer may prefer the soundwall option, soundwalls have fallen into disfavor in the neighborhood planning and public health communities, because they create barriers to walkability and decrease the desire of people to walk and bike by making the streetscape less attractive. Instead of a soundwall, the developer could choose to have the lots front onto the roadway, which would place the backyards behind the houses, where they would be screened from noise. Alternatively, the developer could propose to create small courtyard areas in each affected backyard that would provide a shielded outdoor space without requiring a continuous masonry wall. This method, and any other non-standard method, would need an acoustical analysis to demonstrate that it would achieve the necessary attenuation.

Interior noise levels for any **residential** structures built on the proposed parcels must not exceed 45 dB. Data indicate that typical façade design and construction would result in an exterior to interior noise attenuation of a minimum of 25 dB with windows closed. Noise attenuation of 12 to 15 dB would be expected with windows partially opened. Given attenuation from both the noise barrier and typical wall and window assemblies, interior first story noise levels of 40 dB would be expected; this does not exceed General Plan noise standards. However, the noise barrier would not break line-of-sight between the noise source and the second story of any homes on the project site, because the second story would be higher than the wall. Without the attenuation provided by a noise barrier, any second story outside the 70 dB noise contour (closer than 109 feet to the Florin Road centerline or 98 feet to the South Watt centerline) would exceed General Plan interior noise standards.

The proposed church use would also be subject to traffic noise impacts. General Plan Policy NO-6 indicates that acceptable average interior noise levels for churches range from 35-40 dB during the worst case hours during the period of

use. Assuming a minimum setback of 31 feet from the edge of right-of-way, as required for institutional uses in residential zones, and a 96-foot wide roadway easement, the front of the church would be located 79 feet from the centerline of Florin Road. At this distance the FHWA model showed that the exterior noise level at the church façade would be approximately 72 db. Standard commercial construction techniques, with adequate heating/cooling/ventilation systems to allow closed windows during all seasons can typically attenuate noise levels about 30 dB. This means the expected interior traffic noise level inside the new proposed parish hall building would be about 42 dB, under cumulative conditions. Typically, church uses occur primarily on weekends (Saturdays and Sundays) at which times it is reasonable to expect that the actual traffic on Florin Road would be less than the average that was used in the FHWA modeling and therefore the actual traffic noise during those times would be less. It is reasonable to conclude that while the modeling for the worst case condition indicates a 2 db exceedance of standards, in actuality and during the expected period of use, traffic noise levels would be less and would likely not exceed any standards. Additionally, any setback greater than the minimum required for institutional uses would serve to further reduce noise impacts on the church facility. For these reasons the noise impacts from Florin Road on future church facilities within the RD-2 lot are considered *less-than- significant*.

Impact: Noise

Exterior noise levels inside the backyards of the lots nearest the thoroughfares will exceed the acceptable thresholds established by the County General Plan, and interior noise levels for second stories built near thoroughfares will also exceed standards. A mitigation measure is recommended that requires that all **residential** outdoor activity areas be designed so that noise levels are 65 dB L_{dn} or less, in accordance with the above discussion. A second noise mitigation measure is recommended that requires that any second story **residential** construction within 109 feet of the centerline of Florin Road or 98 feet of South Watt will only be permissible if an acoustical study provides documentation that the interior noise levels in such second stories will not exceed the General Plan standard of 45 dB. With mitigation, Florin Road and Watt Avenue impacts **on future residential uses** are ***less-than-significant***.

Traffic noise modeling shows a potential for interior noise levels at a future church facility on the RD-2 lot along Florin Road to slightly exceed General Plan noise standards; however, it is unlikely that an actual exceedance would occur because typical church use occurs primarily on weekends when traffic levels are reduced. Traffic noise impacts on future church facilites are therefore considered *less-than-significant*. Regardless of the significance conclusion, the applicant is advised that traffic noise is a factor at the site and may be a nuisance to certain individuals. The applicant is encouraged to consult with an acoustical professional in the design of the new church building and to incorporate upgraded construction methods and materials to provide for greater exterior sound attenuation.

BIOLOGICAL RESOURCES

The site is approximately 130 acres in size and straddles South Watt Avenue with ~~110~~ **92** acres located on the west side and ~~20~~ **9.5** acres on the east side. The terrain is generally flat with an elevation of approximately 45 feet. Surface water drains to the west through channelized ditches. These ditches are tributaries to Florin Creek which drains into Morrison Creek. Florin Creek enters the property midway along its eastern boundary and flows west and then north along the western border. Several lateral ditches connect with the channelized creek within the site. The plant community within the delineated areas is sparse and generally characteristic of season wetlands. The land has been historically farmed but over half is currently fallow. Portions of the land are disked each year for fire control. There are numerous rural residences within the study area. Primary habitat in the area is non-native annual grasslands.

The Biological Resource Inventory for the Florin-Vineyard Gap Community Plan addresses the biological resources in the plan area. Several technical studies were prepared to identify specific impacts to biological resources associated with the Florin Vineyard project. A Jurisdictional Delineation and Special Species survey was prepared by Gibson & Skordal, LLC (August 2004, Revised October 2006). An Initial Arborist Report and Inventory Summary was prepared by Sierra Nevada Arborists (**July 13, 2004 and** September 3, 2004). Impacts to each of the biological resources are discussed below.

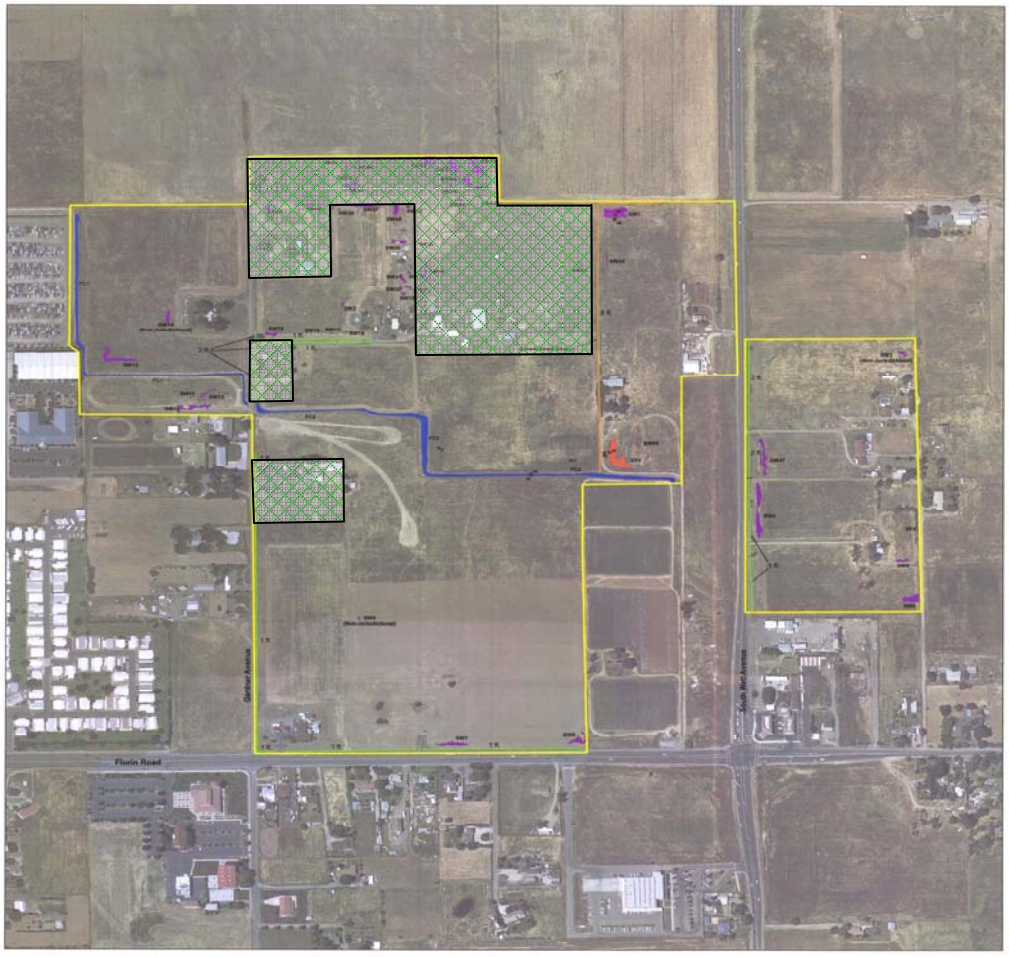
The project area is primarily a non-native grassland dominated by rip gut brome (*Bromus diandrus*), wild oats (*Avena fatua*), soft chess (*Bromus mollis*) and tarweed (*Holocarpha virgata*). Other common species include medusa head (*Taeniatherum caputmeduse*), filaree (*Erodium botrys*), hairy hawkbit (*Lentodon leysseri*), perennial rye grass (*Lolium perenne*), prickly lettuce (*Lactuca serriola*), and Mediterranean barley (*Hordeum hystrix*).

JURISDICTIONAL WETLANDS

Field studies were conducted by Gibson & Skordall, LLC in May and August 2004. This document was revised in October 2006 (Appendix FVN-3). Staff from the Sacramento District Corps of Engineers field verified the delineation in 2006. The Corps verified 2.09 wetland acres were under their jurisdiction, and an additional 0.028 wetland acres were present but not under Corps jurisdiction. Typically wetland acres are jurisdictional if hydrological connectivity to a navigable waterway can be confirmed. Conversely, those not jurisdictional are referred to as isolated. On-site wetlands include vernal pools, seasonal wetlands, Florin Creek and tributary drainages. Isolated wetlands include seasonal ponding features and a ditch. Plate FVN-11 is a copy of the map contained in the Wetland Delineation. Verifications are valid for five years and then are either extended on a case by case basis or expire. The wetland verification for this project is valid until 2011.**Of the delineated wetland features, approximately 0.37 acre of jurisdictional and 0.008 acre of non-jurisdictional wetland features are located on properties that are no longer part of the Florin Vineyards project (see cross-hatched area on** Plate FVN -11**). This leaves approximately 1.72 acre of**

Plate FVN -11- Wetland Delineation

Jurisdictional Delineation
KB Florin Vineyards Properties
Sacramento County, California



N

0 100 200 400 600 Feet

Legend

- Vernal Pools (0.127 Acre)
- Seasonal Wetlands (0.9426 Acre Juris, 0.0283 Acre Non-Juris)
- Florin Creek (0.813 Acre)
- Ditch - Jurisdictional (0.2114 Acre)
- Ditches - Non-Jurisdictional (0.1610 Acre)
- Data Points
- Study Area
- Area no longer in project

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Prepared: August 2004
Revised: October 2006

jurisdictional wetlands and 0.02 acre of non-jurisdictional wetlands on the project site.

IMPACT: JURISDICTIONAL WETLANDS

Vernal pools, seasonal wetlands, and drainages exist on the project site. The jurisdictional delineation identified a total ~~2.09~~ **1.72** acres of wetlands in the study area. Future development of the site for residential uses will likely result in filling all on-site wetlands. Development on the project would result in a potentially significant impact to jurisdictional and non-jurisdictional wetlands. Mitigation is recommended to reduce the impact to *less-than-significant.*

SPECIAL STATUS SPECIES

The Special Status Species Report prepared by Gibson & Skordal (September 2004) identified twenty-four special status plant and animal species. Table FVN-4 provides a list of the special status species, their listing status, habitat associations, and whether potential habitat occurs on the site.

The report identified that a number of raptors, including Swainson's hawk, sharp-shinned hawk, Copper's hawk, white tailed kite, and northern harrier would have a reasonable potential for occurring in the study area based on the presence of suitable foraging habitat and/or nesting habitat. The report also noted that the project site provides marginal foraging and nesting habitat for burrowing owls, although there was no indication of potential nesting burrows.

The report found that a number of special status species including tricolored blackbird, giant garter snake, valley elderberry longhorn beetle and California tiger salamander would have little if any potential for occurring in the study area based on the absence of suitable habitat at the site.

VERNAL POOL SPECIES

As noted, the site contains ~~2.09~~ **1.72** acres of wetlands, including numerous seasonal wetlands, one vernal pool, Florin Creek, and drainage ditches. The species survey noted that vernal pool branchiopods have been documented in the area, but are generally restricted to vernal pools and/or other seasonally ponded wetlands that sustain inundation during the winter before drying up in the late spring. According to the consultant, the linear drainage features on this site do not provide suitable habitat. However, the consultant's report notes that potential habitat (vernal pools) exist for the listed vernal pool tadpole shrimp and vernal pool fairy shrimp, as well as mid-valley fairy shrimp and California linderiella.

Table FVN-4 Evaluation of Special Status Species Habitat

	State/CNPS Status	Federal Status	Habitat Association	Potential Habitat
Birds				
Accipiter cooperi (sharp-shinned hawk)	Special Concern	None	Inhabits forested habitats, forest edge, and riparian habitat, may forage in adjacent grassland and fields.	Yes- Suitable foraging & marginal nesting habitat
Accipiter striatus (sharp-shinned hawk)	Special Concern	None	Inhabits forested habitats, forest edge, and riparian habitat, may forage in adjacent grassland and fields.	Yes- Suitable foraging & marginal nesting habitat
Agelaius tricolor (tricolored blackbird)	Special Concern	Species of Concern	Colonial nester in cattails, bulrush, or blackberries associated with marsh habitats.	No
Athene cunicularia (burrowing owl)	Special Concern	Species of Concern	Nest is abandoned ground squirrel burrows associated with open grassland habitats.	Yes- habitat present, but no indication of current nesting at site.
Buteo swainsoni (Swainson's hawk)	Threatened	None	Nests in tall cottonwoods, valley oaks or willows. Forages in fields, cropland, irrigated pasture, and grassland near large riparian corridors.	Yes-suitable foraging & nesting habitat.
Circus cyaneus (northern harrier)	Special Concern	None	Forages in open grasslands, nests on ground in shrubby veg.	Yes- foraging only.
Elanus leucurus (white-tailed kite)	Fully Protected	None	Nests in riparian corridors along streams and rivers, and forages in nearby grasslands and fields.	Yes-suitable foraging & nesting habitat present
Riparia riparia (bank swallow)	Threatened	Species of Concern	Colonial nester in vertical cliffs and banks associated with riparian zones along streams, rivers, and lakes.	No
Amphibian/Reptiles				
Ambystoma trigrinum (California Tiger Salamander)	Special Concern	Threatened	Breeds in ponds or other deeply ponded wetlands, and uses gopher holes and ground squirrel burrows in adjacent grasslands for upland refugia/foraging.	Marginal breeding habitat present in vernal pool
Clemmys marmorata marmorata (northwestern pond turtle)	Special Concern	Species of Concern	Ponds, rivers, streams, wetlands, and irrigation ditches with associated marsh habitat.	No
Scaphiopus hammondii (western spadefoot)	Special Concern	Species of Concern	Breeds in vernal pools, seasonal wetlands and associated swales. Forages and hibernates in adjacent grasslands.	Yes
Thamnophis gigas (giant garter snake)	Threatened	Threatened	Rivers, canals, irrigation ditches, rice fields, and other aquatic habitats with slow moving water and heavy emergent vegetation.	No

Invertebrates				
Branchinecta lynchi (vernal pool fairy shrimp)	None	Threatened	Vernal pools and other seasonally ponded wetlands.	Yes, potential habitat in VP and SW's
Branchinecta mesovallenis (midvalley fairy shrimp)	None	None	Vernal pools and other seasonally ponded wetlands.	Yes, potential habitat in VP and SW's
Desmocerus californicus dimorphus (valley elderberry longhorn beetle)	None	Threatened	Dependant upon elderberry plant (Sambucus mexicana) as primary host species	No
Lepidrurus packardi (vernal pool tadpole shrimp)	None	Endangered	Vernal pools and other deeply ponded seasonal wetlands.	Yes, marginal habitat in VP
Linderiella occidentalis (Calif. linderiella)	None	None	Vernal pools and other seasonally ponded wetlands.	Yes, potential habitat in VP and SW's
Plants				
Downingia pusilla (dwarf downingia)	None	None	Vernal pools	Yes, suitable habitat in VP
Gratiola heterosepala (Bogg's Lake hedge-hyssop)	Endangered/ CNPS-1B	None	Vernal pools and margins of lakes/ponds	Yes, suitable habitat in VP
Jancus leiospermus var. aharti (Ahart's dwarf rush)	None/ CNPS-1B	Species of Concern	Vernal pools	Yes, suitable habitat in VP
Legenere limosa (legenere)	None/ CNPS-1B	Species of Concern	Vernal pools	Yes, suitable habitat in VP
Orcuttia tenuis (slender orcutt grass)	Endangered/ CNPS-1B	Threatened	Vernal pools	Yes, suitable habitat in VP
Orcuttia viscida (Sacramento orcutt grass)	Endangered/ CNPS-1B	Threatened	Vernal pools	Yes, suitable habitat in VP
Sagittaria sanforii (Sanford's arrowhead)	None/ CNPS-1B	Species of Concern	Deep aquatic habitats associated with canals, drainages, and ditches.	No

Given the presence of vernal pool habitat, certain special status plant and animal species have the potential to occur including Ahart's dwarf rush, dwarf downingia, legenere, Bogg's Lake hedge-hyssop, Sacramento orcutt grass, and slender orcutt grass. In terms of animals, the spadefoot toad uses vernal pools for breeding habitat and the surrounding vernal pool grasslands for foraging, hibernicular, and protective habitats. The species occurs in shallow, seasonal wetlands in valley and foothill habitats such as grasslands, open chaparral, sage scrubland, short-grass plains, and pine woodlands. Spadefoot requires seasonal wetlands for reproduction and metamorphosis. The specific physical attributes that make such wetlands and adjacent uplands suitable for spadefoot are not well known, but suitable ponds must exhibit sufficient depth and surface area to persist at least several weeks. Spadefoot occur in both grazed and ungrazed habitat.

SWAINSON'S HAWK (*BUTEO SWAINSONI*)

The Swainson's hawk is a raptor currently listed as threatened in California by the California Department of Fish and Game (CDFG). Typical foraging habitat includes native grassland and alfalfa or other hay crops that provide suitable habitat for small mammals. Typical nesting habitat includes riparian forests, lone trees in open grasslands, oak groves, and roadside trees. A ten-mile radius is generally the maximum flight distance between active and successful nest sites and suitable foraging habitat.

Based on the California Natural Diversity Database historic records, Swainson's hawk nests have been documented within a 5-mile radius of the southwest corner of the project site. The project area occurs within a 10-mile radius of active nests. As discussed above, the Special Status Species Evaluation for this project found that potential foraging habitat is present on the project site, and the larger trees in the study area provide potential nesting habitat (Plate FVN-12).

Sacramento County and the Department of Fish and Game jointly developed a protocol for assessing impacts to the hawk, based on a better understanding of how the hawks use habitat. The impact is tied directly to zoning changes and is calculated thusly: 25% of the impact occurs when a property is zoned from a density of AG-40 to AG-20, 50% of the impact occurs when a property zoned AG-20 is converted to AR-10, and the final 25% of the impact occurs when an AR-10 property is converted to AR-5 (or a more dense designation).

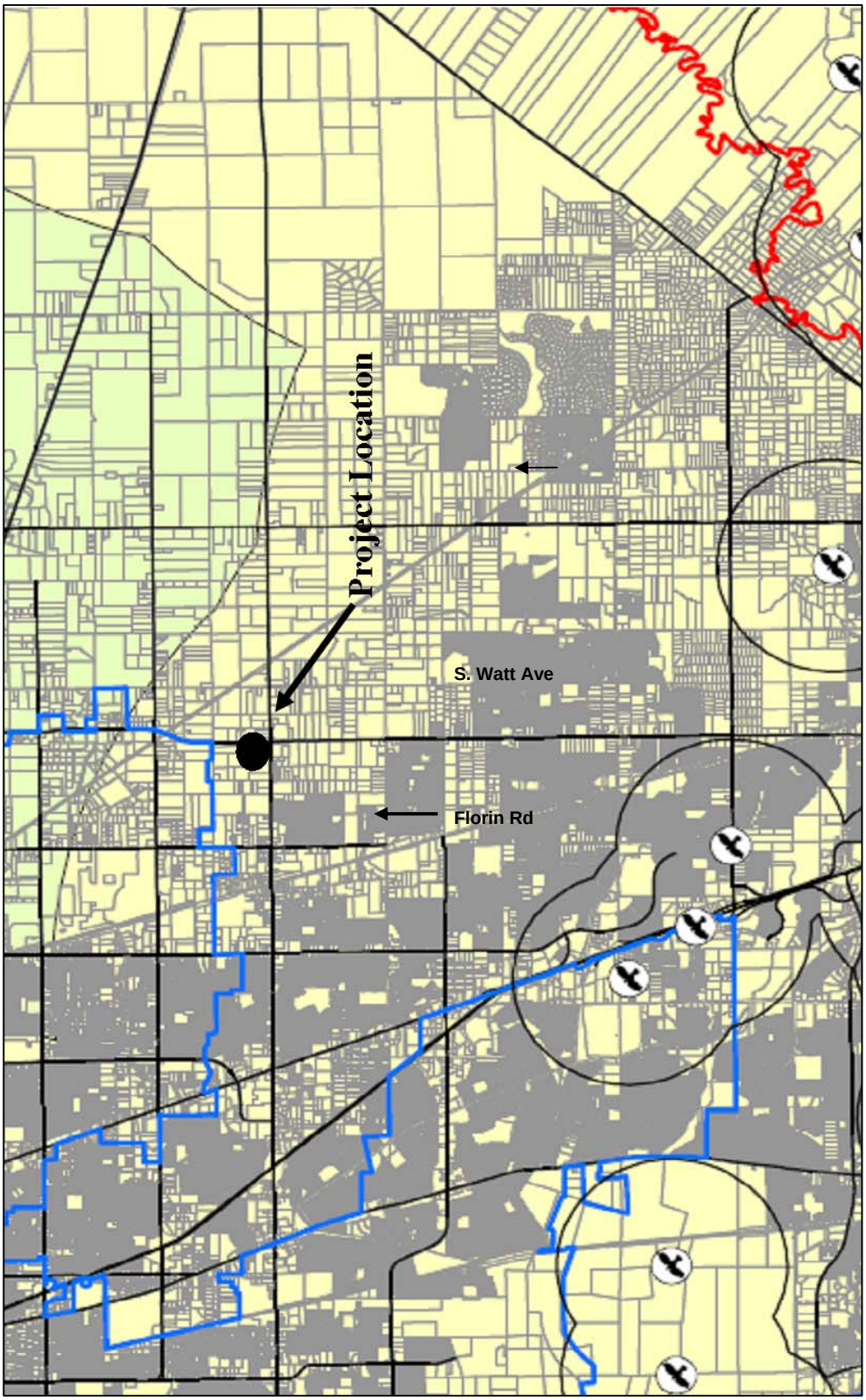
In total, ~~111.7~~ **92.1** acres of the project site are currently zoned A-10 (comparable to AR-10) and ~~19.3~~ **9.5** acres are zoned IR (comparable to AG-20). Based on the methodology, rezoning the ~~111.7~~ **92.1** acres of the site zoned A-10 to a more dense designation results in an impact assessment of 25% while rezoning the ~~19.3~~ **9.5** acres of the site zoned IR results in an impact assessment of 75%. Multiplied by the ~~111.7~~ **92.1** acres of A-10 and ~~19.3~~ **9.5** acres of IR involved, the 25% and 75% assessments result in a total of ~~42.3~~ **30.1** acres of impact.

NORTHERN HARRIER (*CIRCUS CYANEUS*)

The northern harrier occurs from annual grassland up to lodgepole pine and alpine meadow habitats, to elevations as high as 10,000 feet. It breeds from sea level to 5,700 feet in the Central Valley and Sierra Nevada, and up to 3,600 feet in northeastern California. The species frequents meadows, grasslands, open rangelands, desert sinks, and fresh and saltwater emergent wetlands, and is seldom found in wooded areas. Nests are built on the ground in tall herbaceous vegetation.

The Special Status Species Evaluation did not address CNDDB results for this species in the project area. The report does, however, indicate that the project site provides suitable foraging habitat and potential nesting habitat for this species.

Plate FVN -12 Swainson's Hawk Nesting Sites



COOPER'S HAWK (ACCIPITER COOPERI)

Cooper's hawk is a breeding resident throughout most of the wooded portion of California. It breeds in the Sierra Nevada foothills, New York Mountains, Owens Valley, and other local areas in California. The species ranges from sea level to above 9,000 feet. Cooper's hawk prefers dense stands of live oak, riparian deciduous or other forest habitats near water.

The Special Status Species Evaluation did not address CNDDB results for this species in the project area. The report does, however, indicate that the project site provides suitable foraging habitat and potential nesting habitat for this species.

BURROWING OWL (ATHENE CUNICULARIA)

Burrowing owls are listed as a state and federal species of concern. Burrowing owl habitat can be found in annual and perennial grasslands, deserts, and arid scrublands characterized by low-growing vegetation. Suitable owl habitat may also include trees and shrubs if the canopy covers less than 30 percent to the ground surface. Burrows are the essential component of burrowing owl habitat. Both natural and artificial burrows provide protection, shelter, and nest for burrowing owls (Henny and Blus 1981). Burrowing owls typically use burrows made by fossorial mammals, such as ground squirrels or badgers, but also may use man-made structures such as cement culverts; cement, asphalt, or wood debris piles; or openings beneath cement or asphalt pavement.

Although there is marginal nesting and foraging habitat available for borrowing owls, none were observed during the field surveys.

IMPACT: SPECIAL STATUS SPECIES

The special status species evaluation identified 0.127 acres of vernal pool habitat along with ~~0.9~~ **0.6** acres of other seasonal wetlands which will likely be destroyed as a result of the project. The seasonal features have the potential to harbor federal protected branchiopods. Although, at the time the evaluation of the site was conducted, branchiopod species surveys were not done, nearby land with similar physical topography, soils and vegetation are known to provide habitat for branchiopods, including vernal pool fairy shrimp and tadpole shrimp. Mitigation is recommended to reduce the impact to ***less-than-significant***.

The on-site vernal pool habitat is generally degraded due to previous agricultural practices, such as disking, and close proximity to drives and roadways. Due to this degradation, it is doubtful the surrounding upland provides adequate hibernacula or that the pool is of sufficient depth to hold water long enough to allow spadefoot larva to metamorphose into juveniles. Because there is insufficient habitat for spadefoot they are not likely to occur on the project site; therefore, ***less-than-significant*** impacts to spadefoot are anticipated.

The project is ~~130~~ **101** acres of undeveloped land. Swainson's hawk nests have been documented within a 5-mile radius, or closer, of the southwest corner of the site. The site has potential foraging habitat and marginal nesting habitat that will be lost with development. Based on Swainson's hawk foraging habitat mitigation methodologies the project will impact ~~42.3~~ **30.1** acres. Impacts to Swainson's hawks are considered significant. Mitigation is recommended to reduce the impact to a ***less-than-significant*** level. Implementation of this mitigation measure will also benefit other raptors that share habitat with the Swainson's hawk.

There is potential for one or more of the species listed above to be found on-site based on limited existing habitat values, although none were observed nesting, resting, or foraging on site when field surveys were conducted. However, disturbing these species is considered a significant impact. To minimize this impact preconstruction surveys are recommended so as to avoid impacts. Implementation of recommended mitigation addressing raptor nests and Burrowing owl will reduce impacts to ***less-than-significant*** levels.

Trees

Several County policies recognize the value of preserving trees, especially oaks, and seek to protect all native and landmark trees through the development review process[1]. A landmark tree is defined as a non-native oak or any other tree that is especially prominent or stately[2]. Protected oaks are those living trees that measure 6 inches or greater in diameter at breast height (dbh), or multi-trunk trees totaling 10 inches or greater dbh[3] and are in moderately to good health. Non-oak native trees (6-inches dbh at 4.5 feet above ground) include California black walnut (*Juglans hindsii*), California sycamore (*Plantanus racemosa*), Fremont cottonwood (*Populus fremontii*), California buckeye (*Aesculus californica*), California box elder (*Acer negundo californicum*), Goodding's black willow (*Salix goodingii*), and California alder or white alder, (*Alnus rhombifolia*).

Two arborist reports were prepared for the project by Sierra Nevada Arborists, one for APN 064-0080-043 (the current multi-family site east of Watt Avenue) and one for the rest of the site (including properties on both sides of Watt Avenue). Both reports are included as Appendix FVN-4. The location of the trees is shown on

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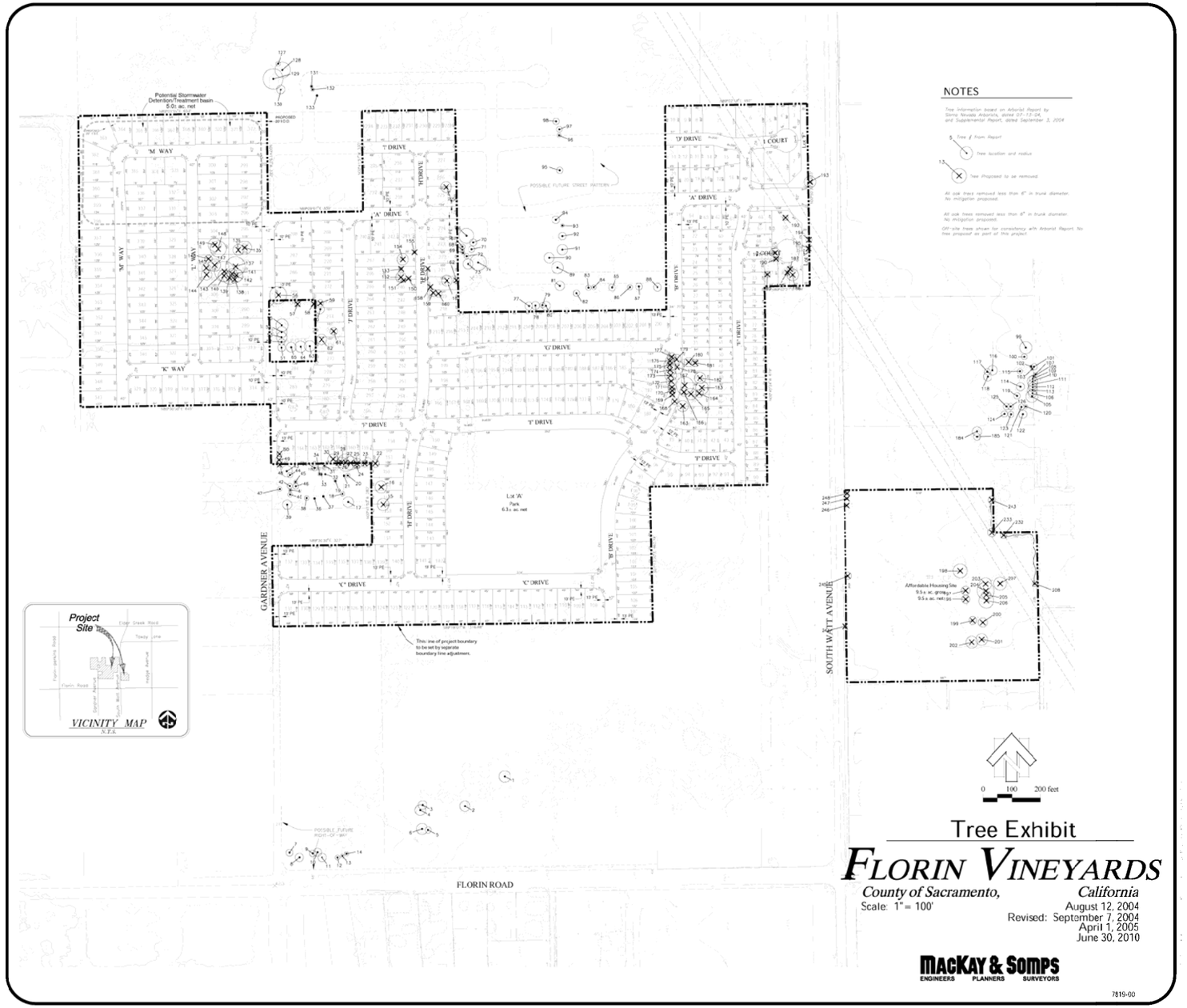
[1] County Code, Chapter 19.04, "Tree Ordinance;" *Sacramento County General Plan*, "Conservation Element;" and County Code, Chapter 12.12, Tree Preservation and Protection Ordinance

[2] County Code, Chapter 19.04, "Tree Ordinance"

[3] *Sacramento County General Plan*, "Conservation Element"; and County Code, Chapter 12.12, Tree Preservation and Protection Ordinance

Plate FVN -13**.**

Plate FVN -13 Tree Exhibit



The Initial Arborist Report and Inventory Summary **for APN 064-0080-043** includes a total of 53 trees equating to approximately 800 aggregate diameter inches (Appendix FVN-4). None of the trees are native to the valley floor and none are called out for landmark status. Of the 53 trees, 45 are blue gum eucalyptus.

Trees on ~~the project site~~ **APN 064-0080-043** include the following:

Modesto Ash (*Fraxinus velutina*),
Fruitless Mulberry (*Morus alba*),
Foothill Pine (*Pinus sabiniana*),
American Elm (*Ulmus americana*),
Lombardi Poplar (*Populus lombardii*)
Blue Gum Eucalyptus (*Eucalyptus globulus*)

The arborist report identified several other trees on the site that are larger than 19 inches dbh, but none were described as being in "good condition." In addition, many trees were noted as possessing structural defects and/or characteristics which warrant further evaluation and/or monitoring to assess the trees' ongoing structural integrity. The report notes that for some trees precaution should be taken if development and/or pedestrian activity will occur in the fall zone of these trees. A structurally unsound tree can suffer a branch and/or limb failure, blow over in a storm and/or fail for no apparent reason. For these reasons, none of the trees on ~~the project site~~ **APN 064-0080-043** are considered to be landmark trees.

The Initial Arborist Report and Inventory Summary for the remainder of the site includes a total of 195 trees, with an aggregate diameter of approximately 2073 inches. Seventy-two of the inventoried trees are located on properties that are no longer part of the Florin Vineyards project, leaving 122 trees on the active portion of the site. The arborist identified 16 native trees on the site; those that are within the current property boundaries are listed in Table FVN-5. As shown, there are 12 native trees on the site. Two of these trees (Trees #5 and 9) are multi-stemmed trees with total diameters less than 10 inches, making them too small to warrant protection under County policy. Of the 10 remaining native trees, eight are California black walnuts, one is a coast live oak and one is a valley oak. The valley oak, at 40 inches in diameter at breast height, is considered a heritage oak tree.

The coast live oak tree (Tree #1) and two California black walnut trees (Trees #4 and 6) are located within the proposed church site lot. Although the applicant has not provided any plans for the layout of a future church on the site, it appears that there is adequate space on the church site lot to construct a church facility while retaining the on-site trees. Protective mitigation is recommended for these trees at this time. It should be noted that churches within the RD-2 zone require a conditional use permit, which is a discretionary entitlement. As such, future church construction would be subject to additional environmental review pursuant to CEQA and the ultimate disposition of the trees would be determined at that time.

Table FVN-5 Native Trees at Florin Vineyards

Tree #	Name	Multi-Stem	Total DBH
1	Coast live oak	9,15	24
4	California black walnut	5,8,8	21
5	California black walnut	2,3,4	9
6	California black walnut	3,3,3,4,4,5,5,5	37
16	California black walnut		17
23	California black walnut		9
49	California black walnut	2,2,2,3,3	12
50	California black walnut	2,4,4	10
56	Valley oak		40
59	California black walnut	2,3,3,3,3,	14
61	California black walnut	4,5	9
192	California black walnut	5,5	10

The remaining six black walnut trees are scattered throughout the proposed residential lots where they would be impacted by site grading and future residential development. The applicant proposes to remove all of these trees. The arborist describes three of the trees (Trees #16, 49, and 50) as being in generally poor to fair condition, and notes that the longevity and structural integrity of these tree are questionable. Based on this evaluation, no compensatory mitigation is recommended for the removal of these 3 trees. The other three black walnut trees (Trees #23, 59 and 192) are noted as being in fair condition; full compensation should be required for their removal.

The heritage oak tree (Tree #56) is located within the front yard area of proposed Lot #285, and is also proposed for removal. The arborist has listed the tree's vigor as "fair", but notes that the tree has weak primary crotches and categorizes the structural condition as "poor to fair", advising precaution if development will occur within the fall zone. The condition of this tree is typical of mature valley oak trees, which do well in a natural setting but are not well adapted to urban encroachment. The proposed subdivision map shows driplline encroachment of approximately 30% from the adjacent internal street and additional encroachment would be required in order to provide a driveway for any residence constructed on that lot. This amount of encroachment would be expected to substantially affect the tree's survival potential, therefore it does not appear feasible to retain the tree within the subdivision as proposed. Full compensatory mitigation should be required.

Impact: Trees

The project would result in the removal of all trees located within the proposed residential subdivision, including a heritage valley oak and three healthy California black walnuts. A coast live oak tree and two California black walnuts located within the proposed church site lot will be retained, but could be adversely affected by future construction activities.

Compensatory mitigation is required for the loss of 40 inches dbh of valley oaks (tree #56) and 33 inches dbh of California black walnuts (trees #23, 59 and 192). Protective mitigation is included for the benefit of the trees located on the church site (Trees #1, 4 and 6). With mitigation, Florin Vineyards impacts to tree resources are *less-than-significant*.

~~Because no protected native trees of adequate size and no landmark trees occur on the site, the project is considered to have a less than significant impact on trees.~~

Cultural Resources

See Chapter 15 of Volume 1 for discussions of background, setting, and significance criteria for cultural resources within the Plan area.

Fieldwork/Analysis

Archaeological Survey

The project site was subject to an intensive pedestrian survey between January 14, 2006 and March 26, 2006. The project area was walked by a team of archaeologists employing parallel transects with transect spacing no greater than 5 to 10 meters. No prehistoric cultural resources were recovered or noted during the survey.

Historical Survey

Peak & Associates has conducted an historical evaluation and determination of eligibility for potential historical resource on the project site. The project site contains numerous single family homes and associated ancillary structures. Under current DERA policy, structures that are 50 years or older are evaluated for potential historic significance. Based on field data collected on the project site, site pictures and review of tax assessor's records the following buildings on the project site do not meet the 50 year or older threshold or did not warrant further review:

- 8891 Florin Road (APN 064-0072-003): The tenant said that there was a house at the site in 1957, but it was completely rebuilt in 1975. The barn at the site may be 100+ years old; however it is completely collapsed.

- There are numerous modular structures on the site and associated modern sheds.

In addition to the above residences and accessory structures, the project site contains ~~three~~ **two** residences that warranted further review. The following descriptions were provided by Peak and Associates for the potentially historic structures present on the project site:

> ~~7040 Bandy (APN 064-0080-045). The one story residence is a plain side gabled structure with few distinguishing characteristics. It has a rolled composite roof with aluminum-framed windows. There is a shed to the east that has been converted to living quarters. The Assessor's building record gives a date of 1940, but the only apparent evidence of this age is the landscaping around the house, which includes several mature trees, including to large palms.~~
>
> 6890 South Watt (APN 064-0072-015) is a two story stucco residence with two brick chimneys on the south elevation. It is a narrow, end gabled structure with a roof at the first story level extending east to a shallow entry room and porch. Another low roof forms a carport on the south-rear elevation and connects to a one story frame shed. The Assessor's building record gives a date of 1953 for the building, which seems accurate. The brickwork for the chimneys is the only external decoration.
>
> 7001 South Watt (APN 064-0080-043). The residence here is a Craftsman bungalow with two-pitch roof and a lot of modifications. The second pitch of the roof covers what is probably an addition on the rear (north) of the building. The siding has been replaced in some areas. The front of the residence shows typical Craftsman elements, such as a full width porch with stout pillars and exposed notched rafter ends, but the rest of the structure reveals repairs and additions. Also present are a tank house, reached by ladder, that is almost collapsed and a couple of small sheds. The tank house has a tapering tower topped by a larger areas that houses the tank. Pitman (1992) would term this a "truncated taper tower". The date of construction is not known.

Peak and Associates evaluated the above noted structures for eligibility on the California Register of Historical Resources and the National Register of Historical Places and project level effect. State of California Department of Parks and Recreation (DPR) Primary and Building/Structure/ Object (523) forms were completed for the above noted residences. The following evaluations are from Peak:

> ~~7040 Bandy is the usual plain, one story small residence dating to the 1940s. There is nothing unusual about it.~~
>
> 6890 South Watt is a two story stucco residence, which is relatively unusual in this project area, although common elsewhere. Other than this it is quite recent, very plain and generally of no particular artistic merit.
>
> 7001 South Watt, is similar as far as the residence is concerned, and heavily modified as well, but it also includes a tank house. These are scenic structures, but common in rural California from the 1870s to the 1940s. This sample

appears to date toward the end of the period and the type, "truncated taper tower," and represents roughly ten percent of the tank houses found in the central Valley today.

Peak utilized criteria set forth at the state and federal level, and determined that the structures are not eligible under any criterion as a significant cultural resource. Thus the structures or any of the modern structures on the project site are not considered important historic resources and, therefore, destruction of these residences and ancillary buildings would not constitute a significant environmental impact.

IMPACT: CULTURAL RESOURCES

Archaeological and historical surveys of the site did not identify any resources which could be adversely affected by the proposed project. Although no additional cultural resource work is recommended at this time, there is a possibility of uncovering subsurface archaeological materials during the construction phases of the project which have been obscured from view due to natural reburial processes. Therefore, mitigation for subsurface cultural resources is included.

With mitigation for potential undiscovered subsurface prehistoric and historic cultural resources, environmental impacts to potentially sensitive cultural resources are considered ***less-than-significant***.

~~AGENCY-RECOMMENDED CONDITIONS OF APPROVAL~~

~~1. Sacramento County Division of Development and Surveyor Services~~

~~a) Grant the County right-of-way for South Watt Avenue and Florin Road, based on a 108 foot, pursuant to Sacramento County Improvement Standards.~~

~~b) Grant the County right-of-way for Gardner Avenue, based on 60-foot, pursuant to the Sacramento County improvement Standards.~~

~~c) Dedicate a standard 12.5-foot Public Utility Easement for underground facilities and appurtenances adjacent to Florin Road, South Watt Avenue and Gardner Avenue.~~

~~d) Grand the County right-of-way for the indicated streets and install public street improvement pursuant to the Sacramento County Improvement standards. Streets adjacent to park sites shall have a 30-foot half street (24 feet measured between street centerline and back of curb).~~

~~e) Grant the County right of way for South Watt Avenue and Florin Road, based on 108-foot and install public street improvements pursuant to the Sacramento County Improvement Standards.~~

~~f) Grant the County right-of-way for Gardner Avenue, based on a 60-foot and install public street improvement pursuant to the Sacramento County Improvement Standards. 'Class A' improvement shall be installed adjacent to Lot 656.~~

~~g) Dedicate additional right-of-way on South Watt Avenue and Tokay lane for intersection widening pursuant to the Sacramento County Improvement Standards and to the satisfaction of the Department of Transportation.~~

~~h) Dedicate additional right-of-way on Florin Road and Gardner Avenue for intersection widening pursuant to the Sacramento County Improvement Standards and to the satisfaction of the Department of Transportation.~~

~~i) Provide off-site street improvements on Gardner Avenue between 'E' Way and Florin Road pursuant to the Sacramento County Improvement Standards and to the satisfaction of the Municipal Services Agency.~~

~~j) Construct a second point of public access prior to the issuance of the 40th building permit per County Code.~~

~~k) Dedicate a standard 12.5 foot Public Utility Easement for underground facilities and appurtenances adjacent to all public ways.~~

~~l) Prior to recordation of a final map or certificate of compliance, dedicate land or pay in lieu fees, or both, for park purposes ,as required by and in accordance with the procedures and standards set forth in Chapter 22.40, Title 22 of the Sacramento County Zoning Code.~~

~~m) Dedicate all landscape lots to the County of Sacramento and provide a maintenance entity with an ongoing fungi source. The maintenance entity shall be approved and found acceptable by County representatives. Annexation to a current Lighting and Landscape District or Mello Roos Community Finance District may be possible and is the preferred course of action.~~

~~n) Comply with all requirements of Chapter 1, Article 5, Title III, of the Sacramento County Zoning Code, relating to walls and landscape corridor adjacent to streets, including require maintenance provisions. Provide a maintenance entity with an ongoing funding source.~~

~~o) Prior to map recordation, the property shall be included in County Service Area No. 1 at a rate that will fund the full cost, including annual escalation factors, of operation and maintaining street and safety lights for this development. The applicant must contact…the Department of Transportation to obtain information concerning costs and to initiate the process at the earliest possible time since this process takes about four months to complete.~~

~~2. Sacramento County Department of Transportation~~

a) ~~Grant the County right-of-way on Florin Road based on a 96-foot modified thoroughfare (the six-foot sidewalk shall be installed in the adjacent landscape/pedestrian easement) and install public street improvements pursuant to Sacramento County Improvement Standards.~~

b) ~~Grant the County right-of-way on South Watt Avenue based on a 96-foot modified thoroughfare (the six-foot sidewalk shall be installed in the adjacent landscape/pedestrian easement) and install public street improvements pursuant to Sacramento County Improvement Standards.~~

c) ~~Dedicate additional right-of-way on Florin Road and South Watt Avenue for intersection widening per the Sacramento County Improvement Standards and to the satisfaction of the Department of Transportation.~~

d) ~~Dedicate additional right-of-way and install 6-foot sidewalks along the church site on Gardner Avenue and 'A' Drive.~~

e) ~~Provide a 30-foot half width along the park frontages for on-street parking. Note: if the park will be providing recreation areas such as soccer fields and/or baseball fields, then on site parking will be required.~~

f) ~~Stop signs shall be installed where needed to the satisfaction of the Department of Transportation. Traffic control locations will be determined at time of improvement plan submittal.~~

g) ~~Dedicate additional right-of-way on Gardner Avenue at Florin Road for a signalized intersection pursuant to the Sacramento County Improvement Standards.~~

h) ~~Dedicate additional right-of-way on 'C' Drive at South Watt Avenue for a signalized intersection and align with the proposed street to the east pursuant to the Sacramento County Improvement Standards. A bus turnout is required on South Watt Avenue.~~

i) ~~Demonstrate that the proposed street alignments and connection are consistent with the adjacent proposed projects to the satisfaction of the Department of Transportation.~~

j) ~~The size, number, and location of driveways shall be to the satisfaction of the Department of Transportation. Note: Driveway widths of 45 feet shall be provided on Florin Road and a 35 foot minimum is required along Gardner Avenue.~~

~~3. Sacramento County Department of Water Resources~~

a) ~~Provide drainage easements and install facilities pursuant to the Sacramento County Floodplain Management Ordinance, Sacramento County Water Agency~~

~~Code, and Sacramento County Improvement Standards, including any fee required by the Sacramento County Water Agency Code.~~

~~b) Offsite drainage improvement and easement shall be provided pursuant to the Sacramento County Floodplain management Ordinance, and the Sacramento County Improvement Standards. This includes modifying Florin Creek consistent with the master plan from South Watt Ave. all the way to the west to Florin-Perkins Road. This condition may include acquisition of the full site for Basin F4C, and excavation of a portion of the volume of said basin.~~

~~c) Incorporate stormwater quality measures in conformance with applicable County ordinances and standards, and state and federal law pursuant to Florin Vineyard Community Plan Drainage Master Plan.~~

~~d) The following apply as there are detention basins indentified in the project northwest corner as well as an off-site basin located on Florin Creek to the west of the project.~~

~~i. The Water Agency shall compensate developers for the acquisition of land for regionally beneficial off-line peak flow and storm water quality detention basins pursuant to an approved Drainage Master Plan and the Zone 11 Drainage Impact Fee Plan.~~

~~ii. The Agency shall pay fair market value, hereby reserved pursuant to the California Subdivision Map Act, appraised at the date of the filing of the tentative parcel or subdivision map or sue permit plus associated carrying costs. The Agency may terminate the reservation due to revised drainage master plan or disagreement of the price. In no case will the compensation exceed the per acre value used in Zone 11 Drainage Impact fee Plan worksheet [$100,000 per acre plus ENR inflator since 8/16/04].~~

~~iii. Compensation shall be in the form of a fee credit agreement and reimbursement shall be made pursuant to the Sacramento County Water Agency Code, Section 2.60.~~

~~iv. The credit amount shall be in the form of a fee credit agreement and reimbursements shall be made pursuant to the Sacramento County Water Agency Code, Section 2.60.~~

~~v. The credit amount shall be adjusted by an appropriate percentage pursuant to Section 2.55.020 of the Sacramento County Water Agency Code to account for inefficiencies for the system.~~

~~vi. No payment shall be made for land acquisition for basins which only serve the needs of a single developer; such as but not limited to, a detention basin for a storm water pump plant, a basin that mitigates for~~

~~floodplain reclamation, or a basin that only mitigates the impacts of an in-fill development.~~

~~vii. No compensation shall be allowed for interim facilities.~~

~~viii. No credit is allowed for basin land associated with in-fill projects where peak flow attenuation is required, in order to accommodate the limitations of the downstream conveyance, pursuant to Section 9-1 of the County Improvement Standards.~~

~~4. SASD (Formerly CSD-1)~~

~~a) Connection to the District's sewer system shall be required to the satisfaction of CSD-1. Sacramento County Improvement Standards apply to sewer construction.~~

~~b) Each parcel with a sewerage source shall have a separate connection to a public sewer system (CSD-1 sewer lines). If there is more than one building in any single parcel and the parcel is not proposed for split, then each building on that parcel shall have a separate connection to a private on-site or public sewer line.~~

~~c) Private sewer service laterals will not be permitted to connect directly to the 102-inch diameter interceptor sewer line located on South Watt Avenue.~~

~~d) CSD-1 shall require an approved sewer study prior to the approval of Final Map or submittal of improvement plans for plan check to CSD-1, which ever comes first. The sewer study shall demonstrate the quantity of discharge and any "flow through sewage" along with appropriate pipe sizes and related appurtenances from this subject and other upstream areas and shall be done in accordance with the District's most recent "Minimum Sewer Study Requirements". The study shall be done on a no "Shed-Shift" basis unless approved by the District in advance and in compliance with Sacramento County Improvement Standards.~~

~~e) In order to obtain sewer service, construction of CED-1 will be required. Sewer easements will be required. All sewer easements shall be dedicated to CSD-1, in a form approved by the District Engineer. All CES-1 sewer easements shall be at least 20 feet in width and ensure continuous access for installation and maintenance. CSD-1 will provide maintenance only in public right-of-way and in easements dedicated to CSD-1.~~

~~f) The subject project owner(s) and successors in interest thereof shall be responsible for repair and/or replacement of all non-asphalt and/or enhanced surface treatments of streets and drives (such as stamped/colored/decorative concrete, concrete pavers, etc.) within these easement damaged by District maintenance and repair operation, including landscaping channelizations, lighting, fountain area, sidewalk, and any other appurtenances conflicting therein. This requirement shall be set forth in easement grant documents and be a covenant running with the land, be responsibility of successors in interest in~~

~~future land transfers and divisions and by language approved by the District. CSD-1 will only replace asphalt and standard concrete roadway/driveway disturbed due to maintenance/repair of its sewer line. If the repair is of decorative or stamped concrete, CSD-1 will only replace with standard concrete.~~

~~g) CSD-1 requires their sewers to be located a minimum of 10 feet (measured horizontally from edge of pipe to edge of pipe) from all potable water lines. Separation of sewer line from other parallel utilities, such as storm drain and other "fry" utilities (electrical, telephone, cable, etc.) shall be a minimum of 7 feet (measured horizontally from the center of pipe to the center pipe). Any deviation from the above separation due to depth and roadway width must be approved by the District on a case by case basis.~~

~~h) All structure along private drives shall have a minimum 10-foot setback (measured horizontally from edge of collector pipe to edge of structure) so that CSD-1 can properly maintain the sewer line.~~

~~i) The trunk and collector sewer system for the project will not be accepted for operation and maintenance until the downstream sewer system serving the project is also accepted for operation and maintenance. All sewer facilities shall be accepted for operation and maintenance prior to issuance of a building permit.~~

~~5. Sacramento Regional County Sanitation District~~

~~a) Reservation of land for SRCSD will be required for the SRCSD Central Interceptor. The reserved area shall be 15 feet wide from the eastern property line of APN 064-0072-015, which is adjacent to the South Watt Avenue public right-of-way. Prior to approval of the final map or parcel map, the applicant shall enter into and record a reservation agreement, in a form approved by the District Engineer and District County Counsel, to require the property owners to reserve lands fro acquisition by SRCSD to maintain SRCSD pipelines and facilities for public health purposes. The purchase price shall be the market value at the time of filing of the tentative map, plus the taxes against the reserved area from the date of reservation, and any other costs incurred by the subdivider in the maintenance of such reserved area, including interest costs incurred on any loan covering such reserved area. The applicant shall coordinate with SRCSD and shall clearly show the area by metes and bounds on the Final Map.~~

~~b) Prior to approval of the Final Map, the applicant shall submit landscaping , utility, and improvement plans for SRCSD review and approval to ensure the following condition are met:~~

~~a. Any use or improvement that restricts SRCSD access for purpose of maintenance, operation, and repair of SRCSD sewer facilities shall not be allowed within the SRCSD reservation area.~~

~~b. Permanent structures, walls, and footings shall not e permitted within the SRCSD reservation area.~~

~~c. Deep rotted trees, trees with nature growth more that five feet, oak trees, and other environmentally protected species shall not be permitted within the SRCSD reservation area.~~

~~d. Any proposed utility crossing of the SRCSD interceptor shall be a maximum of 45 degree from the line that is perpendicular to the centerline of the interceptor.~~

~~e. Parallel utilities (water, drain, electrical, etc.) shall not be allowed within the SRCSD reservation area, unless express written approval is obtained from the District Engineer.~~

~~c) Direct lateral connection to the SRCSD interceptor system shall not be allowed.~~

~~6. Sacramento Municipal Utilities District (SMUD)~~

~~a) Dedicate the 25-foot Landscape Corridors as a public utility easement for overhead and underground facilities and appurtenances.~~

~~b) The owner/developer must disclose to future/potential owners the proposed or existing 69kV electrical facilities, SMUD has an existing 69kV overhead line on Gerber Road and a proposed overhead line along the west side of Bradshaw Road.~~

~~7. Sacramento Metropolitan Fire District~~

~~a) The installation of approved traffic control equipment may be required on all signal lights installed or modified as a part of this project to allow emergency fire apparatus to activate the traffic signal.~~

~~b) Approved numbers or address shall be placed on all new or existing buildings in such a position as to be easily read from the street or read fronting the property. The minimum size of the numbers shall not be less than six (6) inches and shall be mounted immediately adjacent to a light source and shall also contrast with their background~~

~~c) Approved fire hydrants capable of providing the required fire flow fro the protection of any and all structures shall be located along the route of the fire apparatus access roadway. The required fire hydrants shall be installed and operational prior to any construction or on site storage for combustible materials. The minimum required fire flow for the protection of residential developments with an area per building not exceeding 3,600 square feet is 1,000 gallons per minute (gpm) at a pressure of 20 pound per square inch (psi) for a two-hour duration. Fire hydrant installations for the protection of residential projects shall comply with the following requirements:~~

~~One fire hydrant shall be located between 150 and 250 feet from the end of the access roadway. The required access roadway shall extend to within 150 feet of all portions of the structure.~~

~~A hydrant installed at the end of an access roadway as a "blow off" for the water district does not meet the fire department fire hydrant requirements.~~

~~Each approved fire hydrant shall have a minimum flow of 1,000 gallons per minute (gpm) for residential developments. Additional requirements apply to residential dwelling with building areas greater than or equal to 3,600 square feet.~~

~~d) Plans shall be submitted to the fire prevention bureau showing hydrant locations for review and approval prior to construction. Fire hydrant details and fire department notes shall be shown on the site plans or improvement drawings.~~

~~e) Vehicle parking is prohibited on any street less than 28 feet in width. Vehicle parking is permitted on both sides of streets 36 feet or more in width. Roadway width shall be measured between the gutter-line or edge of pavement on opposite sides of the road. Identification of fire apparatus access roadways may be required on private roads.~~

~~f) Traffic calming measures, speed bumps, humps, etc. shall not be installed in fire apparatus access roadways.~~

~~g) Signs reading "NO OUTLET" shall be posted at the entry points to dead-end access roadways exceeding 125 feet in length.~~

~~h) Approved fire hydrants shall be spaced at 500-foot intervals along the route of the interior access roadway. The fire hydrants shall be capable of supplying a minimum fire flow of 1,000 gallons per minute at 20 pounds per square inch of pressure.~~

~~i) All structures in the proposed subdivision will be connected the public water supply; private wells shall be permitted.~~

~~j) All roadways and cul-de-sacs shall meet Sacramento County Department of Transportation standards for length and width.~~

~~8. Sacramento County Sheriff's Department~~

~~a) Location/Street Layout~~

~~i. The Sheriff's Department requests a design review of any proposed multi-family development on the shown RD-20 lot. The physical design of the multi-family project can positively or adversely affect the levels and types of crime that can occur on the site.~~

~~ii. There shall be no 'dogleg' courts or cul-de-sacs. Law enforcement needs unobstructed views into each of these courts should a tactical situation arise.~~

~~iii. All curbs shall be vertical in design. Rounded curbs shall be avoided whenever possible.~~

~~iv. Overall traffic flow into and out from the project site does not appear to be sufficient. T The Sheriff's Department requests an additional access point from the South Watt Ave. side of the project.~~

~~v. Due to the size of this project, and the inclusion of a church facility, additional access points to this project should be reviewed.~~

~~b) Landscaping shall be of the type and situated in locations to maximize observation while providing the desired degree of aesthetics. Security planting materials are encouraged along fence and property lines and under vulnerable windows.~~

~~c) Fencing/Access Control. Vertical wrought-iron fencing material shall be used for all fences between private lots and open space, parks, right-of-ways, or other public access land. This is to allow visibility to those areas and encourage residents to view activities in those areas. In addition this will make those areas less attractive to loiterers and others who wish to use those locations for criminal or mischievous purposes.~~

~~d) Lighting~~

~~i. There shall be on-street lighting to allow for adequate visibility by residents, law enforcement, and passersby during nighttime hours.~~

~~ii. All light fixtures shall be of a type and kind to resist breakage and other vandalism~~

~~iii. Park areas, roadways, and driveways shall be illuminated with high intensity discharge lighting with sufficient wattage to provide adequate illumination to provide a safe, secure environment for persons, property, a and vehicles on site. Such lighting shall be equipped with vandal-resistant covers and photocell control. A light level of .25 to .50 foot-candles, maintained at rough level, is required for the site in general; entry intersections should be .50 or greater.~~

~~e) Addressing~~

~~i. A street number shall be displayed in a prominent location on the street side of the residence in such a position that the number is easily visible to approaching emergency vehicle. The numerals shall be no less than six inches in height and shall be of a contrasting color to the background to which they are attached~~

~~ii. The numerals shall be lighted at night.~~

~~f) Law enforcement staffing. Based on DERA residency estimate of 2.7 people per home, the Sheriff's Department will require an additional 1.77 officers to maintain the 1 to 1000 officer/population staffing level. This does not include the multi-family lot.~~

PROJECT MITIGATION MEASURES

MITIGATION MEASURES FOR IMPACT TO THE COUNTY DRAINAGE SYSTEM:

FVN-1. Prior to the approval of improvement plans for individual development projects within the FVGCP area, the project proponent shall demonstrate to the satisfaction of DWR that all FVGCP Drainage Master Plan improvements necessary to provide adequate flood protection to the project, and necessary to provide adequate mitigation for the project's downstream drainage/flooding and water quality impacts, have been implemented.

FVN-2. Those lots occurring within the area designated for detention basin DETF4C on the FVGCP Drainage Master Plan as shown on Plate FVN-10 of this EIR (proposed lots ~~#634-646, 657-681, and 682-706~~ **296-303, 330-338, and 358-372**) shall not be recorded, and the area shall be reserved for said basin, unless and until the off-site alternative basin location for DETF4C has been acquired and that basin constructed to the satisfaction of the Department of Water Resources.

MITIGATION MEASURES FOR IMPACTS TO AIR QUALITY:

~~FVN-3. The applicant shall implement the following mitigation in order to reduce construction-related PM10 emissions:~~

~~a. Keep soil moist at all times.~~

~~b. Maintain at least two feet of freeboard space on all haul trucks.~~

~~c. Use emulsified diesel or diesel catalysts on applicable heavy duty diesel construction equipment.~~

FVN-4. To reduce the project impacts of NO_x construction emissions to acceptable levels, the project applicant shall implement the following measures:

Category 1: Reducing NO_x emissions from off-road diesel powered equipment

The project shall provide a plan, for approval by the lead agency and AQMD, demonstrating that the heavy-duty (>50 horsepower) off-road vehicles to be used in the construction project, including owned, leased and subcontractor

vehicles, will achieve a project wide fleet-average 20 percent NOx reduction and 45 percent particulate reduction[4] compared to the most recent CARB fleet average at time of construction; and

The project representative shall submit to the lead agency and AQMD a comprehensive inventory of all off-road construction equipment, equal to or greater than 50 horsepower, that will be used an aggregate of 40 or more hours during any portion of the construction project. The inventory shall include the horsepower rating, engine production year and projected hours of use or fuel throughout for each piece of equipment. The inventory shall be updated and submitted monthly throughout the duration of the project, except that an inventory shall not be required for any 30-day period in which no construction activity occurs. At least 48 hours prior to the use of subject heavy-duty off-road equipment, the project representative shall provide AQMD with the anticipated construction timeline including start date, and name and phone number of the project manager and on-site foreman.

And

Category 2: Controlling visible emissions from off-road diesel powered equipment

The project shall ensure that emissions from all off-road diesel powered equipment used on the project site do not exceed 40 percent opacity for more than three minutes in any one hour. Any equipment found to exceed 40 percent opacity (or Ringlemann 2.0) shall be repaired immediately, and the lead agency and AQMD shall be notified within 48 hours of identification on non-compliant equipment. A visual survey of all in-operation equipment shall be made at least weekly, and a monthly summary of the visual survey results shall be submitted throughout the duration of the project, except that the monthly summary shall not be required for any 30-day period in which no construction activity occurs. The monthly summary shall include the quantity and type of vehicles surveyed as well as the dates of each survey. The AQMD and/or other officials may conduct periodic site inspections to determine compliance. Nothing in this section shall supersede other AQMD or state rules or regulations.

FVN-5. For the NOx emissions over the 85 lb/day threshold that remain after application of Mitigation Measure FV-4, above, the applicant shall pay to SMAQMD an air quality mitigation fee of ~~$14,300~~ **$16,400**/ton of NOx over the threshold **or the prevailing rate in effect at the time of construction**. The fee shall be paid prior to the approval of improvement plans or the issuance of

[4] Acceptable options for reducing emissions may include use of late model engines, low-emission diesel products, alternative fuels, engine retrofit technology, after-treatment products, and/or other options as they become available.

grading permits. ~~The fee is currently estimated to be $262.07 per developed acre.~~

MITIGATION MEASURES FOR IMPACT TO THE NOISE ENVIRONMENT:

FVN-6. The applicant shall adhere to one of the following options:

A. Construct a minimum 6-foot tall, combination earthen berm and masonry wall noise barrier along the Florin Road and South Watt Avenue frontages, between the landscape corridor and residential lots.

B. The outdoor activity area of all residential backyards within 235 feet of the centerline of Florin Road and 210 feet of the centerline of South Watt Avenue shall be shielded from traffic noise, either through strategic placement of the houses, usage of a backyard courtyard concept, or other attenuation method. An acoustical analysis shall be submitted to the Department of Environmental Review and Assessment which demonstrates that a noise level of 65 dB Ldn or less (under cumulative traffic conditions) is attained within the outdoor activity areas of all affected properties.

FVN-7. Either no second-story construction shall be permissible within 109 feet of the centerline of Florin Road or 98 of the centerline of South Watt Avenue or an acoustical study shall be submitted to the Environmental Coordinator demonstrating that the interior noise levels within such second-stories can be attenuated to 45 dB. ~~Any second story construction within 110 feet of the centerline of Florin Road or 98 feet of the centerline of South Water Avenue shall be built using the construction materials and~~

MITIGATION MEASURES FOR IMPACT TO JURISDICTIONAL WETLANDS:

FVN-8. Prior to any grading, grubbing, or excavation within 50 feet of on-site wetlands, the applicant or owner shall obtain any/all applicable permits from the U.S. Fish and Wildlife Service (USFWS), U.S. Army Corps of Engineers, California Department of Fish and Game and the Central Valley Regional Water Quality Control Board for the proposed modifications to on-site wetlands. In addition, the project applicant or property owner shall comply with General Plan Conservation Element Policy No. CO-96 as it pertains to no net loss of wetlands. If mitigation occurring through the state and federal permitting processes results in less than 1:1 compensation for the loss of wetland habitat, the applicant or owner shall be required to pay to the County of Sacramento an amount based on a rate of $35,000 per acre for the unmitigated/uncompensated wetlands. The payment shall be submitted to the Department of Planning and Community Development and shall be deposited in the Wetlands Restoration Trust Fund. A copy of any required permits, or written notification from the applicant that the permit authority has determined that a permit is not required, and verification of compliance with General Plan

Conservation Element Policy No. CO-96 regarding no net loss of wetlands shall be submitted to the Department of Environmental Review and Assessment.

MITIGATION MEASURES FOR IMPACT TO SWAINSON'S HAWK FORAGING HABITAT:

FVN-9. Prior to approval of Improvement Plans, Building permits, or recordation of the final map, whichever occurs first, implement one of the following options to mitigate for the loss of ~~42.3~~ **30.1+** acres of Swainson's hawk habitat on the projects site:

A. The project proponent shall, to the satisfaction of the California Department of Fish and Game, prepare and implement a Swainson's hawk mitigation plan that will include preservation of Swainson's hawk foraging habitat.

B. The project proponent shall utilize one or more of the mitigation options (land dedication and/or fee payment) established in Sacramento County's *Swainson's Hawk Impact Mitigation Program* (Chapter 16.130 of the Sacramento County Code).

C. Should the County Board of Supervisors adopt a Swainson's hawk mitigation policy/program (which may include a mitigation fee payable prior to issuance of building permits) prior to the implementation of the one of the measures above, the project proponent may be subject to that program instead.

MITIGATION MEASURES FOR IMPACTS TO RAPTOR NESTING HABITAT (INCLUDING SWAINSON'S HAWK):

FVN-10. If construction, grading, or project-related improvements are to occur between March 1 and September 15, a focused survey for raptor nests on the site and on nearby trees (within one half mile [rural] of the site) shall be conducted by a qualified biologist within 14 days prior to the start of construction work (including clearing and grubbing). If no active nests are found during the focused survey, no further mitigation will be required.

If an active nest(s) is found, the Department of Environmental Review and Assessment and the California Department of Fish and Game shall be contacted to determine appropriate protective measures.

MITIGATION MEASURES FOR IMPACT TO BURROWING OWL NESTING HABITAT:

FVN-11. Prior to construction activity (including site improvements, and building construction) a focused surveys shall be conducted by a qualified biologist for burrowing owls where suitable habitat is present in the project area. Suitable habitat includes agricultural field margins, drainage ditches, and fallow fields. Surveys shall be conducted no less than 14 days and no more than 30 days prior to commencement of construction activities. Surveys shall be conducted in accordance with CDFG protocol (CDFG 1995).

a. If no occupied burrows are found in the survey area, a letter report documenting survey methods and findings shall be submitted to the County and no further mitigation is necessary.

b. If an occupied burrow is found the applicant shall contact the Department of Environmental Review and Assessment and consult with the California Department of Fish (CDFG), prior to construction, to determine if avoidance is possible or if burrow relocation will be required.

c. If owls are to remain on-site, a minimum of 6.5 acres of foraging habitat for each occupied burrow needs to be permanently preserved according to CDFG guidelines.

d. In order to avoid direct impacts to owls, no activity shall take within 160 feet of an active burrow from September 1 to January 31 (wintering season) or 250 feet from February 1 through August 31 (breeding season). Protective fencing shall be place, at the distances above, around the active burrows and no activity shall occur within the protected buffer areas.

e. Any impact to active owl burrows, relocation of owls or mitigation for habitat loss shall be done in accordance with CDFG guidelines. Written evidence from CDFG staff shall be provided to DERA attesting to the permission to remove burrows, relocate owls, mitigate for lost habitat, and provided a method for preservation habitat in perpetuity.

MITIGATION MEASURE FOR POTENTIAL CONSTRUCTION-RELATED IMPACTS TO CULTURAL RESOURCES:

FVN-12. Should any cultural resources, such as structural features, unusual amounts of bone or shell, artifacts, human remains, or architectural remains be encountered during any development activities, work shall be suspended and the Department of Environmental Review and Assessment shall be immediately notified at (916) 874-7914.

At that time, the Department of Environmental Review and Assessment will coordinate any necessary investigation of the find with appropriate specialists as needed. The project proponent shall be required to implement any mitigation deemed necessary for the protection of the cultural resources. In addition, pursuant to Section 5097.97 of the State Public Resources Code and Section 7050.5 of the State Health and Safety Code, in the event of the discovery of human remains, all work is to stop and the County Coroner shall be immediately notified. If the remains are determined to be Native American, guidelines of the Native American Heritage Commission shall be adhered to in the treatment and disposition of the remains.

MITIGATION MEASURES FOR LAND USE COMPATIBILITY IMPACTS:

FVN-13: Provide an 8-foot high masonry wall along the interface with adjacent industrial property to the west.

MITIGATION MEASURES FOR IMPACTS TO NATIVE TREES:

FVN-14: The removal of 33 inches dbh of native California black walnut trees (Trees #23, 59 and 192) and 40 inches of valley oak (Tree #56) shall be compensated by planting native trees (valley oak/*Quercus lobata*, interior live oak/*Quercus wislizenii*, blue oak/*Quercus douglasii*, and California black walnut) equivalent to the dbh inches lost, based on the ratios listed below, at locations that are authorized by the Department of Environmental Review and Assessment. On-site preservation of native California black walnut/oak trees that are less than 6 inches (<6 inches) dbh, may also be used to meet this compensation requirement. A total of 73 inches will require compensation.

Equivalent compensation based on the following ratio is required:

- **one preserved native walnut/oak tree < 6 inches dbh on-site = 1 inch dbh**
- **one D-pot seedling (40 cubic inches or larger) = 1 inch dbh**
- **one 15-gallon tree = 1 inch dbh**
- **one 24-inch box tree = 2 inches dbh**
- **one 36-inch box tree = 3 inches dbh**

Replacement tree planting shall be completed prior to the issuance of building permits or a bond shall be posted by the applicant in order to provide funding for purchase, planting, irrigation, and 3-year maintenance period, should the applicant default on replacement tree mitigation. The bond shall be in an amount equal to the prevailing rate

of the County Tree Preservation Fund and will be due within one year of posting the bond.

Prior to the approval of Improvement Plans or Building Permits, whichever occurs first, a Replacement Native Tree Planting Plan shall be prepared by a certified arborist or licensed landscape architect and shall be submitted to the Environmental Coordinator for approval. The Replacement Native Tree Planting Plan(s) shall include the following minimum elements:

a. **Species, size and locations of all replacement plantings and < 6-inch dbh trees to be preserved;**

b. **Method of irrigation;**

c. **If planting in soils with a hardpan/duripan or claypan layer, include the Sacramento County Standard Tree Planting Detail L-1, including the 10-foot deep boring hole to provide for adequate drainage;**

d. **Planting, irrigation, and maintenance schedules;**

e. **Identification of the maintenance entity and a written agreement with that entity to provide care and irrigation of the trees for a 3-year establishment period, and to replace any of the replacement California black walnut/oak trees which do not survive during that period; and**

f. **Designation of 20 foot root zone radius and landscaping to occur within the radius of California black walnut/oak trees < 6-inches dbh to be preserved on-site.**

No replacement tree shall be planted within 15 feet of the driplines of existing California black walnut/oak trees that are retained on-site, or within 15 feet of a building foundation or swimming pool excavation. The minimum spacing for replacement oak trees shall be 20 feet on-center. Examples of acceptable planting locations are publicly owned lands, common areas, and landscaped frontages (with adequate spacing). Generally unacceptable locations are utility easements (PUE, sewer, storm drains), under overhead utility lines, private yards of single family lots (including front yards), and roadway medians.

California black walnut/oak trees <6 inches dbh to be retained on-site shall have at least a 20-foot radius suitable root zone. The suitable root zone shall not have impermeable surfaces, turf/lawn, dense plantings, soil compaction, drainage conditions that create ponding, utility easements, or other overstory tree(s) within 20 feet of the tree to be preserved. Trees to be retained shall be determined to be healthy and structurally sound for future growth, by an ISA Certified Arborist

subject to Department of Environmental Review and Assessment approval.

If California black walnut/oak tree replacement plantings are demonstrated to the satisfaction of the Environmental Coordinator to be infeasible for any or all trees removed, then compensation shall be through payment into the County Tree Preservation Fund. Payment shall be made at a rate of $325.00 per dbh inch removed but not otherwise compensated, or at the prevailing rate at the time payment into the fund is made.

MITIGATION MEASURES FOR CONSTRUCTION PERIOD TREE IMPACTS:

FVN-15: All native oak and California black walnut trees located on the church site lot that are 6 inches dbh or larger, all portions of adjacent off-site native trees which have driplines that extend onto the project site, and all off-site native trees which may be impacted by utility installation and/or improvements associated with this project, shall be preserved and protected as follows:

a. 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 of the tree. Limbs must not be cut back in order to change the dripline. The area beneath the dripline is a critical portion of the root zone and defines the minimum protected area of the tree. Removing limbs which make up the dripline does not change the protected area.

b. Chain link fencing or a similar protective barrier shall be installed one foot outside the driplines of the protedted trees prior to initiating project construction, in order to avoid damage to the trees and their root system.

c. No signs, ropes, cables (except cables which may be installed by a certified arborist to provide limb support) or any other items shall be attached to the protected trees.

d. No vehicles, construction equipment, mobile home/office, supplies, materials or facilities shall be driven, parked, stockpiled or located within the driplines of the protected trees.

e. Any soil disturbance (scraping, grading, trenching, and excavation) is to be avoided within the driplines of the protected trees. Where this is necessary, an ISA Certified Arborist will provide specifications for this work, including methods for root pruning, backfill specifications and irrigation management guidelines.

f. **All underground utilities and drain or irrigation lines shall be routed outside the driplines of protected trees. Trenching within protected tree driplines is not permitted. If utility or irrigation lines must encroach upon the dripline, they should be tunneled or bored under the tree under the supervision of an ISA Certified Arborist.**

g. **Drainage patterns on the site shall not be modified so that water collects or stands within, or is diverted across, the dripline of the protected trees.**

h. **No sprinkler or irrigation system shall be installed in such a manner that it sprays water within the driplines of the protected trees.**

i. **Tree pruning that may be required for clearance during construction must be performed by an ISA Certified Arborist or Tree Worker and in accordance with the American National Standards Institute (ANSI) A300 pruning standards and the International Society of Arboriculture (ISA) "Tree Pruning Guidelines".**

j. **Landscaping beneath the protected trees may include non-plant materials such as boulders, decorative rock, wood chips, organic mulch, non-compacted decomposed granite, etc. Landscape materials shall be kept two (2) feet away from the base of the trunk. The only plant species which shall be planted within the driplines of the protected trees are those which are tolerant of the natural semi-arid environs of the trees. Limited drip irrigation approximately twice per summer is recommended for the understory plants.**

k. **Any fence/wall that will encroach into the dripline protection area of any protected tree shall be constructed using grade beam wall panels and posts or piers set no closer than 10 feet on center. Posts or piers shall be spaced in such a manner as to maximize the separation between the tree trunks and the posts or piers in order to reduce impacts to the trees.**

MITIGATION MEASURE COMPLIANCE

Comply with the Mitigation Monitoring and Reporting Program (MMRP) for this project as follows:

1. **It shall be the responsibility of the project applicant to reimburse the County for all expenses incurred in the implementation of the Mitigation Monitoring and Reporting Program (MMRP), including any necessary enforcement actions. The applicant shall pay an initial deposit of**

$16,100.00, which includes administrative costs of $800.00. Over the course of the project, DERA will regularly conduct cost accountings and submit invoices to the applicant when the County monitoring costs exceed the initial deposit.

2. **Until the MMRP has been recorded and the administrative portion of the MMRP fee has been paid, no final parcel map or final subdivision map for the subject property shall be approved. Until the balance of the MMRP fee has been paid, no encroachment, grading, building, sewer connection, water connection or occupancy permit from Sacramento County shall be approved.**

9 VILLAGES AT ELDER CREEK ESTATES

The effects of the proposed land use plans for the Florin-Vineyard Gap projects are addressed in Volume 1 of this EIR. Impacts to environmental resources have been addressed therein for the overall plan area. This chapter discusses the site specific impacts of this particular project in the Florin-Vineyard Gap Community. Impacts, mitigation measures and conditions requested by Sacramento County's reviewing departments are provided within this chapter.

PROJECT INFORMATION

CONTROL NUMBER: 04-RZB-SDP-SPP-~~UPP-~~ABE-EXP-AHS-0208

NAME: Villages at Elder Creek Estates Rezone, Tentative Subdivision Map, **Large Lot Tentative Subdivision Map,** Special Development Permit, ~~Use Permit,~~ Exception, Abandonment, and Affordable Housing Plan

LOCATION: The property is located on the west side of Hedge Avenue, approximately 1,400 feet south of Florin Road, in the Vineyard community planning area (see **Plate ECE -1**).

ASSESSOR'S PARCEL NUMBER: 065-0051-~~009,~~ -016 -030, -031, -032, -045, -046, and -047; 065-0080-001

~~**OWNER:**~~

~~Multiple~~

OWNER/APPLICANT/DEVELOPER:

LK Dev One, LLC

EGF Holdings LLC

~~Plate ECE-1 Location and Zoning~~

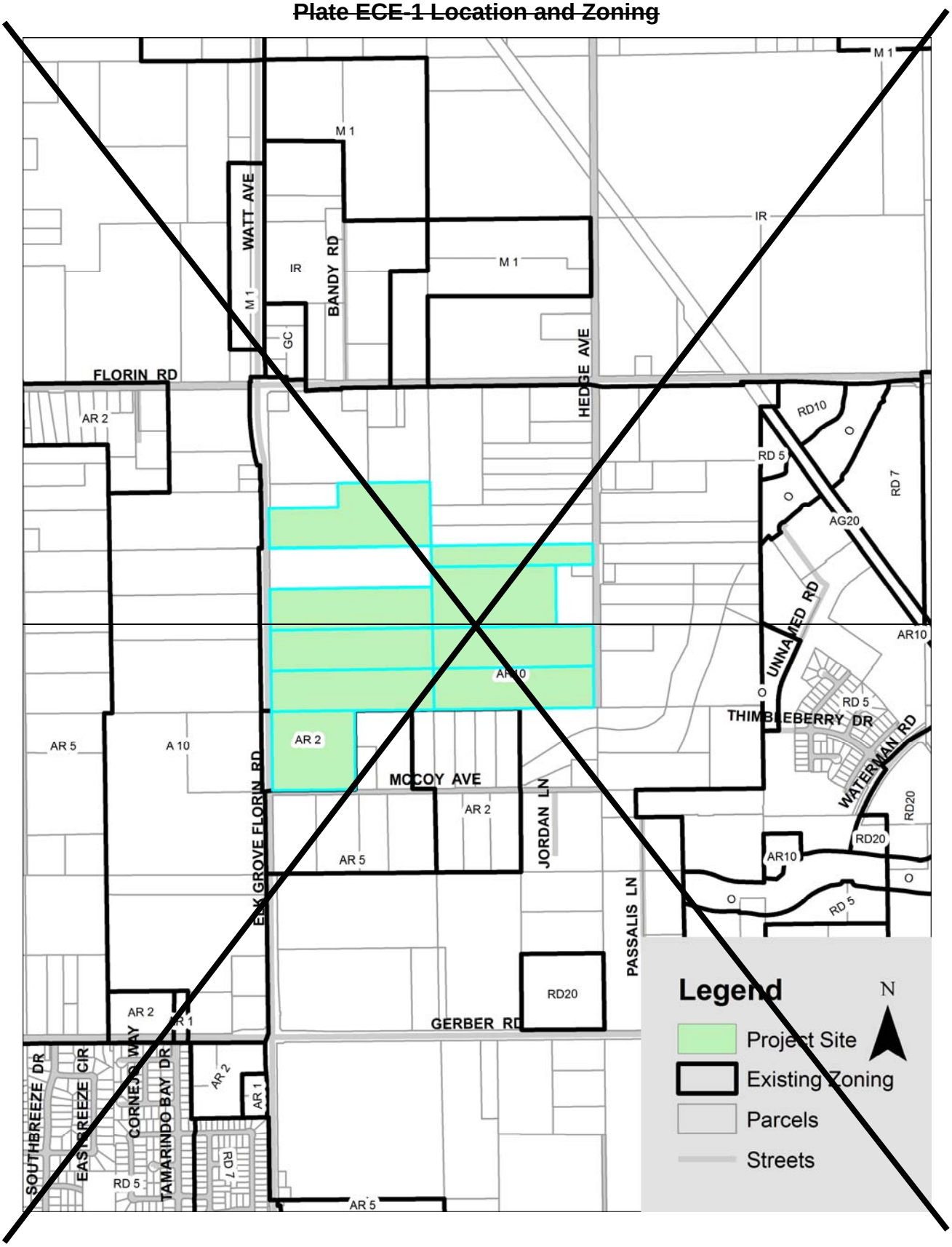
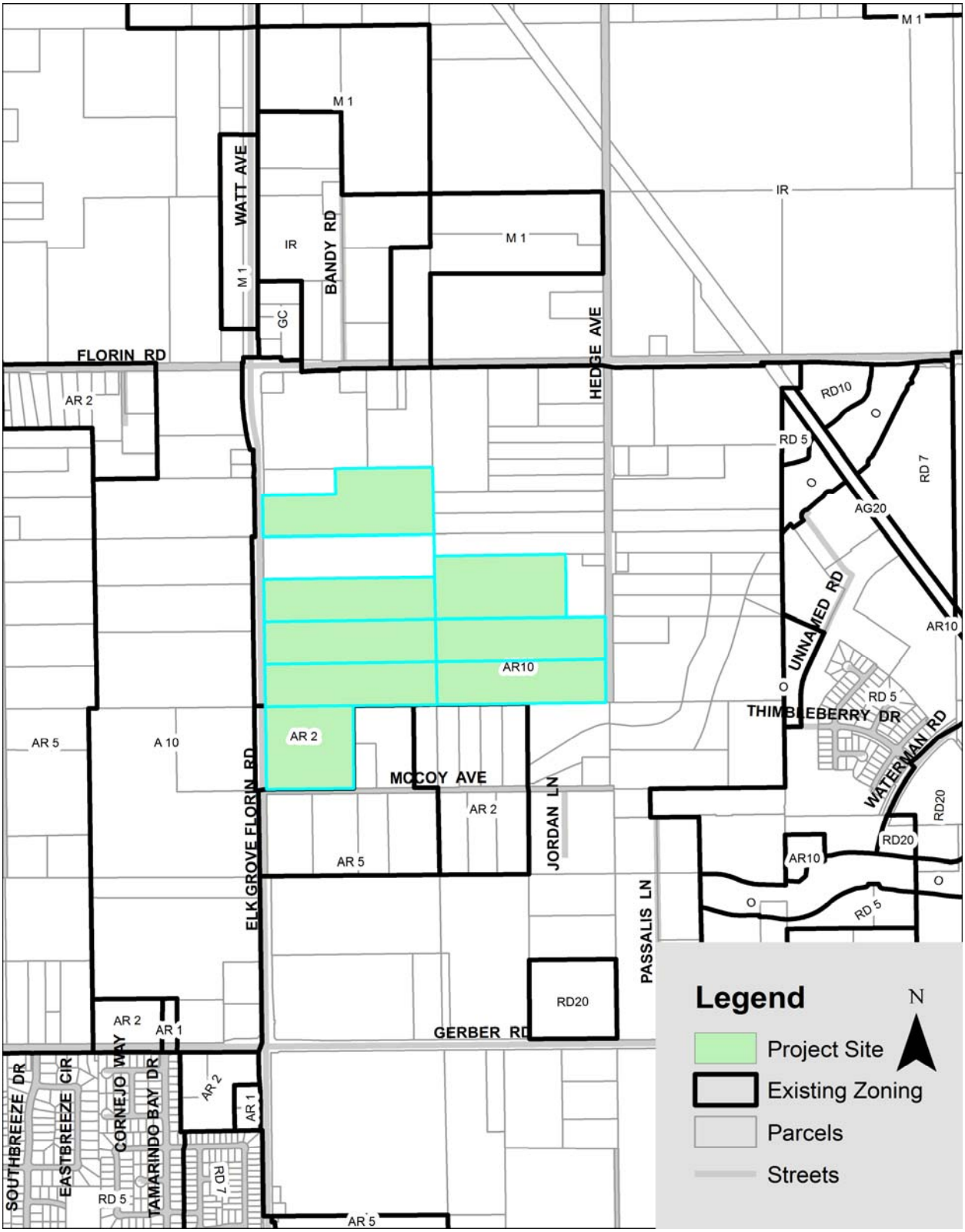


Plate ECE -1 Location and Zoning



PROJECT DESCRIPTION

1. A **Rezone** of approximately ~~±91.3~~ **86.3** acres from AR-10 agricultural-residential, AR-10 (F) agricultural-residential flood combining, and AR-2 agricultural-residential, to RD-20 residential (~~±13.4~~ **5.4** acres), **RD-10 residential (±8.0 acres),** RD-7 residential (~~±35.6~~ **38.9** acres), RD-5 residential (~~±32.8~~ **26.9** acres), ~~RD-4 residential (±1.2 acres)~~ and O recreation (~~±8.3~~ **7.0** acres). See Plate ECE -2).

2. A **Tentative Subdivision Map** to divide approximately ~~91.3~~ **86.3** gross acres into ~~518~~ **494** single-family residential lots, ~~2 multiple-family lots~~ **1 RD-10 lot, 1 RD-20 lot,** , ~~2~~ **1** park lot~~s~~, ~~1 open space lot, 4~~ **2** common area lots, 3 landscape corridor lots, and 1 water quality treatment lot (see Plate ECE -3).

3. A **Large Lot Tentative Subdivision Map** to divide ~~±91.3~~ **86.3** gross acres into 11 large lots as follows: Lot 1 – 7.6 gross acres, Lot 2 – 6.1 gross acres, Lot 3 – 9.1 gross acres, Lot 4 – 13.1 gross acres, Lot 5 – ~~6.5~~ **13.1** gross acres, Lot 6 – 9.1 gross acres, Lot 7 – **9.1 gross acres, Lot 8 -** 16.4 gross acres, Lot ~~8~~ **9** – 8.8 gross acres, ~~Lot 9 – 1.2 gross acres,~~ Lot 10 – ~~7.4~~ **8.0** gross acres, and Lot 11 – ~~6.0~~ **5.4** gross acres (see Plate ECE -4).

4. A **Special Development Permit** to reduce the RD-5 and RD-7 zone lot area, lot width, **and** public street frontage~~, and~~ **requirements.**

5. **A Special Development Permit to reduce the required single-family residential** front, side, and rear setback requirements.

6. A **Special Development Permit** to allow an affordable housing density bonus of ~~30 dwelling units in the RD-5 zone, and 72 dwelling units in the RD-7 zone~~ **87 single-family lots as permitted by the Affordable Housing Ordinance to off-set those units lost to affordable housing**.

7. ~~A **Use Permit** to allow 36 halfplex lots within the proposed RD-7 zone of the project.~~

8. An Exception from Title 22 of the Sacramento County Land Development Ordinance to allow lots of less than 95 feet in depth.

9. An **Abandonment** of easements as shown on the Tentative Subdivision Map.

10. An **Affordable Housing Plan** consisting of ~~on-site~~ **off-site construction or** dedication of land ~~and payment of an affordability fee~~.

~~Plate ECE-2 Rezone Exhibit~~

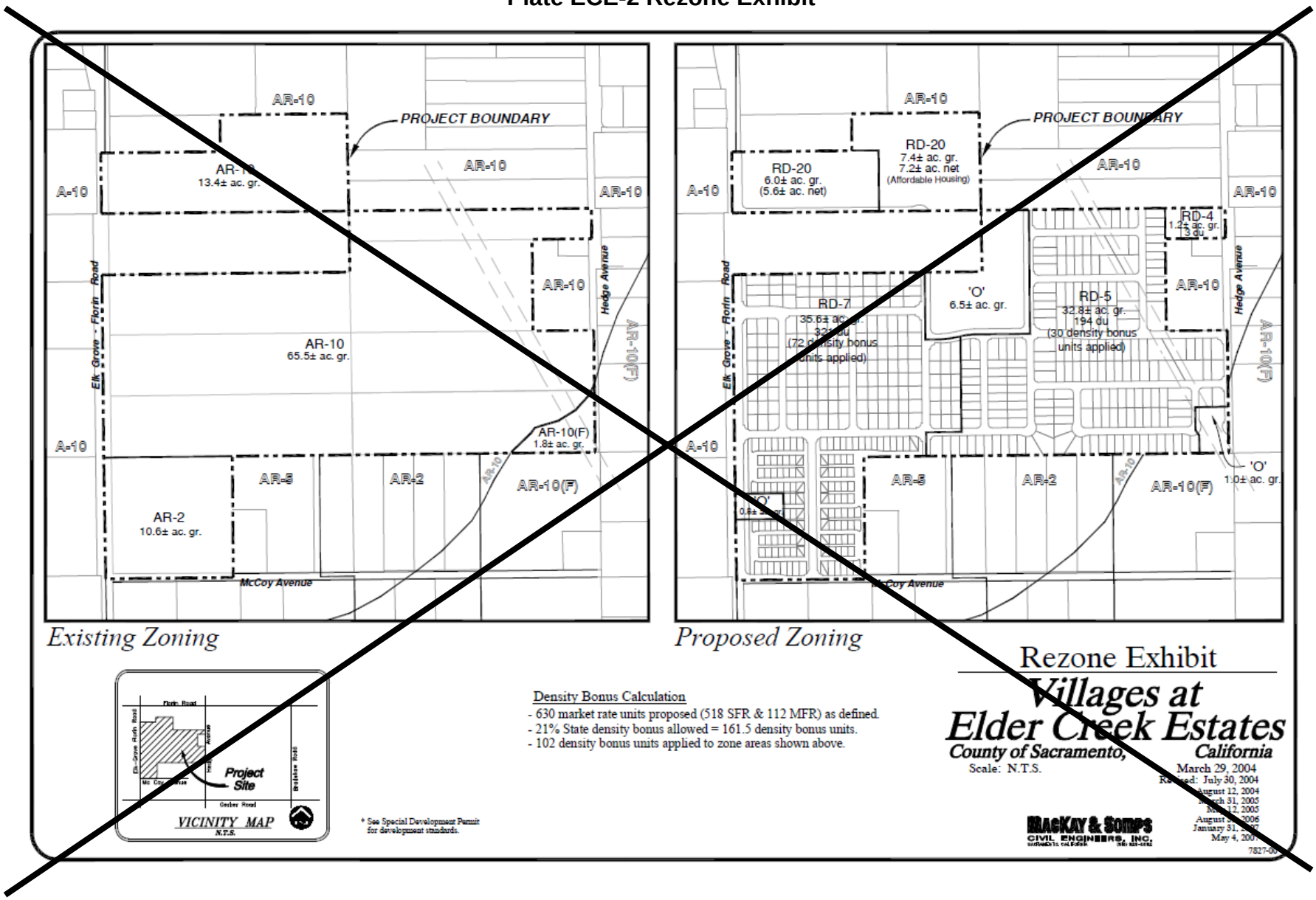
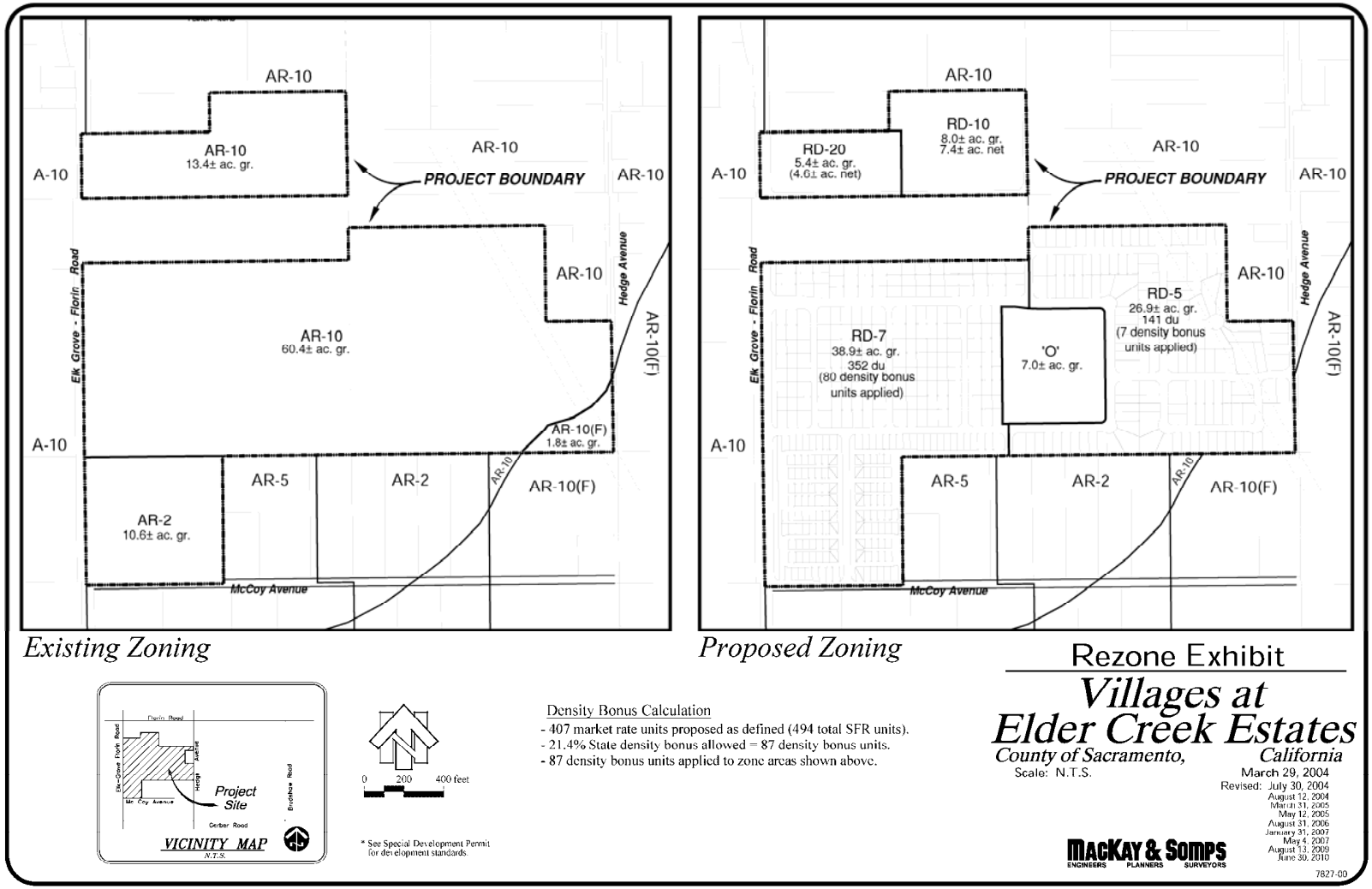


Plate ECE -2 Rezone Exhibit



~~Plate ECE-3 Tentative Subdivision Map~~

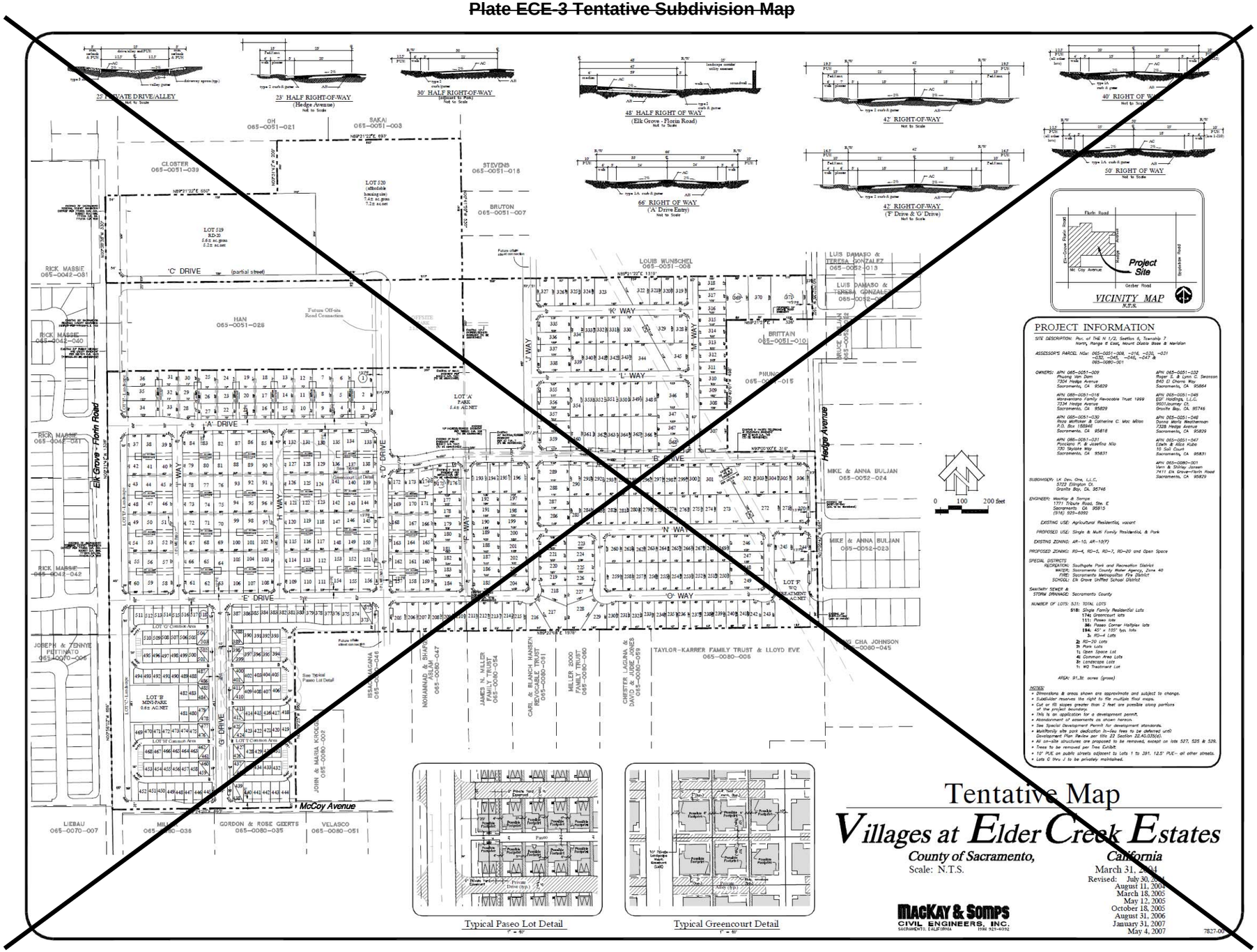
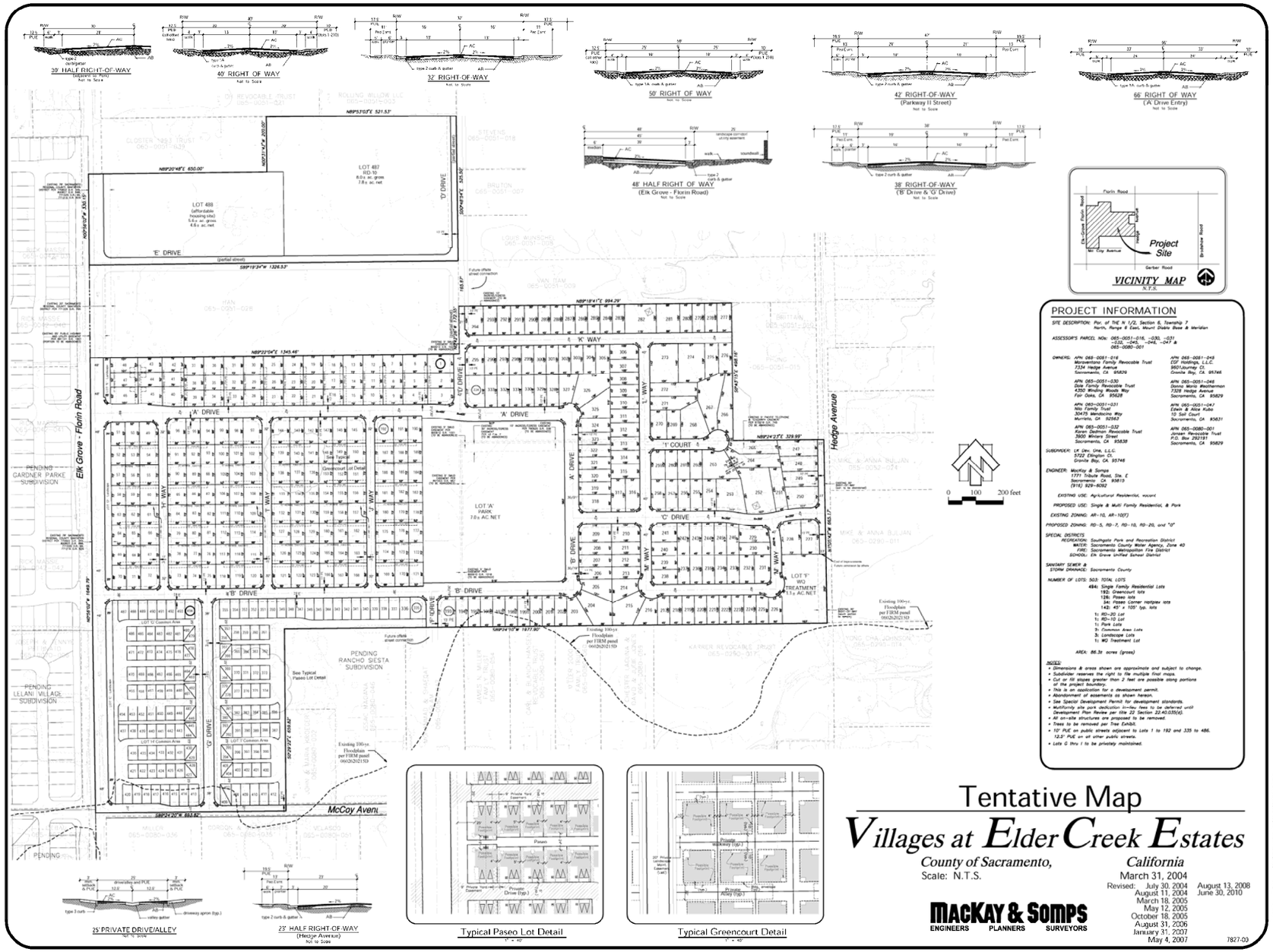


Plate ECE -3 Tentative Subdivision Map



~~Plate ECE-4 Large Lot Tentative Map~~

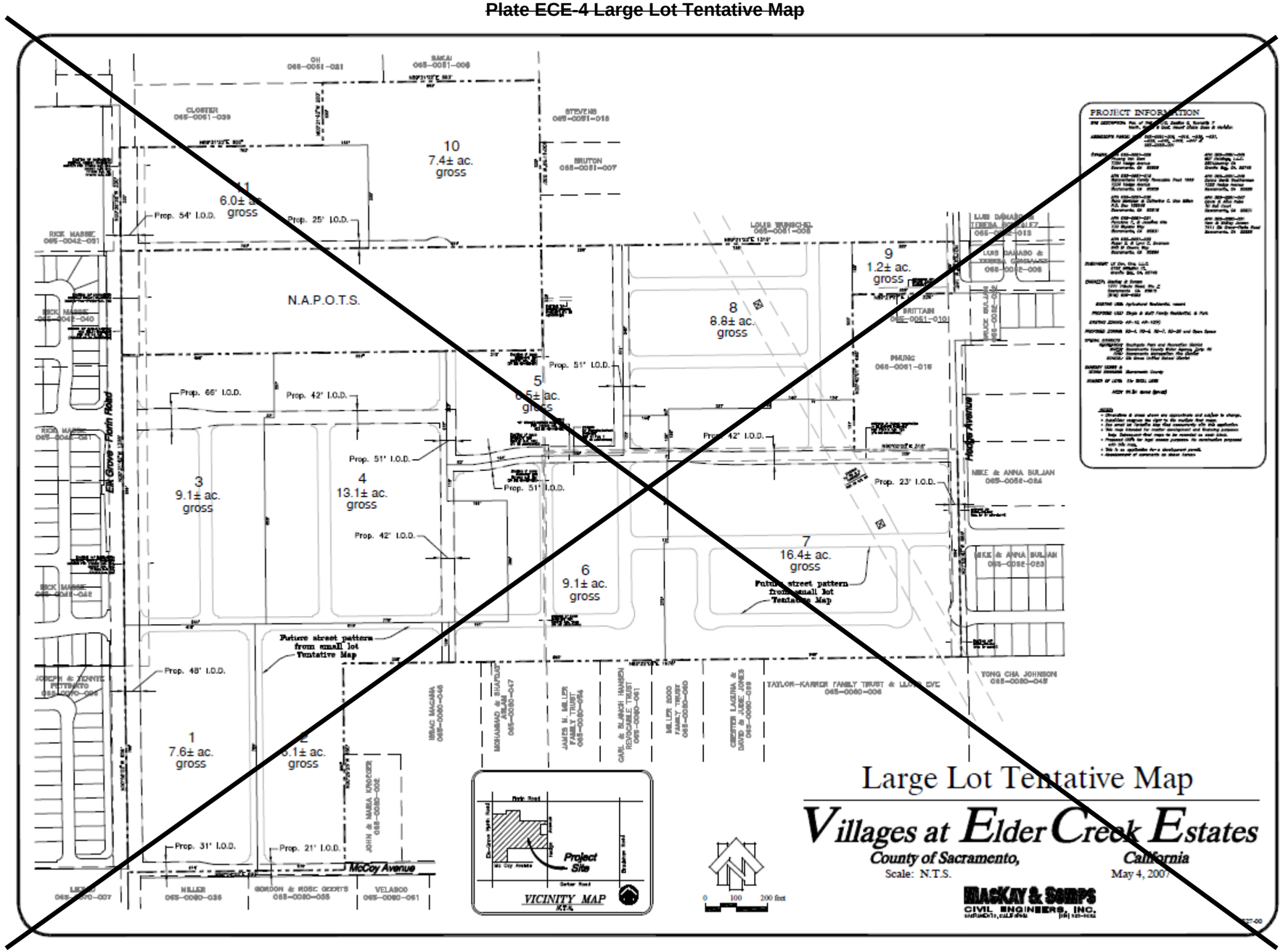
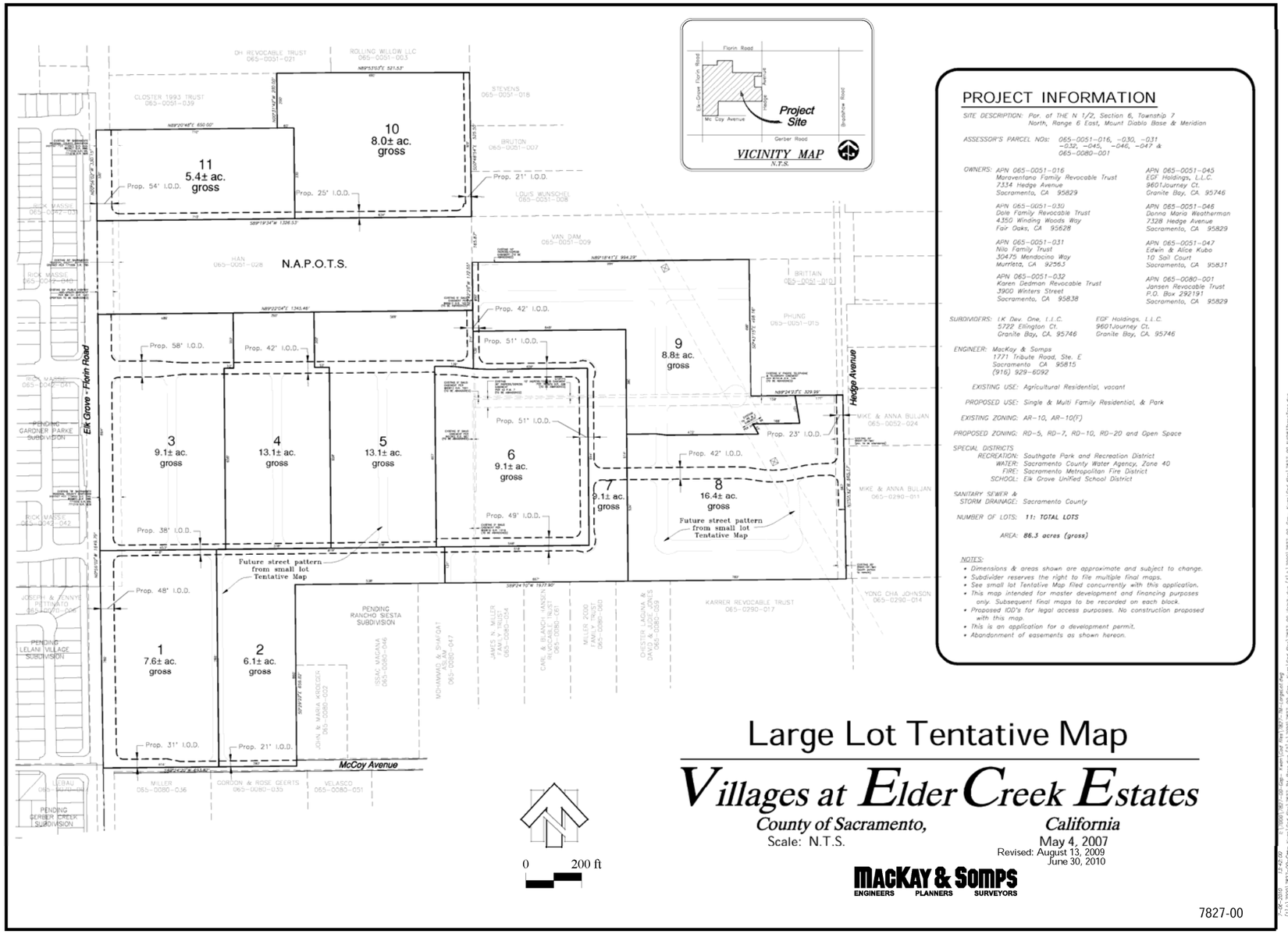


Plate ECE -4 Large Lot Tentative Map



ENVIRONMENTAL SETTING

The level site supports annual grassland, some of which is divided into pastures by fencing, with interspersed seasonal wetland areas (see Plate ECE -5). Some of the parcels contain single-family homes and other structures, and some are undeveloped. Elder Creek runs in a southwesterly direction past the southeastern corner of the project site. The project is in the central portion of the Florin Vineyard Gap Community Plan area. Surrounding properties currently support similar uses and habitats, and are zoned A-10, AR-10, AR-5, and AR-2 (see Plate ECE -1).

~~Plate ECE-5 Aerial Photo of Project Site and Surrounding Properties~~

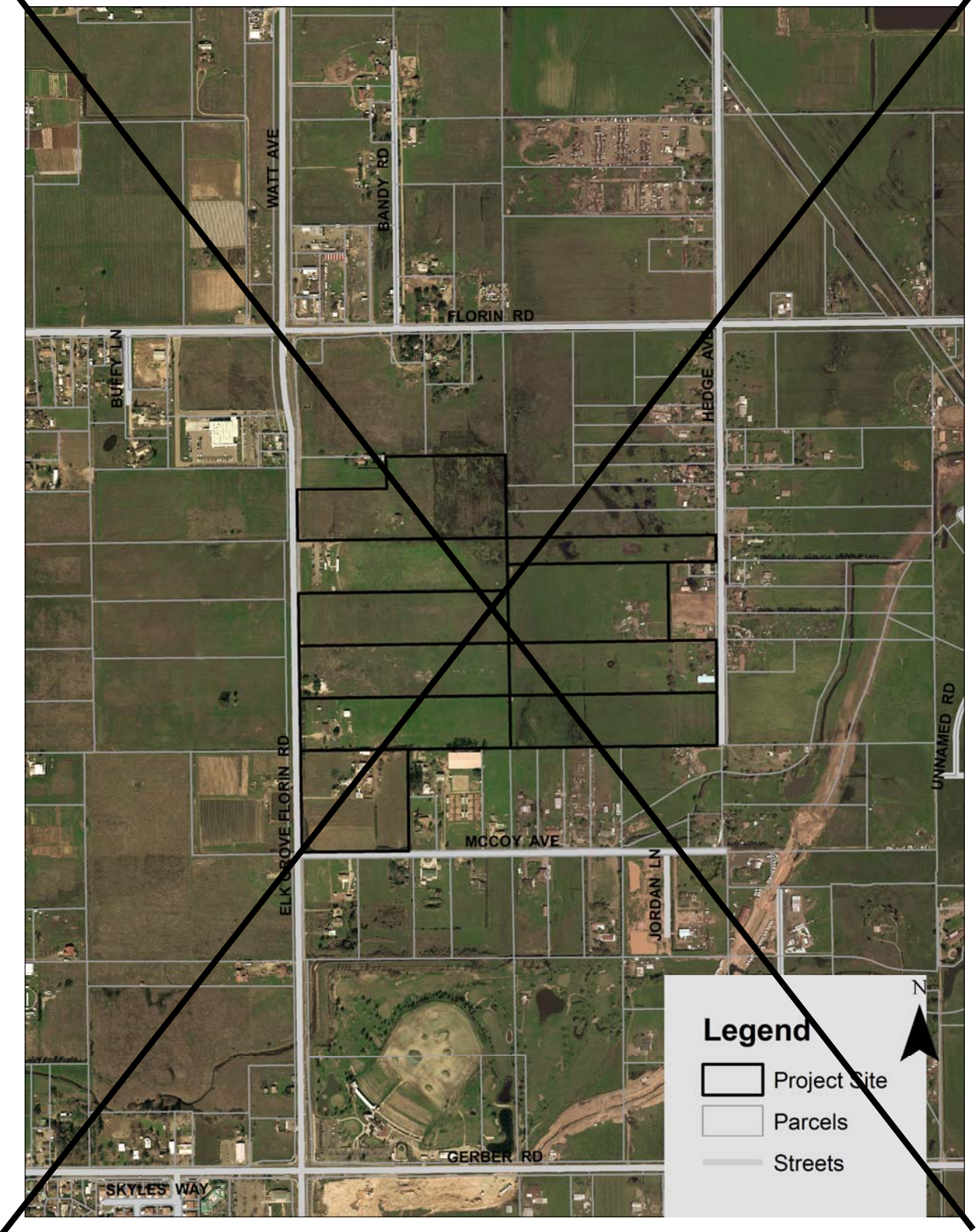


Plate ECE -5 Aerial Photo of Project Site and Surrounding Properties

ENVIRONMENTAL EFFECTS

LAND USE

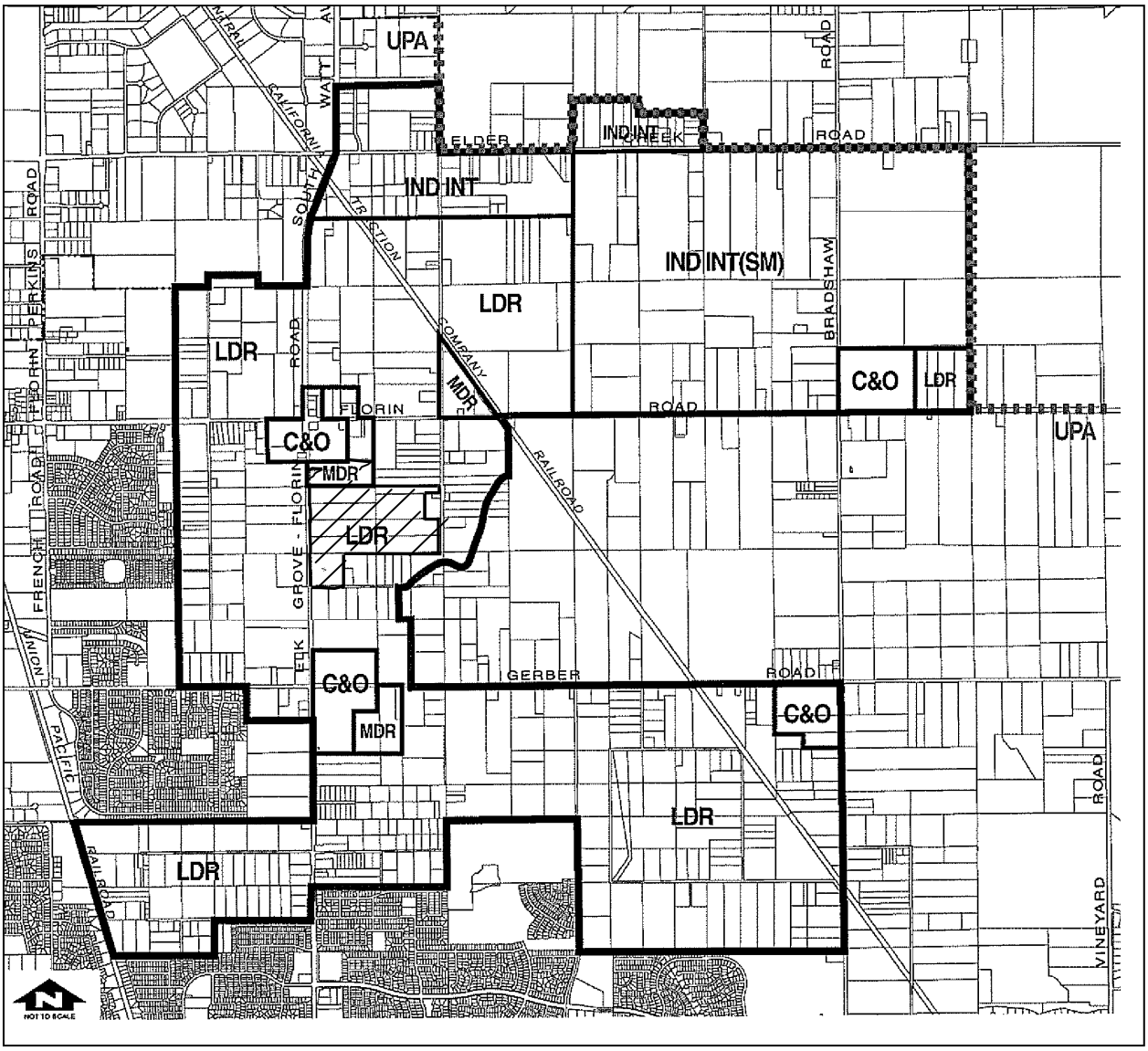
The project site includes ~~nine~~ **eight** parcels for a total of approximately ~~±91.3~~ **86.3** acres. ~~Eight~~ **Seven** of the parcels are zoned AR-10, and the ~~ninth~~ **eighth** is zoned AR-2. A small portion (approximately 1.8 acres) of one parcel in the southeastern corner of the project area is within the Flood Combining Zone, and is thus zoned AR-10(F). As proposed, the Villages at Elder Creek Estates project will rezone approximately ~~13.4~~ **5.4** acres to RD-20, **approximately 8.0 acres to RD-10,** approximately ~~35.6~~ **38.9** acres to RD-7, approximately ~~32.8~~ **26.9** acres to RD-5, ~~approximately 1.2 acres to RD-4~~ and approximately ~~8.3~~ **7.0** acres to O (see Plate ECE -2).

Under the existing agricultural-residential zoning, the portion of the site zoned AR-10 would be limited to one home for every ten acres and the portion zoned AR-2 would be limited to one home for every two acres. The proposed ~~RD-4,~~ RD-5, RD-7**, RD-10** and RD-20 zones would increase the allowable densities to ~~4,~~ 5, 7, **10** and 20 homes per acre, respectively. The RD-20 zone, unlike the other proposed residential zones, is a multiple family zone and would also allow the construction of apartments or other similar uses; this area is the portion of the property that the applicant proposes to dedicate for affordable housing. The project includes a Tentative Subdivision Map (see Plate ECE -3) to divide the site into ~~518~~ **494** single-family lots, with a portion of the site reserved for a park, a portion for a water quality basin, and a portion for multiple-family housing. ~~The small RD-4 area is proposed in the northeastern corner of the site, along Hedge Avenue, partly to allow the preservation of an existing home.~~ There is also a large-lot tentative subdivision map for the project, as described in the Project Description.

Each of the proposed residential zoning designations, in addition to an overall density cap, includes specific requirements related to lot size and width. For single-family interior lots, the ~~RD-4 zone allows a minimum lot size of 8,500 square feet where public sewer and water are in use, 10,000 square feet if only one of those is in use and one acre if neither public water nor public sewer is in use. Under all three conditions, the RD-4 zone requires 65 feet of public street frontage and lot width. The~~ RD-5 zone allows a minimum lot size of 5,200 square feet and requires a minimum width and public street frontage of 52 feet; the RD-7**, RD-10** and RD-20 zones allow a minimum lot size of 4,000 square feet and a minimum width and public street frontage of 40 feet. The Tentative Subdivision Map **does not** conform~~s~~ to these requirements for the area zoned ~~RD-4, but not to those for the~~ RD-5 and RD-7 ~~zones~~ (no tentative map is proposed for the **RD-10 and** RD-20 area**s**). The applicant has requested a Special Development Permit to allow deviations from lot size, width and public street frontage. In addition, the Land Development Ordinance of the Sacramento County Code requires lot depths of at least 95 feet; some of the lots do not meet this requirement. The applicant, therefore, has also requested an Exception to this portion of the Ordinance. The purpose of these exceptions is to accommodate a density bonus of ~~103~~ **87** dwelling units above what

would be allowed by the proposed zoning; when a project includes an Affordable Housing Plan, density bonuses are permissible.

Plate ECE-6
Proposed General Plan Land Use

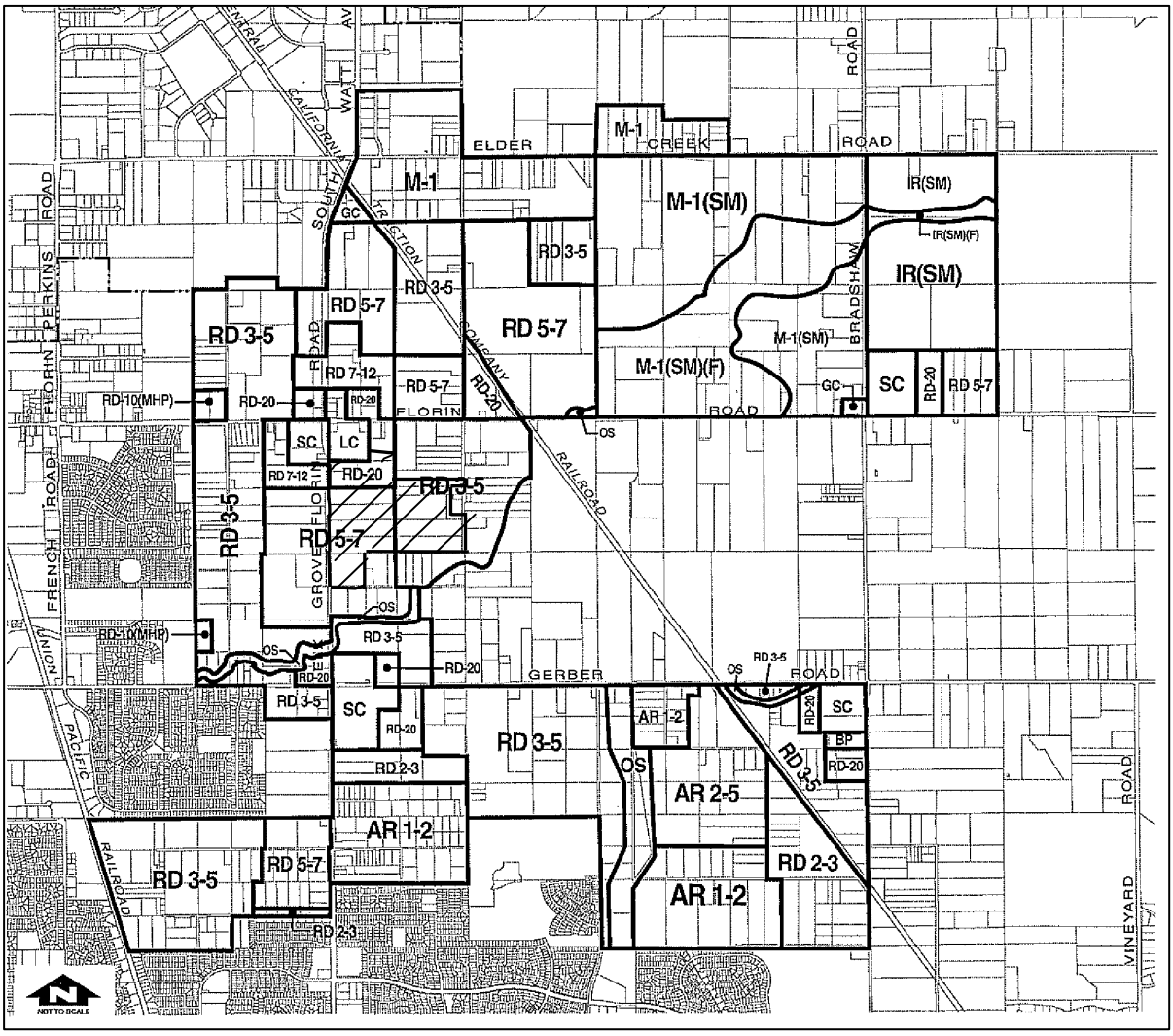


The existing General Plan designation of the site is Urban Development Area (UDA); as part of the overall Florin-Vineyard Gap Community Plan project the General Plan designation of the site would be amended to Low Density Residential (see Plate ECE-6). The proposed project is consistent with the Low Density Residential designation. According to the Sacramento County General Plan:

> The Low Density Residential designation provides for areas of predominantly single family housing with some attached housing units. It allows urban densities between one and twelve dwelling units per acre,

resulting in population densities ranging from approximately 2.5 to 30 persons per acre. Typical low-density development includes detached single-family homes, duplexes, triplexes, fourplexes, townhouses, lower density condominiums, cluster housing and mobile home parks.

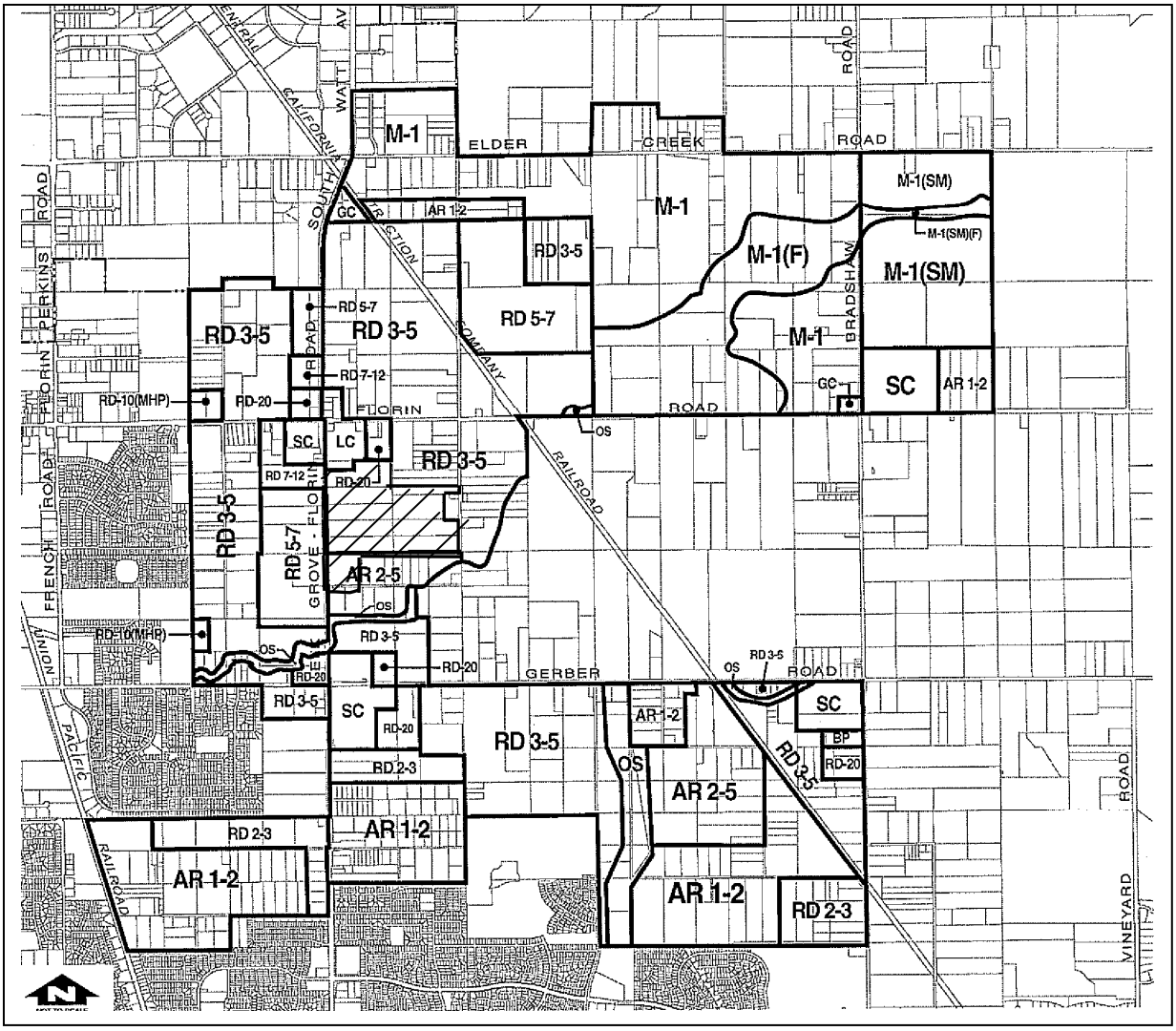
Plate ECE-7
Planning Department Draft Land Use Plan



As part of the overall Florin-Vineyard Gap Community Plan project ~~two~~ **four** Draft Land Use Plans have been proposed: one by the CAC**, one by the CPAC** and ~~one~~ **two** by the Planning Department. **A modified version of the Land Use Plans was recommended by the Planning Commission during the hearing process**. In the case of the areas encompassed by the proposed project, the Planning Department Draft Land Use Plan, **Planning Department Hybrid Land Use Plan and Planning Commission Recommended Land Use Plan** would designate a portion of the site for RD-3 to -5 uses, a portion for RD-5 to -7 uses and a portion for RD-20 uses (see Plate ECE-7). The CAC Draft Land Use Plan **and CPAC Hybrid Land Use Plan** would designate the parcel in the southwestern corner of the site as AR-2 to -5, and the

remainder of the site for RD-3 to -5 uses (Plate ECE-8). The proposed project is consistent with the Planning Department **and Planning Commission** option**s**, rather than the CAC **and CPAC** option**s**.

Plate ECE-8
CAC Draft Land Use Plan



Currently, lands to the north, east and west are zoned AR-10 and lands to the south are zoned AR-5 and AR-2. However, other individual projects within the overall Florin-Vineyard Gap Community Plan area are proposed to the south, east and west. The project~~s~~ to the south, entitled "Rancho Siesta" ~~and "Millers"~~ would rezone the land to RD-7 ~~and AR-2~~; the projects to the west, entitled "Gardner Parke" and "Lelani Villages" would rezone the adjacent land to RD-5, RD-7, **and** RD-10~~, and RD-20~~.

Impact: Land Use

The proposed project does not conflict with any applicable land use plan, policy, or regulation intended to avoid or mitigate an environmental effect. Potential land-use-related environmental impacts due to the Villages at Elder Creek Estates project are ***less-than-significant***.

Agricultural Land

The Sacramento County General Plan protects Prime Farmland or Farmland of Statewide Importance, and the CEQA Guidelines protect Prime Farmland, Farmland of Statewide Importance, and Unique Farmland. The California Department of Conservation map of Sacramento County Important Farmland 2006 (published July 2008) designates the project site as Urban and Built Up Land, Farmland of Local Importance, and Grazing Land, which are not protected farmland designations.

Impact: Agricultural Land

There are no protected farmlands on the project site, so Villages at Elder Creek Estates project impacts are ***less-than-significant***.

Public Services

The project site is located within the County Urban Services Boundary and is within the active service area of a variety of public utility and service districts. The additional development of this site is expected to increase the demands on public services to some degree, but not beyond current or planned service capacity. Service providers were given the opportunity to review and comment on the proposed project. Those providers that submitted specific public service comments are noted in the ~~"Agency-Recommended Conditions of Approval" section~~ ***Planning Staff Report***.

Elk Grove Unified School District

The proposed subdivision would be served by the Elk Grove Unified School District (District). The District submitted the following comments:

> "The District is currently impacted, overcrowded and experiencing a high rate of growth. This and other development projects will have a negative impact upon the District's existing school facilities. The District does not have the financial capability to purchase school sites nor construct and furnish needed school facilities with local funds alone. Developer fees and Mello-Roos taxes collected by the District are not sufficient or timely to satisfy the need. The District relies on statewide school bonds to provide funding necessary to construct new school facilities.
>
> Without continued state funding, the District is in a school housing crisis. The District will continue to seek additional state funds to construct

needed school facilities. Until such time as adequate facilities are available for current and projected students, students may be housed on campuses that have exceeded their intended capacity."

The letter also notes that the current residential development fee for education is $5.22 per square foot (the fee is subject to change annually). **As comments on the Draft EIR, the School District has also commented that the guiding principles for elementary school siting developed collaboratively with Southgate Recreation and Park District and the Sacramento County Planning and Community Development Department propose that a school be located in the proposed Villages at Elder Creek Estates project (ideally in conjunction with a proposed park site). According to an attachment provided with this comment, a school site on the project would be located near the center of the project, adjacent to a park. However, the project does not include either the park or school site.**

Subsequent to the EGUSD's comment, the Sacramento County Planning and Community Development Department released the *Florin-Vineyard Community Plan* text document (Revised Public Review Draft, March 20, 2010, modified by the Sacramento County Planning Commission at the request of the EGUSD on August 23, 2010), which identifies four 'quadrant' areas for logical elementary school sites, defined as:

- **Quadrant 1 – West of Elk Grove-Florin Road/South Watt Avenue**
- **Quadrant 2 – South of Gerber Road and east of Elk Grove-Florin Road**
- **Quadrant 3 – East of Elk Grove-Florin Road, north of Gerber Road, and south of Florin Road**
- **Quadrant 4 – North of Florin Road and east of South Watt Avenue**

The four quadrants are shown on Plate PS-2a in the Public Services chapter of this Final EIR. The Villages at Elder Creek Estates project is located within the Quadrant 3. Although none of the current project applications within the Quadrant 3 area currently include a school site, the applicants have agreed to a condition of approval that would require school sites to be established to the satisfaction of EGUSD prior to recordation of final subdivision maps.

Established case law (Goleta Union School District v. The Regents of the University of California (36 Cal-App. 4th 1121, 1995)), indicates that school overcrowding, standing alone, is not a change in the physical conditions, and cannot be treated as an impact on the environment. Individually, the project may contribute to school overcrowding but will not require construction of new facilities. However, as part of the overall cumulative effects of the Florin Vineyard Gap Community Plan, new school facilities will be required. This impact is discussed in the analysis section for the overall Community Plan, Chapter 5.

Sacramento Municipal Utility District

The Sacramento Municipal Utility District (SMUD) will be the energy service provider for the proposed project. SMUD recommended Conditions of Approval (refer to the ~~"Agency-Recommended Conditions of Approval" section~~ ***Planning Staff Report***). All of the recommended conditions request either disclosure of existing easements or facility restrictions, or dedication of the appropriate easements. Compliance with these conditions will not cause any additional environmental impacts.

Southgate Recreation and Park District

The project site is within the Southgate Recreation and Park District (Park District). The Park District submitted comments and a list of recommended Conditions of Approval for the proposed project, but the comments were on a previous 466-lot version of the map. Many of the Conditions are standard: maintenance and design of landscape corridors, soundwalls, park site infrastructure, etc. **Updated comments and recommendations are contained in the *Planning Staff Report.*** There are a few comments that are more specific to this proposal that are discussed here.

The first more project-specific comment states that based on the ~~466~~ **494** single-family residential lots and two proposed **multi-family residential lots (zoned RD-10 and** RD-20) ~~lots~~, the estimated Quimby parkland dedication requirement is approximately ~~8.5~~ **8.91** acres. ~~The proposal is now 518 lots, so the required Quimby dedication will be larger than stated. The comments also indicate that the Park District would like to see a 6.4-acre park site (Lot A) expanded and relocated/reconfigured so that it adjoins a 4.6-acre open space area identified as Lot B. Lot B is no longer part of the project proposal; the project now includes lots where this open space lot was originally proposed. Part of the original Lot A was on a parcel that has been removed from the project area, so the on-site Lot A park site is now 5.4 net-acres (6.5 gross). The Tentative Subdivision Map shows an additional 2.1 acres of off-site park for a total of 7.5 net acres, but because this land is offsite it cannot be guaranteed.~~ **The comments also indicate that the Park District will accept the dedication of the 7.0 acre park site identified as Lot A.** It appears that the project does not contain the full Quimby parkland dedication requirement, and ~~may either have to acquire off-site land, redesign the project, or~~ **will also have to** pay fees ~~(depending on what the Park District will allow)~~.

The Park District recommends the inclusion of a 25-foot wide landscape corridor along the multi-family residential development lot fronting Elk Grove-Florin Road. The landscape corridor should include a 6-foot wide meandering sidewalk. The Park District also recommends a ~~landscape corridor lot~~ **13-foot wide pedestrian easement** on the 1.1-acre Water Quality Treatment site (Lot F) **along Hedge Avenue**, **improved pursuant to the Parkway I street section design guidelines, to maintain continuity of the Parkway I street design and eventually connect to the Gerber-Elder Creek bicycle/pedestrian trail system south of the project area.** ~~so that the landscaping along Hedge Avenue remains continuous even where there are no homes, and that the~~

~~fencing around the treatment basin be "open" (e.g. post-and-cable, tubular steel, or similar)~~.

The Park District also notes that Hedge Avenue, which extends along the eastern side of the project site, is intended to be a "Parkway" street. The issue is discussed in the "Access" section of this chapter.

Sacramento County Sheriff's Department

The Sacramento County Sheriff's Department recommended Conditions of Approval for the project. Staff of the Sheriff's Department (J. Rodrigues) explained the reasoning behind the submitted Conditions (reference the ~~"Agency-Recommended Conditions of Approval" section~~ ***Planning Staff Report***). "Dogleg" courts create obstructed views down the street, which would pose a problem for law enforcement if a tactical situation arises. Wrought-iron fencing between private lots and open space, parks, right-of-ways, or other public access lands will allow visibility to those areas and encourage residents to view activities taking place there. Those areas will, therefore, be less attractive to persons intending to conduct criminal or mischievous activities. Regarding landscaping, staff also indicated that "security planting" along fence/property lines and under windows was encouraged. Staff also submitted the following comment:

> "Based on . . . residency estimates of 2.7 people per home, the Sheriff's Department will require an additional 1.46 officers to maintain the 1 to 1000 officer/population staffing level."

The project will be required to contribute fees to support police services, along with other public services.

Impact: Public Services

Various public service entities recommended Conditions of Approval for the project. While some of these comments may require project revisions, compliance will not result in additional environmental impacts. The Villages at Elder Creek Estates project impacts related to public services are ***less-than-significant***.

Sewer Service

Sacramento Area Sewer District (SASD) submitted comments on the project, though at the time the comments were submitted the organization was still called County Sanitation District-1 (CSD-1). Though the comments were submitted with CSD-1 letterhead, the remainder of this document will refer to the District as SASD. The comment letter was co-authored by Sacramento Regional County Sanitation District, and offered the following advisories:

> If a lifting and/or pumping station is required to serve this project, the applicant shall submit a Hazardous Materials Plan (HMP) to SASD. The HMP shall satisfy

state and SASD requirements, and shall be approved by SASD prior to acceptance of the facility.

If a lifting and/or pumping station is required to serve this project, the applicant shall install all necessary infrastructures (electrical power and wiring, telemetry, piping, manholes, wells, gates, etc.) for the complete operation of the facility at full development and final maximum service capacity as identified in applicable approved sewer studies. The only exception to this requirement is the pump size, which shall be installed in accordance with the initial designed service capacity.

If interim sewer infrastructure (such as sewer pipes, manholes, and lifting and/or pumping stations) is required to serve this project, the applicant shall be responsible for the cost to SASD to decommission, and abandon such interim sewer infrastructure. The mechanism to capture these costs shall be approved and accepted by SASD prior to recordation of the Final Map or approval of Improvement Plans for plan check to SASD, whichever comes first.

Any use of SASD sewer easements, which is not compatible or interferes with construction, reconstruction, operations, maintenance, or repair of the District's sanitary sewer(s), shall not be allowed. Each proposed use shall be reviewed and approved in writing by the District Engineer prior to the use of the easement by the Grantor. This includes landscaping.

Trunk sewer design and construction may be reimbursed by SASD under the terms of a Reimbursement Agreement. Collector sewer design and construction may qualify for reimbursement under the terms of a Participation Agreement. Prior to initiating design of any sewer facility, contact SASD for details. It will be necessary to schedule a meeting to discuss reimbursement requirements with appropriate SASD staff prior to any design. Failure to strictly comply with the provisions of the SASD Ordinances may jeopardize all sewer reimbursement.

Developing this property may require the payment of sewer impact fees. Impact fees for SASD shall be paid prior to filing and recording the Final Map or issuance of Building Permits, whichever is first. Applicant should contact the Fee Quote Desk at (916) 876-6100 for sewer impact fee information.

Please contact Salam Khan or AC David prior to initiating a sewer study.

The overall sewer capacity and infrastructure issues are addressed in Chapter 6 of the EIR. This project contributes cumulatively to the need for the area-wide improvements, and thus will need to contribute fair-share fees toward the construction of those facilities. In addition, the site will also require additional improvements specific to the project itself. A sewer study for this individual project is necessary to determine the specific infrastructure improvements that are necessary to service this level of development. For this specific project, any additional sewer infrastructure

improvements will take place in either existing roadways or other developed right-of-ways or planned roadways and right-of-ways proposed as part of this project.

Impact: Sewer Service

As noted, any additional sewer infrastructure improvements specific to this project will take place in either existing roadways or planned roadways proposed as part of this project. Therefore, no additional environmental impacts will result from sewer improvements. The project will be required to pay fair-share fees through the Public Facilities Financing Plan for the Plan area. Villages at Elder Creek Estates impacts are ***less-than-significant***.

Water Supply

The water purveyor for the project area is the Sacramento County Water Agency. The Master Water Supply Study for the Florin-Vineyard Community Plan was prepared by the Sacramento County Water Agency. The analysis covered the Florin-Vineyard Gap Community Plan, including the project site. The analysis of water supply provided for the overall Florin-Vineyard Community Plan (see Chapter 7, Water Supply) area adequately addresses the needs of this project.

Impact: Water Service

Any additional water infrastructure improvements specific to this project will take place in either existing roadways or planned roadways proposed as part of this project. Therefore, no additional environmental impacts will result from water improvements. The project will be required to pay fair-share fees through the Public Facilities Financing Plan for the Plan area. Villages at Elder Creek Estates impacts related to water supply are ***less-than-significant***.

Drainage and Hydrology

Most of the project is within the Federal Emergency Management Agency (FEMA) Flood Zone X as determined by the 1998 FEMA Flood Insurance Rate Map, panel number 060262-0330. Flood Zone X is defined as an “area determined to be outside the 500-year floodplain,” which indicates there is a less than 0.2 percent chance of a flood event occurring on the site for any given year (see Plate ECE-9). Approximately one acre in the southeastern corner of the site is within Flood Zone AE, an area within the 100-year floodplain. The floodplain on the site is from the nearby Elder Creek. A water quality basin is proposed in this floodplain area.

Drainage infrastructure improvements are needed for the build-out of the Florin Vineyard Gap Community Plan area, and DWR staff has reviewed the Drainage Master Plan developed for the Plan area. The project will need to incorporate on-site drainage improvements and contribute fair-share fees toward the construction of the area-wide improvements. The Drainage Master Plan exhibit for the project area has been

annotated to show the project boundaries (Plate ECE-10). The lot pattern shown on the exhibit is for a different version of the tentative map, so does not show all of the lots and open space areas exactly as they are currently planned. These differences do not impact the Drainage Master Plan because the plan was designed to handle ultimate build-out of the entire Community Plan area. The orientation and exact location of lots does not matter, so long as the detention basins are of the right size and location. The water quality detention basin shown on the proposed Tentative Subdivision Map is also shown on the Drainage Master Plan as being on the far southeastern corner of the subdivision.

IMPACT: DRAINAGE AND HYDROLOGY

Aside from the standard drainage improvements that will be required on the site pursuant to the Sacramento County Floodplain Management Ordinance, area-wide improvements are necessary to manage drainage within the entire Plan area. The project will be required to pay fair-share fees through the Public Facilities Financing Plan for the Plan area. Villages at Elder Creek Estates impacts are ***less-than-significant***.

Individual applicants within the Florin Vineyard Gap area have expressed an interest in working with the Department of Water Resources to develop an alternative site-specific drainage plan as “interim improvements”. The intent is that the applicant would still owe fees to support the overall drainage master plan improvements, and that the interim improvements would be replaced by ultimate master plan improvements once sufficient funds have been collected. Nonetheless, should this be allowed it could have an adverse effect on the ability of the County to achieve full implementation of the area-wide drainage master plan. Also, the direct effects of these potential interim improvements are themselves unknown. Therefore, if interim improvements that are inconsistent with the drainage master plan are permitted, Villages at Elder Creek Estates impacts are ***potentially-significant***.

Plate ECE-9 Existing Floodplain

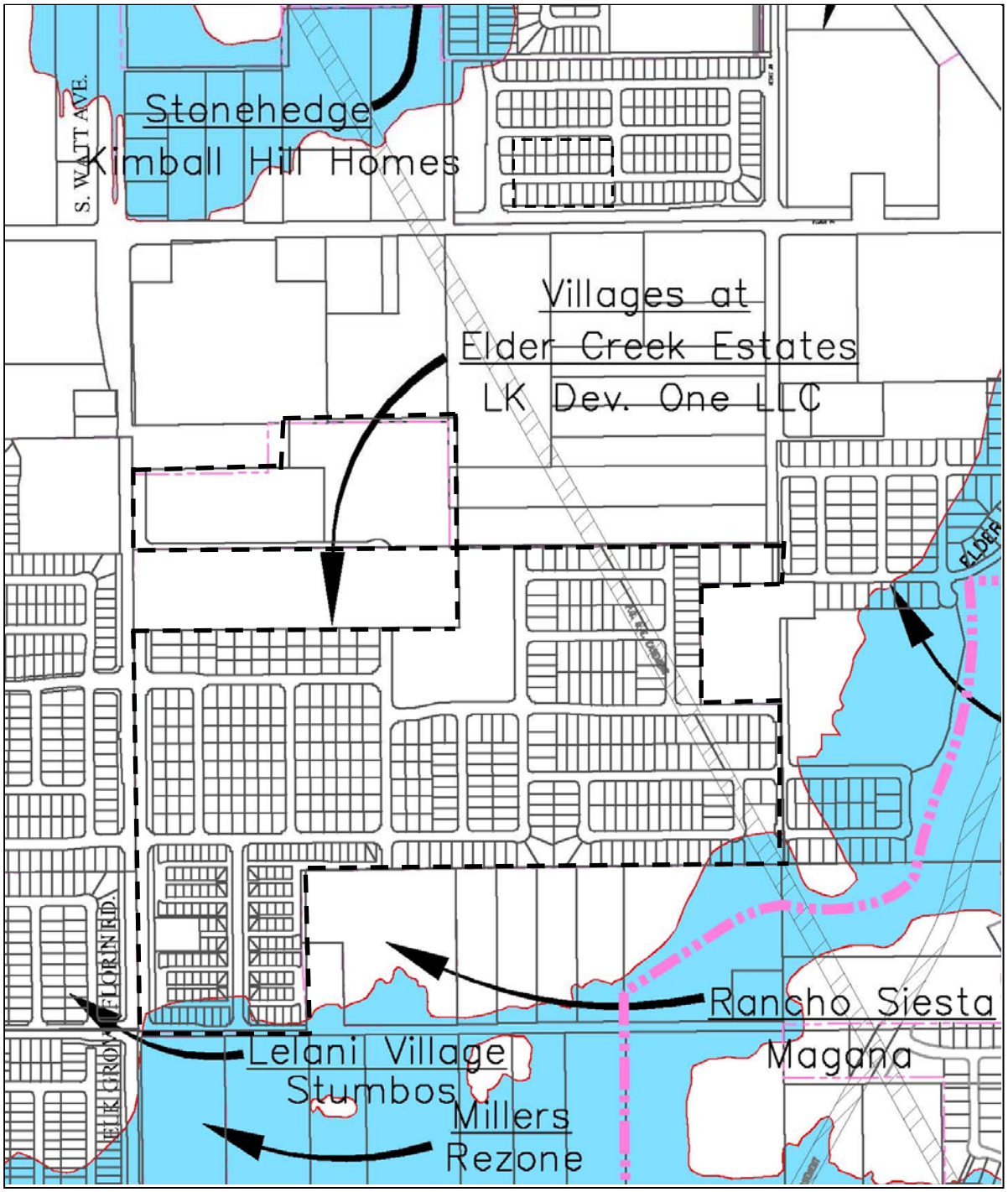
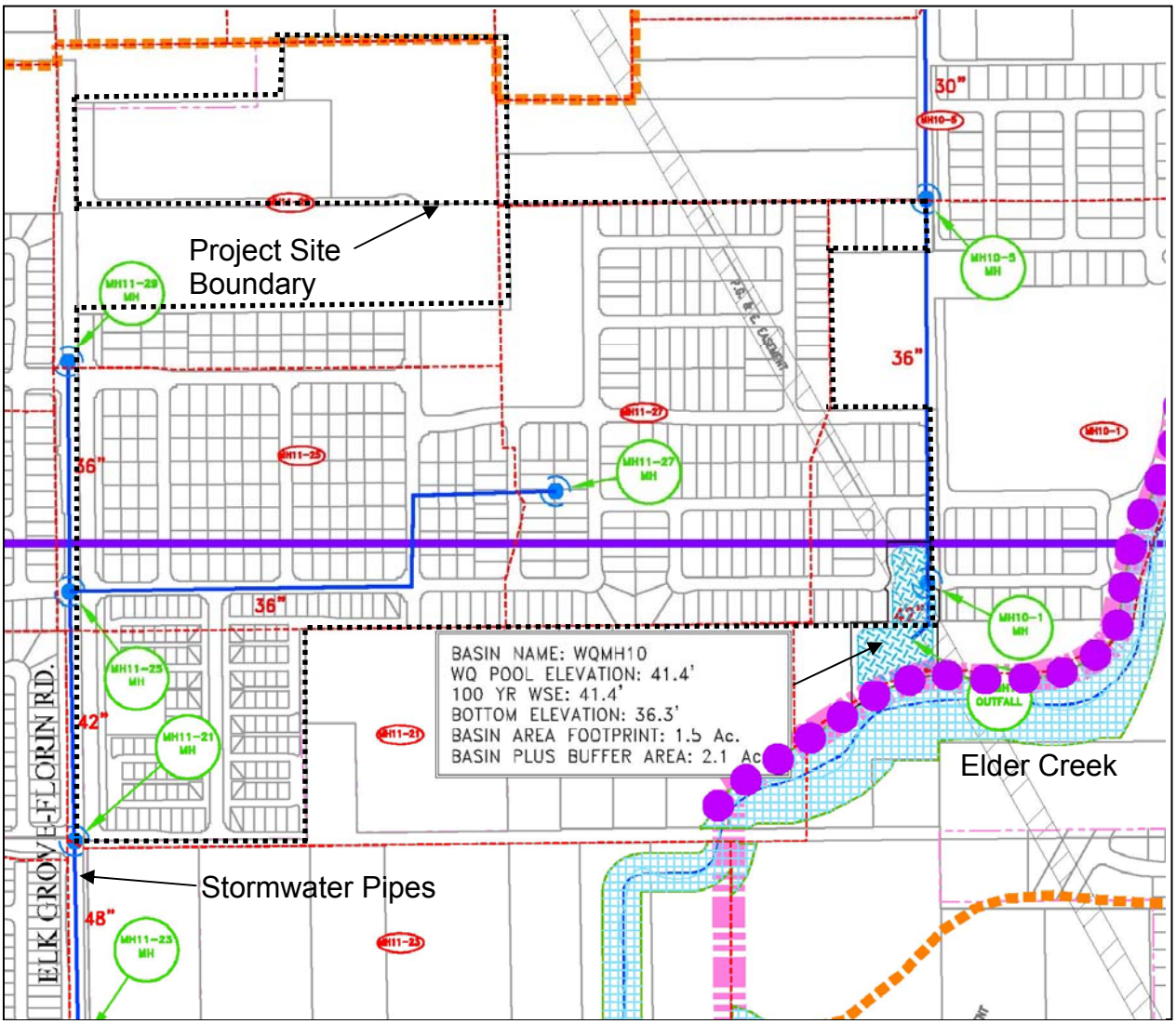


Plate ECE-10
Drainage Master Plan Exhibit for Project Site



TRAFFIC AND CIRCULATION

Sacramento County has developed quantitative thresholds for determining the significance of project-related impacts due to an alteration in the traffic generating potential of the project site. If a proposed project is expected to increase p.m. peak hour vehicle trips by 100 or more (or daily trips by 1,000 or more) over existing zoning of the subject property, a traffic study is required to further analyze impacts. If a proposed project is not expected to increase trips by these amounts, impacts are typically considered less-than-significant. The analysis indicates that a traffic study would be needed for the proposed project, as the proposed ~~518~~ **494** lots and **RD-10 and** RD-20 parcels would contribute approximately ~~6,718~~ **5,991** daily trips and ~~685~~ **616** peak-hour trips. However, as noted at the beginning of this EIR Chapter, this is an individual project proposal contained within the greater Florin-Vineyard Gap Community Plan

project. Fehr and Peers Traffic Consultants prepared a Traffic Study for the Plan area that analyzed the impacts of changing the underlying land use densities via the General Plan and the creation of a new Community Plan (see Chapter 9 of Volume I). Given that the proposed project Rezones are consistent with the proposed Plan area General Plan and Community Plan designations, no further traffic study beyond what is already discussed in Chapter 9 of this EIR is necessary.

Access

Access to the project site is along Elk Grove-Florin Road on the west side, Hedge Avenue on the east side, and McCoy Avenue along a small portion of the south side. The only internal site access is via short driveways that serve the few existing homes. The proposed project will include the construction of many interior public residential streets, with two new outlets to Elk Grove-Florin Road and two outlets to Hedge Avenue. The Sacramento County Department of Transportation (County DOT) made the following comment:

> Widening on Elk Grove-Florin Road from Gerber Road to Florin Road is scheduled to begin April 2009. Project includes widening of Elk Grove-Florin Road from 2 lanes to 4 lanes. Note that there is an offset centerline on Elk Grove-Florin Road. Please verify the exact location with the Department of Transportation. For more information regarding this County project, please contact Steve White of this office.

The above advisory was given in order to ensure that public street improvements and the designation of right-of-way that are part of this project are properly designed and implemented. DOT also recommended Conditions of Approval for the project (see the ~~"Agency-Recommended Conditions of Approval" section~~ ***Planning Staff Report***), including right-of-way requirements. However, while DOT right-of-way requests (along with existing right-of-way) is fairly standard, the Southgate Recreation and Park District (Park District) has recommended that Hedge Avenue be developed into a "Parkway".

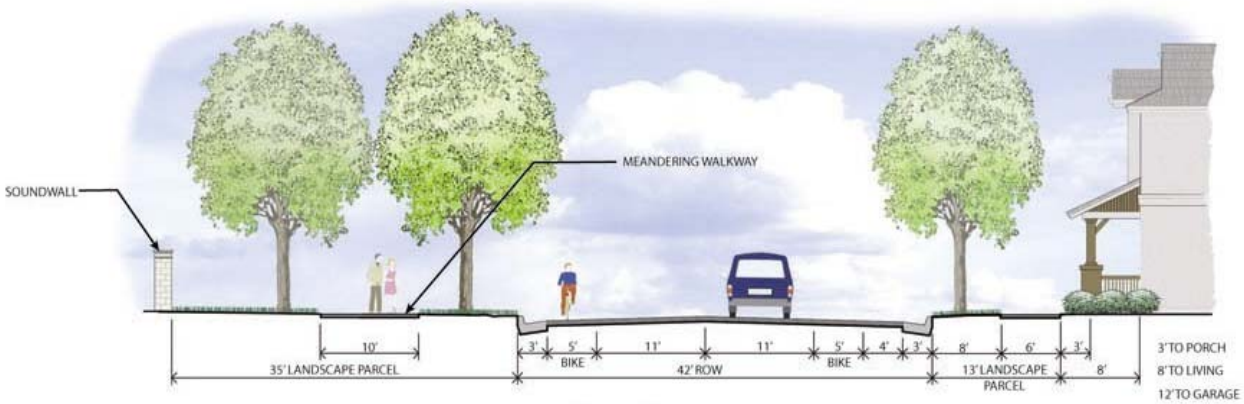
According to Park District comments, the Hedge Avenue Parkway will include a 35-foot-wide parkway corridor along the east side of the street, which is the side opposite the Villages at Elder Creek Estates project. The proposed project side of the street is intended to have houses that front onto the street with tree-lined boulevards and separated sidewalks. Plate ECE-12 shows what the roadway would look like based on the County standard 56-foot right-of-way compared to a "typical" Parkway cross-section. Constructing this Parkway would require dedication of additional land from the proposed project. As an example, Plate ECE-11 depicts the right-of-way dedication that would be necessary for a Parkway. The Parkway cross-section would apply to Hedge Avenue, and the right-hand side of the cross-section applies to the project site. **The latest subdivision map includes a 23-foot half right-of-way for Hedge Avenue, with a 7-foot landscaping strip and a 6-foot separated sidewalk, consistent with the Parkway II configuration. In addition, McCoy Avenue is shown as a Parkway I roadway with a 42-foot right-of-way, 7-foot landscaping strip and a 6-foot separated sidewalk.**

IMPACT: TRAFFIC AND CIRCULATION

On an individual level, this project could cause roadway facility operation to degrade to unacceptable levels of service – impacts are ***potentially significant***. Development of the site will also contribute to area traffic generated by buildout of the Florin-Vineyard Gap Community Plan area. Development of the entire plan area is expected to degrade transportation facilities to unacceptable levels. The overall Traffic Impact Study prepared for the Florin Vineyard Gap Community Plan identified mitigation measures that will be part of the Infrastructure Financing Plan for the plan area. The project will be required to pay fair-share fees towards these improvements.

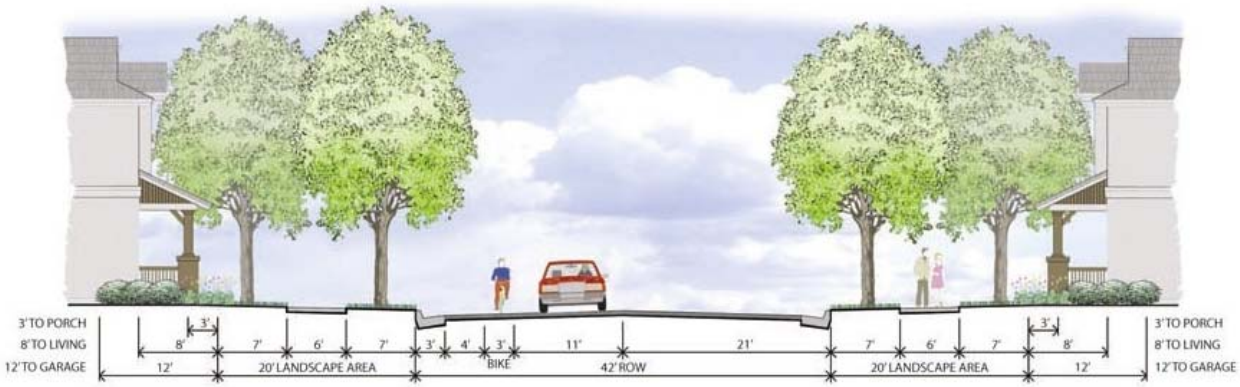
Whether the project includes standard streets or a Parkway, the project will have the same site-specific environmental impacts. However, the provision of a parkway would encourage walking and bicycling, which could help reduce traffic and air quality impacts associated with project operation (refer to the "Air Quality" section). ~~The Parkway l landscaping easement does not appear to be shown on the project map, and the lot layouts seem to indicate that the applicant does not intend for the houses to front onto Hedge Avenue. Making these changes will not result in additional environmental impacts.~~ Villages at Elder Creek Estates access-related environmental impacts are ***less-than-significant***.

Plate ECE-11 Parkway Cross Sections



Section
Scale: 1/8" = 1'-0"

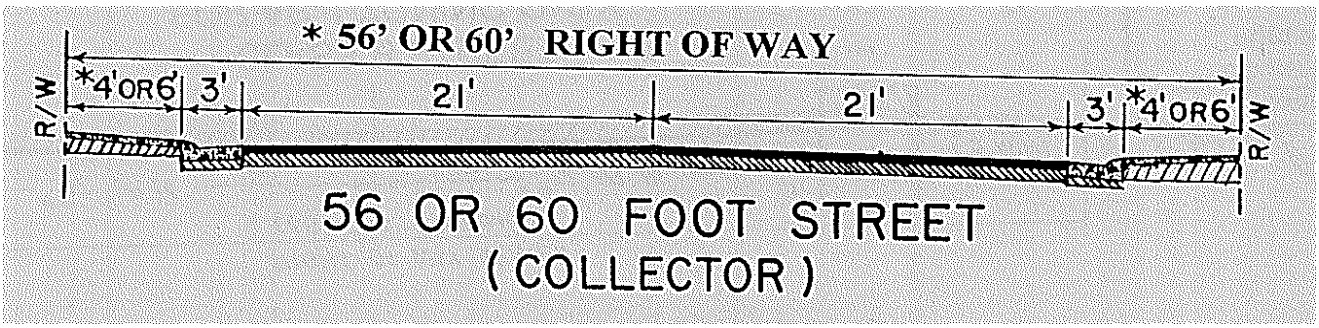
Parkway I
with Class II Bike Lane



Section
Scale: 1/8" = 1'-0"

Parkway II
with Class II Bike Lane

Plate ECE-12 Standard Street Cross Section



AIR QUALITY

SMAQMD has established significance thresholds to determine if a proposed project's emission contribution significantly contributes to regional air quality impacts (Table ECE-1). Construction emissions can be separated into dust generation due to site activities and construction equipment exhaust. Operational emissions are the emissions resulting from the completed project, such as emissions from yard-care equipment and vehicle trips to and from the home.

Table ECE-1 SMAQMD Significance Thresholds

	ROG[1] (lbs/day)	NO_x (lbs/day)	CO ($\mu g/m^3$)	PM_{10} ($\mu g/m^3$)
Construction (short-term)	None	85	CAAQS[2]	CAAQS
Operational (long-term)	65	65	CAAQS	CAAQS

1. Reactive Organic Gas
2. California Ambient Air Quality Standards

CONSTRUCTION EMISSIONS/SHORT-TERM IMPACTS

DUST (PM_{10}) EMISSIONS

Short-term air quality impacts are mostly due to dust (PM_{10}) generated by construction and development activities, and emissions from equipment and vehicle engines (NO_x) operated during these activities. Dust generation is dependent on soil type and soil moisture, as well as the amount of total acreage actually involved in clearing, grubbing and grading activities. Clearing and earthmoving activities comprise the major source of construction dust generation, but traffic and general disturbance of the soil also contribute to the problem. Sand, lime or other fine particulate materials may be used during construction, and stored on-site. If not stored properly, such materials could become airborne during periods of high winds. The effects of construction activities include increased dust fall and locally elevated levels of suspended particulates. PM_{10} is considered unhealthy because the particles are small enough to inhale and damage lung tissue, which can lead to respiratory problems.

Some PM_{10} emissions during project construction can be reduced through compliance with institutional requirements for dust abatement and erosion control. These institutional measures include the SMAQMD "District Rule 403-Fugitive Dust" and in the Sacramento County Code relating to land grading and erosion control [Title 16, Chapter 16.44, Section 16.44.090(K)]. Refer to Chapter 10 for a discussion of impacts related to overall development of the Community Plan. ~~SMAQMD assessed construction projects to determine what mitigation measures would be necessary for projects of various sizes; the results are contained within Appendix B of SMAQMD's "Guide to Air Quality Assessment". Appendix B states that projects disturbing ≤15 acres of land can be reduced to less-than-significant levels with the imposition of standard mitigation for PM_{10} emissions, and that project disturbing less than 5 acres do not need mitigation.~~ **Dispersion modeling conducted for projects of various sizes has resulted in the conclusion that projects involving more than 15 acres of active grading *at any one time* will result in significant impacts, even with standard dust abatement measures.** The SMAQMD also recommends that it be assumed that approximately 25% of a project site will be actively graded at any one time. The proposed project encompasses approximately 91 acres. Using the SMAQMD guidance, approximately 23 acres of land will be actively graded at any one time.

OZONE PRECURSOR EMISSIONS

The Urban Emissions Model (URBEMIS) 9.2.4 was used to calculate the expected NO_x emissions from the project due to construction activities. The beginning construction year was assumed to be ~~2008~~ **2010**, with construction lasting through two construction seasons (typically late spring to early fall is a season). The first season generally involves the demolition of any existing structures, site preparation and grading and some portions of actual building construction. The second season is purely building construction. The results of this modeling (see Appendix ECE-1) indicate that the project will exceed the significance thresholds (see Table ECE-2) in both construction seasons.

Table ECE-2 URBEMIS Results

	NO_x (lbs/day)
Construction Season One	~~118.36~~ **110.38**
Construction Season Two	~~153.69~~ **139.80**

OPERATIONAL EMISSIONS/LONG-TERM IMPACTS

The SMAQMD "Guide" contains screening thresholds for various project types. If a project falls below the threshold, impacts are expected to be less-than-significant, and if a project meets or exceeds the threshold, modeling of the air quality impacts is required. The screening threshold for residential projects is 656 units. Including the multiple-family lots, the project could include as many as ~~780~~ **682** units. The project exceeds the screening threshold, and is likely to have individually significant operational impacts. The project is also part of the larger Plan area proposals. Cumulatively, changes to

allowable densities within the Plan area will far exceed the screening threshold, and the operational impacts of the entire plan-area have been addressed and discussed in Air Quality chapter of EIR Volume I, Chapter 10.

IMPACT: AIR QUALITY

Based on SMAQMD guidance directing project analysis based on active grading of 25% of the site, standard mitigation may not be sufficient to reduce particulate matter impacts to less-than-significant levels. The BEEST model is used to estimate PM_{10} emissions. Modeling has been done for similar projects in the past, and such modeling has generally confirmed that significant impacts will result from projects that actively grade approximately 20 acres at one time. Based on the SMAQMD guidance, therefore, it can be assumed that Villages at Elder Creek Estates singular PM_{10} emissions would be ***significant-and-unavoidable***. **The SMAQMD's Guide to Air Quality Assessment includes a list of Basic Construction Emissions Control Practices that should be implemented on all projects, regardless of size. The SMAQMD Guide also includes a list of Enhanced Fugitive PM Dust Control Practices that should be implemented on projects, such as this one, with significant construction PM emissions, Dust abatement practices are required pursuant to SMAQMD Rule 403 and California Code of Regulations, Title 13, sections 2449(d)(3) and 2485; the SMAQMD Guide simply lays out the basic practices needed to comply. Since these are already required by existing rules and regulations, it is not necessary to include them as mitigation.**

The project will result in emissions that exceed thresholds during both construction seasons, and thus mitigation is required. Standard mitigation for ozone precursor emissions requires that the developer reduce emissions by 20%. Applying this mitigation reduces NO_x emissions to ~~94.7~~ **88.3** lbs/day during the first season and ~~123.0~~ **111.8** during the second season, which is still above the significance threshold. Further mitigation, in the form of fee payments, is required.

For projects with NO_x emissions that remain significant even after the 20% reduction afforded by the standard construction mitigation measure, SMAQMD recommends payment of an off-site air quality mitigation fee to further reduce NOx emissions to a less-than-significant level. The mitigation fee is based on the amount of emissions that remain over the threshold after implementation of the standard construction mitigation measure, and the cost of reducing an equivalent amount of off-site emissions. The mitigation fee is currently ~~$14,300~~ **$16,000**/ton, which is based on cost-effectiveness standards established by the CA Air Resources Board for the Carl Moyer Incentive Program, a state funded program for reducing emissions from off-road equipment. The SMAQMD mitigation fee for a specific project is calculated using the following formula: number of pounds per day of construction NO_x remaining over the 85 lbs/day significance threshold (after accounting for the 20% emission reduction due to standard construction mitigation), multiplied by the number of days of construction, multiplied by the standard fee of ~~$14,300~~ **$16,000**/ton NO_x, divided by approximately 2,000 lbs/ton. Uses of the fee include the purchase of new, cleaner-burning construction equipment

and the retrofit of existing equipment with pollution-reducing devices; 5% of the fee goes toward the administrative costs of SMAQMD. With mitigation, singular Villages at Elder Creek Estates impacts due to ROG and NO_x emissions are ***less-than-significant***.

Singular Villages at Elder Creek Estates impacts related to operational emissions are ***significant***. When considered cumulatively with all the other development proposed or planned within the Plan area, operational air quality impacts are also significant – this is discussed in the analysis of Air Quality impacts for the entire Community Plan in Chapter 10.

CLIMATE CHANGE

The climate change analysis for the overall Florin Vineyard Gap Community Plan project is within Volume I of this EIR, Chapter 11. Chapter 11 outlines the significance thresholds, methodology, and impacts of the overall proposed project both to and from climate change. Each of the proposed individual projects contribute greenhouse gas emissions to this overall impact that are disclosed herein, but a separate significance determination specific to the individual projects is not provided. All of the individual projects contribute to a significant and unavoidable overall impact.

The Planning Department Draft Land Use Plan, with density bonuses, is used for this analysis. It involves the largest emissions volume, which makes it the most conservative approach. The Planning Department Plan will result in approximately 355,432 metric tons of greenhouse gas emissions. This can be broken down into two primary categories: residential (234,998 metric tons) and non-residential (120,434 metric tons). The non-residential category includes retail, office, medical, and manufacturing. With an estimated holding capacity of 13,875 residences, the per dwelling unit emissions rate for the Plan-area is 16.9 metric tons annually, and with an estimated non-residential square footage of 4,992,875, the per non-residential square-foot emissions rate for the Plan-area is 0.02 metric tons.

The proposed project is residential, and includes up to ~~780~~ **682** units. Therefore, it is estimated that the project contributes ~~13,182~~ **11,526** metric tons of greenhouse gas emissions to the cumulative total.

IMPACT: CLIMATE CHANGE

The analysis for the overall Community Plan concludes that impacts are significant, and require mitigation. The applicant has developed a mitigation plan entitled "Florin Vineyard Community Plan Area Plan Elements Addressing Climate Change" that includes project features designed to reduce GHG emissions directly or indirectly. **The GHG reduction plan, as amended January 28, 2010, has been endorsed by the SMAQMD.** This plan is described in detail within Volume I, Chapter 11. Measures in the mitigation plan are consistent with measures within the Air Quality Mitigation Plan for operational ozone precursors and with measures recommended by the California Attorney General (2008) and the California Air Pollution Control Officers Association. ~~In addition to a list of Plan-wide measures intended to reduce emissions by 42%, each~~

~~individual project must implement measures that reduce project-specific impacts by another 10%.~~ **The amended GHG reduction plan incorporates both area-wide community design elements and project specific elements selected by individual project applicants.** The Villages at Elder Creek Estates project developer will be required to comply with this plan **by conforming to all applicable area wide measures and demonstrating project specific measures that have a total point value of at least 10 points.** ~~and demonstrate that the 10% reduction will be achieved. The balance of emissions remaining after this mitigation is applied will be offset through fair share fee payment. The fees will either be paid to an established system such as the Chicago Climate Exchange or will be paid to SMAQMD for use in their program for local emissions reduction.~~ Although all feasible mitigation is required, the cumulative plan-wide impact remains ***significant and unavoidable***.

NOISE

The Sacramento County General Plan Policy NO-7 establishes a significance threshold of 65 dB L_{dn}/CNEL for outdoor activity areas (backyards) and of 45 dB L_{dn}/CNEL or less in indoor areas. Typically, potential sources of significant noise include airports, some commercial activities, industrial activities, and traffic. The project site is not near enough to any existing or proposed airports, commercial areas, or industrial areas to be significantly affected by noise from these sources. Small residential streets, such as the proposed project interior streets, do not carry large enough traffic volumes to create significant noise. The project site does front two larger streets, Hedge Avenue and Elk Grove-Florin Road, but only the latter street carries large enough volumes to warrant a traffic noise analysis.

As a result of the Florin Vineyard GAP Community Plan project, future traffic volumes will increase substantially. To account for this future growth, traffic volumes used in the noise analysis were obtained from the Fehr and Peers Traffic Study discussed in Chapter 9 of this EIR. According to the Traffic Study discussion of cumulative conditions, Elk Grove-Florin Road will carry traffic volumes of 45,700 daily trips (under the Planning Department Draft Land Use Plan with density bonuses, which has the highest proposed densities). Based on this data, an analysis of potential exterior and interior noise impacts associated with traffic on Elk Grove-Florin Road was conducted using the Federal Highways Administration (FHWA) Traffic Noise Prediction Model (RD-77-108).

The exterior noise standards are applied to the outdoor activity area of the typical home – the backyard. The distance from the noise source is measured from the centerline of the road to a point 10 feet inside the backyard. In the case of the proposed project, this is 80 feet. The FHWA model analysis indicates that the backyards of homes along the roadway will be exposed to 72 dB noise levels in cumulative conditions. The 70 dB noise contour is located 110 feet from the centerline of Elk Grove-Florin Road, and the 65 dB contour is located 237 feet from the centerline of Elk Grove-Florin Road.

There are several potential means of attenuating or avoiding substantial noise in outdoor activity areas: setbacks, soundwalls, or other noise-shielding structures. In

order to use setbacks, all proposed backyards would need to be a minimum of 237 feet from the centerline of the roadway. As proposed, the project does not adhere to this setback, so this method of noise control is not available. Revising the project to place the nearest home at 237 feet would give up a large portion of land that would otherwise be considered developable, and the future site developer may not consider this to be an ideal solution.

As designed, a sound wall at the rear of the proposed landscape lots along the roadway would reduce noise to acceptable levels. Further modeling to determine the necessary soundwall height indicates that a 6-foot tall barrier would reduce noise levels to 66 dB, a 7-foot barrier would reduce noise levels to 65 dB and an 8-foot barrier would reduce noise levels to 63 dB. Therefore, a minimum 7-foot tall barrier will be required in order to reduce future exterior noise levels to acceptable levels, based on the current project plans. Though the developer may prefer the soundwall option, soundwalls have fallen into disfavor in the neighborhood planning and public health communities, because they create barriers to walkability and decrease the desire of people to walk and bike by making the streetscape less attractive. Instead of a soundwall, the developer could choose to have the lots front onto Elk Grove-Florin Road, which would place the backyards behind the houses, where they would be screened from noise. Alternatively, the developer could propose to create small courtyard areas in each affected backyard that would provide a shielded outdoor space without requiring a continuous masonry wall. This method, and any other non-standard method, would need an acoustical analysis to demonstrate that it would achieve the necessary attenuation.

Interior noise levels for any structures built on the proposed parcels must not exceed 45 dB. Data indicate that typical façade design and construction would result in an exterior to interior noise attenuation of a minimum of 25 dB with windows closed. Noise attenuation of 12 to 15 dB would be expected with windows partially opened. Given attenuation from both the noise barrier and typical wall and window assemblies, interior first story noise levels of 40 dB would be expected; this does not exceed General Plan noise standards. However, the noise barrier would not break line-of-sight between the noise source and the second story of any homes on the project site, because the second story would be higher than the wall. Without the attenuation provided by a noise barrier, any second story outside the 70 dB noise contour (closer than 110 feet to the centerline) would exceed General Plan interior noise standards.

IMPACT: NOISE

Exterior noise levels inside the backyards of the lots nearest Elk Grove-Florin Road will exceed the acceptable thresholds established by the County General Plan, and interior noise levels for second stories built near to Elk Grove-Florin Road will also exceed standards. Mitigation requires that all outdoor activity areas be designed so that noise levels are 65 dB L_{dn} or less, in accordance with the above discussion. Mitigation also requires that any second story construction within 110 feet (and first story, if Mitigation option ECE-5.B is chosen) of the centerline of Elk Grove-Florin Road will only be permissible if an acoustical study provides documentation that the interior noise levels

in such second stories will not exceed the General Plan standard of 45 dB. With mitigation, Villages at Elder Creek Estates impacts are ***less-than-significant***.

BIOLOGICAL RESOURCES

The Biological Resource Inventory for the Florin-Vineyard Gap Community Plan addresses the biological resources in the plan area. In addition to the broader Plan area inventory, several technical studies were prepared to identify specific impacts to biological resources associated with the Villages at Elder Creek Estates project. Gibson and Skordal, LLC prepared a Jurisdictional Delineation and Special Status Species Evaluation originally published in August 2004 and revised September 2006 (Appendix ECE-2) for the subject property that covered habitats and potentially-occurring special status plant and animal species. In the wetlands section below, this report is referred to as the delineation, and in the special status species section below, it is referred to as the Species Evaluation. A parcel was removed from the Project area subsequent to the delineation, which removed a portion of SW4 from the Project area. The totals reported below reflect that change, as does the wetland exhibit, but not the text of the delineation.

STREAMS, WETLANDS AND OTHER SURFACE WATERS

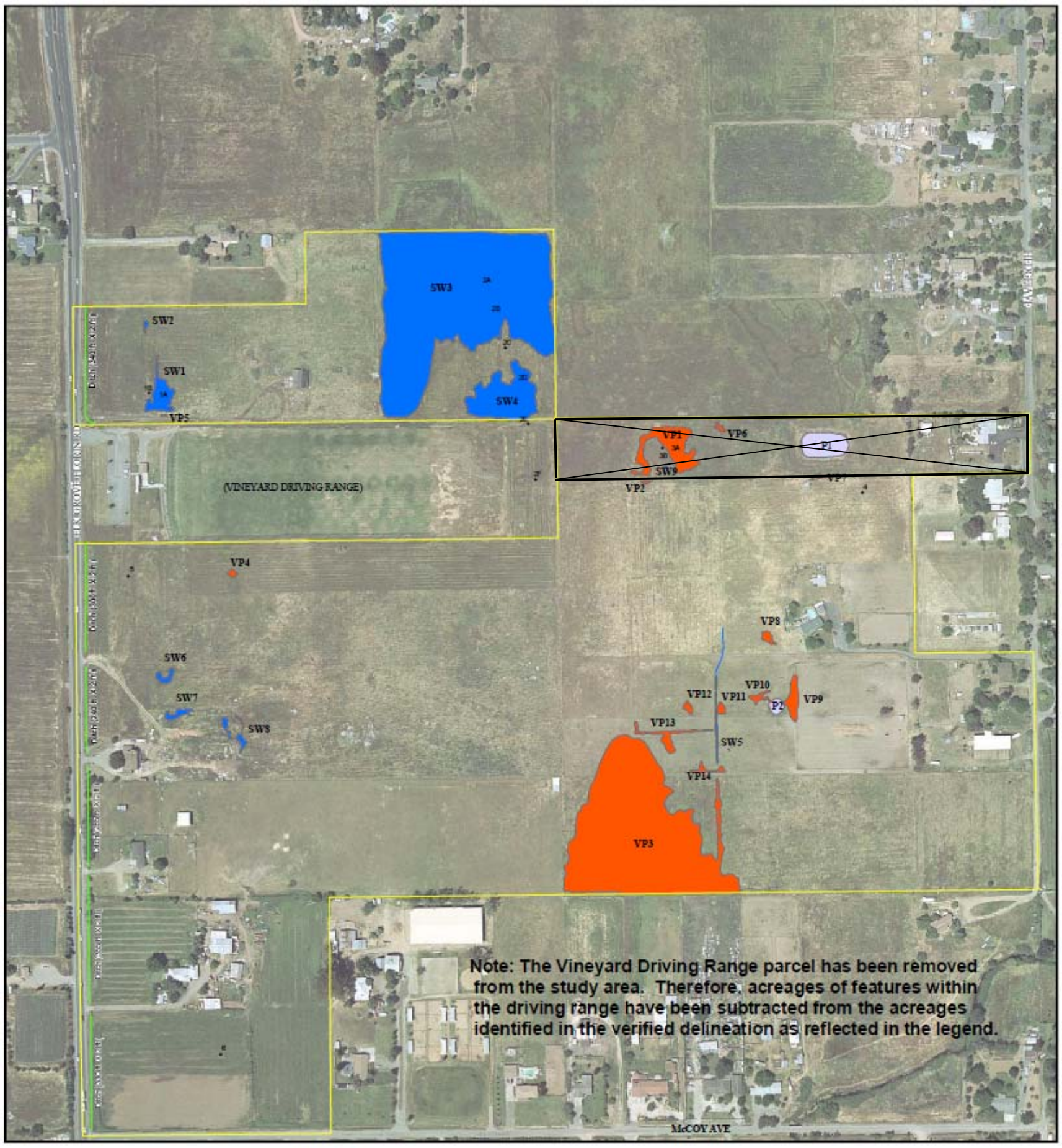
Gibson and Skordal, LLC prepared a wetland delineation for the project. The delineation identified 3.49 acres of vernal pools, 4.92 acres of seasonal wetland, 0.22 acres of seasonal ponds, and 0.10 acres of ditches. Subsequent to the completion of the delineation, ~~a parcel was~~ **2 parcels were** removed from the Project, reducing the total amount of seasonal wetlands to ~~4.6~~ **4.45** acres, **vernal pools to 3.22 acres, and seasonal ponds to 0.03 acres**. As shown on Plate ECE-13, there are ~~nine~~ **eight** seasonal wetlands (SW1 – ~~SW9~~ **SW8**) and ~~fourteen~~ **twelve** vernal pools (~~VP1~~ **VP2 – VP5 and VP7 -** VP14). Table ECE-3 presents the wetland designations and the size of the wetland. The ~~two~~ pond~~s~~ ~~are~~ **is** labeled ~~P1 and~~ P2.

Wetlands SW1 – SW4 and VP5 are within the areas designated for affordable housing development. Affordable housing projects generally include grading and development of the entire site, so it must be assumed that all of these wetland areas will be filled. All of the remaining seasonal wetlands, vernal pools, and both human-made ponds are within areas proposed for streets or single-family residential lots, and will be filled as part of project construction. The ponds are human-made and are annually maintained, so are not considered habitat pursuant to the County no-net-loss policy.

Table ECE-3 Wetland Acreages

Seasonal Wetlands	Size (ft^2)	Vernal Pools	Size (ft^2)	Seasonal Ponds	Size (ft^2)
SW1	5,047	~~VP1~~	~~11,437~~	~~P1~~	~~8,077~~
SW2	266	VP2	195	P2	1,441
SW3	170,100	VP3	130,194		
SW4	20,703	VP4	353		
SW5	735	VP5	48		
SW6	981	~~VP6~~	~~410~~		
SW7	1,129	VP7	72		
SW8	1,353	VP8	818		
~~SW9~~	~~62~~	VP9	2,781		
		VP10	890		
		VP11	560		
		VP12	559		
		VP13	2,684		
		VP14	924		
TOTAL	~~*193,780*~~ ***193,718***	*TOTAL*	~~*151,925*~~ ***140,078***	*TOTAL*	~~*9,518*~~ ***1,441***

Plate ECE-13 Wetland Exhibit



Legend

- Vernal Pools (3.49 Acres) - Non-Jurisdictional
- Seasonal Wetlands (4.60 Acres) - Non-Jurisdictional
- Ponds (0.22 Acre) - Non-Jurisdictional
- Ditches (0.09 Acre) - Jurisdictional
- Data Points
- Study Area

Special Status Species

The Species Evaluation identified all of the special status species that have the potential to occur on the site or in the project vicinity, based on field survey results, review of the California Natural Diversity Database, review of the United States Fish and Wildlife Service lists for special-status species occurring in the region and the California Native Plant Society literature. Table ECE-4, below, includes only those species from the Species Evaluation for which habitat on the site exists. The Table includes the species name, listing status, habitat associations and the likelihood of occurrence on the site.

A more detailed discussion of various special status species in the Plan Area can be found in the Biological Resources Chapter for the overall Florin-Vineyard Gap Community Plan (see Chapter 12). Regulatory guidance for some species listed as having marginal habitat, below, indicates that the project site is outside the area in which an analysis of impacts is typically required; discussions are included for all but these species.

Table ECE-4
List of Special Status Species For Which Habitat is Present

	State Status	Federal Status	Habitat Association	Potential for Occurrence
Birds				
Cooper's hawk (*Accipiter cooperi*)	Species of Special Concern	None	Nests in riparian corridors. Forages in woodlands and riparian areas.	Suitable foraging and nesting habitat on the site.
Sharp-shinned hawk (*Accipiter striatus*)	Species of Special Concern	None	In habits forested habitats, forest edge, and riparian habitat, may forage in adjacent grassland and fields.	Suitable nesting and foraging habitat on the site.
Burrowing owl (*Athene cunicularia*)	Species of Special Concern	Species of Concern	Nests in abandoned burrows w/in dry open grassland.	Suitable foraging and nesting habitat on the site.
Swainson's hawk (*Buteo swainsoni*)	Threatened	None	Nests in isolated trees or riparian woodlands adjacent to suitable foraging habitat (agricultural fields, grasslands, etc).	Suitable foraging and nesting habitat on the site.
Northern harrier (*Circus cyaneus*)	Species of Special Concern	None	Forages in open grasslands, nests on ground in shrubby vegetation.	Foraging habitat is present on the site.
White-tailed kite (*Elanus leucurus*)	Fully Protected	None	Nests in riparian corridors along streams and rivers, and forages in nearby grasslands and fields.	Suitable foraging and nesting habitat on the site.
Other raptors	Fish and Game Code	Migratory Bird Treaty Act	Nest and forage in a variety of communities.	The site contains nesting and foraging habitat for other non-listed raptors.
Amphibians and Reptiles				
	State Status	**Federal Status**	**Habitat Association**	**Potential for Occurrence**
California tiger salamander (*Ambystoma trigrinum californiense)*	Species of Special Concern	Threatened	Breeds in ponds or other ponded wetlands, and uses upland burrows in grasslands for refugia/foraging.	Marginal habitat present.
Western spadefoot toad (*Scaphiopus hammondii*)	Species of Special Concern	Species of Concern	Breeds in vernal pools, seasonal wetlands and swales. Forages and hibernates in grasslands.	Habitat present.

Invertebrates				
	State Status	**Federal Status**	**Habitat Association**	**Potential for Occurrence**
Vernal pool fairy shrimp (*Branchinecta lynchi*)	None	Threatened	Vernal pools and other seasonally ponded wetlands.	Potential habitat in onsite wetlands.
Midvalley fairy shrimp (*Branchinecta mesovallensis*)	None	None	Vernal pools and other seasonally ponded wetlands.	Potential habitat in onsite wetlands.
Vernal pool tadpole shrimp (*Lepidurus packardi*)	None	Endangered	Vernal pools and other seasonally ponded wetlands.	Potential habitat in onsite wetlands.
California linderiella (*Linderiella occidentalis)*	None	None	Vernal pools and other seasonally ponded wetlands.	Potential habitat in onsite wetlands.

Plants					
	State Status	**Federal Status**	**CNPS Listing**	**Habitat Association**	**Potential for Occurrence**
Legenere (*Legenere limosa*)	None	Species of Concern	CNPS-1B	Vernal pools	Potential habitat in vernal pools and deep seasonal wetlands.
Dwarf downingia (*Downingia pusilla*)	None	None	CNPS-2	Vernal pools	Potential habitat in vernal pools and deep seasonal wetlands.
Bogg's Lake hedge-hyssop (*Gratiola heterosepala*)	Endangered	None	CNPS-1B	Vernal pools and lake/pond margins	Potential habitat in vernal pools and deep seasonal wetlands.
Ahart's dwarf rush (*Juncus leiospermus var. ahartii*)	None	Species of Concern	CNPS-1B	Vernal pools	Potential habitat in vernal pools and deep seasonal wetlands.
Slender orcutt grass (*Orcuttia tenuis*)	Endangered	Threatened	CNPS-1B	Vernal pools	Potential habitat in VP1.
Sacramento orcutt grass (*Orcuttia viscida*)	Endangered	Threatened	CNPS-1B	Vernal pools	Potential habitat in VP1.

SWAINSON'S HAWK

The Swainson's hawk is a migratory raptor that over-winters in South America and breeds in North America, Canada and Mexico. Currently, the Swainson's hawk is listed as a threatened species pursuant to the California Endangered Species Act (CESA). At a Federal level, the Swainson's hawk is provided protection under the Migratory Bird Treaty Act (MBTA).

There are no suitable nesting trees for the species onsite. However, there are known Swainson's hawk nest sites within 1 – 5 miles of the project site. The Assessment concludes that the site provides suitable foraging habitat for the Swainson's hawk. Sacramento County and the Department of Fish and Game jointly developed a protocol for assessing impacts to the hawk, based on a better understanding of how the hawks use habitat. The impact is tied directly to zoning changes and is calculated thusly: 25% of the impact occurs when a property is zoned from a density of AG-40 to AG-20, 50% of the impact occurs when a property zoned AG-20 is converted to AR-10, and the final 25% of the impact occurs when an AR-10 property is converted to AR-5 (or a more dense designation).

In total, ~~80.7~~ **75.7** acres of the project site are currently zoned AR-10 and 10.6 acres are zoned AR-2. Based on the methodology, the rezone of the 10.6 acres already zoned AR-2 does not require mitigation. However, rezoning the ~~80.7~~ **75.7** acres of the site zoned AR-10 to a more dense designation results in an impact assessment of 25%. Multiplied by the ~~80.7~~ **75.7** acres involved, the 25% assessment results in a total of ~~20.18~~ **18.9** acres of impact.

COOPER'S HAWK AND SHARP-SHINNED HAWK

Both the Cooper's hawk (*Accipter cooperi*) and sharp-shinned hawk (*Accipiter striatus*) forage and breed in forested areas, including riparian habitat, and are state-listed Species of Special Concern. Nesting season begins in spring, with full fledge occurring by the end of summer. The project site contains nesting and foraging habitat for the both species.

NORTHERN HARRIER

The northern harrier has long wings and tail and forages by flying low over the ground in open grasslands and marshes. The male of the species is white below with a light grey back and hood, while the female is mottled brown. Nests are constructed on the ground in shrubby vegetation. The project site does not contain nesting habitat, but does contain foraging habitat.

BURROWING OWL

The burrowing owl is a ground-dwelling, opportunistic feeder that nests in the abandoned burrows of small mammals or, in some cases, in culverts, pipes or nest boxes. The breeding season is March to August. The species is protected by the Federal Migratory Bird Treaty Act and is listed by the state as a Species of Special Concern.

No burrowing owls were observed on the site during the field surveys, but habitat is present on the site and the species could move onto the site by the time the project is implemented.

WHITE-TAILED KITE

The white-tailed kite requires relatively open habitat for foraging, and trees (isolated or within stands) for nesting and roosting. Habitats favoring prey populations (ungrazed or little grazed grasslands, agriculture, and grass-dominated wetlands) support more kites. The white-tailed kite breeds from February to October, with the nesting peak from May to August; nests are typically found at the crowns of dense oak, willow or other large trees. The site contains foraging and nesting habitat for the species.

OTHER RAPTORS

Other raptors that have no specific special status are protected by the Migratory Bird Treaty Act and Section 3503.5 of the Fish and Game Code. These other raptors include species such as the red-tailed hawk and red-shouldered hawk.

VERNAL POOL SHRIMP

The project site contains vernal pools and other wetland features which constitute habitat for federally listed vernal pool shrimp species. The following vernal pool shrimp species are listed as Federally Endangered Species: Conservancy Fairy Shrimp (*Branchinecta conservatio*), and Vernal Pool Tadpole Shrimp (*Lepidurus packardi*). Vernal Pool Fairy Shrimp (*Branchinecta lynchi*) is listed as a Federally Threatened Species and California Linderiella (*Linderiella occidentalis*) and Midvalley Fairy Shrimp (*Branchinecta mesovallensis*) are listed as Federal Species of Concern. Wet-season and dry-season protocol surveys were prepared (Helm Biological Consulting, June 2005 and November 2004, Appendix ECE-2) and no evidence of vernal pool shrimp was found.

AHART'S DWARF RUSH

Ahart's Dwarf Rush (*Juncus leiospermus var.ahartii*) is considered to be rare, threatened or endangered throughout its range, thus qualifying its designation as a List 1B Species by California Native Plant Society. Though no individuals were observed during the field visits, the surveys were conducted too late in the season to determine presence or absence.

BOGGS LAKE HEDGE-HYSSOP

Found on margins of vernal pools or shallow ponds Boggs Lake Hedge-Hyssop (*Gratiola heterosepala*) was listed by the California Department of Fish and Game (CDFG), as State Endangered under the California Endangered Species Act (CESA) in 1978. The California Native Plant Society (CNPS) includes Boggs Lake Hedge-Hyssop as a CNPS List 1B species. Though no individuals were observed during the field visits, the surveys were conducted too late in the season to determine presence or absence.

DWARF DOWNINGIA

Dwarf Downingia (Downingia pusilla) is considered to be rare, threatened or endangered in California, but more common elsewhere, thus qualifying its designation as a List 2 Species by California Native Plant Society. Though no individuals were observed during the field visits, the surveys were conducted too late in the season to determine presence or absence.

LEGENERE

Legenere (Legenere limosa) is currently listed as a federal species of concern and CNPS List 1B plant. All CNPS List 1B plants meet the definition of Sec. 1901, Chapter 10 (Native Plant Protection Act) or Sections. 2062 and 2067 (California Endangered Species Act) of the California Department of Fish and Game Code and are eligible for state listing. Though no individuals were observed during the field visits, the surveys were conducted too late in the season to determine presence or absence.

SACRAMENTO ORCUTT GRASS

Sacramento Orcutt Grass (*Orcuttia viscida*) is a vernal pools species that is listed as state and federal Endangered Species. No individuals were observed during the field visits, but protocol surveys were not conducted.

SLENDER ORCUTT GRASS

Slender Orcutt Grass (*Orcuttia tenuis*) is listed as Endangered under the Federal Endangered Species Act. The California Native Plant Society (CNPS) includes Slender Orcutt Grass as a CNPS List 1B species and has assigned an R-E-D Code of 2-3-3, meaning it is distributed in a limited number of occurrences, occasionally more if each occurrence is small, it is endangered throughout its range, and found only in California. No individuals were observed during the field visits, but protocol surveys were not conducted.

TREES

As discussed in Chapter 14, Sacramento County has identified the value of its native and landmark trees and has adopted measures in its General Plan to provide for their preservation. The Tree Ordinance (Chapter 19.04 of the County Code) Section 19.04.030 (6) also provides descriptions of “protected” trees. “Landmark tree” means an especially prominent or stately tree on any land in Sacramento County, including privately owned land.” Heritage trees are native oak trees that are at or over 19” diameter at breast height (dbh). All native oak trees are protected under the Conservation Element of the County of Sacramento General Plan. When development requires removal of native oaks, replacement planting is required pursuant to County policy. The Conservation Element also requires the preservation of landmark trees, as

well as non-oak natives, such as California black walnuts and California sycamores, wherever possible. It should be noted that to be considered a tree, as opposed to a seedling or sapling, the tree must have a diameter at breast height (dbh) of at least 6 inches or, if it has multiple trunks of less than 6 inches each, a combined dbh of 10 inches. Typically, non-native species must be at least 19 inches dbh before they are required to be included in an arborist report for a project.

Sierra Nevada Arborists prepared an Arborist Report for the proposed project (Appendix ECE-3). The arborist report consists of a list of trees found on the various parcels encompassed by the project, but was prepared for a previous version of the project. The maps below accurately reflect the locations of the trees, but not of the underlying lot configuration. During a phone call with the applicant's representative (B. Walters) on March 30, 2009, it was indicated that all of the protected trees on the site would be removed except for a few trees in the southeastern corner, which are discussed herein. Therefore, the map was not updated.

Most of the 166 trees on the site are non-native species of less than 19 inches dbh. The species listed include: juniper, Monterey pine, fruitless mulberry, crepe myrtle, blue gum eucalyptus, London plane, olive, and Brazilian pepper. There are only 10 native trees on the site that meet the minimum size criteria: 9 California black walnut and 1 valley oak. Trees #64, #75, #76, #81, #94, #96, #152, #160, and #166 are the California black walnuts and #165 is the valley oak.

The arborist report notes that trees #64, #75, #76, #96, and #160 are generally rated as being in poor condition, particularly with regard to structure. For that reason, no mitigation will be required for removal of these trees. Trees #165 and #166 are located in the far southeastern corner of the site. **The applicant indicates that the intention is to retain these trees, but some impacts may occur depending on the design of the detention basin in the vicinity.** ~~and will be retained~~. Mitigation requiring protection for these trees during construction activities is included, **but it is noted that if dripline encroachment does occur compensatory mitigation will be required**. The remaining native trees are in fair structural health, and will require mitigation for their proposed removal. Trees #81, #94, #152 are all located within lot or roadway development areas and will be removed. Tree #81 is a single-trunked tree of 13" dbh, tree #94 is a multi-trunked tree of 30" dbh, and tree #152 is a multi-trunked tree of 16" dbh. These trees are all shown on Plate ECE-13. Adding these trees together, the developer must provide compensatory mitigation for the loss of 59" of protected tree.

Plate ECE-14 Tree Exhibit

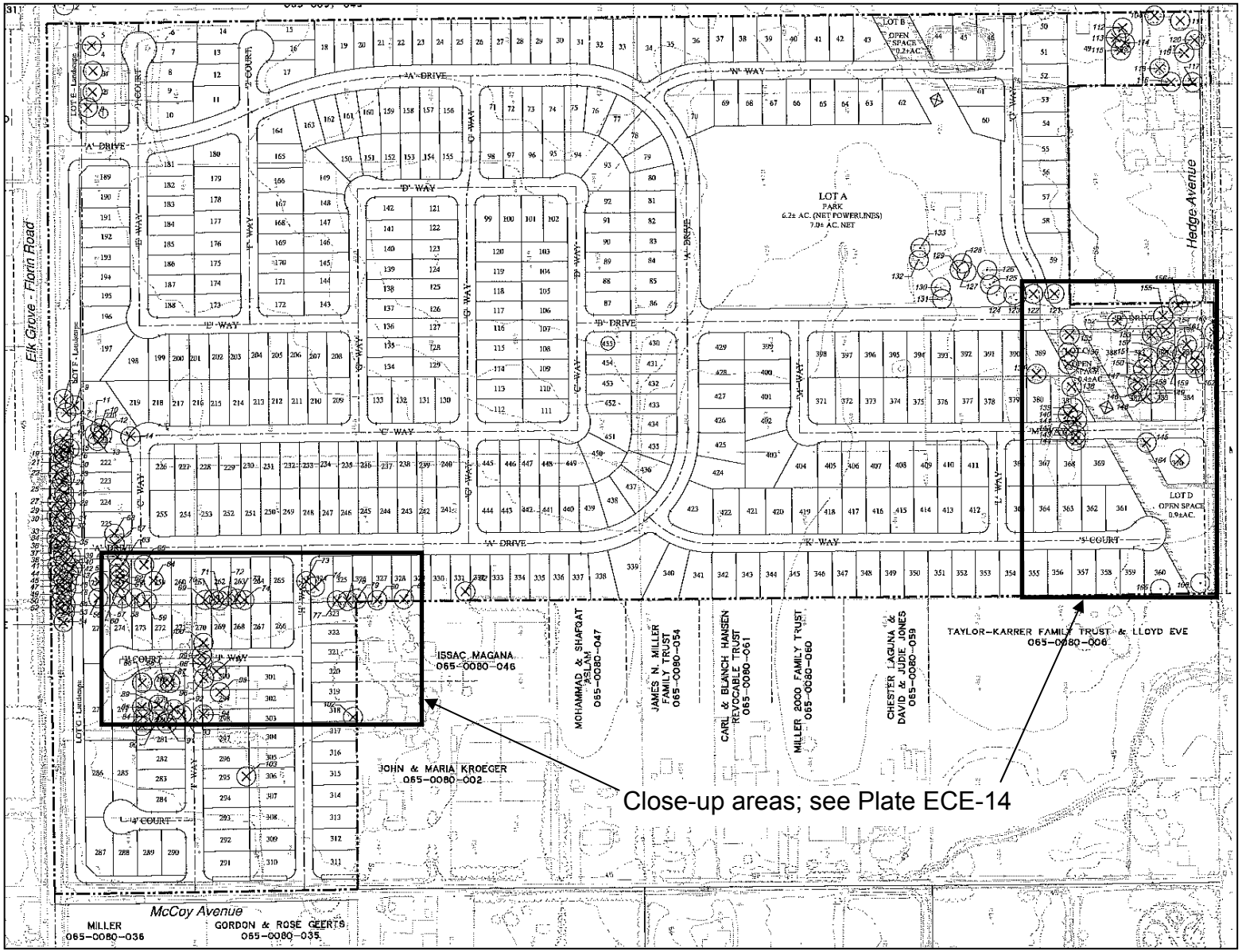
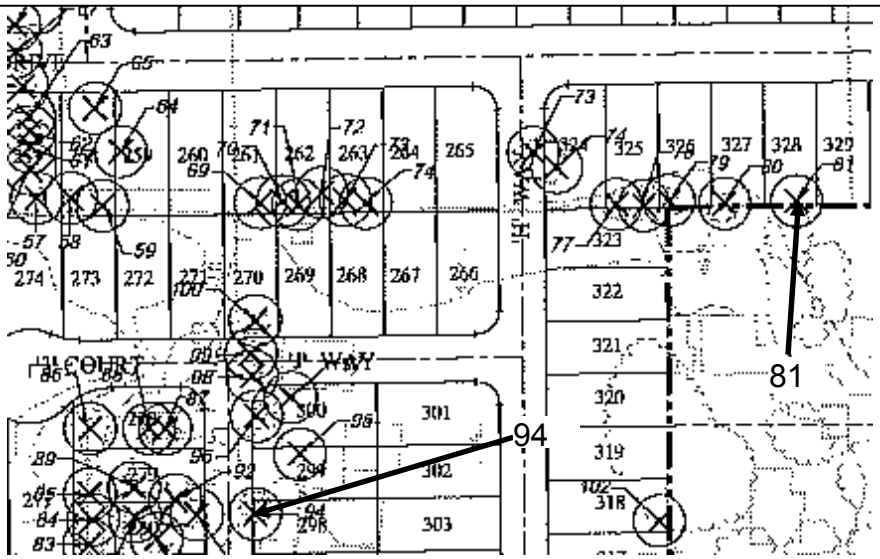
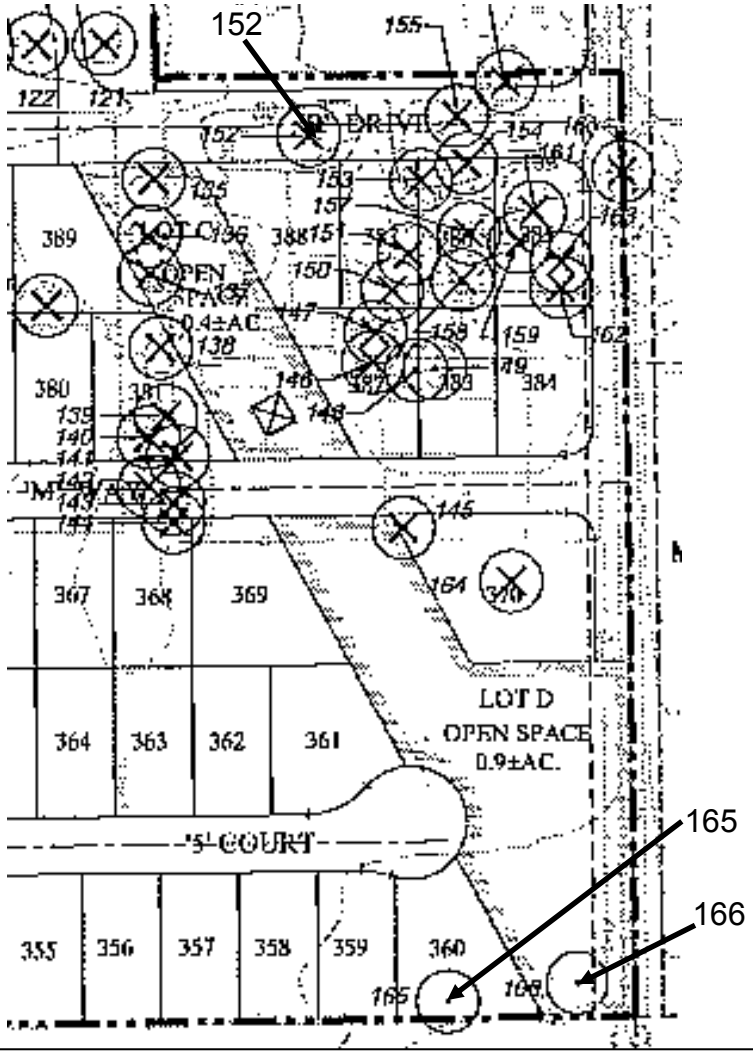


Plate ECE-15 Tree Exhibit Close-Ups





Impact: Biological Resources

As a result of the proposed project, ~~8.19~~ **7.77** acres of wetland and vernal pool habitat on the project site will be filled and will require compensation. Mitigation stipulates that the applicant ensure that there is no net-loss of wetland acreage, and that all applicable permits are obtained. With mitigation, Villages at Elder Creek Estates impacts are ***less-than-significant***.

As discussed, the project will eliminate all of the Swainson's hawk foraging habitat on the project site. Based on the new assessment methodology, the project impact is assessed as ~~20.18~~ **18.9** acres. Mitigation for the loss of foraging habitat is required, and has been included. Mitigation for loss of Swainson's hawk foraging habitat will also compensate for any impacts to the white-tailed kite and the Cooper's hawk, which forage on habitats similar to those of the Swainson's hawk. Pre-construction nesting surveys will also be required through mitigation, to ensure that construction activities do not result in the disturbance of any active raptor nests. With mitigation, Villages at Elder Creek Estates impacts are ***less-than-significant***.

The site contains marginal wintering habitat for the ferruginous hawk. However, the conversion of the site will not significantly impair the ability of the species to persist and thus Villages at Elder Creek Estates impacts are ***less-than-significant***.

The site also contains potential nesting habitat for the burrowing owl, which is a ground-nesting raptor. Mitigation that requires pre-construction nest surveys for the species be conducted no more than 30 days prior to onset of construction. The Measure further states that if active nests are discovered on the property, that no construction take place within 250 feet of the nesting site until the young have fledged and are able to exit the burrow. Passive relocation can be performed on fledged birds that remain outside the nesting season (between February and August), and 6.5 acres of foraging habitat should be preserved for each active burrow that will be impacted by project activities. With mitigation, Villages at Elder Creek Estates impacts are ***less-than-significant***.

The project site contains wetland habitat suitable for listed vernal pool shrimp species. However, protocol surveys indicate that the species are not present. Villages at Elder Creek Estates impacts are ***less-than-significant***.

The project site contains habitat suitable for dwarf downingia, Bogg's Lake hedge-hyssop, Ahart's dwarf rush, legenere, slender orcutt grass, and Sacramento Orcutt grass. Though no individuals were observed, protocol surveys were not conducted. Such surveys are required prior to any construction within the wetlands on the site. With mitigation, Villages at Elder Creek Estates impacts are ***less-than-significant***.

There are two native trees that require protective mitigation, and three that require compensatory mitigation in the amount of 59 inches. With mitigation, Villages at Elder Creek Estates impacts to tree resources are ***less-than-significant***.

CULTURAL RESOURCES

See Chapter 15 for discussions of background, setting, and significance criteria for cultural resources within the Plan area.

FIELDWORK/ANALYSIS

ARCHAEOLOGICAL SURVEY

The project site was subject to an intensive pedestrian survey between January 14, 2006 and March 26, 2006. The project area was walked by a team of archaeologists employing parallel transects with transect spacing no greater than 5 to 10 meters. No prehistoric cultural resources were recovered or noted during the survey.

HISTORICAL SURVEY

Peak & Associates has conducted an historical evaluation and determination of eligibility for potential historical resource on the project site. The project site contains numerous single family homes and associated ancillary structures. Under current DERA policy, structures that are 50 years or older are evaluated for potential historic significance. Based on field data collected on the project site, site pictures and review of tax assessor's records the following buildings on the project site do not meet the 50 year or older threshold:

- 7311 Elk Grove Florin Road (APN 065-0051-028): No date; but noted as recent
- 7375 Elk Grove Florin Road (APN 065-0051-031): 1976 Residence

In addition to the above modern residences and accessory structures, the project site does contain residences that do meet the 50 years or older threshold. The following descriptions are provided by Peak and Associates for the potentially historic structures present on the project site:

- 7328 Hedge Avenue (APN 065-0051-046). This small side gabled structure dates to 1916 according to the Assessor and has the appearance of a nondescript small residence of that era, although heavily modified. It is a simple rectangle except for a full width porch on the front (east) covered by an extension of the main roof at a lower pitch. There are turned wood posts supporting the porch roof and no other decorative touches. All the exterior materials, siding, windows and roofing, appear to be replacements.
- 7411 Elk Grove Florin Road (APN 065-0080-001) is a pyramidal roofed Craftsman Bungalow. It is well maintained and looks newer than the 1915 date given by the Assessor, but a tin stove pipe visible at the roof peak indicates that this is probably an accurate date. The front of the house includes an almost full-width porch under a gabled roof. The eaves of this roof are now closed, but this appears to be a later modification, as the rest of the styling is clearly Craftsman.

> Another addition is the stick work on angle braces that decorates the front gable end. This seems too elaborate for the era and is not entirely keeping with the architectural style. Other additions are minor (metal porch railings) or standard maintenance items (new roof).

Peak and Associates evaluated the above noted structures for eligibility on the California Register of Historical Resources and the National Register of Historical Places and project level effect. State of California Department of Parks and Recreation (DPR) Primary and Building/Structure/ Object (523) forms were completed for the above noted residences. The following evaluations are from Peak:

> 7328 Hedge has an old date of construction (1916) in its favor, but other than age it is nothing unusual. It is yet another small plain residence without architectural interest.
>
> 7411 Elk Grove Florin is an attractive structure in good repair, but it has been extensively modified over the yeas, making it a poor example of an architectural style. As there is nothing unusual in its materials or construction, it is not significant.

Peak utilized criteria set forth at the state and federal level, and determined that the structures are not eligible under any criterion as significant cultural resources. Thus these structures and any of the modern structures on the project site are not considered important historic resources and, therefore, destruction of these residences and ancillary buildings would not constitute a significant environmental impact.

IMPACT: CULTURAL RESOURCES

Although no additional cultural resource work is recommended at this time, there is a possibility of uncovering subsurface archaeological materials during the construction phases of the project which have been obscured from view due to natural reburial processes. Therefore, mitigation for subsurface cultural resources is included.

With mitigation for potential undiscovered subsurface prehistoric and historic cultural resources, Villages at Elder Creek Estates environmental impacts to potentially sensitive cultural resources are considered ***less-than-significant***.

HAZARDOUS MATERIALS

There is no apparent evidence that any significant and recognized environmental conditions related to hazardous materials exists on or adjacent to the site. Villages at Elder Creek Estates impacts are ***less-than-significant***.

~~AGENCY-RECOMMENDED CONDITIONS OF APPROVAL~~

1. ~~**Sacramento Area Sewer District (fka County Sanitation District 1)**~~

   a. ~~Connection to the District's sewer system shall be required to the satisfaction of SASD. Sacramento County Improvement Standards apply to sewer construction.~~

   b. ~~Each lot shall have a separate connection to the SASD sewer system.~~

   c. ~~Sewer service laterals will not be permitted to connect directly to the 102-inch diameter interceptor sewer line located along Elk Grove-Florin Road and the 108-inch diameter interceptor sewer line located east of Hedge Avenue.~~

   d. ~~SASD shall require an approved sewer study prior to the approval of the Final Map or submittal of the improvement plans for plan check to SASD, whichever comes first. The sewer study shall demonstrate the quantity of discharge and any "flow through sewage" along with appropriate pipe sizes and related appurtenances from this subject and other upstream areas and shall be cone in accordance with the Districts' most recent "minimum Seer Study Requirements". The study shall be done on a no "Shed-Shift" basis unless approved by the District in advance and in compliance with Sacramento County Improvement Standards.~~

   e. ~~The project shall ultimately be served by the Central Interceptor. An interim connection to existing sewer facilities may be permitted only if the sewer study demonstrates capacity in existing facilities and construction of new facilities is completed to the existing connection point.~~

   f. ~~Sewer easements will be required. All sewer easements shall be dedicated to SASD in a form approved by the District Engineer. All SASD sewer easements shall be at least 20 feet in width and ensure continuous access for installation and maintenance. SASD will provide maintenance only in public right-of-ways and in easements dedicated to SASD.~~

   g. ~~Demonstrate the existence of, and if needed, abandon the existing easement along the subject property's west boundary and grant SASD a sewer access and maintenance easement centered along the existing pipeline near the property's west boundary. Easements from adjoining parcels are not required. All sewer easements shall be dedicated to SASD in a form approved by the District Engineer.~~

   h. ~~The subject project owner(s) and successors in interest thereof, shall be responsible for repair and/or replacement of all non-asphalt and/or enhances surface treatments of streets and drives within these easements damaged by District maintenance and repair operations, including landscaping, channelizations, lighting and any other appurtenances conflicting therein.~~

~~This requirement shall be set forth in easement grant documents and be a covenant running with the land, be responsibility of successors in interest in future land transfers and divisions and by language approved by the District. It shall also be shown on the final map in like language. Surface enhancements include, but are not limited to, non-asphaltic paving, landscaping, lighting, curbing, and all non-driveable street appurtenances.~~

~~i. SASD requires their sewers to be located 10 feet from other parallel utilities (water, drain, electrical, etc.). Prior to recording the Final Map, the applicant shall prepare a utility plan that will demonstrate that this condition is met.~~

~~j. All structures along private drives shall have a minimum 10-foot setback so that SASD can properly maintain sewer service.~~

~~2. Sacramento Municipal Utility District~~

~~a. Dedicate a 12.5-foot public utility easement for underground facilities and appurtenances adjacent to all public street right-of-ways.~~

~~b. Dedicate the 10-foot pedestrian easement and 6.50 feet adjacent thereto as a 16.5-foot public utility easement for underground facilities and appurtenances.~~

~~c. Dedicate the 13-foot pedestrian easement and 6.50 feet adjacent thereto as a 19.5-foot public utility easement for underground facilities and appurtenances.~~

~~d. Dedicate any private drive, ingress and egress easement, and 5 feet adjacent thereto as a public utility easement for underground facilities and appurtenances.~~

~~e. Dedicate the Landscape Corridors as a public utility easement for underground facilities and appurtenances.~~

~~f. The owner/developer must disclose to future/potential owners the existing or proposed 69kV electrical facilities (SMUD is planning to build a double circuit 69kV overhead line on the east side of Elk Grove-Florin Road.~~

~~g. Dedicate the Common Areas as a public utility easement for underground facilities and appurtenances.~~

~~h. Label PG&E's transmission line easement as a "Restricted Building and Use Area".~~

~~3. Land Development Surveyor Services~~

~~Rezone Conditions~~

~~a. Grant the County right-of-way for Elk Grove-Florin Road, based on a 96-foot standard with 6-foot sidewalk within a landscape easement, and install public~~

~~street improvements pursuant to the Sacramento County Improvement Standards.~~

~~b. Grant the County right-of-way for McCoy Avenue and Hedge Avenue, based on a 56-foot standard, and install public street improvements pursuant to the Sacramento County Improvement Standards.~~

~~c. Dedicate additional right-of-way on McCoy Avenue and Elk Grove-Florin Road for intersection widening pursuant to the Sacramento County Improvement Standards and to the satisfaction of the Department of Transportation.~~

~~Subdivision Map Conditions~~

~~d. Grant the County right-of-way on Elk Grove-Florin Road based on a 108-foot standard, and install public street improvements pursuant to the Sacramento County Improvement Standards.~~

~~e. Grant the County right-of-way for McCoy and Hedge Avenue based on a 56-foot standard, and install public street improvements pursuant to the Sacramento County Improvement Standards.~~

~~f. "C" Drive adjacent to Lot 466 shall have a 30-foot half-street standard.~~

~~g. Dedicate additional right-of-way on McCoy Avenue and Elk Grove-Florin Road for intersection widening pursuant to the Sacramento County Improvement Standards and to the satisfaction of the Department of Transportation.~~

~~h. Dedicate a standard 12.5-foot Public Utility Easement for underground facilities and appurtenances adjacent to all public ways.~~

~~i. Prior to map recordation, the property shall be included in County Service Area No. 1 at a rate that will include the full cost, including annual escalation factors, of operating and maintaining street and safety lights for this development. The applicant must contact the County of Sacramento Department of Transportation at (916) 875-5123 to obtain information concerning costs and to initiate the process at the earliest possible time since this process takes about four months to complete.~~

~~j. Prior to recordation of a final map or certificate of compliance, dedicate land or pay in lieu fees, or both, for park purposes, as required by and in accordance with the procedures and standards set forth in Chapter 22.40, Title 22 of the Sacramento County Zoning Code.~~

~~k. Comply with all requirements of Chapter 1, Article 5, Title III, of the Sacramento County Zoning Code, relating to walls and landscape corridors adjacent to streets, including required maintenance provisions. Provide a~~

~~maintenance entity with an ongoing funding source. The maintenance entity shall be approved and determined acceptable by county representatives.~~

~~4. Sacramento County Department of Transportation~~

~~a. The size, number and location of driveways shall be designed pursuant to the Sacramento County Improvement Standards. Note: Install 35-foot wide driveways on 'F' Drive to the Common Area drives serving 7 or more lots.~~

~~b. Grant the County right-of-way for Elk Grove-Florin Road based on a 96-foot modified thoroughfare (the six-foot separated sidewalk shall be installed in the adjacent pedestrian/landscape easement) and install public street improvements pursuant to the Florin-Vineyard Community Plan and Sacramento County Improvement Standards.~~

~~c. Dedicate additional right-of-way on Elk Grove-Florin Road and 'A' Drive for intersection widening pursuant to the Sacramento County Improvement Standards and to the satisfaction of the Department of Transportation. Note: A bus turnout will be required on Elk Grove-Florin Road.~~

~~d. Dedicate additional right-of-way on Elk Grove-Florin Road and McCoy Avenue for intersection widening pursuant to the Florin-Vineyard Community Plan and the Sacramento County Improvement Standards. Note: A bus turnout will be required on Elk Grove-Florin Road.~~

~~e. Install Type 2 curb, gutter and sidewalk along all open space and drainage easement areas pursuant to the County of Sacramento Improvement Standards.~~

~~f. Provide a 30-foot half-width along park frontage for on-street parking. Note: If the park will be providing recreational areas such as soccer fields and/or baseball fields, then on-site parking will be required.~~

~~g. The southern 'F' Drive from Elk Grove-Florin Road should be 50 feet in width for 100 feet pursuant to the County of Sacramento Improvement Standards.~~

~~h. Install traffic control devices where needed to the satisfaction of the Department of Transportation. Traffic control locations will be determined at time of improvement plan submittal.~~

~~5. Sacramento County Department of Transportation – Landscape Section~~

~~a. Annex the subject properties to the County of Sacramento, Community Facilities District 2004-2 to support the maintenance of the landscaped areas/medians. The annexation process takes approximately 6 months to complete. Contact Steve Hong 874-5368, Infrastructure Finance Section, Municipal Services Agency to initiate the annexation process. Final map recordation will not be approved until the annexation is complete.~~

~~b.~~ **~~Park Site Infrastructure~~**

~~The developer shall assure that the parkland to be dedicated to the District is graded and improved to the District's satisfaction and pursuant to current County Standards with plans and specifications to be approved by the District. Park site improvements include: adjoining streets with street lights fronting on the park, vertical curbs that extend 10 feet beyond the park site, a 6-foot wide attached concrete sidewalk on all park frontage streets and ADA compliant street crossings on all corners. Other park site infrastructure improvements include: electric, phone, storm drainage, sewer, and water stubs, connected water meters, and reduced pressure backflow preventers. Rain Bird Maxicom controllers, with telephone line and electricity shall be connected to the District's computerized irrigation system. In addition, all permit fees for the park site need to be paid including: building, sewer, water meter, water development and drainage. The District shall accept the completed park site after it has passed County inspections and we have received a current, clear title report.~~

~~c.~~ **~~Hedge Avenue Parkway Improvements~~**

~~The District has identified Hedge Avenue as a designated Parkway Street which will include a 35 foot wide parkway corridor along the east side of the street. These parkway corridors, or linear parks, will provide a pedestrian oriented streetscape for enhanced comfort and safety for motorists, pedestrians and bicyclists linking neighborhoods with community parks, open space trails and schools. Proposed parkway corridor improvements will include a generous tree lined planted corridor with a 10 foot wide concrete sidewalk and an attached 2 foot wide decomposed granite jogging path, ample lighting, benches and distinctive crosswalks, as well as, Class II bike lanes. The other side of the "Parkway" Streets, opposite the 35 foot wide Parkway Corridor (the west side of Hedge Avenue for this subdivision), will have houses facing the street with **a** tree lined boulevards and separated sidewalks. The District will not accept ownership or maintenance of these landscaped lots. These lots will be the responsibility of the property owner/developer to care for and maintain.~~

~~In addition, the County should consider the need to provide continuous sidewalks across the private parcels that are not a part of this subdivision. These sidewalks **that** will connect the improved landscape corridors along these major roads until such time that the full landscape corridor **parkway** improvements can be completed.~~

~~d.~~ **~~Landscape Corridors on Elk Grove-Florin Road~~**

~~The District will accept the 25-foot wide landscape corridor lots along Elk Grove-Florin Road identified as Lots C, D, and E. Landscape corridors shall have a vertical curb and gutter and a meandering six foot wide sidewalk~~

~~separated from traffic. A Type 3 curb is required at the back of sidewalks for landscaped areas (except turf). Landscape corridors are to be connected to the District's computerized irrigation system which includes a Maxicom controller, phone line, and electricity. These corridors shall be fully developed by the developer with plans and specifications to be approved by the District. The District shall accept the completed landscape corridor lots, as a gift, after they have passed inspections and the District has received a current, clear Preliminary Title Report. The District shall maintain the landscape corridors through financing district proceeds. It is understood that the District does not maintain subdivision signage. The District does not require subdivision entrance lighting but requests the installation of conduit to an electric box within the landscape corridor for future installation of lighting, should it become necessary.~~

~~e.~~ **~~Landscape Corridor on Multi-Family Site~~**

~~The District recommends the inclusion of 25 foot wide landscape corridor along the multi-family residential development lot on the east side of Elk Grove-Florin Road identified as Lot 467. The design recommendation includes a 6 foot wide detached meandering sidewalk and landscaping (including a combination of shade trees, shrubs and turf) to be consistent with the other landscape corridors in this project and to provide a continuous safe route of travel for pedestrians in the area. The District does not typically maintain landscape corridors on multi-family apartment property, but would consider accepting ownership and maintenance of this corridor lot. If the District does not take ownership of the corridor, the District requests review of the landscape improvement plans for this site before final approval of improvement plans are given by the County. These landscape corridor sections will then need to be maintained by the property owner or Homeowner's Association.~~

~~f.~~ **~~Pedestrian Easements~~**

~~The District does not accept ownership of the pedestrian easements identified on the map along A, B, C, D~~**,** ~~Drives and~~**.** ~~McCoy Avenue. It is understood that it is the responsibility of the adjoining property owners to maintain these 13 foot pedestrian easements consisting of a 6 foot wide concrete sidewalk and 7 foot wide planter area.~~

~~g.~~ **~~Water Quality Treatment Lot – Landscape Corridor~~**

~~The District recommends the inclusion of a landscape corridor lot on the 0.6 acre Water Quality Treatment site identified as Lot F. along the west side of Hedge Avenue, in order to maintain continuity of the Parkway Street design along Hedge Avenue. Design recommendations include a tree lined boulevard with separated sidewalk. The District requests a post and cable fence or an open tubular steel fence on the back side of the landscape~~

~~corridor lot, in order to provide increased safety. This landscape corridor and fencing shall be constructed by the Developer and approved by the District and will belong to and is the responsibility of the property owner. The District requests review of the landscape improvement plans for this site before final approval of improvement plans are given by the County.~~

~~h. The District is willing to accept ownership and management of the 4.6 acre open space identified as Lot B, depending on final requirements of the regulatory agencies related to this lot. The District does not give Quimby credit for property encumbered or otherwise with restrictions, including land with delineated wetlands or other sensitive habitat. Open space lots shall be dedicated to the District as a gift with a clear title report and be fully developed and improved by the developer with plans and specifications to be approved by the District. The District requests review of all Army Corps of Engineers, U.S. Fish and Wildlife Service, California Department of Fish and Game and all other permitting agency submissions, comments and requirements as well as the final permit, conditions, and wetland delineations as they pertain to the open space property. The District will accept the completed open space area only after it has passed inspections and the conditions required are accepted by the regulatory agencies (if applicable).~~

~~i. Open space areas shall front on a public road per County of Sacramento General Plan requirements. The Developer shall provide a vertical curb and 6 foot wide attached concrete sidewalks along all streets fronting on open space areas and shall install street lighting on the open space side of the street. For the open space areas that front on a public street, a "setback" area of approximately 10 feet (from back of sidewalk into the open space area) shall be minimally landscaped (to District's specifications) to provide an aesthetic transition into the open space area. The open space will have post and cable fencing along the back edge of the landscaped area and an irrigation system shall be installed according to specifications provided by the District and shall be connected to the District's Maxicom computerized irrigation system inclusive of: controller, phone line and electricity. The District shall accept the completed open space area after it has passed inspections and we have received a current, clear title report.~~

~~j. Any residential lots that back-up or side-on to the open space shall have a 6 foot high tubular steel fence constructed by the Developer, and approved by the District. This fencing belongs to and is the responsibility of the residential property owner or Developer.~~

~~k. The District requests that adequate funding be available to pay for all costs associated with the repair, maintenance and monitoring in perpetuity of the identified open space in this subdivision through the provision of an endowment (if required by permitting agencies) and/or the designation of funds for this purpose in the financing districts.~~

~~h.~~ **~~Inclusion in Financing Districts~~**

~~The Developer shall consent to the inclusion of this subdivision within the Florin-Vineyard Financing District, which will be a Landscaping and Lighting Assessment District or a Mello Roos Community Facilities District, and the Southgate District-wide Landscaping and Lighting Assessment District The Developer shall be responsible for notification to all subsequent purchasers of parcels of land within this subdivision of the inclusion within said financing districts. These financing districts will be established by Southgate for purposes of funding maintenance and operations; additional park and recreation capital improvements; community center maintenance and operations; and park and recreation programs.~~

~~i.~~ **~~Florin-Vineyard Public Facilities Financing Plan~~**

~~This subdivision will be included in the Southgate Recreation and Park District component of the future Florin-Vineyard Public Facilities Financing Plan as determined by the Sacramento County Board of Supervisors. In the absence of an approved County financing plan, the District recommends that the County Board of Supervisors annex this subdivision to an existing plan which meets the current park and recreation needs of District residents or otherwise require an appropriate funding mechanism that will address the park land dedication, maintenance and development requirements of the District. The District reserves the right to revise parkland dedication requirements and financing mechanisms to adapt to changes resulting from modifications to the plan by the County of Sacramento.~~

~~7. Sacramento County Sheriff's Department~~

~~a. A map detailing the proposed layout of the RD-20 lots shall be provided to the Sheriff's Department for comment prior to issuance of building permits on those two parcels. The physical layout and orientation of multi-family developments can have a significant effect on the perception and actual amount of criminal activity occurring within the development.~~

~~b. All curbs shall be vertical in design. Rounded curbs shall be avoided whenever possible.~~

~~c. Lots 60, 61, 72, 73, 84, and 85 shall be oriented to have primary access oriented towards the proposed "Lot A" park. This is to allow natural visibility into the west side of the park and street.~~

~~d. All lots facing "Lot J" shall have front doors or a secondary access from the park side. No solid fencing shall be placed between "Lot J" and any residential parcel adjacent to it. Open fencing, such as vertical wrought iron or tubular steel may be used, if necessary.~~

~~e. Landscaping shall be of the type and situated in locations to maximize observation while providing the desired degree of aesthetics.~~

~~f. Vertical wrought-iron fencing material shall be used for all fences between private lots and open space, parks, right-of-ways or other public access land.~~

~~g. There shall be on-street lighting to allow for adequate visibility by residents, law enforcement, and passersby during nighttime hours.~~

~~h. All lighting fixtures shall be of a type and kind to resist breakage and other vandalism.~~

~~i. Parking areas, roadways, and driveways shall be illuminated with high intensity discharge lighting with sufficient wattage to provide adequate illumination to provide a safe, secure environment for persons, property, and vehicles on site. Such lighting shall be equipped with vandal-resistant covers and photocell control. A lighting level of 0.25 to 0.500 foot-candles, maintained at ground level, is required for the site in general; entry intersections should be 0.50 or greater.~~

~~j. A street number shall be displayed in a prominent location on the street side of the residence in such a position that the number is easily visible to approaching emergency vehicles.~~

~~i. The numerals shall be no less than three (3) to four (4) inches in height and shall be of a contrasting color to the background to which they are attached.~~

~~ii. The numerals shall be lighted at night.~~

~~k. Prior to recordation of Final Map, the property shall annex into the County of Sacramento Community Facilities District No. 2005-1 (Police Services). The annexation process takes approximately 6 months and the applicants must contact the County of Sacramento Infrastructure Finance Section at the earliest possible time to initiate the process and to obtain information concerning annexation costs.~~

~~8. Sacramento County Department of Water Resources~~

~~a. Provide drainage easements and install facilities pursuant to the Sacramento County Floodplain Management Ordinance, Sacramento County Water Agency Code, and Sacramento County Improvement Standards, including any fee required by the Sacramento County Water Agency Code.~~

~~b. Off-site drainage easements and improvements shall be provided pursuant to the Sacramento County Floodplain Management Ordinance, and Sacramento County Improvement Standards.~~

~~c. A Conditional Letter of Map Revision, pursuant to the Sacramento County Floodplain Management Ordinance, and the Sacramento County Improvement Standards, must be approved by FEMA prior to approval of improvements.~~

~~d. Detention basin land may only be credited at amounts allowed by the Water Agency code and date of valuation is hereby reserved at the date of this application. In any case, Zone 11A will not pay more than $100,000 per acre in accordance with the Fee Plan and as adjusted annually by the Engineering News Record construction costs.~~

~~e. Incorporate stormwater quality measures in conformance with applicable County ordinances and standards, and state and federal law. The project may implement low impact development design pursuant to and consistent with "Start at the Source", latest edition as published by BASMAA. Such implementation may be able to reduce the stormwater quality treatment requirement.~~

f. ~~Provide a permanent concrete stamp or other permanently applied message (not including paint) at each storm drain inlet which reads "No Dumping – Flows to Creek" or other approved message, to the satisfaction of the Department of Water Resources.~~

MITIGATION MEASURES

MITIGATION MEASURES FOR POTENTIAL DRAINAGE IMPACT:

ECE-1. Prior to the approval of improvement plans for individual development projects within the FVCP area, the project proponent shall demonstrate to the satisfaction of DWR that all FVCP DMP improvements necessary to provide adequate flood protection to the project, and necessary to provide adequate mitigation for the project's downstream drainage/flooding and water quality impacts, have been implemented.

MITIGATION MEASURES FOR POTENTIAL AIR QUALITY IMPACTS:

~~**ECE-2.** The applicant shall implement the following mitigation in order to reduce construction-related PM_{10} emissions:~~

~~A. Keep soil moist at all times.~~

~~B. Maintain at least two feet of freeboard space on all haul trucks.~~

~~C. Use emulsified diesel or diesel catalysts on applicable heavy duty diesel construction equipment.~~

ECE-3. The applicant shall implement the following mitigation in order to reduce construction-related NOx emissions:

A. **Category 1: Reducing NOx emissions from off-road diesel powered equipment**

The project shall provide a plan for approval by the Department of Environmental Review and Assessment and SMAQMD demonstrating that the heavy-duty (> 50 horsepower) off-road vehicles to be used in the construction project, including owned, leased and subcontractor vehicles, will achieve a project wide fleet-average 20 percent NOx reduction and 45 percent particulate reduction[1] compared to the most recent CARB fleet average *at time of construction*; and

The project representative shall submit to the Department of Environmental Review and Assessment and SMAQMD a comprehensive inventory of all off-road construction equipment, equal to or greater than 50 horsepower, that will be used an aggregate of 40 or more hours during any portion of the construction project. The inventory shall include the horsepower rating, engine production year, and *projected* hours of use or fuel throughput for each piece of equipment. The inventory shall be updated and submitted monthly throughout the duration of the project, except that an inventory shall not be required for any 30-day period in which no construction activity occurs. At least 48 hours prior to the use of subject heavy-duty off-road equipment, the project representative shall provide SMAQMD with the anticipated construction timeline including start date, and name and phone number of the project manager and on-site foreman.

and:

B. **Category 2: Controlling visible emissions from off-road diesel powered equipment**

The project shall ensure that emissions from all off-road diesel powered equipment used on the project site do not exceed 40 percent opacity for more than three minutes in any one hour. Any equipment found to exceed 40 percent opacity *(or Ringelmann 2.0)* shall be repaired immediately, and the Department of Environmental Review and Assessment and SMAQMD shall be notified within 48 hours of identification of non-compliant equipment. A visual survey of all in-operation equipment shall be made at least weekly, and a monthly summary of the visual survey results shall be submitted throughout the duration of the project, except that the monthly

[1] Acceptable options for reducing emissions may include use of late model ~~vehicles~~ *engines*, low-emission diesel products, alternative fuels, engine retrofit technology, after-treatment products, and/or other options as they become available.

summary shall not be required for any 30-day period in which no construction activity occurs. The monthly summary shall include the quantity and type of vehicles surveyed as well as the dates of each survey. The SMAQMD and/or other officials may conduct periodic site inspections to determine compliance. Nothing in this section shall supersede other SMAQMD or state rules or regulations.

ECE-4. For the NOx emissions over the 85 lb/day threshold that remain after application of Mitigation Measure ECE-3, above, the applicant shall pay to SMAQMD an air quality mitigation fee of $~~14,300~~**16,000**/ton of NOx over the threshold **or the prevailing rate in effect at the time of construction**. The fee shall be paid prior to the approval of improvement plans or the issuance of grading permits.

MITIGATION MEASURE FOR POTENTIAL NOISE IMPACT:

ECE-5. The applicant shall adhere to one of the following options:

A. Construct a minimum 7-foot tall, combination earthen berm and masonry wall noise barrier along the Elk Grove-Florin Road frontage.

B. The outdoor activity area of all residential backyards within 237 feet of the centerline of Elk Grove-Florin Road shall be shielded from traffic noise, either through strategic placement of the houses, usage of a backyard courtyard concept, or other attenuation method. An acoustical analysis shall be submitted to the Department of Environmental Review and Assessment which demonstrates that a noise level of 65 dB Ldn or less (under cumulative traffic conditions) is attained within the outdoor activity areas of all affected properties.

ECE-6. An acoustical study shall be submitted to the Environmental Coordinator demonstrating that interior noise levels can be attenuated to 45 dB or less for any second-story residential construction proposed within 110 feet of the centerline of Elk Grove-Florin Road and, if mitigation option ECE-5.B is chosen, for any first story residential construction proposed within 110 feet of the centerline of Elk Grove-Florin Road. Any second story construction within 110 feet of the centerline of Elk Grove-Florin Road, and/or first story construction within 110 feet of the centerline of Elk Grove-Florin Road under option ECE-5.B, shall be built using the construction materials and techniques outlined in the acoustical analysis.

MITIGATION MEASURE FOR POTENTIAL WETLANDS IMPACTS:

ECE-7. Prior to any grading, grubbing, or excavation within 50 feet of on-site wetlands, the applicant or owner shall obtain any/all applicable permits from the U.S. Fish and Wildlife Service (USFWS), U.S. Army Corps of Engineers, California Department of Fish and Game and the Central Valley Regional

Water Quality Control Board for the proposed modifications to on-site wetlands. In addition, the project applicant or property owner shall comply with General Plan Conservation Element Policy No. CO-96 as it pertains to no net loss of wetlands. If mitigation occurring through the state and federal permitting processes results in less than 1:1 compensation for the loss of wetland habitat, the applicant or owner shall be required to pay to the County of Sacramento an amount based on a rate of $35,000 per acre for the unmitigated/uncompensated wetlands. The payment shall be submitted to the Department of Planning and Community Development and shall be deposited in the Wetlands Restoration Trust Fund. A copy of any required permits, or written notification from the applicant that the permit authority has determined that a permit is not required, and verification of compliance with General Plan Conservation Element Policy No. CO-96 regarding no net loss of wetlands shall be submitted to the Department of Environmental Review and Assessment.

MITIGATION MEASURES FOR POTENTIAL SPECIAL STATUS SPECIES IMPACTS:

ECE-8. Prior to the approval of improvement plans, building permits, or recordation of the final map, whichever occurs first, or, if only a rezone is requested, prior to final adoption of the zoning agreement, implement one of the following options to mitigate for the loss of ~~20.18~~ **18.9** acres of Swainson's hawk foraging habitat on the project site:

A. The project proponent shall utilize one or more of the mitigation options (land dedication and/or fee payment) established in Sacramento County's Swainson's Hawk Impact Mitigation Program (Chapter 16.130 of the Sacramento County Code).

B. The project proponent shall, to the satisfaction of the California Department of Fish and Game, prepare and implement a Swainson's hawk mitigation plan that will include preservation of Swainson's hawk foraging habitat.

C. Should the County Board of Supervisors adopt a Swainson's hawk mitigation policy/program (which may include a mitigation fee payable prior to issuance of building permits) prior to the implementation of one of the measures above, the project proponent may be subject to that program instead.

ECE-9. Prior to construction activity (including site improvements, and building construction) a focused surveys shall be conducted by a qualified biologist for burrowing owls where suitable habitat is present in the project area. Suitable habitat includes agricultural field margins, drainage ditches, and fallow fields. Surveys shall be conducted no less than 14 days and no more

than 30 days prior to commencement of construction activities. Surveys shall be conducted in accordance with CDFG protocol (CDFG 1995).

A. If no occupied burrows are found in the survey area, a letter report documenting survey methods and findings shall be submitted to the County and no further mitigation is necessary.

B. If an occupied burrow is found the applicant shall contact the Department of Environmental Review and Assessment and consult with the California Department of Fish (CDFG), prior to construction, to determine if avoidance is possible or if burrow relocation will be required.

C. If owls are to remain on-site, a minimum of 6.5 acres of foraging habitat for each occupied burrow needs to be permanently preserved according to CDFG guidelines.

D. In order to avoid direct impacts to owls, no activity shall take within 160 feet of an active burrow from September 1 to January 31 (wintering season) or 250 feet from February 1 through August 31 (breeding season). Protective fencing shall be place, at the distances above, around the active burrows and no activity shall occur within the protected buffer areas.

E. Any impact to active owl burrows, relocation of owls or mitigation for habitat loss shall be done in accordance with CDFG guidelines. Written evidence from CDFG staff shall be provided to DERA attesting to the permission to remove burrows, relocate owls, mitigate for lost habitat, and provided a method for preservation habitat in perpetuity.

ECE-10. If construction occurs between March 1 and September 15, pre-construction surveys for Swainson's hawk and other raptor nesting sites shall be conducted by a qualified raptor biologist. If any active nests are located within a half mile of proposed heavy equipment operations or construction activities, the project proponent shall then consult with the California Department of Fish and Game to determine the appropriate course of action to reduce potential impacts upon nesting raptors and to determine under what circumstances equipment operation and construction activities can occur.

ECE-11. Rare plant surveys will be required in vernal pool habitats prior to any grading, grubbing, or excavation within 250 feet of a vernal pool or other suitable habitat. The rare plant surveyor shall have experience as a botanical field investigator and familiarity with the local flora and potential rare plants in the habitats to be surveyed.

The surveys shall be conducted when the rare plants at the site will be easiest to identify (i.e. flowering stage), and when the plants reach that stage of maturity. A minimum of three site visit shall be required, during the plants

flowering period in order to determine absence. Each site visit must be no less than 7 days apart.

Submit a written report to the Department of Environmental Review and Assessment. The survey report should include a brief description of the vegetation, survey results, photographs, time spent surveying, date of surveys, a map showing the location of the survey route and any rare plant populations and copies of any rare plant occurrence forms. Notify DFG and USFWS if species are found and apply for "take" authorization (state law section 2081 of the Fish and Game Code and federal Endangered Species Act) prior construction.

ECE-12. The removal of 59 inches dbh of native California black walnut trees (#81, #94, and #152) shall be compensated by planting native California black walnut trees equivalent to the dbh inches lost, based on the ratios listed below, at locations that are authorized by the Department of Environmental Review and Assessment. On-site preservation of native California black walnut that are less than 6 inches (<6 inches) dbh, may also be used to meet this compensation requirement. A total of 59 inches will require compensation. **If trees #165 and #166 cannot be protected pursuant to ECE-13, below, additional compensation will be required for these trees on the following basis: full compensation for encroachment of 50% or greater and partial compensation (% encroachment x dbh) for dripline encroachment of at least 20% but less than 50.**

Equivalent compensation based on the following ratio is required:

- one preserved native walnut tree < 6 inches dbh on-site = 1 inch dbh
- one D-pot seedling (40 cubic inches or larger) = 1 inch dbh
- one 15-gallon tree = 1 inch dbh
- one 24-inch box tree = 2 inches dbh
- one 36-inch box tree = 3 inches dbh

Replacement tree planting shall be completed prior to the issuance of building permits or a bond shall be posted by the applicant in order to provide funding for purchase, planting, irrigation, and 3-year maintenance period, should the applicant default on replacement tree mitigation. The bond shall be in an amount equal to the prevailing rate of the County Tree Preservation Fund and will be due within one year of posting the bond.

Prior to the approval of Improvement Plans or Building Permits, whichever occurs first, a Replacement California black walnut Tree Planting Plan shall be prepared by a certified arborist or licensed landscape architect and shall

be submitted to the Environmental Coordinator for approval. The Replacement California black walnut Planting Plan(s) shall include the following minimum elements:

1. Species, size and locations of all replacement plantings and < 6-inch dbh trees to be preserved;

2. Method of irrigation;

3. If planting in soils with a hardpan/duripan or claypan layer, include the Sacramento County Standard Tree Planting Detail L-1, including the 10-foot deep boring hole to provide for adequate drainage;

4. Planting, irrigation, and maintenance schedules;

5. Identification of the maintenance entity and a written agreement with that entity to provide care and irrigation of the trees for a 3-year establishment period, and to replace any of the replacement California black walnut trees which do not survive during that period; and

6. Designation of 20 foot root zone radius and landscaping to occur within the radius of California black walnut trees < 6-inches dbh to be preserved on-site.

No replacement tree shall be planted within 15 feet of the driplines of existing California black walnut trees or landmark size trees that are retained on-site, or within 15 feet of a building foundation or swimming pool excavation. The minimum spacing for replacement oak trees shall be 20 feet on-center. Examples of acceptable planting locations are publicly owned lands, common areas, and landscaped frontages (with adequate spacing). Generally unacceptable locations are utility easements (PUE, sewer, storm drains), under overhead utility lines, private yards of single family lots (including front yards), and roadway medians.

California black walnut trees <6 inches dbh to be retained on-site shall have at least a 20-foot radius suitable root zone. The suitable root zone shall not have impermeable surfaces, turf/lawn, dense plantings, soil compaction, drainage conditions that create ponding, utility easements, or other overstory tree(s) within 20 feet of the tree to be preserved. Trees to be retained shall be determined to be healthy and structurally sound for future growth, by an ISA Certified Arborist subject to Department of Environmental Review and Assessment approval.

If California black walnut tree replacement plantings are demonstrated to the satisfaction of the Environmental Coordinator to be infeasible for any or all trees removed, then compensation shall be through payment into the County Tree Preservation Fund. Payment shall be made at a rate of $325.00 per

dbh inch removed but not otherwise compensated, or at the prevailing rate at the time payment into the fund is made.

ECE-13. **Unless determined to be infeasible by the Department of Environmental Review and Assessment, t**rees #165 and #166 shall be preserved and protected as follows:

A. 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 of the tree. Limbs must not be cut back in order to change the dripline. The area beneath the dripline is a critical portion of the root zone and defines the minimum protected area of the tree. Removing limbs which make up the dripline does not change the protected area.

B. Chain link fencing or a similar protective barrier shall be installed one foot outside the driplines of the trees prior to initiating project construction, in order to avoid damage to the trees and their root system. **This protected area can be shifted with the approval of the Department of Environmental Review and Assessment, but if it results in encroachment of 20% or more, compensatory mitigation consistent with the provisions of Mitigation Measure ECE-12 shall apply.**

C. No signs, ropes, cables (except cables which may be installed by a certified arborist to provide limb support) or any other items shall be attached to the oak trees.

D. No vehicles, construction equipment, mobile home/office, supplies, materials or facilities shall be driven, parked, stockpiled or located within the driplines of the trees.

E. Any soil disturbance (scraping, grading, trenching, and excavation) is to be avoided within the driplines of the trees. Where this is necessary, an ISA Certified Arborist will provide specifications for this work, including methods for root pruning, backfill specifications and irrigation management guidelines.

F. **Except as modified by ECE-13.B, a**ll underground utilities and drain or irrigation lines shall be routed outside the driplines of trees. Trenching within protected tree driplines is not permitted. If utility or irrigation lines must encroach upon the dripline, they should be tunneled or bored under the tree under the supervision of an ISA Certified Arborist.

G. Any herbicides placed under paving materials within driplines of trees must be safe for use around trees and labeled for that use. Any pesticides used on site must be tree-safe and not easily transported by 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 the trees.

I. No sprinkler or irrigation system shall be installed in such a manner that it sprays water within the driplines of the trees.

J. Tree pruning that may be required for clearance during construction must be performed by an ISA Certified Arborist or Tree Worker and in accordance with the American National Standards Institute (ANSI) A300 pruning standards and the International Society of Arboriculture (ISA) "Tree Pruning Guidelines".

K. Landscaping beneath the oak trees may include non-plant materials such as boulders, decorative rock, wood chips, organic mulch, non-compacted decomposed granite, etc. Landscape materials shall be kept two (2) feet away from the base of the trunk. The only plant species which shall be planted within the driplines of the oak trees are those which are tolerant of the natural semi-arid environs of the trees. Limited drip irrigation approximately twice per summer is recommended for the understory plants.

L. Any fence/wall that will encroach into the dripline protection area of any protected tree shall be constructed using grade beam wall panels and posts or piers set no closer than 10 feet on center. Posts or piers shall be spaced in such a manner as to maximize the separation between the tree trunks and the posts or piers in order to reduce impacts to the trees.

MITIGATION MEASURE FOR POTENTIAL CONSTRUCTION-RELATED CULTURAL RESOURCES IMPACTS:

ECE-14. Should any cultural resources, such as structural features, unusual amounts of bone or shell, artifacts, human remains, or architectural remains be encountered during any development activities, work shall be suspended and the Department of Environmental Review and Assessment shall be immediately notified at (916) 874-7914.

At that time, the Department of Environmental Review and Assessment will coordinate any necessary investigation of the find with appropriate specialists as needed. The project proponent shall be required to implement any mitigation deemed necessary for the protection of the cultural resources. In addition, pursuant to Section 5097.97 of the State Public Resources Code and Section 7050.5 of the State Health and Safety Code, in the event of the discovery of human remains, all work is to stop and the County Coroner shall be immediately notified. If the remains are determined to be Native American, guidelines of the Native American Heritage Commission shall be adhered to in the treatment and disposition of the remains.

MITIGATION MEASURE COMPLIANCE

Comply with the Mitigation Monitoring and Reporting Program (MMRP) for this project as follows:

1. **It shall be the responsibility of the project applicant to reimburse the County for all expenses incurred in the implementation of the Mitigation Monitoring and Reporting Program (MMRP), including any necessary enforcement actions. The applicant shall pay an initial deposit of $14,700.00, which includes administrative costs of $800.00. Over the course of the project, DERA will regularly conduct cost accountings and submit invoices to the applicant when the County monitoring costs exceed the initial deposit.**

   Until the MMRP has been recorded and the administrative portion of the MMRP fee has been paid, no final parcel map or final subdivision map for the subject property shall be approved. Until the balance of the MMRP fee has been paid, no encroachment, grading, building, sewer connection, water connection or occupancy permit from Sacramento County shall be approved.

10 VINEYARD MARKET SQUARE

The effects of the proposed land use plans for the Florin-Vineyard Gap projects are addressed in Volume 1 of this EIR. Impacts to environmental resources have been addressed therein for the overall plan area. This chapter discusses the site specific impacts of this particular project in the Florin-Vineyard Gap Community. Impacts, mitigation measures and conditions requested by Sacramento County's reviewing departments are provided within this chapter.

PROJECT INFORMATION

CONTROL NUMBER: 04-RZB-PMR-AHS-0209

NAME: Vineyard Market Square Rezone, Tentative Parcel Map, and Affordable Housing Plan

LOCATION: The property is located on the southeast corner of Gerber Road and Elk Grove-Florin Road, in the Vineyard Community (Plate VMS-1).

ASSESSOR'S PARCEL NUMBER: 121-0010-051

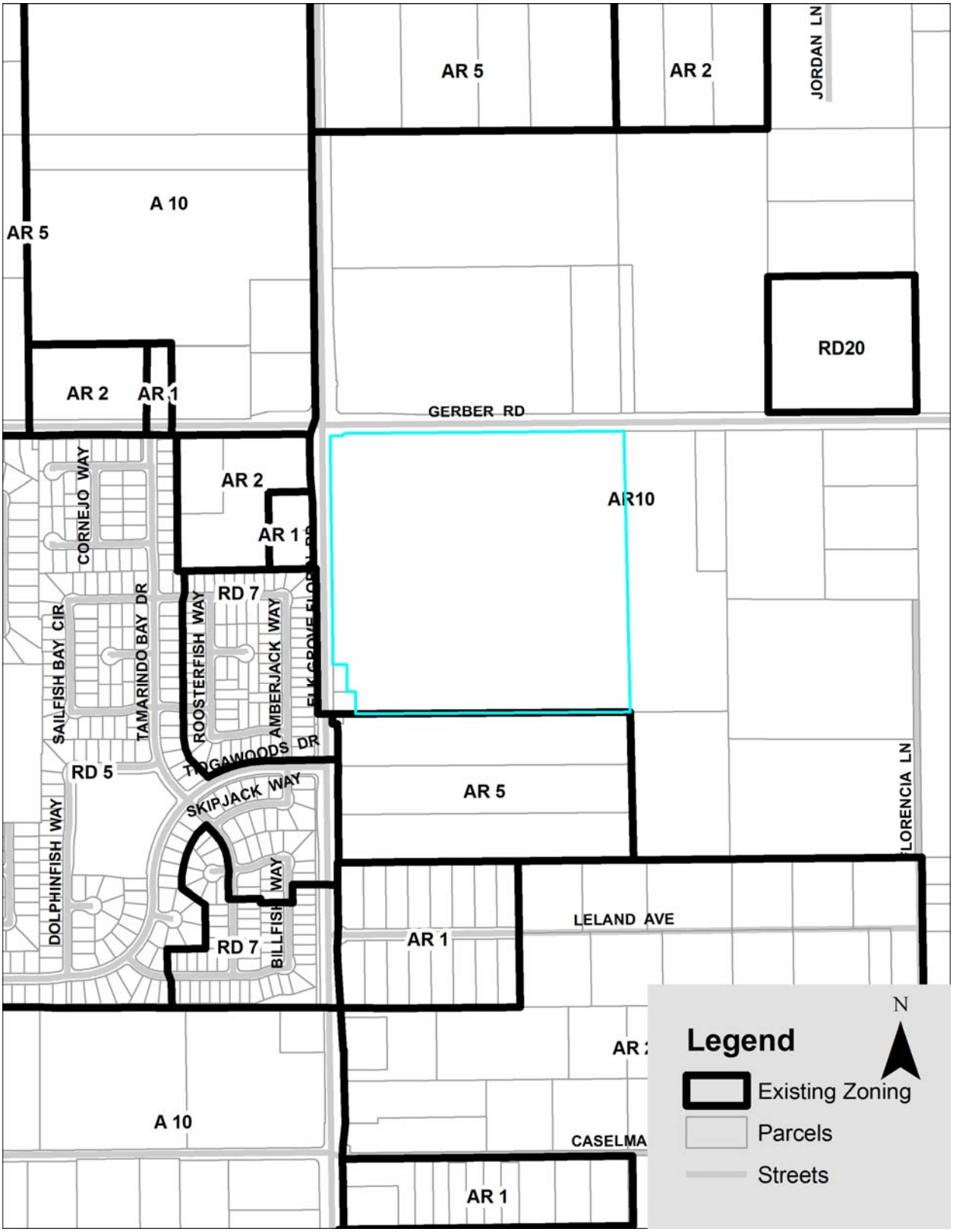
APPLICANT/DEVELOPER:

Petrovich Development Company

OWNER:

George Badella

Plate VMS-1 Location and Zoning



PROJECT DESCRIPTION

1. A **Rezone** of approximately 37 acres from AR-10 agricultural-residential to SC shopping center ~~(27~~ **37** ~~acres) and RD-20 residential (10 acres)~~(Plate VMS -2).

2. A **Tentative Parcel Map** to divide approximately 37± gross acres into 7 parcels (Plate VMS -2).

3. ~~An **Affordable Housing Plan** consisting of on-site construction of affordable multi-family dwelling units.~~

~~Plate VMS-2 Rezone Exhibit~~

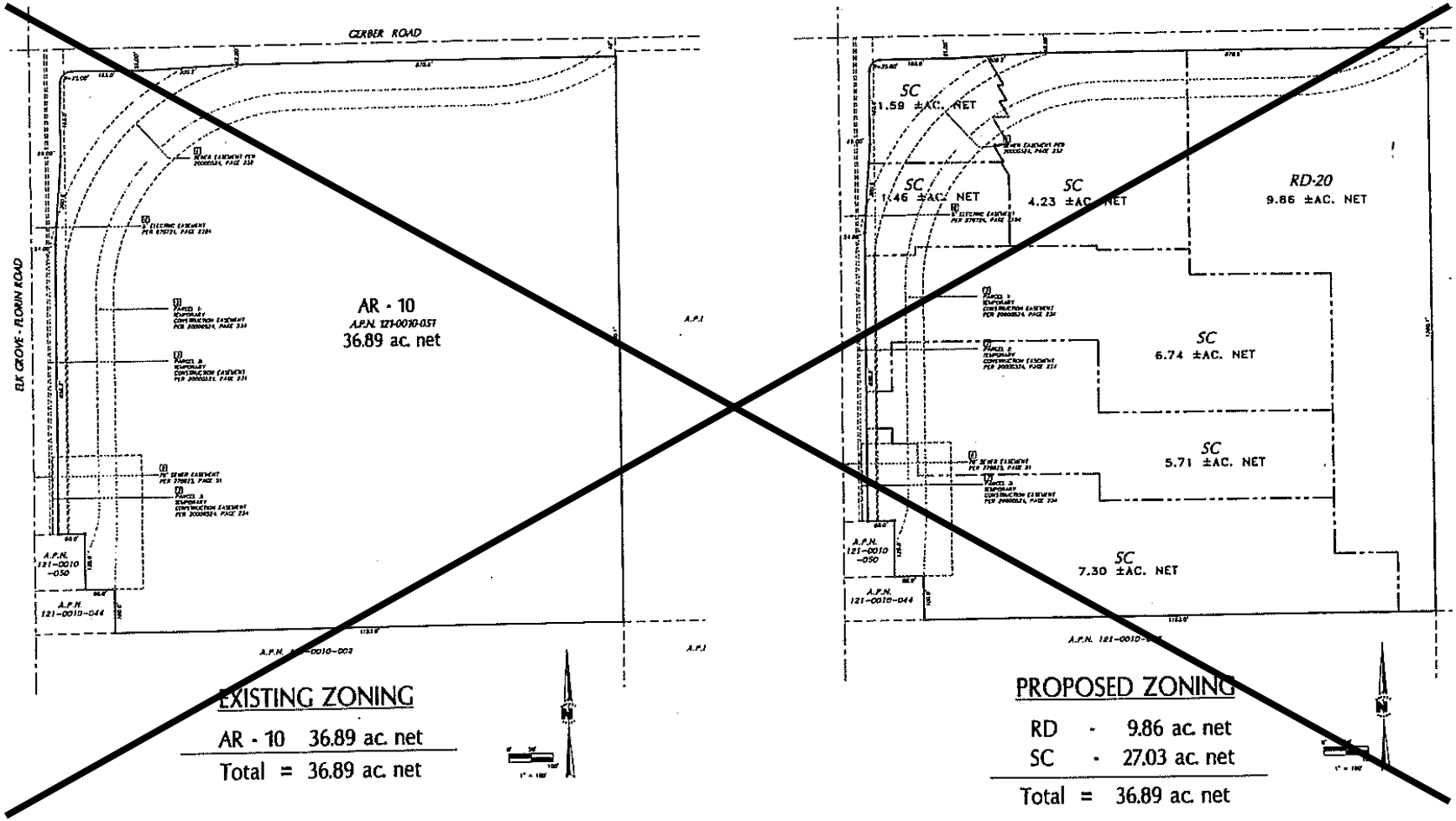
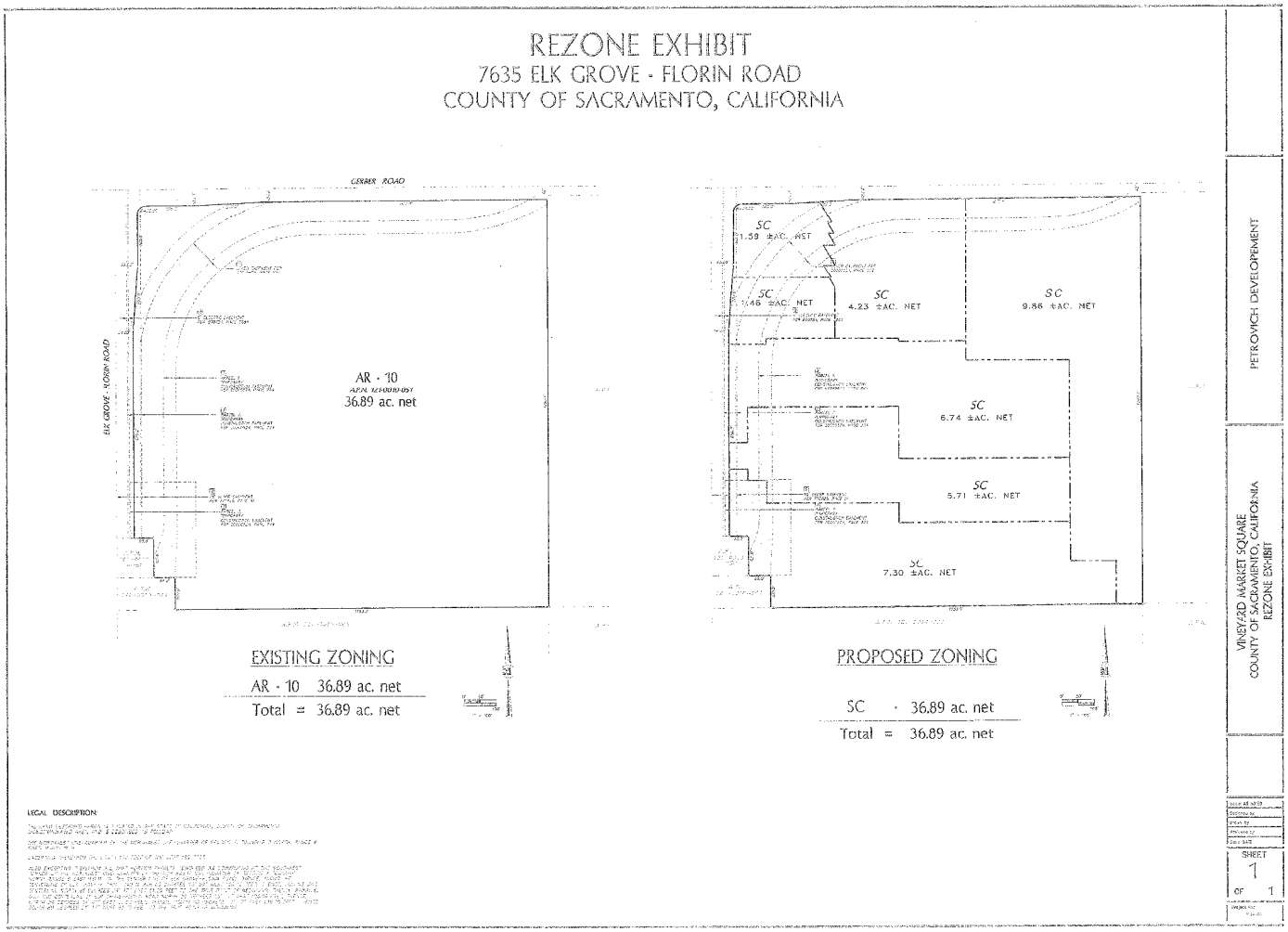
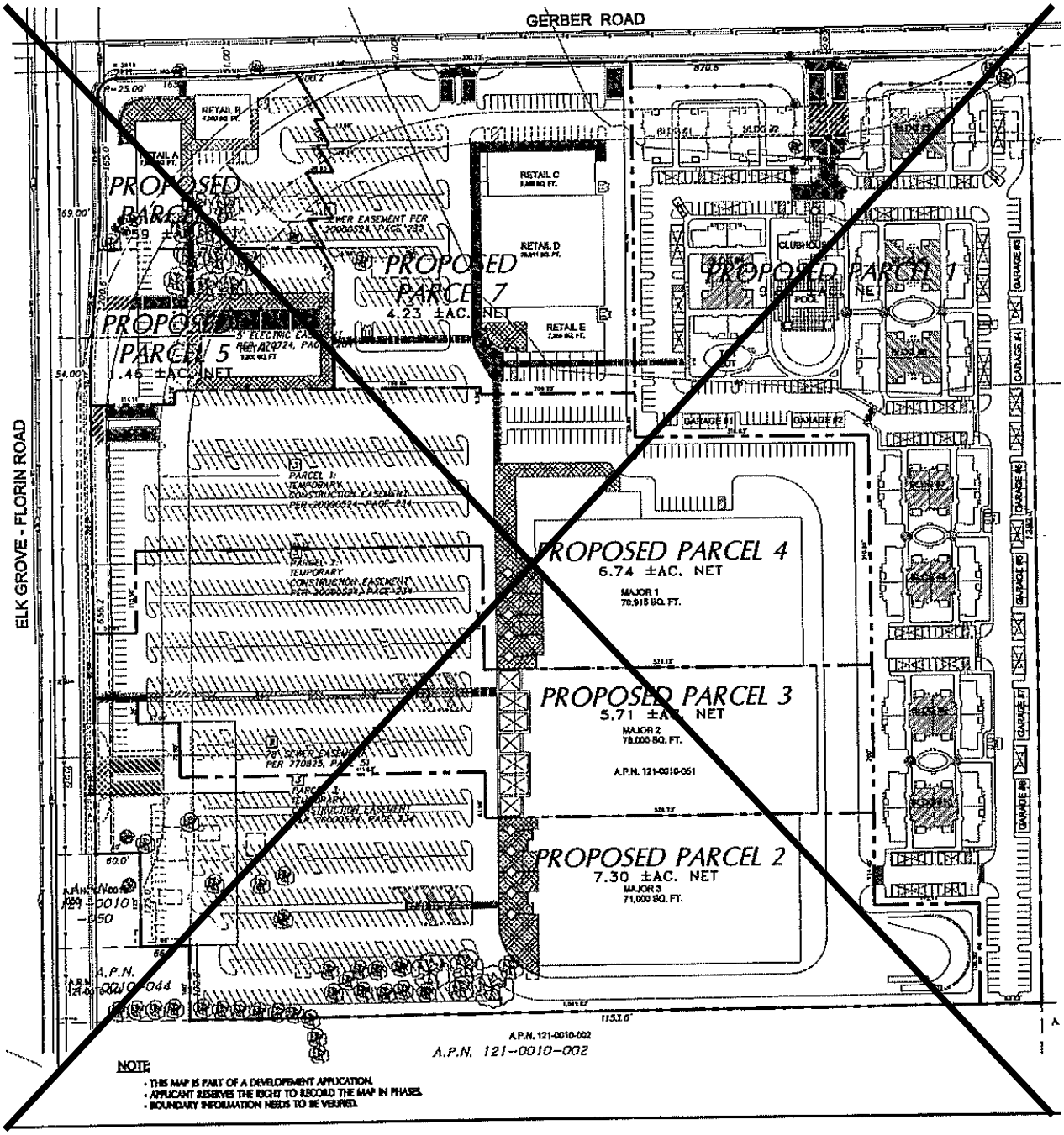


Plate VMS -2 Rezone and Map Exhibit



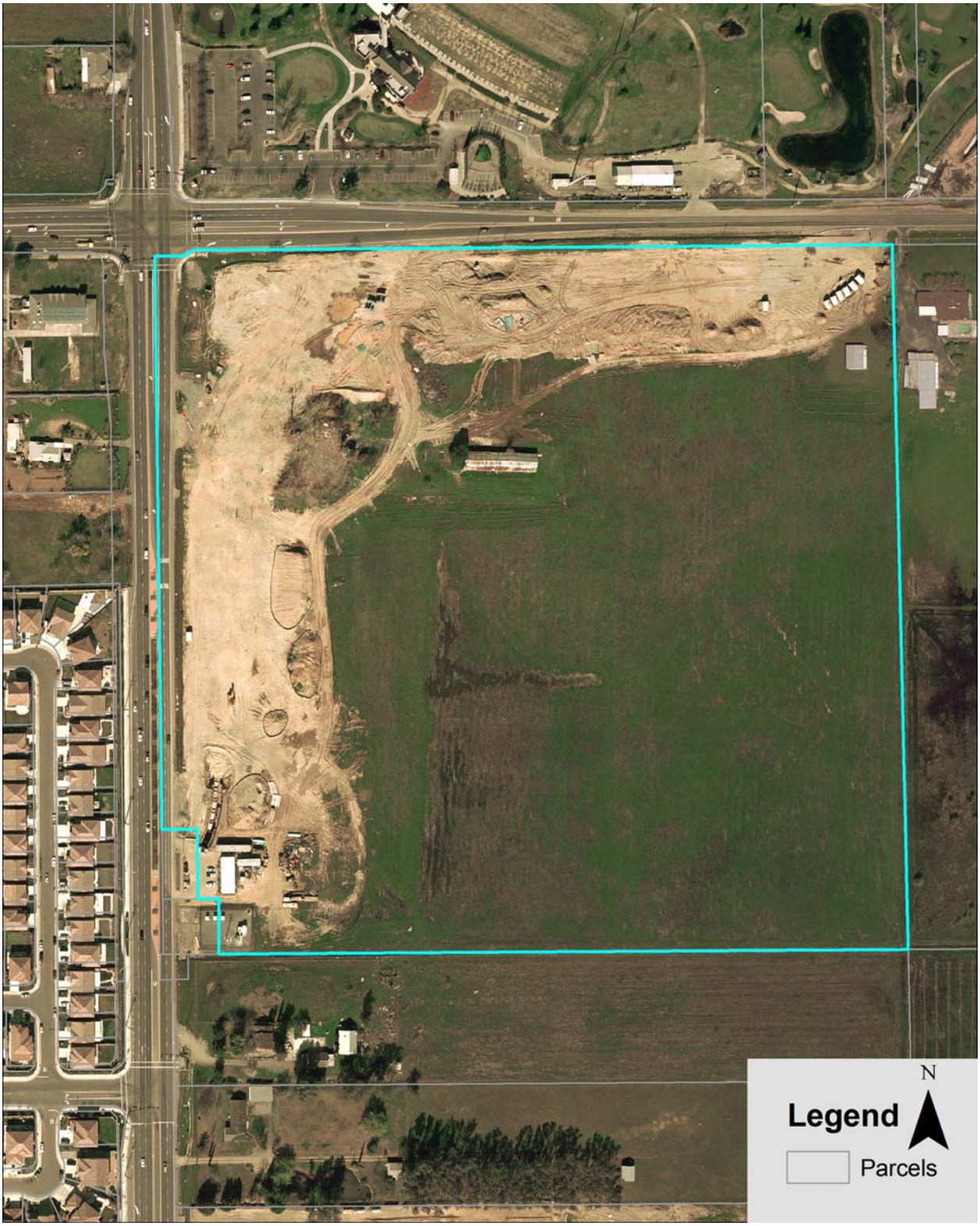
~~Plate VMS-3 Tentative Parcel Map~~



ENVIRONMENTAL SETTING

The project consists of one 37-acre parcel located at the southeast corner of Elk Grove-Florin Road and Gerber Road in the central portion of the Florin-Vineyard Gap Community Plan Area. Property immediately west of the site, across Elk Grove-Florin Road, is not within the proposed Community Plan and is developed with a residential subdivision. The project site is located immediately south of Gerber Road in a rural residential area. Small ranchettes are the typical land use to the east and south, where the property is zoned AR-10 and AR-5. Low density residential (RD-5 and RD-7) is located west of the site and a golf course is located to the north (AR-10). The site consists of a remnant residential complex along Elk Grove-Florin Road, consisting of two decrepit barn features and a potential residential building envelope. Generally the site is flat, open and undeveloped space (see Plate VMS-4).

Plate VMS-4 Aerial Photo of Project Site and Vicinity



ENVIRONMENTAL EFFECTS

LAND USE

The 37± acre project site is currently rural residential. The site has an Urban Development Area (UDA) designation in the existing Sacramento County General Plan. The UDA indicates areas that are anticipated for development within the 20-year planning period of the General Plan. The site is zoned Agricultural-Residential (AR-10). The Sacramento Zoning Code requires a minimum of 10 acres for each lot or parcel in this zone.

The project proposal includes a rezone of the 37 acres zoned AR-10 to SC ~~and RD-20~~. The project also includes a Tentative Parcel Map to create 7 parcels. ~~The RD-20 zone is to be within Parcel 1, and is intended to be developed with affordable housing.~~

The proposed general plan designations for the project site under the larger Florin Vineyard Gap project are Medium Density Residential (MDR) and Commercial & Office (C&O), as shown on Plate VMS-5. The MDR designation allows densities up to twenty units per acre. Typical development includes single family homes, duplexes, triplexes, townhouses, lower density condominiums, cluster housing and mobile home parks. The C&O designation provides for a full range of neighborhood, community and regional shopping centers and a variety of business and professional offices. Uses include locally-oriented retail, professional offices, and regional commercial operations. The location and size of commercial areas is based on accessibility, historic development patterns, community and neighborhood needs, and minimization of land use conflicts. Ideally, commercial areas are designated with the community, including the provision for pedestrian amenities (see "Access" for further discussion). The project is **not** consistent with the **MDR portion of the** proposed General Plan land use designations for the site**; therefore, approval of the project would require that this area instead be designated for commercial use**.

~~Both~~ The CAC Land Use Plan (Plate VMS-6), ~~and~~ the Planning Department Land Use Option (Plate VMS-7), **and the Planning Department Hybrid Land Use Plan** designate the site as Shopping Center (SC) and Residential 20 units (RD-20). **The CPAC Hybrid Land Use Plan and the Planning Commission Recommended Land Use Plan both designate the entire site as Shopping Center (SC).** The proposed project is consistent with **the CPAC Hybrid Land Use Plan and Planning Commission Recommended Land Use Plan. The project is technically not consistent with either** ~~both~~ the CAC Preferred Land Use Plan, ~~and~~ the Planning Department Land Use Option **or the Planning Department Hybrid Land Use Plan; however, it could be considered to be generally consistent since the SC designation permits residential development up to 20 dwelling units/acre**.

IMPACT: LAND USE

The proposed project does not conflict with any applicable land use plan, policy, or regulation intended to avoid or mitigate an environmental effect or create a use that is incompatible with the Florin Vineyard Gap Community Plan. Potential land-use-related environmental impacts due to the Vineyard Market Square project are ***less-than-significant***.

Plate VMS-5 Proposed General Plan Designation

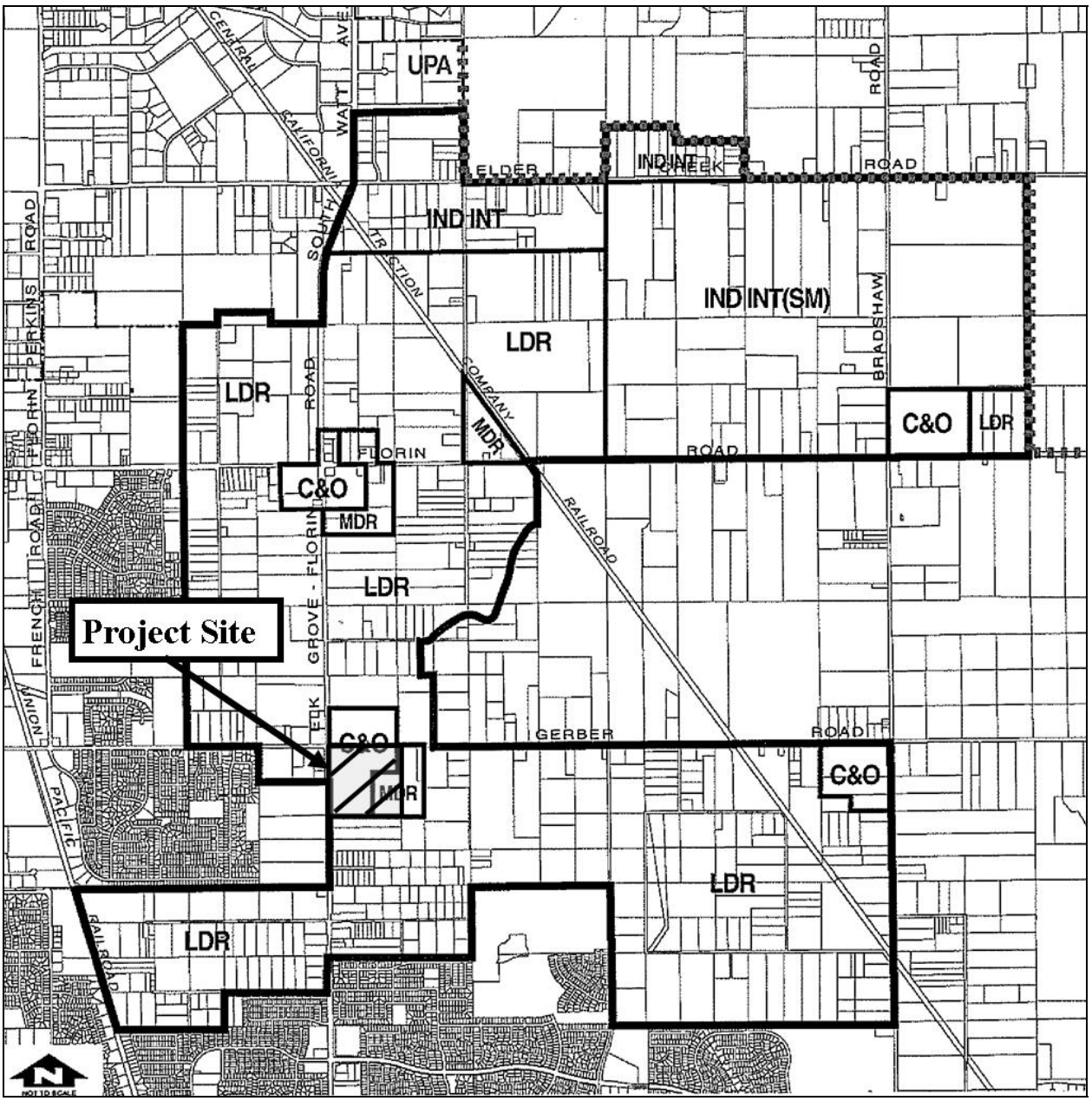


Plate VMS-6 CAC Land Use Plan Designation

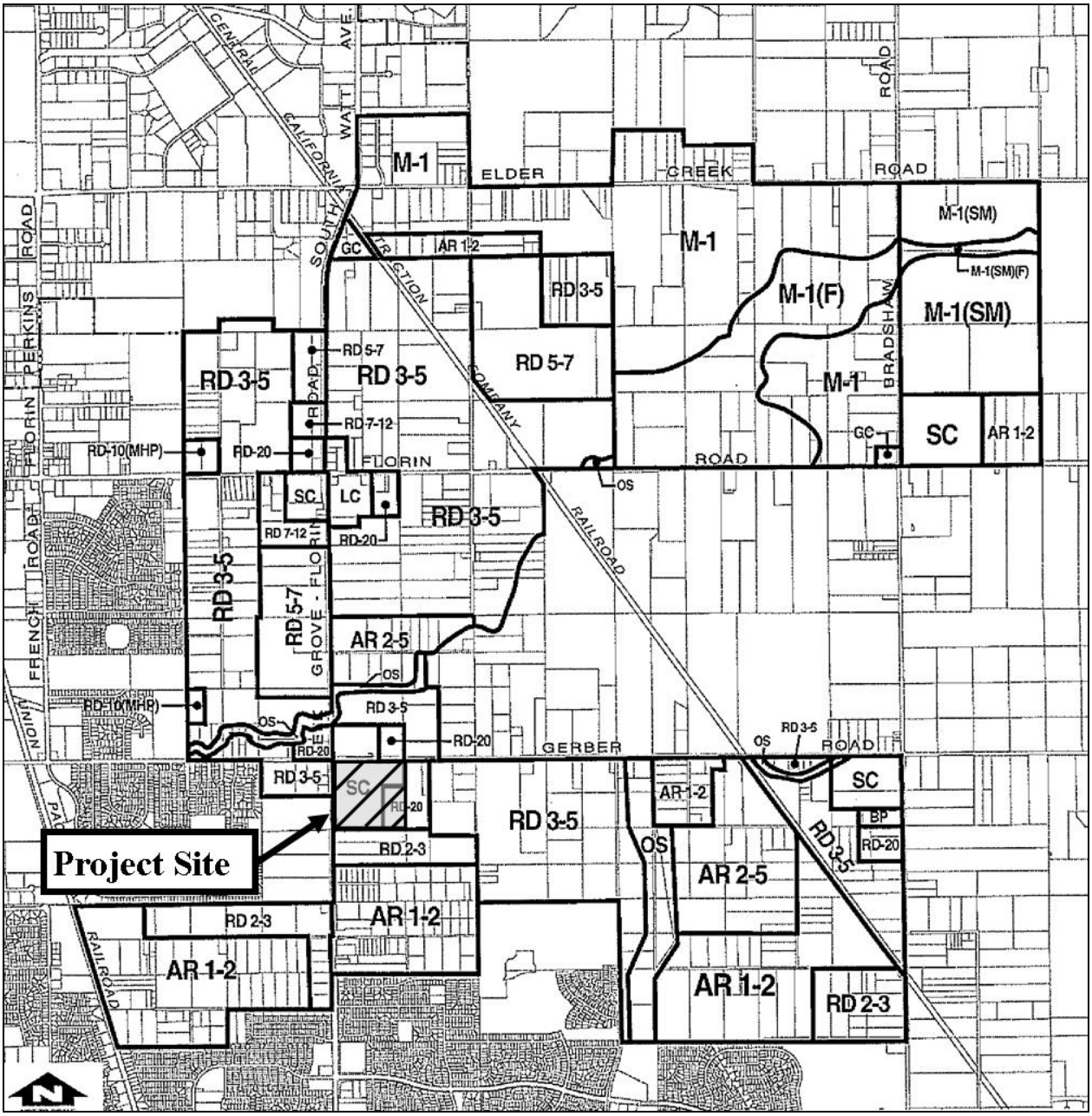
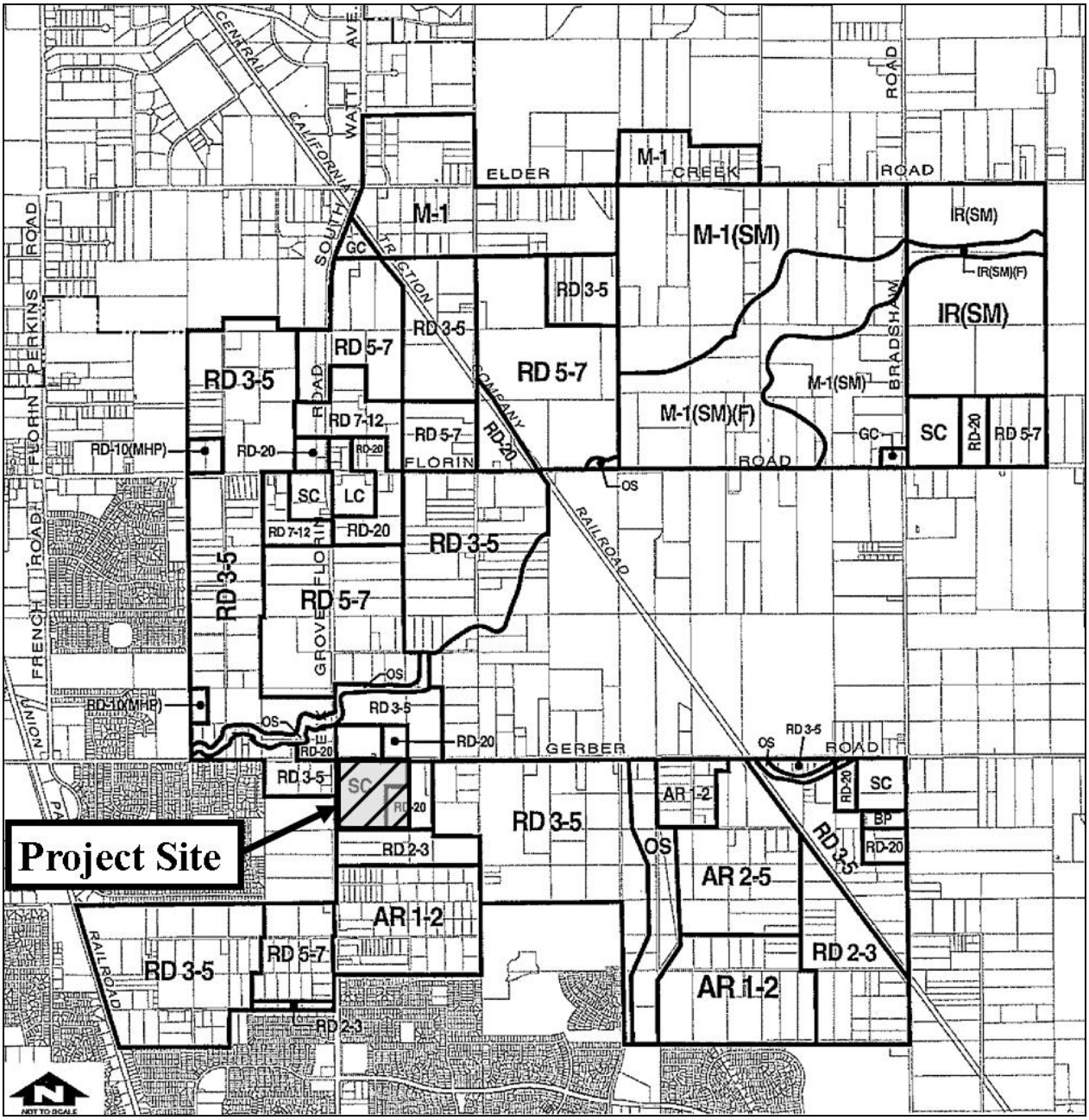


Plate VMS-7 Planning Department Land Use Plan Designation



AGRICULTURAL RESOURCES

The Sacramento County General Plan protects Prime Farmland or Farmland of Statewide Importance, and the CEQA Guidelines protect Prime Farmland, Farmland of Statewide Importance, and Unique Farmland. The California Department of Conservation map of Sacramento County Important Farmland 2006 (published July 2008) designates the project site as Farmland of Local Importance, which is not a protected farmland designation.

IMPACT: AGRICULTURAL LAND

There are no protected farmlands on the project site, so Vineyard Market Square project impacts are ***less-than-significant***.

PUBLIC SERVICES

The project site is located within the County Urban Services Boundary and is within the active service area of a variety of public utility and service districts. The additional development of this site is expected to increase the demands on public services to some degree, but not beyond current or planned service capacity under the FVGCP. Service providers were given the opportunity to review and comment on the proposed project. Those providers that submitted specific public service comments are noted in the ~~"Agency-Recommended Conditions of Approval" section~~ ***Planning Staff Report***.

POLICE SERVICES

The Sacramento County Sheriff staff (Rodrigues) reviewed the project and provide comments. **The original comments are not applicable to the project as currently proposed.** A complete listing of **the most current** recommended conditions of approval is contained in the ~~"Agency-Recommended Conditions of Approval" section~~ ***Planning Staff Report***. ~~Some of the comments are as follows:~~

~~Multi-Family/Parcel 1~~

- ~~The parking spaces on the far south end of Parcel 7 shall be removed, or garages created, or alternative use found for the property. In its current configuration, if those spaces are used, will be a target for vehicle thefts and vehicle burglaries. Additionally, anyone using those spaces will be vulnerable to robbery or other violent crimes. It is recommended that those parking spaces be eliminated and the space be incorporated into the truck turn-around on Parcel 2.~~

- ~~A street number shall be displayed in a prominent location on the street side of each building in such a position that the number is easily visible to approaching emergency vehicles.~~

- ~~The proposed "Tot Lot" shall be moved to a more visible location within the property. In its current location, the lot lacks the visibility of residents and will become a likely location for non-residents to hang out and create problems for tenants.~~

- ~~The Sheriff's Department will require an additional .03 officers to maintain the 1 to 1000 officer/population staffing level.~~

~~Shopping Center Parcels~~

- ~~The parking spaces north of parcel 4, south of parcel 1, as well as the spaces immediately to the north of parcel 4, shall be eliminated or the spaces shall be moved to provide greater visibility of the parked vehicles.~~

- ~~Parking areas should be laid out to allow a high degree of observation.~~

The **originally** proposed project included layouts of buildings and parking areas on the Tentative Parcel Map. ~~However, a site plan is not required for the processing of the requested entitlements, nor will approval of the project mean that the applicant must develop the site with structures exactly as shown on the Tentative Parcel Map~~. **The current project does not include a site plan.** The SC ~~and RD-20~~ zone~~s~~ entitle a developer to construct uses and facilities on the site that are consistent with the zoning designations without further discretionary review. ~~Therefore, the current site layout may not be the layout that is ultimately submitted to the County. Any developer of the site will need to consider the conditions recommended by the Sheriff's Department before submitting plans.~~

Fire Protection Services

The Sacramento Metropolitan Fire District staff (Hambrick) reviewed the project and submitted comments. A complete listing of recommended conditions of approval is contained in the ~~"Agency Recommended Conditions of Approval" section~~ ***Planning Staff Report***. The comments are standard for the type of development proposed, and deal with street widths, turnarounds, fire sprinklers, and other fire safety designs.

Sacramento Municipal Utility District

The Sacramento Municipal Utility District (SMUD) will be the energy service provider for the proposed project. SMUD recommended conditions of approval (refer to the ~~"Agency Recommended Conditions of Approval" section~~ ***Planning Staff Report***). All of the recommended conditions request either disclosure of existing easements or facility restrictions, or dedication of the appropriate easements. Compliance with these conditions will not cause any additional environmental impacts.

Elk Grove Unified School District

~~The proposed subdivision would be served by the Elk Grove Unified School District (District).~~ **The project proposes the entire parcel be rezoned to SC. As described in the Land Use section above, SC could accommodate multi-family uses, consistent with the zoning code requirements (Section 225-10). The project site is located in the Elk Grove Unified School District. The project was reviewed by Elk Grove Unified School District staff (Williams). Their review considered the effects of building multi-family housing. However, without a development plan it is conjecture to forecast such use. Whether the project is built-out with or without the multi-family component, fees to offset school impacts would be paid**

at the time of building permit issuance. The District submitted the following comments:

> "The District is currently impacted, overcrowded and experiencing a high rate of growth. This and other development projects will have a negative impact upon the District's existing school facilities. The District does not have the financial capability to purchase school sites nor construct and furnish needed school facilities with local funds alone. Developer fees and Mello-Roos taxes collected by the District are not sufficient or timely to satisfy the need. The District relies on statewide school bonds to provide funding necessary to construct new school facilities.
>
> Without continued state funding, the District is in a school housing crisis. The District will continue to seek additional state funds to construct needed school facilities. Until such time as adequate facilities are available for current and projected students, students may be housed on campuses that have exceeded their intended capacity."

The letter also notes that the current residential development fee for education is $3.95 per square foot (the fee is subject to change annually). Established case law (Goleta Union School District v. The Regents of the University of California (36 Cal-App. 4th 1121, 1995)), indicates that school overcrowding, standing alone, is not a change in the physical conditions, and cannot be treated as an impact on the environment. Individually, the project may contribute to school overcrowding but will not require construction of new facilities. However, as part of the overall cumulative effects of the Florin Vineyard Gap Community Plan, new school facilities will be required. This is discussed in the analysis section for the overall Community Plan, Chapter 5.

Southgate Recreation and Park District

The project site is within the Southgate Recreation and Park District (Park District). The Park District submitted comments and a list of recommended conditions of approval for the **originally** proposed project. Many of the conditions are **not applicable to the project as revised. The most current staff recommendations are included in the *Planning Staff Report*.** ~~standard: maintenance and design of landscape corridors, soundwalls, park site infrastructure, etc. The Park District states that based on the proposed RD-20 portion of the site, the developer will owe approximately 1.78 acres of park land or in-lieu fees. The Park District also noted that they are aware that the Conceptual Site Plan for the project is not a final configuration, and would appreciate the opportunity to further comment on any future site plan or map.~~

~~None of the recommended conditions of approval require revisions to the project. The project appears to be consistent with the Park District recommendations.~~

Impact: Public Services

Various public service entities recommended conditions of approval for the project. While some of these comments may require project revisions, compliance will not result in additional environmental impacts. The Vineyard Market Square project impacts related to public services are ***less-than-significant***.

Sewer Service

Sacramento Area Sewer District (SASD) submitted comments on the project, though at the time the comments were submitted the organization was still called County Sanitation District-1 (CSD-1). Though the comments were submitted with CSD-1 letterhead, the remainder of this document will refer to the District as SASD. The comment letter was co-authored by Sacramento Regional County Sanitation District. Recommended conditions are listed in the ~~"Agency Recommended Conditions of Approval" section~~ ***Planning Staff Report***. The following advisories were provided:

> SASD will provide maintenance only in public right-of-ways and in 20-foot wide or wider easements dedicated to SASD for the purpose of continuous access and maintenance. Currently, SASD policy prohibits gates that prevent access to sewer easements unless SASD standards for accessibility through gates are met.
>
> Developing this property will require the payment of sewer impact fees. The Applicant should contact the Fee Quote Desk at 876-6100 for sewer impact fee information.

In order to obtain sewer service on the project site, the project will need to connect to the SASD sewer system. The Vineyard Market Square project will need to contribute its fair share toward the improvements needed for sanitary sewer facilities in the community plan area.

Impact: Sewer Service

Any additional sewer infrastructure improvements specific to this project will take place in either existing roadways or planned roadways proposed as part of this project. Therefore, no additional environmental impacts will result from sewer improvements. The project will be required to pay fair-share fees through the Public Facilities Financing Plan for the Plan area. Vineyard Market Square impacts are ***less-than-significant***.

Water Supply

The water purveyor for the project area is the Sacramento County Water Agency. The Master Water Supply Study for the Florin-Vineyard Community Plan was prepared by the Sacramento County Water Agency. The analysis covered the Florin-Vineyard Gap Community Plan, including the project site. The analysis of water supply provided for

the overall Florin-Vineyard Community Plan (see Chapter 7, Water Supply) area adequately addresses the needs of this project.

IMPACT: WATER SERVICE

Any additional water infrastructure improvements specific to this project will take place in either existing roadways or planned roadways proposed as part of this project. Therefore, no additional environmental impacts will result from water improvements. The project will be required to pay fair-share fees through the Public Facilities Financing Plan for the Plan area. Vineyard Market Square impacts related to water supply are ***less-than-significant***.

DRAINAGE AND HYDROLOGY

The project site is located southwest of the confluence of Gerber and Unionhouse Creeks. The project is within the Federal Emergency Management Agency (FEMA) Special Flood Hazard Area Zone AO, Other Flood Area Zone X, and Other Flood Areas Zone X, as determined by the 1998 FEMA Flood Insurance Rate Map (FIRM), panel number 060262-0330. The general location of the project site, in relation to these flood zones, is depicted in Plate VMS-8. Flood Zone AO is described as "flood depths of 1 to 3 feet." Other Flood Area Zone X is described as "areas of 500-year flood; areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 100-year flood." The area located closest to the intersection of Gerber Road and Elk Grove-Florin Road is in Other Areas Zone X, which are areas determined to be outside the 500-year floodplain.

Drainage infrastructure improvements are needed for the build-out of the Florin Vineyard Gap Community Plan area, and DWR staff has reviewed the Drainage Master Plan developed for the Plan area. The project will need to incorporate on-site drainage improvements and contribute fair-share fees toward the construction of the area-wide improvements. The Drainage Master Plan exhibit for the project area has been annotated to show the project boundaries (Plate VMS-9). DWR staff offered ~~the following comments~~ **updated recommendations, which can be found in the *Planning Staff Report***:

> ~~Minor area of floodplain is in the Elder to Unionhouse Creek shed diversion should easily be accommodated by placement of fill material or the parking lot can be allowed to flood. If the proponents desire to displace the floodplain with fill material, there shall need to be a letter of map revision based on fill (LOMR-F) approved by FEMA.~~
>
> ~~Minimum pad/floor elevations shall be required pursuant to the Sacramento County Floodplain Management Ordinance.~~
>
> ~~Subject property may contain Waters of the State or Waters of the U.S.. Any alterations or work within these areas will require applicable State~~

~~Fish and Game and U.S. Army Corps of Engineers permits prior to grading or building permit issuance.~~

~~Stand-alone, this project would require construction of about 1,400 feet of trunk storm drain pipe, acquisition and construction of basin WQUH1AN. Additionally, the floodplain would need to be controlled and a FEMA letter of map revision would need to be approved.~~

~~Zone 11A allows no credit for land value associated with stormwater quality basins.~~

Plate VMS-8 Existing Floodplain in Project Vicinity

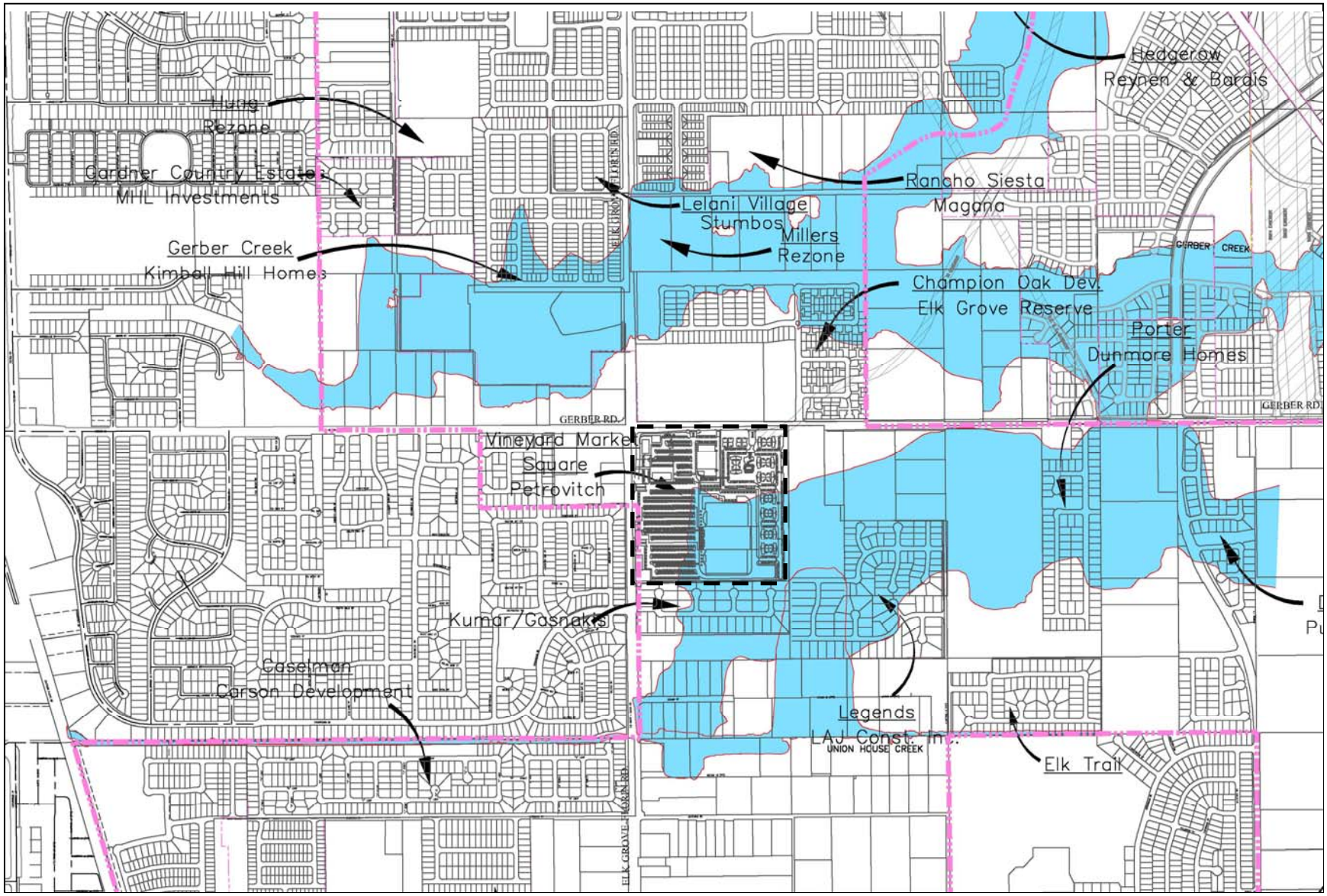
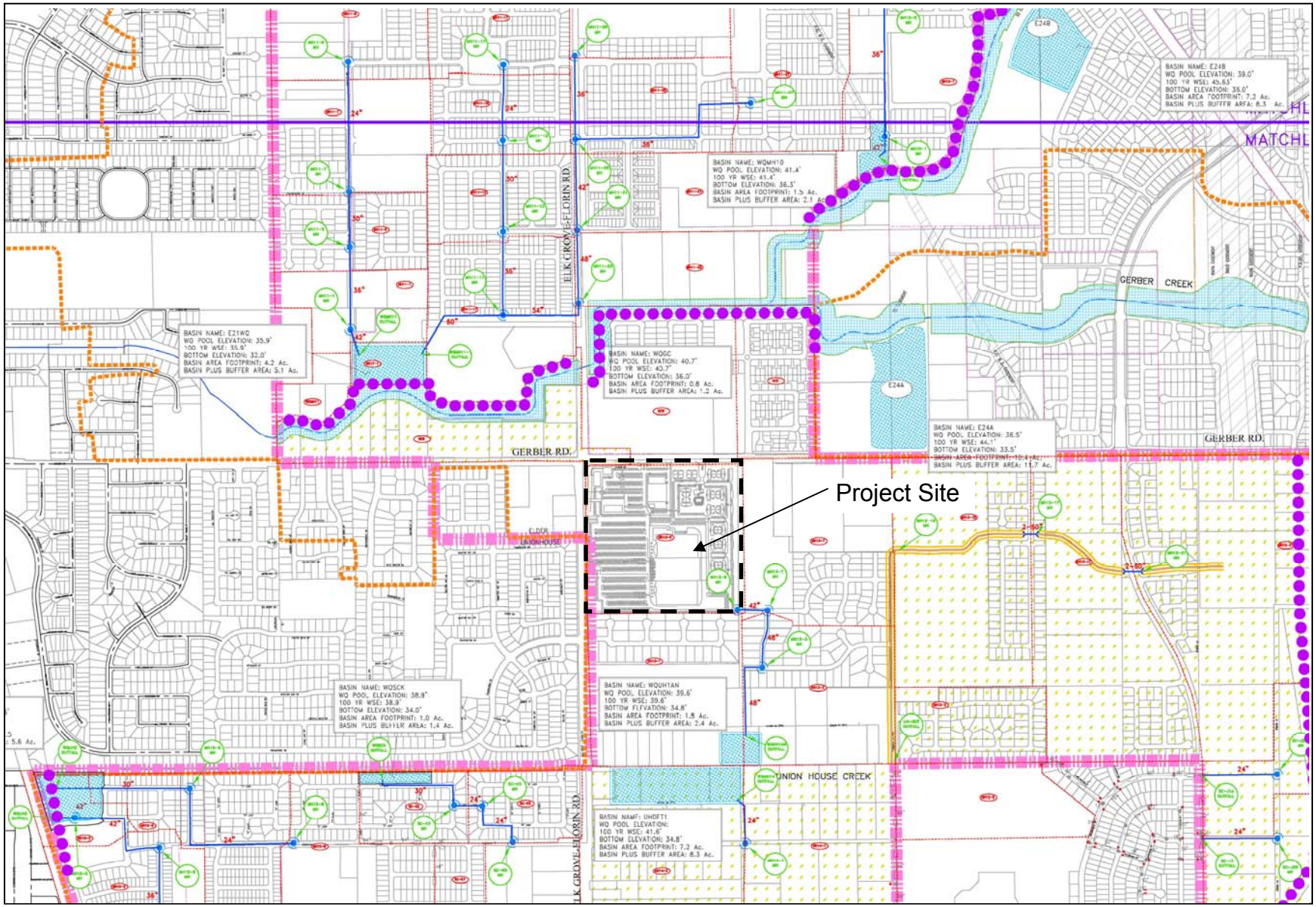


Plate VMS-9 Drainage Master Plan in Project Vicinity



The Florin-Vineyard Gap Drainage Master Plan identifies a number of drainage improvements needed for the buildout of the Community Plan. A phasing plan for the improvements was not identified since the phasing of land development is unknown at this time. Should this project develop ahead of downstream drainage improvements, the applicant would be responsible for implementing the drainage improvements identified by the Department of Water Resources to avoid potential impacts. The improvements described above are extensive, so it would be difficult for the Vineyard Market Square project to move forward stand-alone, without engaging in a cooperative development process with neighboring properties to share the improvement burden.

IMPACT: DRAINAGE AND HYDROLOGY

Aside from the standard drainage improvements that will be required on the site pursuant to the Sacramento County Floodplain Management Ordinance, area-wide improvements are necessary to manage drainage within the entire Plan area. The project will be required to pay fair-share fees through the Public Facilities Financing Plan for the Plan area. Vineyard Market Square impacts are ***less-than-significant***.

Individual applicants within the Florin Vineyard Gap area have expressed an interest in working with the Department of Water Resources to develop an alternative site-specific drainage plan as “interim improvements”. The intent is that the applicant would still owe fees to support the overall drainage master plan improvements, and that the interim improvements would be replaced by ultimate master plan improvements once sufficient funds have been collected. Nonetheless, should this be allowed it could have an adverse effect on the ability of the County to achieve full implementation of the area-wide drainage master plan. Also, the direct effects of these potential interim improvements are themselves unknown. Therefore, if interim improvements that are inconsistent with the drainage master plan are permitted, Vineyard Market Square impacts are ***potentially-significant***.

TRAFFIC AND CIRCULATION

Sacramento County has developed quantitative thresholds for determining the significance of project-related impacts due to an alteration in the traffic generating potential of the project site. If a proposed project is expected to increase p.m. peak hour vehicle trips by 100 or more (or daily trips by 1,000 or more) over existing zoning of the subject property, a traffic study is required to further analyze impacts. If a proposed project is not expected to increase trips by these amounts, impacts are typically considered less-than-significant.

Table VMS-1, below, presents an analysis of the trip generation potential of the proposed project. Trip rates were derived from the Institute of Traffic Engineers (ITE) (Land Use No.), 7th Edition.

Table VMS-1: Vineyard Market Square Trip Generation

Condition	Zoning or Use (Area)	Source	Daily Trip Generation Rate	Daily Trips	P.M. Peak Hour Trip Rate	P.M. Peak Hour Trips
Existing Zoning	AR-10 (37 Acres, 3 DU)	ITE (210)	9.57 VTE/DU	**29**	1.01 VTE/DU	**3**
Proposed Project	SC (~~27~~ **37** acres ~~[282,739 ft^2])~~	ITE (820)	**545 VTE/AC** ~~47. 2 VTE/ksf~~	**20,165** ~~**13,345**~~	**54.5 VTE/AC** ~~4.40 VTE/ksf~~	**2,016** ~~**1,244**~~
	Assumed 30% Reduction for Pass-by trips			**-6050** ~~**-4,003**~~		**-605** ~~**-373**~~
	~~RD 20 (10 acres [176 DU])~~	~~ITE (230)~~	~~5.86 VTE/DU~~	~~**1,031**~~	~~0.52 VTE/DU~~	~~**92**~~
	Total Trips			**14,115** ~~**10,373**~~		**1,411** ~~**963**~~
Increase in trips for the proposed project as compared to the existing zoning				**14,086** ~~**10,344**~~		**1,408** ~~**960**~~

Notes: AC= Acres
VTE= Vehicle Trip Ends
DU= Dwelling Unit

The above analysis indicates that a traffic study would be needed for the proposed project. However, as noted at the beginning of this EIR Chapter, this is an individual project proposal contained within the greater Florin-Vineyard Gap Community Plan project. Fehr and Peers Traffic Consultants prepared a Traffic Study for the Plan area that analyzed the impacts of changing the underlying land use densities via the General Plan and the creation of a new Community Plan (see Chapter 9, Volume 1 of this EIR). Given that the proposed project rezones are consistent with the proposed Plan Area General Plan and Community Plan designations, no further traffic study, beyond what is already discussed in Chapter 9, Volume 1 of this EIR of this EIR, is necessary.

Access

The project site is located in the southeast corner of the Gerber Road/ Elk Grove-Florin Road intersection. **The current project does not include a site plan that shows future site access. The most current staff recommendations from the Department of Transportation and Land Division and Site Improvement Review Section are included in the *Planning Staff Report.*** ~~Plate VMS-3, above, depicts the proposed site plan and identifies several access points. The shopping center portion of the project would have two access points along Elk Grove-Florin Road and two access points on Gerber Road. The condominium portion of the project would have one access~~

~~to Gerber Road. The two land uses would have pedestrian connections, but no vehicular connections.~~

~~Two new traffic signals are proposed as part of this project: one on Gerber Road at the entrance to the condominium project, and one on Elk Grove-Florin Road at the southern driveway to the shopping center. It should be noted that both proposed signals are located within 800 feet of the existing signal at Elk Grove-Florin Road/Gerber Road intersection. In addition, the proposed signal for the shopping center is approximately 300 feet north of the existing signalized intersection of Elk Grove-Florin Road/Tiogawoods Way.~~

~~The Department of Transportation staff (Urquhart) and Development and Surveyor Services (LDSIR section) staff (Parker) reviewed the project. The complete lists of recommended conditions are provided in the "Requests/Requirements of Various Agencies" section of this report. The following comments are highlighted here within the text because they require some revisions to the proposed site layout described above or they require additional detail on the final site plan.~~

> ~~Department of Transportation:~~
>
> ~~Dedicate additional right-of-way on Elk Grove-Florin Road and Gerber Road for intersection widening pursuant to the Sacramento County Improvement Standards and to the satisfaction of the Department of Transportation. Note: A bus turnout will be required on Gerber Road. Please coordinate the design and construction of the intersection with the Transportation Design Section.~~
>
> ~~The size, number, and location of driveways shall be to the satisfaction of the Department of Transportation. Note: Driveway widths of 45 feet, excluding a maximum 10-foot wide median, shall be installed on both Elk Grove-Florin Road and Gerber Road.~~
>
> ~~The signal locations for the proposed project will be designed and installed to the satisfaction of the Department of Transportation. The proposed signal, as shown on the map, will not be permitted due to the proximity of the existing signal at Tiogawoods Drive.~~
>
> ~~The on-site circulation shall be to the satisfaction of the Department of Transportation. The applicant shall coordinate their design with the following adjacent projects: Gasnakis & Kumar to the south (04-0247), Legends Meadows to the east (04-0177), and Champion Oaks Development to the north (04-0139) prior to improvement plan submittal.~~
>
> ~~Development and Surveyor Services comments:~~
>
> ~~Number, size, and location of driveways are subject to approval by the Public Works Agency.~~

~~It is foreseeable that compliance with some of the recommended conditions of approval may result in modifications to the project map. These modifications would not result in additional environmental impacts.~~

Public Transit

The project site is not currently served by the Sacramento Regional Transit District (RT). However, according to RT, bus routes 4 and 55 operate on Gerber Road west of French Road and Express bus route 57 has a stop near Elsie Avenue and Power Inn Road. Additionally, the RT's 20-Year Transit Master Plan identifies Elk Grove-Florin Road as a Bus Rapid Transit (BRT) corridor.

Staff at RT reviewed the proposed Vineyard Market Square project and provided the following recommendations:

- Regional Transit requests that the applicant provide a 25 feet [sic] wide and 120 feet [sic] long reservation for future transit facilities (BRT lane and station area) along the west side of the property. A 12.5 foot wide Irrevocable Offer of Dedication will also be necessary along the project's west property line, except where the station area would be located. These shall be provided in the form of an Irrevocable Offer of Dedication (IOD) adjacent to Elk-Grove Florin Road to the satisfaction of Regional Transit.

- ~~It is recommended that buildings be located closer to Elk Grove-Florin Road with no more than two rows of parking between the street and buildings. Moving the buildings closer to the street will increase pedestrian access.~~

Impact: Traffic and Circulation

On an individual level, this project could cause roadway facility operation to degrade to unacceptable levels of service – impacts are potentially significant. Development of the site will also contribute to area traffic generated by buildout of the Florin-Vineyard Gap Community Plan area. Development of the entire plan area is expected to degrade transportation facilities to unacceptable levels. The overall Traffic Impact Study prepared for the Florin Vineyard Gap Community Plan identified mitigation measures that will be part of the Infrastructure Financing Plan for the plan area. The Vineyard Market Square project will be required to pay fair-share fees towards these improvements, and this will lower individual project impacts; however given the high trip generation for the proposed project, impacts could remain ***potentially significant***.

Compliance with recommended access improvements from the DOT and LDSIR will ensure access-related environmental impacts from the Vineyard Market Square project are ***less-than-significant***.

AIR QUALITY

The Sacramento Metropolitan Air Quality Management District (SMAQMD) has established significance thresholds to determine if a proposed project's emission contribution significantly contributes to regional air quality impacts (Table VMS-2). Operational air quality impacts associated with this project were analyzed in the overall Florin-Vineyard Gap Community Plan air quality analysis (See Chapter 10, Volume 1 of this EIR). The Vineyard Market Square project will need to contribute its fair share toward the mitigation measures for operational impacts to air quality identified for the overall plan area.

Table VMS-2: Air Quality Significance Thresholds

	ROG[1] (lbs/day)	NO_x (lbs/day)	CO ($\mu g/m^3$)	PM_{10} ($\mu g/m^3$)
Construction (short-term)	None	85	CAAQS[2]	CAAQS
Operational (long-term)	65	65	CAAQS	CAAQS

1. Reactive Organic Gas
2. California Ambient Air Quality Standards

CONSTRUCTION EMISSIONS/SHORT-TERM IMPACTS

DUST (PM_{10}) EMISSIONS

Short-term air quality impacts are mostly due to dust (PM_{10}) generated by construction and development activities, and emissions from equipment and vehicle engines (NO_x) operated during these activities. Dust generation is dependent on soil type and soil moisture, as well as the amount of total acreage actually involved in clearing, grubbing and grading activities. Clearing and earthmoving activities comprise the major source of construction dust generation, but traffic and general disturbance of the soil also contribute to the problem. Sand, lime or other fine particulate materials may be used during construction and stored on-site. If not stored properly, such materials could become airborne during periods of high winds. The effects of construction activities include increased dust fall and locally elevated levels of suspended particulates. PM_{10} is considered unhealthy because the particles are small enough to inhale and damage lung tissue, which can lead to respiratory problems.

Some PM_{10} emissions during project construction can be reduced through compliance with institutional requirements for dust abatement and erosion control. These institutional measures include the SMAQMD "District Rule 403-Fugitive Dust", and the Sacramento County Code relating to land grading and erosion control [Title 16, Chapter 16.44, Section 16.44.090(k)].

The proposed project would be developed on approximately 37 gross acres. For this project, it is assumed that 10 acres would be graded in one day. **Dispersion modeling conducted for projects of various sizes has resulted in the conclusion that projects involving more than 15 acres of active grading *at any one time* will result in significant impacts, even with standard dust abatement measures.** ~~SMAQMD assessed construction projects to determine what mitigation measures would be necessary for projects of various sizes; the results are contained within Appendix B of SMAQMD's "Guide to Air Quality Assessment". Appendix B states that projects disturbing ≤15 acres of land can be reduced to less-than-significant levels with the imposition of standard mitigation for PM_{10} emissions.~~ Since the Vineyard Market Square project is expected to have 10 acres of actively graded area, ~~those~~ **standard** dust abatement and erosion control mitigation measures would effectively mitigate project impacts. **The SMAQMD's Guide to Air Quality Assessment includes a list of Basic Construction Emissions Control Practices that should be implemented on all projects, regardless of size. Dust abatement practices are required pursuant to SMAQMD Rule 403 and California Code of Regulations, Title 13, sections 2449(d)(3) and 2485; the SMAQMD Guide simply lays out the basic practices needed to comply. Since these are already required by existing rules and regulations, it is not necessary to include them as mitigation.**

OZONE PRECURSOR EMISSIONS

Table 2.2 of SMAQMD's "Guide to Air Quality Assessment" provides screening thresholds for NO_x emissions. Using the screening table requires one to know the type of commercial structure that is to be built on the site. The proposed project is a rezone without a site plan; specific details on uses are not available. Generally, the screening tables indicate that a commercial building (strip mall) would need to be at least 550,000 square feet before the project would require modeling analysis. **The Sacramento County General Plan indicates in Table II.9 of the Land Use Element that properties zoned SC typically have a floor area ratio of 0.32. This means that for every acre of property, there will be 0.32 acres (13,939 square feet) of building. With a ratio of 0.32 and a site of 37 acres, it could be expected that the site will support a building of approximately 515,750 square feet.** ~~According to project plans, the site will support a total building square footage of approximately 282,739 square feet. Additionally, the screening tables note that single-family residential projects of 120 units or less will not exceed significance thresholds. The site will support 176 dwelling units.~~ Modeling is required.

The Urban Emissions Model (URBEMIS) 9.2.4 was used to calculate the expected NO_x emissions from the project due to construction activities. The model results (see Table VMS-3 and Appendix VMS-1) indicate that approximately ~~58.46~~ **57.51** lbs/day of NO_x can be expected during the first construction period, and approximately ~~78.22~~ **76.11** lbs/day of NO_x can be expected during the second construction period. Construction-related NOx emissions would not exceed thresholds, and therefore, no mitigation is required.

Table VMS-3: Urbemis Results

	NO_x (lbs/day)
Construction Season One	~~58.46~~ **57.51**
Construction Season Two	~~78.22~~ **76.11**

Operational Emissions/Long-Term Impacts

The SMAQMD "Guide" contains screening thresholds for various project types. If a project falls below the threshold, impacts are expected to be less-than-significant, and if a project meets or exceeds the threshold, modeling of the air quality impacts is required. The screening threshold for shopping center projects is 150,000 square feet. As noted above, the site will support a total building square footage of approximately ~~282,739~~ **515,750** square feet. The project exceeds the screening threshold, and is likely to have individually significant operational impacts. The project is also part of the larger Plan area proposals. Cumulatively, changes to allowable densities within the Plan area will far exceed the screening threshold, and the operational impacts of the entire plan-area have been addressed and discussed in Air Quality chapter of EIR Volume I, Chapter 10.

Impact: Air Quality

It is assumed that 10 acres of the 37-acre site would be actively graded at one time. Based on SMAQMD guidance, it can be assumed that ~~application of mitigation reduces singular~~ Vineyard Market Square PM_{10} emissions ~~to levels that are~~ **will be *less-than-significant***.

NO_x emissions associated with Vineyard Market Square construction will be below significance thresholds, so without mitigation singular impacts are ***less-than-significant***.

Singular Vineyard Market Square impacts related to operational emissions are ***significant***. When considered cumulatively with all the other development proposed or planned within the Plan area, operational air quality impacts are also significant – this is discussed in the analysis of Air Quality impacts for the entire Community Plan in Chapter 10.

Climate Change

The climate change analysis for the overall Florin Vineyard Gap Community Plan project is within Volume I of this EIR, Chapter 11. Chapter 11 outlines the significance thresholds, methodology, and impacts of the overall proposed project both to and from climate change. Each of the proposed individual projects contribute greenhouse gas emissions to this overall impact that are disclosed herein, but a separate significance determination specific to the individual projects is not provided. All of the individual projects contribute to a significant and unavoidable overall impact.

The Planning Department Draft Land Use Plan, with density bonuses, is used for this analysis. It involves the largest emissions volume, which makes it the most conservative approach. The Planning Department Plan will result in approximately 355,432 metric tons of greenhouse gas emissions. This can be broken down into two primary categories: residential (234,998 metric tons) and non-residential (120,434 metric tons). The non-residential category includes retail, office, medical, and manufacturing. With an estimated holding capacity of 13,875 residences, the per dwelling unit emissions rate for the Plan-area is 16.9 metric tons annually, and with an estimated non-residential square footage of 4,992,875, the per non-residential square-foot emissions rate for the Plan-area is 0.02 metric tons.

The proposed project is ~~both residential and~~ non-residential, and the site will support a total building square footage of approximately ~~282,739~~ **515,750** square feet ~~and 176 dwelling units~~. Therefore, it is estimated that the project contributes a total of ~~8,630~~ **103, 150** metric tons ~~(5,655 metric tons associated with the commercial portion of the project and 2,975 metric tons associated with the residential portion of the project)~~ of greenhouse gas emissions to the cumulative total.

Impact: Climate Change

The analysis for the overall Community Plan concludes that impacts are significant, and require mitigation. The applicant has developed a mitigation plan entitled "Florin Vineyard Community Plan Area Plan Elements Addressing Climate Change" that includes project features designed to reduce GHG emissions directly or indirectly. **The GHG reduction plan, as amended January 28, 2010, has been endorsed by the SMAQMD.** This plan is described in detail within Volume I, Chapter 11. Measures in the mitigation plan are consistent with measures within the Air Quality Mitigation Plan for operational ozone precursors and with measures recommended by the California Attorney General (2008) and the California Air Pollution Control Officers Association. ~~In addition to a list of Plan-wide measures intended to reduce emissions by 42%, each individual project must implement measures that reduce project-specific impacts by another 10%.~~ **The amended GHG reduction plan incorporates both area-wide community design elements and project specific elements selected by individual project applicants.** The Vineyard Market Square project developer will be required to comply with this plan **by conforming to all applicable area wide measures and demonstrating project specific measures that have a total point value of at least 10 points.** ~~and demonstrate that the 10% reduction will be achieved. The balance of emissions remaining after this mitigation is applied will be offset through fair-share fee payment. The fees will either be paid to an established system such as the Chicago Climate Exchange or will be paid to SMAQMD for use in their program for local emissions reduction.~~ Although all feasible mitigation is required, the cumulative plan-wide impact remains ***significant and unavoidable***.

NOISE

Sacramento County General Plan Policy NO-7 establishes a significance threshold of 65 dB L_{dn}/CNEL for residential outdoor activity areas (backyards) and of 45 dB L_{dn}/CNEL or less in indoor areas. Typically, potential sources of significant noise include airports, some commercial activities, industrial activities, and traffic. The project site is not near enough to any existing or proposed airports or industrial areas to be significantly affected by noise from these sources. Small residential streets, such as the proposed project interior streets, do not carry large enough traffic volumes to create significant noise.

The project currently designates commercial uses for the entire site area; however, the original proposal included a multifamily residential component on the eastern portion of the site. Further, both Planning Department Land Use Plans and the CAC Land Use Plan include a medium density (20 units/acre) residential component on the east side of the project site . As such, and given that SC zoning allows multifamily residential development to occur, it is reasonable to assume that future development could include a multifamily residential component at the location previously shown for such use.

The project site does front on Gerber Road which carries large enough volumes to warrant a noise analysis for ~~the~~ **potential** residential **use on this** portion of the proposed project. ~~Additionally, the residential portion of the project site is located directly adjacent to the commercial portion, which may result in some noise impacts to the residential portion.~~

The Vineyard Market Square project is an individual project within the overall Florin-Vineyard Gap Community Plan area; the overall project will result in increased traffic volumes on all of the existing area roadways. To account for this future growth, traffic volumes used in the noise analysis were obtained from the Fehr and Peers Traffic Study discussed in Chapter 9 of Volume 1. According to the Traffic Study discussion of cumulative conditions, Gerber Road will carry traffic volumes of 27,600 vehicles (under the Planning Department Draft Land Use Plan with density bonuses, which has the highest proposed densities). Based on this data, an analysis of potential exterior and interior noise impacts associated with traffic on Gerber Road was conducted using the Federal Highways Administration (FHWA) Traffic Noise Prediction Model (RD-77-108).

The exterior noise standards are applied to the outdoor activity areas of a home. In the case of multi-family buildings, ~~such as the proposed condominiums~~, the outdoor activity area is defined as the central gathering area for the community as a whole, such as ~~the~~ **a** community pool and surrounding open areas. The distance from the noise source is measured from the centerline of the road to within 10 feet inside the outdoor activity area. ~~In the case of the proposed project, the community pool, building, and surrounding open area, is ~320 feet from the centerline of Gerber Road (Community Pool ~355 feet from the centerline of Gerber Road).~~ The FHWA model analysis indicates that the 70 dB noise contour is located 79 feet from the centerline of Gerber Road, and the 65 dB contour is located 170 feet from the centerline of Gerber Road. ~~At~~

~~the community outdoor activity area the noise levels are expected to be 61 dB, which meets the County exterior noise standard.~~

Interior noise levels for any residential structures built on the Vineyard Market Square site must not exceed 45 dB. Data indicate that typical façade design and construction would result in an exterior to interior noise attenuation of a minimum of 25 dB with windows closed. Noise attenuation of 12 to 15 dB would be expected with windows partially opened. ~~Given attenuation from typical wall and window assemblies, interior noise levels at the nearest condominium to Gerber Road is expected to be 43 dB, which does not exceed the General Plan interior noise standards.~~ In order to meet interior noise standards without a noise barrier or other attenuating construction methods, the nearest ~~condominium~~ **residential** façade should be placed no closer 79 feet from the centerline of Gerber Road. ~~According to project plans, the nearest façade is 100 feet from the centerline of Gerber Road. Thus the project as currently designed meets the noise standard.~~

~~As indicated above, the proposed project places residential and commercial uses adjacent to one another.~~ Commercial uses can produce noise associated with loading docks, truck deliveries, and HVAC systems that can exceed noise standards for nearby residential properties. ~~In the case of the proposed project, per~~ The Sacramento County Zoning Code **requires** a six foot masonry wall ~~will be required~~ between ~~the two~~ **residential and commercial** uses to prevent nuisance impacts from potentially conflicting land uses. In particular, masonry walls act as shields from noise on adjacent properties. With the masonry wall, impacts associated with noise from the commercial uses will be reduced.

Impact: Noise

~~Exterior noise levels at the outdoor activity area for the condominium portion of the site will not exceed the acceptable thresholds established by the County General Plan. Based on the site plan (condominium facades approximately 100 feet from the centerline of Gerber Road), interior noise levels for condominiums will not exceed acceptable noise thresholds.~~ If ~~the site plan changes and condominiums~~ **residential units** are placed closer than 79 feet from the centerline of Gerber Road, the proposed project will be required to provide other methods of noise attenuation in the construction of condominiums in order to meet the interior noise standard of 45 dB or less. Mitigation to that effect is added below.

With mitigation, Vineyard Market Square impacts associated with noise are ***less-than-significant***.

Biological Resources

The project site has the remains of a farm structure in the north-central portion of the property and is undeveloped open field. The overall project area is generally level terrain with a slight down slope from the north (46 feet) to the south (44 feet). Much of

the non-native annual grasslands have been disturbed during construction of the Bradshaw Interceptor project that extends through a portion of the project site.

A Biological Resources Assessment (August 2007) and a Wetland Delineation were prepared by ECORP Consulting, Inc. (June 2004). The Biological Resources Assessment, since it includes the wetland data, is provided in Appendix VMS-2 and is summarized in the following sections.

Streams, Wetlands and Other Surface Waters

ECORP prepared a wetland delineation for the project. The delineation identified 0.415 acre of seasonal wetlands and 0.053 acre of drainage ditch. During the verification process additional wetland acreage was added such that verification includes: 0927 acre of seasonal wetland, 0.011 acres of seasonal wetland swale and 0.053 acre of drainage ditch, for a total of 0.991 acres of wetlands on the project site.

As shown on Plate VMS-10, there are three seasonal wetlands (SW1 – SW3), one seasonal wetland swale (SWS-1) and one drainage ditch (D-1) on the site. Wetlands SW1 and SW2 are located in the central south-western portion of the site within the SC – Shopping Center portion of the site. SWS-1 connects SW1 and SW2. SW3 is located within the condominium portion of the site in the northeast corner of the site. In order to accommodate the proposed condominium units and the shopping center it is assumed that grading and development will result in all of these wetland areas being filled. The drainage ditch located along the southern property line could potentially be incorporated into the project design; however, as with the other on-site wetlands, it is assumed that site grading would result in the loss of this feature as well.

Impact: Streams, Wetlands and Other Surface Waters

As a result of the proposed project, 0.911 acres of wetland habitat on the project site will be filled and will require compensation. Mitigation Measure VMS-4 stipulates that the applicant ensure that there is no net loss of wetland acreage, and that all applicable permits are obtained. With mitigation, impacts are ***less-than-significant***.

Plate VMS-10: Wetland Delineation

CLASSIFICATION	EXISTING ACREAGE
Seasonal Wetland	0.927
Seasonal Wetland Swale	0.011
Ditch	0.053
TOTAL:	0.911

N

SCALE IN FEET
0 125 150
SCALE: 1" = 250'

Special Status Species

The Biological Resources Assessment identified the special status species that have the potential to occur on the site or in the project vicinity, based on field survey results, review of the California Natural Diversity Database, review of the United States Fish and Wildlife Service lists for special-status species occurring in the region and the California Native Plant Society literature. Table VMS-4, below, includes only those species from the Biological Resources Assessment for which habitat on the site exists. The table includes the species name, listing status, habitat associations and the likelihood of occurrence on the site.

A more detailed discussion of various special status species in the Plan Area can be found in the Biological Resources Chapter for the overall Florin-Vineyard Gap Community Plan (see Chapter 12 of Volume 1).

Although the Biological Resources Assessment noted that many species may be found on the property a number of the cited species are not located on the subject property nor is there suitable habitat to support them. For example, in terms of western spadefoot toad habitat, the wetland habitat on the site is generally degraded due to past agricultural practices. Additionally, there are no vernal pools on the site, which is the western spadefoot's ideal habitat. Due to degradation, it is doubtful that the surrounding upland adjacent to the seasonal wetlands provides adequate hibernacula to support the species and the wetland swales do not have sufficient depth to hold water long enough to allow spadefoot larva to metamorphose into juveniles. However, there is habitat for a number of special status species on the site, which are discussed below.

Swainson's hawk

The Swainson's hawk is a migratory raptor that over-winters in South America and breeds in North America, Canada and Mexico. Currently, the Swainson's hawk is listed as a threatened species pursuant to the California Endangered Species Act (CESA). At a federal level, the Swainson's hawk is provided protection under the Migratory Bird Treaty Act (MBTA).

There are at least three known Swainson's hawk nest sites between 1-5 miles of the project site. The Assessment concludes that the site provides suitable foraging habitat for the Swainson's hawk and marginal nesting habitat. CDFG recommends implementing the mitigation measures set forth in the CDFG Staff Report Regarding Mitigation for Impacts to Swainson's Hawks (*Buteo swainsoni*) in the Central Valley of California (November 1, 1994). These state that no intensive new disturbances (e.g., heavy equipment operation associated with construction, etc.) should be initiated within ¼ mile of an active Swainson's hawk nest in an urban setting or within ½ mile in a rural setting between March 1 and September 15. The project does not appear to be located within ½ mile of an active nest site. Therefore, construction activities on the project site would not be expected to impact an active nest.

Table VMS-4: List of Special Status Species For Which Habitat is Present

Species	State Status	Federal Status	CNPS Listing	Habitat Association	Potential Habitat in Study Area
Birds					
Accipiter cooperi (Cooper's hawk)	Species of Special Concern	None		Woodland	Yes
Athene cunicularia (burrowing owl)	Species of Special Concern	Species of Concern		Grassland	Yes
Buteo swainsoni (Swainson's hawk)	Threatened	None		Grassland, riparian	Yes
Circus cyaneus (northern harrier)	Species of Special Concern	None		Marsh, grassland	Yes
Elanus leucurus (white-tailed kite)	Fully Protected	None		Woodland, grassland	Yes
Lanius ludovicianus (Loggerhead shrike)	Species of Special Concern	Species of Concern		Grassland, woodland	Yes
Amphibians and Reptiles					
Scaphiopus hammondii (western spadefoot toad)	Species of Special Concern	Species of Concern		Vernal pools, wetlands/adjacent grasslands	Yes
Invertebrates					
Branchinecta lynchi (vernal pool fairy shrimp)	None	Threatened		Vernal pools/ wetlands	Yes
Branchinecta mesovallenis (midvalley fairy shrimp)	None	Species of Concern		Vernal pool/ wetlands	Yes
Lepidrurus packardi (vernal pool tadpole shrimp)	None	Endangered		Vernal pool/ wetlands	Yes

Species	State Status	Federal Status	CNPS Listing	Habitat Association	Potential Habitat in Study Area
Linderiella occidentalis (California linderiella)	None	Species of Concern		Vernal pool/ wetlands	Yes
Plants					
Downingia pusilla (dwarf downingia)	None	None	CNPS-2	Vernal pool/ wetlands	Yes
Gratiola heterosepala (Bogg's Lake hedge-hyssop)	Endangered	None	CNPS-1B	Vernal pools	Yes
Jancus leiospermus var. aharti (Ahart's dwarf rush)	None	Species of Concern	CNPS-1B	Vernal pools	Yes
Legenere limosa (legenere)	None	Species of Concern	CNPS-1B	Vernal pools	Yes
Orcuttia tenuis (slender orcutt grass)	Endangered	Threatened	CNPS-1B	Vernal pools	Yes
Orcuttia viscida (Sacramento orcutt grass)	Endangered	Threatened	CNPS-1B	Vernal pools	Yes
Sagittaria sanforii (Sanford's arrowhead)	None	Species of Concern	CNPS-1B	Marsh, creeks, ditches	Yes

Sacramento County and the Department of Fish and Game jointly developed a protocol for assessing impacts to the hawk's foraging habitat, based on a better understanding of how the hawks use habitat. The impact is tied directly to zoning changes and is calculated thusly: 25% of the impact occurs when a property is zoned from a density of AG-40 to AG-20, 50% of the impact occurs when a property zoned AG-20 is converted to AR-10, and the final 25% of the impact occurs when an AR-10 property is converted to AR-5 (or a more dense designation).

As indicated previously, the project site contains 37 acres zoned AR-10. Based on the new methodology, the rezone of the 37 acres zoned AR-10 to more dense designations results in an impact assessment of 25%. Thus, the project results in a total of 9.25 acres of impact (25% of 37 acres being rezoned from AR-10 to dense residential and commercial designations).

COOPER'S HAWK AND SHARP-SHINNED HAWK

Both the Cooper's hawk (*Accipter cooperi*) and sharp-shinned hawk (*Accipiter striatus*) forage and breed in forested areas, including riparian habitat, and are state-listed Species of Special Concern. Nesting season begins in spring, with full fledge occurring by the end of summer. The site contains marginal nesting trees for both species. The project site contains suitable foraging habitat for the both species.

NORTHERN HARRIER

The northern harrier has long wings and tail and forages by flying low over the ground in open grasslands and marshes. The male of the species is white below with a light grey back and hood, while the female is mottled brown. Nests are constructed on the ground in shrubby vegetation. The project site does not contain nesting habitat, but does contain marginal foraging habitat.

BURROWING OWL

The burrowing owl is a ground-dwelling, opportunistic feeder that nests in the abandoned burrows of small mammals or, in some cases, in culverts, pipes or nest boxes. The breeding season is March to August. The species is protected by the federal Migratory Bird Treaty Act and is listed by the state as a Species of Special Concern.

No burrowing owls were observed on the site during the field surveys, but marginal habitat is present on the site and the species could move onto the site by the time the project is implemented.

WHITE-TAILED KITE

The white-tailed kite requires relatively open habitat for foraging, and trees (isolated or within stands) for nesting and roosting. Habitats favoring prey populations (ungrazed or little grazed grasslands, agriculture, and grass-dominated wetlands) support more kites.

The white-tailed kite breeds from February to October, with the nesting peak from May to August; nests are typically found at the crowns of dense oak, willow or other large trees. The site contains foraging and nesting habitat for the species.

OTHER RAPTORS

Other raptors that have no specific special status are protected by the Migratory Bird Treaty Act and Section 3503.5 of the Fish and Game Code. These other raptors include species such as the red-tailed hawk and red-shouldered hawk.

VERNAL POOL BRANCHIOPODS

Federally listed vernal pool branchiopods including the threatened vernal pool fairy shrimp (*Branchinecta lynchi*) and the endangered vernal pool tadpole shrimp (*Lepidurus packardi*) have been documented as occurring in the Elk Grove and Florin USGS quadrangles. Other non-listed branciopods known to occur in the region include California linderiella (*Linderiella occidentalis*) and midvalley fairy shrimp (*Branchinecta mesovallensis*). These species are generally restricted to vernal pools and/or other seasonally ponded wetlands that sustain inundation during the winter before drying up in the late spring.

The seasonal wetlands on the site were considered to provide marginal habitat for special status branchiopods, however, the potential for these species to occur would be minimal. Protocol surveys to determine presence or absence of federally listed branchiopods were not conducted at the site. Typically, in order to protect and preserve wetland habitat and associated special status branchiopods all future development (including roads and septic systems) would be located a minimum of 250 feet from the habitat. ~~As shown on the site plan (**Plate VMS-3**),~~ Development on site would result in fill of on-site habitat. Although the habitat is considered marginal, encroachment within the 250 foot buffer or any fill of vernal pools or seasonal wetlands may result in impacts to special status branchiopod species.

SPECIAL STATUS PLANTS

Potential habitat exists on the project site for the above referenced special status plants (Table VMS-4). The species evaluation did not note any occurrence on the project site for special status plants during surveys.

IMPACT: SPECIAL-STATUS SPECIES

As discussed, the project will result in removal of Swainson's hawk foraging habitat. Based on the methodology for assessing impacts to foraging habitat, the project impact is 9.25 acres. Mitigation for the loss of foraging habitat, is required, and has been included as Mitigation Measure VMS-5. Mitigation for loss of Swainson's hawk foraging habitat will also compensate for any impacts to the white-tailed kite and the Cooper's hawk, which forage on habitats similar to those of the Swainson's hawk. Pre-construction nesting surveys will also be required through Mitigation Measure VMS-6, to

ensure that construction activities do not result in the disturbance of any active raptor nests. With mitigation, impacts are ***less-than-significant***.

The site also contains potential nesting habitat for the burrowing owl, which is a ground-nesting raptor. Mitigation Measure VMS-7 that requires pre-construction nest surveys for the species be conducted no more than 30 days prior to onset of construction. The Measure further states that if active nests are discovered on the property, then no construction take place within 250 feet of the nesting site until the young have fledged and are able to exit the burrow. Passive relocation can be performed on fledged birds that remain outside the nesting season (between February and August). With mitigation, impacts are ***less-than-significant***.

Protocol surveys for federally listed branchiopod species have not occurred, thus presence of federally listed branchiopod species on the project site must be assumed. Given that the proposed project will result in encroachment within the 250 foot buffer required to ensure no significant impacts to federally listed branchiopod species, impacts are considered potentially significant. Mitigation requiring consultation with and authorization by the U.S. Fish & Wildlife Service related to potential take of federally listed species is required. The U.S. Fish and Wildlife will likely require two season protocol surveys for branchiopod species. If the project is determined to impact a federally listed species, mitigation for compensation for branchiopod species will be required. With mitigation, impacts to federally listed brachiopods are ***less-than-significant***.

The project site does contain some areas of habitat suitable for special status plants, though no individuals of any special status species were observed during the on-site surveys. Pre-construction plant surveys will be required to determine presence and proper mitigation. With mitigation, impacts are ***less-than-significant***.

Trees

Several County policies recognize the value of preserving trees, especially oaks, and seek to protect all native and landmark trees through the development review process[1]. A landmark tree is defined as a non-native oak or any other tree that is especially prominent or stately[2]. Protected oaks are those living trees that measure 6 inches or greater in diameter at breast height (dbh), or multi-trunk trees totaling 10 inches or greater dbh[3]. Non-oak native trees (6-inches dbh at 4.5 feet above ground) include California black walnut (*Juglans hindsii*), California sycamore (*Plantanus racemosa*),

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[1] County Code, Chapter 19.04, "Tree Ordinance;" *Sacramento County General Plan*, "Conservation Element;" and County Code, Chapter 12.12, Tree Preservation and Protection Ordinance

[2] County Code, Chapter 19.04, "Tree Ordinance"

[3] *Sacramento County General Plan*, "Conservation Element"; and County Code, Chapter 12.12, Tree Preservation and Protection Ordinance

Fremont cottonwood (*Populus fremontii*), California buckeye (*Aesculus californica*), California box elder (*Acer negundo californicum*), Oregon ash (*Fraxinus latifola*), Goodding's black willow (*Salix goodingii*), and California alder or white alder, (*Alnus rhombifolia*).

An Arborist Report (Appendix VMS-3) was prepared by Connor Arborist Services (May 18, 2004) to document the locations, sizes, and condition of existing trees on the project site. In February 2009 the applicant notified DERA that since the 2004 arborist report there has been modifications to the project site, including the installation of a sewer line and an on-site fire, which resulted in removal/damage of some trees on the project site. Plate VMS-11 depicts the northwest corner of the parcel and identifies the locations of the 26 trees that were located on the project site in 2004. In order to determine current conditions on-site, DERA staff arborist (E. Stackhouse, ISA certified arborist WE-75-15A) conducted a tree survey update. Table VMS-5 summarizes the characteristics of the protected trees located on the project site. The table identifies the tree number, species, size, original 2004 arborist recommendations, and the status of the tree during the February 2009 site visit/update.

As indicated on Table VMS-5, out of the 26 trees located on the project site in 2004, there were 14 California black walnuts, one valley oak, and one interior live oak. The remaining trees on the project site were made up of non-native ornamental and fruit trees such as plum, California fan palm, persimmon, and almond trees. These trees are concentrated in the northwest corner of the site where there was past agricultural-residential uses. The 2009 arborist survey update noted that the bamboo trees and other non-natives were removed from the project site.

Since the 2004 arborist report, four native walnut trees (#1, #2, #14, and #19) have fallen and DERA staff arborist noted that they were fire damaged. One of these trees, #14, was identified by the arborist in 2004 as needing to be removed due to severe decline. Overall, since these four trees have already been impacted no mitigation is required.

One remaining native walnut tree, #13, was recommended for removal due to its poor health and failure potential in 2004. The arborist noted that even with good arboricultural care retention would be unlikely. The 2009 tree update noted that two other trees had declined significantly since the 2004 survey. Tree #11, a 12-inch valley oak and tree #25, a 23-inch native walnut are now in poor to very poor condition. Since native walnuts #13 and #25 and valley oak #11 are in poor-to-very poor health, the project would not cause an impact to their longevity, and no mitigation would be required for removal.

Removal of the remaining native trees on the project site would occur as a result of this project. Therefore, the project would cause an impact to these trees and mitigation is required. In all, eight native California black walnuts (totaling 90 inches dbh) would be removed as a result on the project. Additionally, 40 inches dbh of interior live oak would also be removed from the project site.

Table VMS-5: Native Tree Inventory

I.D. #	Tree Name	DBH[4]	Recommendations	Status 2/2009
1	California black walnut (*Juglans hindsii*)	14”	Prune	Down/Fire Damage
2	California black walnut (*Juglans hindsii*)	37” (aggregate) at 3’	Prune	Down/Fire Damage
3	California black walnut (*Juglans hindsii*)	17” at 2’	Prune	Present/Condition see arborist report
4	California black walnut (*Juglans hindsii*)	14” at 2.5’	Prune	Present/Condition see arborist report
5	California black walnut (*Juglans hindsii*)	11” at 3’	Prune	Present/Condition see arborist report
6	California black walnut (*Juglans hindsii*)	6” at 3’	Prune	Present/Condition see arborist report
7	California black walnut (*Juglans hindsii*)	9” at 1’	Prune	Present/Condition see arborist report
8	California black walnut (*Juglans hindsii*)	14” at 1’	Prune	Present/Condition see arborist report
9	California black walnut (*Juglans hindsii*)	9” at 2’	Prune	Present/Condition see arborist report
10	California black walnut (*Juglans hindsii*)	10” at 2’	Prune	Present/Condition see arborist report
11	Valley oak (Quercus lobata)	6”	Prune	Present/12-inch DBH, Poor Condition
12	Interior live oak	32”	Prune, cable, inspect	Present/ 40-inch aggregate.

[4] Diameter at Breast Height (DBH) is 4.5 feet unless otherwise noted.

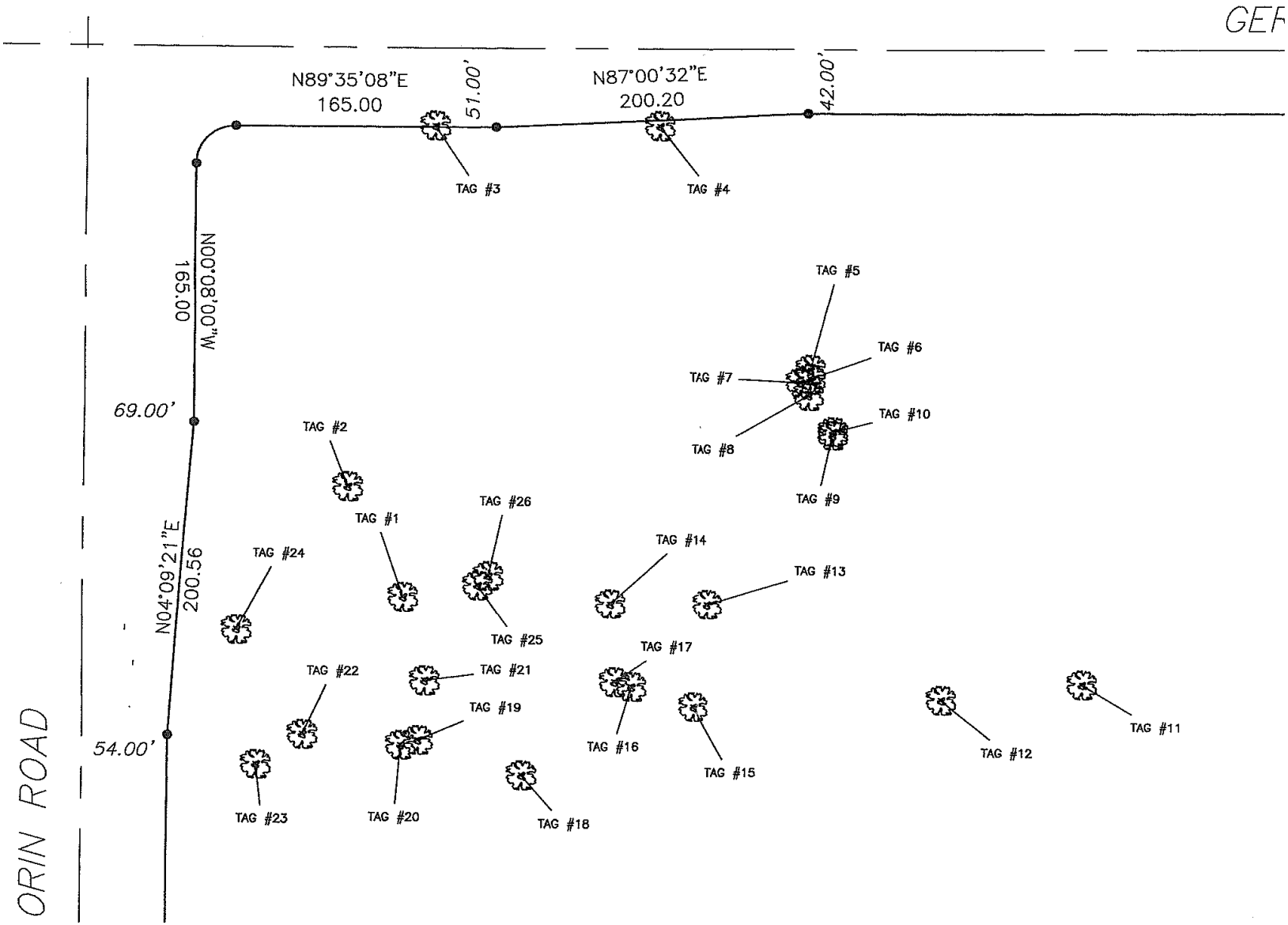
	(Quercus wislizenii)	(aggregate)	annually	Condition see arborist report
13	California black walnut (*Juglans hindsii*)	34”	Remove or isolate due to hazard	Present/Condition see arborist report
14	California black walnut (*Juglans hindsii*)	34”	Remove or isolate due to hazard	Down/Fire Damage
19	California black walnut (*Juglans hindsii*)	19”	Prune, inspect annually	Down/Fire Damage
25	California black walnut (*Juglans hindsii*)	23”	Prune	Present/ Very Poor Condition

IMPACT: TREES

Several trees are located on the 37 acre project site. All on-site trees will be lost with development of the project. As indicated above, two on-site California black walnut trees (Tree # 13 [34 inches dbh] and #25 [23 inches dbh]) and one 12-inch valley oak tree (Tree #11) would be removed due to poor health and would not require compensation. Additionally four black walnuts (tree #s (#1, #2, #14, and #19), previously on the project site, have fallen. Eight native California black walnuts (totaling 90 inches dbh) and 1 interior live oak (Tree #12, 40 inches dbh) would also be removed from the project site. The removal of an aggregate of 130 inches dbh of native trees is a significant impact and mitigation is required.

A mitigation measure is provided at the end of this chapter. Implementation of the identified mitigation measure will ensure the Vineyard Market Square impact to trees is reduced to a ***less-than-significant*** level.

Plate VMS-11: 2004 Tree Locations



CULTURAL RESOURCES

See Chapter 15 of Volume 1 for discussions of background, setting, and significance criteria for cultural resources within the Plan area.

FIELDWORK/ANALYSIS

ARCHAEOLOGICAL/HISTORICAL SURVEY

The project site was subject to an intensive pedestrian survey between January 14, 2006 and March 26, 2006 by Peak and Associates. The project area was walked by a team of archaeologists employing parallel transects with transect spacing no greater than 5 to 10 meters. No prehistoric cultural resources were recovered or noted during the survey. Peak and Associates did note the remnants of a potential historical period complex on the project site. Peak details the complex as follows:

> On APN 121-0010-051, at the corner of Elk Grove-Florin and Gerber (7635 Elk Grove-Florin), there are two structures, probably two barns, that are down to little more than framing. There is also a possible house site identified only by flat compacted earth. There was construction equipment at work on this parcel at the time of the survey, probably for the ongoing sewer project in this vicinity. The Assessor's building record gives a date of 1910 for the residence but there is now no indication of what it may have looked like.

Peak and Associates evaluated the remnant resources discussed above for eligibility and effect. State of California Department of Parks and Recreation (DPR) Primary and Building/Structure/ Object (523) forms were completed for the above noted complex. Peak utilized criteria set forth at the state and federal level, and determined that the remnant complex is not eligible under any criterion as a significant cultural resource.

No additional cultural resources work was recommended for this property. The remnant resources present on the project site are not considered important historical resources, and as such, the proposed project will result in a less than significant impact on known resources.

IMPACT: POTENTIAL FOR CONSTRUCTION-RELATED IMPACTS TO CULTURAL RESOURCES

Archaeological and historical surveys of the site did not identify any resources which could be adversely affected by the proposed project. Although no additional cultural resource work is recommended at this time, there is a possibility of uncovering subsurface archaeological materials during the construction phases of the project which have been obscured from view due to natural reburial processes. Therefore, mitigation for subsurface cultural resources is included.

With mitigation for potential undiscovered subsurface prehistoric and historic cultural resources, environmental impacts to potentially sensitive cultural resources are considered less than significant.

HAZARDOUS MATERIALS

Neil O. Anderson and Associates prepared a Phase I Environmental Site Assessment for the project site, dated March 26, 2004. The site assessment has been attached as Appendix VMS-4. The following is a summary of the findings made in the Phase I Assessment (Note: This study was conducted in 2004 and these findings represent what was present on the site at that time):

> The subject property is largely a fallow agricultural field occupied with a pre-fabricated residence and four farm related buildings. The surface of the property is almost entirely obscured from view by grasses and weeds. There is vestigial evidence of a residence west of the existing buildings near Elk Grove-Florin Road. A set of large, pad-mounted electrical transformers are adjacent to the southwest corner of the property. The land uses adjacent to the property include open fields, farm residences, a church, residences and a golf center.
>
> 1. The property lies at approximately 40 to 45 feet above mean sea level and is relatively flat. Topography to the immediate west of the subject property slopes slightly to the south.
>
> 2. The subject property is located within the San Joaquin Silt Loam, 0 to 8 percent slopes.
>
> 3. Groundwater within the region of the subject property has been inferred to be approximately 80 to 85 feet below the ground surface and flowing to the south.
>
> 4. The subject property was first developed prior to 1952 with few residential and related farm buildings in the northwest corner. With the exception of the primary residence, all of these buildings remain.
>
> 5. Three underground storage tank facilities, no leaking underground storage tank facilities, five hazardous materials handlers, and one hazardous materials spill were identified within one-half mile of the subject property. No remediation cleanup projects were identified within one mile of the subject property.
>
> 6. The pole-mounted transformers are presumed to be PCB contaminated until proved otherwise. The pad-mounted transformers adjacent to the southwest corner of the property do not contain PCB.

7. The area north of the barn contains inoperable tractors and evidence that equipment maintenance activities occurred in this area. Stained soil, a drum of petroleum liquid, and old batteries were observed.

8. No regulatory record was found related to the underground fuel oil tank removed from the east side of the (former) primary residence.

Based on the above assessment of the project site, there is additional work or remediation that needs to occur on the project site prior to development. Neil O. Anderson and Associates provided the following recommendations for the proposed project site:

- The former owner should complete a site specific, Phase 2 Environmental Questionnaire and Disclosure statement based on the findings of this report.

- The inoperable equipment and debris should be moved away from the barn and the weeds cut low enough to examine the soil on all sides of the barn and garage. Care should be taken not to spill any oils or fuel from the vehicles.

- A Phase 2 investigation should be undertaken to determine the contents of the buildings, the contents of the drums and other containers, and the chemical compositions of any stained soil discovered after the soil is exposed. At the minimum, analyses of stained soil should include Total Petroleum Hydrocarbons.

  A licensed hazardous waste contractor should be employed to inventory and handle drums and containers of any hazardous or unknown materials. Any waste materials and soil should be disposed according to all applicable local, State and Federal laws and regulations. Soil at the east side of the (former) primary residence should be sampled and tested for evidence of petroleum hydrocarbons. Soil at the base of the pole-mounted transformers should be inspected and tested for PCB if staining is found. The disposal of the transformers should be accomplished by the power company or a licensed hazardous waste contractor if they are not owned by the power company.

- During the demolition phase of construction, care should be taken to inspect and characterize any waste materials and stained soil discovered and dispose of any waste materials and soil according to all applicable local, State and Federal laws and regulations.

- During the regarding [sic] of the property, care should be taken to examine the turned soil to insure no potentially contaminated soil is inadvertently spread or mixed with clean soil.

- The existing water well casing should be properly abandoned according to County health department rules and regulations.

IMPACT: HAZARDOUS MATERIALS

Based on the Phase I Site Assessment, there is evidence that an environmental condition related to hazardous materials may exist on the Vineyard Market Square site. At this point it is uncertain the degree of contamination that may be present on the project site; however, in order for the site to be developed with residential or commercial uses, the project developer will be required to remediate all existing contamination to local, State and Federal standards. Mitigation has been recommended to ensure that the developer consults with the Sacramento County Environmental Management Department (EMD) and comply with all regulations required to ensure proper remediation of any hazardous material condition. Impacts would be reduced with strict adherence to mitigation; however, in light of the uncertainty of the extent of potential contamination, impacts related to hazardous materials are considered ***potentially-significant***.

~~AGENCY-RECOMMENDED CONDITIONS OF APPROVAL~~

1. ~~**Sacramento County Division of Development and Surveyor Services**~~

   a. ~~Grant the County right-of-way for Elk Grove-Florin Road based on a 108-foot standard and right-of-way for Gerber Road based on an 84-foot standard and install public street improvements together with widenings at their intersection pursuant to the Sacramento County Improvement Standards (Drawings 4-5 and 4-6).~~

   b. ~~Dedicate a standard 12.5-foot Public Utility Easement for underground facilities and appurtenances adjacent to all public ways, private drives and/or Irrevocable Offer of Dedication (IOD).~~

   c. ~~Number, size, and location of driveways are subject to approval by the Public Works Agency.~~

2. ~~**Sacramento County Department of Transportation**~~

   a. ~~Grant the County right-of-way on Elk Grove-Florin Road based on a 108-foot standard thoroughfare and install public street improvements pursuant to the Sacramento County Improvement Standards and to the satisfaction of the Department of Transportation.~~

   b. ~~Grant the County right-of-way on Gerber Road based on an 84-foot standard arterial and install public street improvements pursuant to Sacramento County Improvement Standards and to the satisfaction of the Department of Transportation.~~

   c. ~~Dedicate additional right-of-way on Elk Grove-Florin Road and Gerber Road for intersection widening pursuant to the Sacramento County Improvement~~

~~Standards and to the satisfaction of the Department of Transportation. Note: A bus turnout will be required on Gerber Road. Please coordinate the design and construction of the intersection with the Transportation Design section.~~

~~d. The size, number, and location of driveways shall be tot the satisfaction of the Department of Transportation. Note: Driveway widths of 45 feet, excluding a maximum 10-foot wide median, shall be installed on both Elk Grove-Florin Road and Gerber Road.~~

~~e. The signal locations for the proposed project will be designed and installed to the satisfaction of the Department of Transportation. The proposed signal, as shown on the map, will not be permitted due to the proximity of the existing signal at Tiogawoods Drive.~~

~~f. Dedicate visibility easements at each driveway pursuant to the Sacramento County Improvement Standards and to the satisfaction of the Department of Transportation.~~

~~g. A note shall be placed on the final map stating that "Reciprocal access and parking easement between the commercial parcels shown hereon shall be granted/reserved prior to the sale and/or reconveyance of said parcels".~~

~~h. The access control gates for the multi-family units must be designed to the satisfaction of the Department of Transportation, the Planning and Community Development Department, the Sacramento Area Sewer District, the Sacramento County Sheriff's Department, and the Fire Prevention Bureau of the fire district/department having jurisdiction.~~

~~i. The on-site circulation shall be to the satisfaction of the Department of Transportation. The applicant shall coordinate their design with the following adjacent projects: Home Depot to the south (04-0247), Legends Meadows to the east (04-0177) and Champion Oaks Development to the north (04-0139) prior to improvement plan submittal.~~

~~3. Sacramento Area Sewer District (SASD, fka County Sanitation District 1)~~

~~a. Connection to the District's sewer system shall be required to the satisfaction of SASD. Sacramento County Improvement Standards apply to sewer construction.~~

~~b. Each parcel or lot shall have a separate connection to the SASD sewer system.~~

~~c. Sewer service laterals will not be permitted to connect to the 102" or the 108" diameter interceptor sewer lines. Design of all SASD sewer facilities shall be coordinated with and approved by SASD.~~

d. ~~In order to obtain sewer service, construction of SASD sewer facilities is expected to be required.~~

e. ~~Sewer easements may be required. All sewer easements shall be dedicated to SASD, in a form approved by the District Engineer. All SASD sewer easements shall be at least 20 feet in width and ensure continuous access for installation and maintenance.~~

f. ~~A Temporary Construction Easement (TCE) will be required along both sides of the future interceptor. The required TCE shall be 40 feet wide on each side of the permanent 70-foot wide interceptor easement. The Final Maps shall clearly show the TCE.~~

g. ~~Construction of any and all improvements, including but not limited to grading, streets, utilities, houses, and other structures, within the TCE shall be prohibited until such time the TCE is released by SRCSD unless approved by the District Engineer.~~

~~4. Sacramento Municipal Utilities District (SMUD)~~

a. ~~Dedicate a 12.5-foot public utility easement for underground facilities and appurtenances adjacent to all public streets rights-of-ways.~~

b. ~~Dedicate Parcel 1 as a public utility easement for underground facilities and appurtenances except for those areas where buildings, structures, and pools or recreation areas are located.~~

c. ~~The owner/developer must disclose to future/potential owners the existing 69kV electrical facilities.~~

~~5. Sacramento Regional Transit District~~

a. ~~Provide a 25-foot wide and 120-foot long reservation for future transit facilities (BRT lane and station area) along the west side of the property. A 12.5-foot Irrevocable Offer of Dedication will also be necessary along the project's west property line, except where the station area would be located. These shall be provided in the form of an Irrevocable Offer of Dedication adjacent to Elk Grove-Florin Road to the satisfaction of Regional Transit.~~

~~6. Sacramento Metropolitan Fire District~~

a. ~~In every new building where the total flood area exceeds 3,599 square feet an automatic fire sprinkler system shall be installed and equipped with an electronic monitoring system. The system shall be designed and installed as per the guidelines of National Fire Prevention Association standard 13, latest edition, and the Fire Prevention Standards of this fire district number 442.501.~~

b. ~~The minimum required fire flow for commercial developments is outlined in the Uniform Fire Code, Table A-III-A-1, but shall not be less than 1500 gallons per minute at 20 pounds per square inch residual for a duration of two hours.~~

c. ~~Every building shall be accessible to Fire District apparatus by means of an all-weather driving surface designed to meet Traffic Index 5.5. The access shall be a minimum of 20 feet wide and have a minimum turning radius of 38 feet inside and 58 feet outside. The minimum vertical clearance 13 feet 6 inches. The access roadways are to be extended within 150 feet of all portions of the exterior walls of the first story. Dead-end fire department access roads in excess of 150 feet shall be provided with an approved means for turning around the fire apparatus. This fire apparatus access lane and turnaround shall be identified in accordance with the California Vehicle Code. The access roadways are to be provided prior to any construction or storage of combustible materials on the site.~~

d. ~~All fire department connections for the automatic fire extinguishing system shall be located within forty feet of a fire hydrant and a minimum of forty feet from any openings within the protected building.~~

e. ~~Commercial buildings exceeding 5,000 square feet must be tested to verify adequate transmission and reception of public safety radio signals. These signals operate on the 800 MHz frequency. If reception or transmission is not adequate, 800 MHz radio amplification systems shall be installed in the building.~~

f. ~~If the crossing of a creek is going to be included, the installation of a private bridge shall be required and shall be designed for a minimum of HS20-44 loading as prescribed by the American Association of Sate Highways and Transportation Officials. The width shall be minimum of twenty (20) feet. The maximum allowable grade change of the approach to and the departure from the bridge will not exceed eight (8) percent for a distance of ten (10) feet.~~

g. ~~The following plans and specifications must be submitted to the fire district for review: civil engineering plans, building construction plans, underground fire service plans, fire sprinkler plans, and fire alarm plans.~~

~~7. Sacramento County Sheriff's Department~~

a. ~~The parking spaces on the far south end of parcel 7 shall be removed, or garages created, or alternate use found for the property. In its current configuration, if those spaces are used, will be a target for vehicle thefts and vehicle burglaries. Additionally, anyone using those spaces will be vulnerable to robbery or other violent crimes. It is recommended that those parking spaces be eliminated and the space be incorporated into the truck turn-around on Parcel 2.~~

~~b. A street number shall be displayed in a prominent location n the street side of each building in such a position that the number is easily visible to approaching emergency vehicles.~~

~~i. The numerals shall be no less than three (3) to four (4) inches in height and shall be of a contrasting color to the background to which they are attached.~~

~~ii. The numerals shall be lighted at night.~~

~~c. The proposed "tot lot" shall be moved to a more visible location within the property. In its current location, the lot lacks the visibility of residents and will become a likely location for non-residents to hang out and create problems for tenants.~~

~~d. The Sheriff's Department recommends the applicant/owner and property manager attend the "Landlord Training Program" training offered by the Rental Housing Association of Sacramento. The training includes eviction law and procedure, Crime Prevention Through Environmental Design (CPTED) concepts and issues, law enforcement issues, and many other topics.~~

~~e. All exterior wood doors and doors leading from enclosed garage areas shall be solid core with a minimum thickness of 1 ¾".~~

~~f. Main entrance doors and doors leading from enclosed garage areas into single-family dwellings shall be secured with a single-cylinder deadbolt lock with a minimum throw of one inch.~~

~~i. The locks shall be so constructed that both deadbolt and deadlocking latch can be retracted by a single action of the inside door knob.~~

~~ii. Strike plates shall be secured to wooden jambs with at least 2-inch wood screws.~~

~~g. A viewing device (or peephole) shall be installed in main entrance doors and shall allow for 180-degree vision.~~

~~h. Single sliding glass doors shall have the movable section of the door adjusted in such a manner that the up and down play is taken up to prevent lifting with a pry tool to defeat the locking mechanism.~~

~~i. Secondary dead locks shall be installed on all single sliding glass doors.~~

~~j. Windows shall be constructed so that when the window is locked, it cannot be lifted from the frame. The vertical play shall be taken up to prevent lifting of the movable section to defeat the locking mechanism.~~

~~k. The sliding portion of the sliding glass window shall be on the inside track.~~

~~l. Window locking devices shall be capable of withstanding a force of 200 pounds in any direction.~~

~~m. Landscaping shall be of the type and situated in locations to maximize observation while providing the desired degree of aesthetics. Security planting materials are encouraged along fences and property lines and under vulnerable windows. A partial list of suggested materials is available from the Sheriff's Department upon request.~~

~~n. All curbs shall be vertical in design. Rounded curbs shall be avoided whenever possible.~~

~~o. Vertical wrought-iron fencing material shall be used for all fences between private lots and open space, parks, rights-of-ways, or other public access land. This is to allow visibility to those areas and encourage residents to view activities in those areas. In addition this will make those areas less attractive to loiterers and others who wish to use those locations for criminal or mischievous purposes.~~

~~p. There shall be on-street and on-property lighting to allow for adequate visibility by residents, law enforcement, and passersby during nighttime hours.~~

~~q. All lighting fixtures shall be of a type and kind to resist breakage and other vandalism.~~

~~r. Parking areas, roadways and driveways shall be illuminated with high-intensity discharge lighting with sufficient wattage to provide adequate illumination to provide a safe, secure environment for persons, property, and vehicles on site. Such lighting shall be equipped with vandal-resistant covers and photocell control. A lighting level of 0.25 to 0.50 foot-candles, maintained at ground level, is required for the site in general; entry intersections should be 0.50 or greater.~~

~~s. The parking spaces north of Parcel 4, south of Parcel 1, as well as the spaces immediately to the north of Parcel 4, shall be eliminated or the spaces shall be moved to provide greater visibility to the parked vehicles. In its current configuration, vehicles parked in these spaces will be highly vulnerable to burglaries and theft.~~

~~t. Parking areas should be laid out to allow a high degree of observation. Close-in employee parking for people working late should be provided adjacent to the entrances.~~

~~u. Landscaped areas should be planned for maximum growth while at the same time provide unobstructed observation of parking lots, buildings, and pathways; day and night.~~

~~v. External lighting requirements should consider general lighting level of one foot-candle minimum maintained at ground level for medium use facilities, utilizing High Intensity Discharge fixtures with vandal-resistant covers. This shall be consistent throughout the property, including loading zones and driveways on the rear of the building.~~

~~w. All walking paths and sidewalks shall incorporate exposed aggregate or other materials to discourage skateboarding on the property.~~

~~x. The jamb on all aluminum frame swinging doors shall be so constructed or protected to withstand 1600 lbs. of pressure in both a vertical distance of three inches and a horizontal distance of one inch each side of the strike.~~

~~y. Glass doors shall be secured with a deadbolt lock with minimum throw of one inch. The outside ring should be free moving and case hardened.~~

~~z. All hatchway openings on the roof of any building shall be secured as follows:~~

~~i. If the hatchway is of wooden material, it shall be covered on the outside with at least 16-guage sheet steel or its equivalent attached with screws.~~

~~ii. The hatchway shall be secured from the inside with a slide bar or slide bolts. The use of crossbar of padlock must be approved by the Fire Marshall.~~

~~iii. Outside hinges on all hatchway openings shall be provided with nonremovable pins when using pin-type hinges.~~

~~aa. The use of window signs shall not exceed the limits prescribed in the zoning ordinance and signs shall not be installed in such a fashion that visibility of the service counter is impaired for passing police patrol units as well as customers and passersby. Natural surveillance and visibility is important in projects of this size.~~

~~bb. Security personnel should be provided to monitor activity 24 hours, 7 days per week, including during time of construction.~~

~~8. Southgate Recreation and Park District~~

~~a. Based on the conceptual site plan shown, the site could accommodate 176 multi-family units. The required Quimby parkland dedication for this subdivision as proposed would be approximately 1.78 acres or in-lieu fees, pursuant to California's Subdivision Map Act.~~

~~b. The District recommends the inclusion of a 25 foot landscaped corridor on Elk Grove-Florin Road and Gerber Road complete with a 6 foot wide detached sidewalk and landscaping. This recommendation is to provide a continuous safe pedestrian route along these busy thoroughfares and to maintain consistency with the surrounding landscape corridor improvements. The District however, does not maintain landscape corridors on commercial or multi-family housing property frontage.~~

~~c. The Developer shall consent to the inclusion of this multi-family subdivision within the Florin-Vineyard Financing District, which will be a landscaping and Lighting Assessment District or a Mello Roos Community Facilities District, and the Southgate District-wide Landscaping and Lighting Assessment District. The Developer shall be responsible for notification to all subsequent purchasers of parcels of land within this subdivision of the inclusion within said financing districts. These financing districts will be established by Southgate for purposes of funding maintenance and operations, additional park and recreation capital improvements, community center maintenance and operations, and park and recreation programs.~~

~~d. As determined by the Sacramento County Board of Supervisors, this subdivision will be included in the Southgate Recreation and Park District component of any future Florin-Vineyard Public Facilities Financing Plan. In the absence of an approved County Plan, the District recommends that the County Board of Supervisors annex this subdivision to an existing plan which meets the current park and recreation needs of Southgate or otherwise require an appropriate funding mechanism that will address the park land dedication, maintenance and development requirements of the Southgate District. The District reserves the right to revise parkland dedication requirements and financing mechanisms to adapt to changes resulting from modifications to the policy or the creation of a new plan by the County of Sacramento.~~

~~9. Sacramento County Department of Water Resources~~

~~a. Provide drainage easements and install facilities pursuant to the Sacramento County Floodplain Management Ordinance, Sacramento County Water Agency Code, and Sacramento County Improvement Standards, including any fee required by the Sacramento County Water Agency Code.~~

~~b. A Conditional Letter of Map Revision, pursuant to the Sacramento County Floodplain Management Ordinance, and the Sacramento County Improvement Standards, must be approved by FEMA prior to approval of improvements.~~

~~c. On-site source control measures shall be required for this project in accordance with the latest version of the City and County of Sacramento's Guidance Manual for On-Site Stormwater Quality Control Measures.~~

~~d. Provide a permanent concrete stamp or other permanently applied message (not including paint) at each storm drain inlet, which reads "No Dumping – Flows to Creek" (or other approved message), to the satisfaction of DWR.~~

PROJECT MITIGATION MEASURES

MITIGATION MEASURES FOR POTENTIAL IMPACT TO THE COUNTY DRAINAGE SYSTEM:

VMS-1. Prior to the approval of improvement plans for individual development projects within the FVGCP area, the project proponent shall demonstrate to the satisfaction of DWR that all FVGCP DMP improvements necessary to provide adequate flood protection to the project, and necessary to provide adequate mitigation for the project's downstream drainage/flooding and water quality impacts, have been implemented.

~~MITIGATION MEASURES FOR POTENTIAL AIR QUALITY IMPACTS:~~

~~**VMS-2.** The applicant shall implement the following mitigation in order to reduce construction-related PM_{10} emissions:~~

~~A. Keep soil moist at all times.~~

~~B. Maintain at least two feet of freeboard space on all haul trucks.~~

~~C. Use emulsified diesel or diesel catalysts on applicable heavy duty diesel construction equipment.~~

MITIGATION MEASURE FOR POTENTIAL NOISE IMPACTS:

VMS-3. **If multi-family residential units are developed on the eastern portion of the site, consistent with the Planning Department or CAC Land Use Plan option, then** the applicant shall adhere to one of the following options:

A. All residential units shall be placed a minimum of 79 feet away from the Gerber Road centerline.

B. An acoustical analysis shall be submitted to the Department of Environmental Review and Assessment which demonstrates that a noise level of 45 dB Ldn or less (under cumulative traffic conditions) is attained within the indoor areas of all affected properties (any residential units located within 79 feet of the Gerber Road centerline). Any construction within 79 feet of the centerline of Gerber Road shall be built using the construction materials and techniques outlined in the acoustical analysis.

MITIGATION MEASURE FOR POTENTIAL WETLANDS IMPACTS:

VMS-4. Prior to any grading, grubbing, or excavation within 50 feet of on-site wetlands, the applicant or owner shall obtain any/all applicable permits from the U.S. Fish and Wildlife Service (USFWS), U.S. Army Corps of Engineers, California Department of Fish and Game and the Central Valley Regional Water Quality Control Board for the proposed modifications to on-site wetlands. In addition, the project applicant or property owner shall comply with General Plan Conservation Element Policy No. CO-96 as it pertains to no net loss of wetlands. If mitigation occurring through the state and federal permitting processes results in less than 1:1 compensation for the loss of wetland habitat, the applicant or owner shall be required to pay to the County of Sacramento an amount based on a rate of $35,000 per acre for the unmitigated/ uncompensated wetlands. The payment shall be submitted to the Department of Planning and Community Development and shall be deposited in the Wetlands Restoration Trust Fund. A copy of any required permits, or written notification from the applicant that the permit authority has determined that a permit is not required, and verification of compliance with General Plan Conservation Element Policy No. CO-96 regarding no net loss of wetlands shall be submitted to the Department of Environmental Review and Assessment.

MITIGATION MEASURES FOR POTENTIAL SPECIAL STATUS SPECIES IMPACTS:

VMS-5. Prior to the approval of improvement plans, building permits, or recordation of the final map, whichever occurs first, implement one of the following options to mitigate for the loss of 9.25 acres of Swainson's hawk foraging habitat on the project site:

A. The project proponent shall utilize one or more of the mitigation options (land dedication and/or fee payment) established in Sacramento County's Swainson's Hawk Impact Mitigation Program (Chapter 16.130 of the Sacramento County Code).

B. The project proponent shall, to the satisfaction of the California Department of Fish and Game, prepare and implement a Swainson's hawk mitigation plan that will include preservation of Swainson's hawk foraging habitat.

C. Should the County Board of Supervisors adopt a Swainson's hawk mitigation policy/program (which may include a mitigation fee payable prior to issuance of building permits) prior to the implementation of one of the measures above, the project proponent may be subject to that program instead.

VMS-6. If construction, grading, or project-related improvements are to occur between March 1 and September 15, a focused survey for raptor nests on

the site and on nearby trees (within 500 feet of the site) shall be conducted by a qualified biologist within 14 days prior to the start of construction work (including clearing and grubbing). If no active nests are found during the focused survey, no further mitigation will be required. If an active nest(s) is found, the Department of Environmental Review and Assessment and the CDFG shall be contacted to determine appropriate protective measures.

VMS-7. Prior to construction activity (including site improvements, and building construction) a focused surveys shall be conducted by a qualified biologist for burrowing owls where suitable habitat is present in the project area. Suitable habitat includes agricultural field margins, drainage ditches, and fallow fields. Surveys shall be conducted no less than 14 days and no more than 30 days prior to commencement of construction activities. Surveys shall be conducted in accordance with CDFG protocol (CDFG 1995).

A. If no occupied burrows are found in the survey area, a letter report documenting survey methods and findings shall be submitted to the County and no further mitigation is necessary.

B. If an occupied burrow is found the applicant shall contact the Department of Environmental Review and Assessment and consult with the California Department of Fish (CDFG), prior to construction, to determine if avoidance is possible or if burrow relocation will be required.

C. If owls are to remain on-site, a minimum of 6.5 acres of foraging habitat for each occupied burrow needs to be permanently preserved according to CDFG guidelines.

D. In order to avoid direct impacts to owls, no activity shall take within 160 feet of an active burrow from September 1 to January 31 (wintering season) or 250 feet from February 1 through August 31 (breeding season). Protective fencing shall be place, at the distances above, around the active burrows and no activity shall occur within the protected buffer areas.

E. Any impact to active owl burrows, relocation of owls or mitigation for habitat loss shall be done in accordance with CDFG guidelines. Written evidence from CDFG staff shall be provided to DERA attesting to the permission to remove burrows, relocate owls, mitigate for lost habitat, and provided a method for preservation habitat in perpetuity.

VMS-8. Prior to construction within 250 feet of the ~~vernal pools~~ **seasonal wetlands** on the project site, the applicant shall either conduct determinate surveys, according to U.S. Fish and Wildlife Service approved protocol, for listed vernal pool branchiopods or presence of these species shall be assumed.

A. If determinate surveys show that no listed vernal pool branchiopods are present in the ~~vernal pool(s)~~ **seasonal wetlands**, no further mitigation is required.

B. If presence is assumed or confirmed, total avoidance requires establishment of minimum 250 feet buffers with fencing around the perimeter of shrimp habitat to be preserved. There shall be no construction activity within fenced area(s).

C. A request for consultation with the U.S. Fish and Wildlife Service and DERA will be required if the applicant requires a reduction in the 250 feet buffer.

D. If direct impacts (fill or excavation) to the ~~pools~~ **wetlands** are to occur, the applicant shall consult~~ation~~ with the U.S. Fish and Wildlife Service and U.S. Army Corps of Engineers to obtain permits and establish compensatory mitigation for impacts to vernal pool species.

VMS-9. Rare plant surveys will be required in vernal pool habitats prior to any grading, grubbing, or excavation within 250 feet of a vernal pool or other suitable habitat. The rare plant surveyor shall have experience as a botanical field investigator and familiarity with the local flora and potential rare plants in the habitats to be surveyed.

The surveys shall be conducted when the rare plants at the site will be easiest to identify (i.e. flowering stage), and when the plants reach that stage of maturity. A minimum of three site visits shall be required, during the plants flowering period in order to determine absence. Each site visit must be no less than 7 days apart.

Submit a written report to the Department of Environmental Review and Assessment. The survey report should include a brief description of the vegetation, survey results, photographs, time spent surveying, date of surveys, a map showing the location of the survey route and any rare plant populations and copies of any rare plant occurrence forms. Notify DFG and USFWS if species are found and apply for "take" authorization (state law section 2081 of the Fish and Game Code and federal Endangered Species Act) prior construction.

MITIGATION MEASURES FOR IMPACTS TO NATIVE TREES:

VMS-10. The removal of 90 inches dbh of native California black walnut trees (#3 through #10) and 40 inches of interior live oak (#12) shall be compensated by planting native trees (valley oak/*Quercus lobata*, interior live oak/*Quercus wislizenii*, blue oak/*Quercus douglasii*, and California black walnut) equivalent to the dbh inches lost, based on the ratios listed below, at locations that are authorized by the Department of Environmental Review and Assessment. On-site preservation of native California black walnut/oak trees that are less

than 6 inches (<6 inches) dbh, may also be used to meet this compensation requirement. A total of 130 inches will require compensation.

Equivalent compensation based on the following ratio is required:

- one preserved native walnut/oak tree < 6 inches dbh on-site = 1 inch dbh
- one D-pot seedling (40 cubic inches or larger) = 1 inch dbh
- one 15-gallon tree = 1 inch dbh
- one 24-inch box tree = 2 inches dbh
- one 36-inch box tree = 3 inches dbh

Replacement tree planting shall be completed prior to the issuance of building permits or a bond shall be posted by the applicant in order to provide funding for purchase, planting, irrigation, and 3-year maintenance period, should the applicant default on replacement tree mitigation. The bond shall be in an amount equal to the prevailing rate of the County Tree Preservation Fund and will be due within one year of posting the bond.

Prior to the approval of Improvement Plans or Building Permits, whichever occurs first, a Replacement Native Tree Planting Plan shall be prepared by a certified arborist or licensed landscape architect and shall be submitted to the Environmental Coordinator for approval. The Replacement Native Tree Planting Plan(s) shall include the following minimum elements:

1. Species, size and locations of all replacement plantings and < 6-inch dbh trees to be preserved;
2. Method of irrigation;
3. If planting in soils with a hardpan/duripan or claypan layer, include the Sacramento County Standard Tree Planting Detail L-1, including the 10-foot deep boring hole to provide for adequate drainage;
4. Planting, irrigation, and maintenance schedules;
5. Identification of the maintenance entity and a written agreement with that entity to provide care and irrigation of the trees for a 3-year establishment period, and to replace any of the replacement California black walnut/oak trees which do not survive during that period; and
6. Designation of 20 foot root zone radius and landscaping to occur within the radius of California black walnut/oak trees < 6-inches dbh to be preserved on-site.

No replacement tree shall be planted within 15 feet of the driplines of existing California black walnut/oak trees that are retained on-site, or within 15 feet of a building foundation or swimming pool excavation. The minimum spacing for replacement oak trees shall be 20 feet on-center. Examples of acceptable planting locations are publicly owned lands, common areas, and landscaped frontages (with adequate spacing). Generally unacceptable locations are utility easements (PUE, sewer, storm drains), under overhead utility lines, private yards of single family lots (including front yards), and roadway medians.

California black walnut/oak trees <6 inches dbh to be retained on-site shall have at least a 20-foot radius suitable root zone. The suitable root zone shall not have impermeable surfaces, turf/lawn, dense plantings, soil compaction, drainage conditions that create ponding, utility easements, or other overstory tree(s) within 20 feet of the tree to be preserved. Trees to be retained shall be determined to be healthy and structurally sound for future growth, by an ISA Certified Arborist subject to Department of Environmental Review and Assessment approval.

If California black walnut/oak tree replacement plantings are demonstrated to the satisfaction of the Environmental Coordinator to be infeasible for any or all trees removed, then compensation shall be through payment into the County Tree Preservation Fund. Payment shall be made at a rate of $325.00 per dbh inch removed but not otherwise compensated, or at the prevailing rate at the time payment into the fund is made.

MITIGATION MEASURE FOR POTENTIAL IMPACTS TO CULTURAL RESOURCES:

VMS-11. Should any cultural resources, such as structural features, unusual amounts of bone or shell, artifacts, human remains, or architectural remains be encountered during any development activities, work shall be suspended and the Department of Environmental Review and Assessment shall be immediately notified at (916) 874-7914.

At that time, the Department of Environmental Review and Assessment will coordinate any necessary investigation of the find with appropriate specialists as needed. The project proponent shall be required to implement any mitigation deemed necessary for the protection of the cultural resources. In addition, pursuant to Section 5097.97 of the State Public Resources Code and Section 7050.5 of the State Health and Safety Code, in the event of the discovery of human remains, all work is to stop and the County Coroner shall be immediately notified. If the remains are determined to be Native American, guidelines of the Native American Heritage Commission shall be adhered to in the treatment and disposition of the remains.

MITIGATION MEASURE FOR POTENTIAL HAZARDOUS MATERIALS IMPACTS:

VMS-12. Prior to the approval of Improvement Plans or Building Permits, whichever occurs first, consult with the Sacramento County Environmental Management Department and prepare all documentation, as prescribed by local, State and Federal regulations, necessary to determine the extent and degree of potential hazardous conditions on the project site. Identified hazardous conditions will require proper remediation prior to the commencement of any grading or construction activity on the project site. All remedial activity shall be to the satisfaction of the Environmental Management Department.

MITIGATION MEASURE COMPLIANCE

Comply with the Mitigation Monitoring and Reporting Program (MMRP) for this project as follows:

1. **It shall be the responsibility of the project applicant to reimburse the County for all expenses incurred in the implementation of the Mitigation Monitoring and Reporting Program (MMRP), including any necessary enforcement actions. The applicant shall pay an initial deposit of $10,000.00, which includes administrative costs of $800.00. Over the course of the project, DERA will regularly conduct cost accountings and submit invoices to the applicant when the County monitoring costs exceed the initial deposit.**

2. **Until the MMRP has been recorded and the administrative portion of the MMRP fee has been paid, no final parcel map or final subdivision map for the subject property shall be approved. Until the balance of the MMRP fee has been paid, no encroachment, grading, building, sewer connection, water connection or occupancy permit from Sacramento County shall be approved.**

~~11 DAKUZAKU~~

~~The effects of the proposed land use plans for the Florin-Vineyard Gap projects are addressed in Volume 1 of this EIR. Impacts to environmental resources have been addressed therein for the overall plan area. This chapter discusses the site specific impacts of this particular project in the Florin-Vineyard Gap Community. Impacts, mitigation measures and conditions requested by Sacramento County's reviewing departments are provided within this chapter.~~

~~PROJECT INFORMATION~~

~~CONTROL NUMBER: 04-RZB-SDP-AHS-0217~~

~~NAME:~~ ~~Dakuzaku Rezone, Tentative Subdivision Map, and Affordable Housing Plan~~

~~LOCATION:~~ ~~The property is located on the southwest corner of Gerber Road and Admiral Lane, in the Vineyard Community (see Plate DZ-1).~~

~~ASSESSOR'S PARCEL NUMBERS:~~ ~~121-0040-003, 016, 019 and 020~~

~~APPLICANT/DEVELOPER:~~

~~Pulte Homes~~

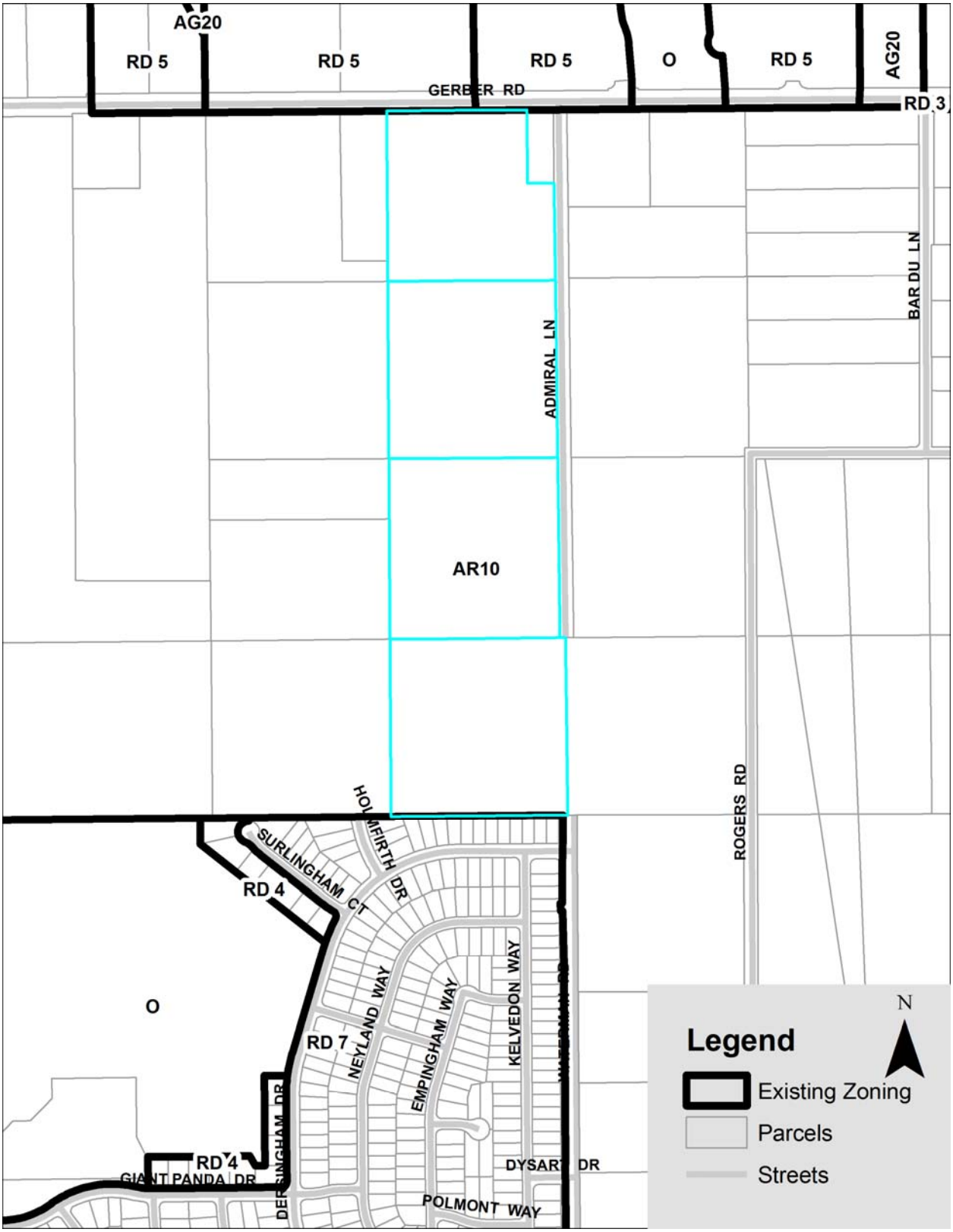
~~ENGINEER:~~

~~MacKay & Somps~~

~~OWNER:~~

~~Dakuzaku Family Revocable Trust~~

~~Plate DZ-1 Location and Zoning~~



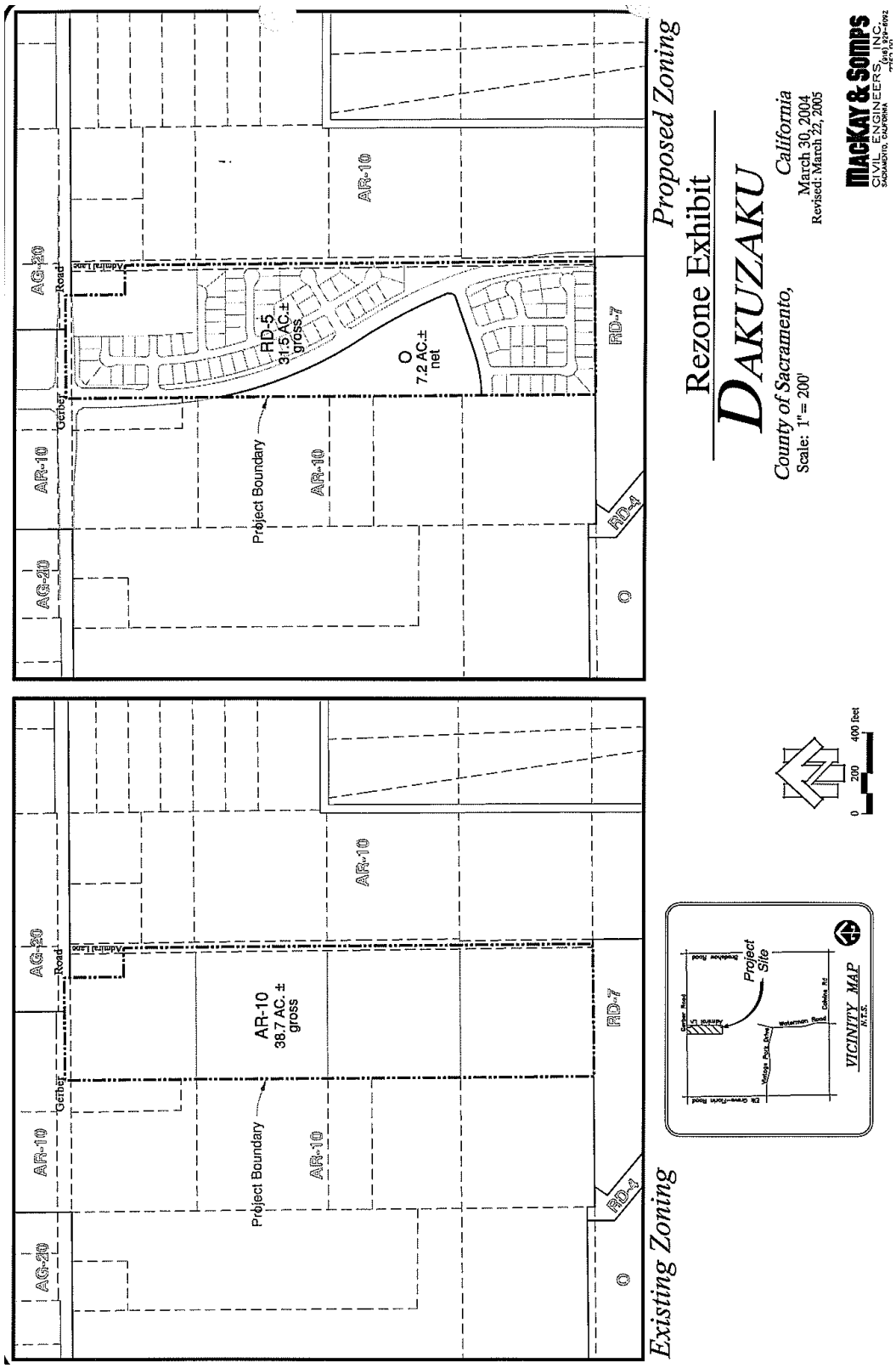
~~PROJECT DESCRIPTION~~

1. ~~A **Rezone** of 38.7 gross acres from the AR-10 to RD-5 Residential (31.5± gross acres) and O open space (7.2± gross acres) zones (see Plate DZ-2).~~

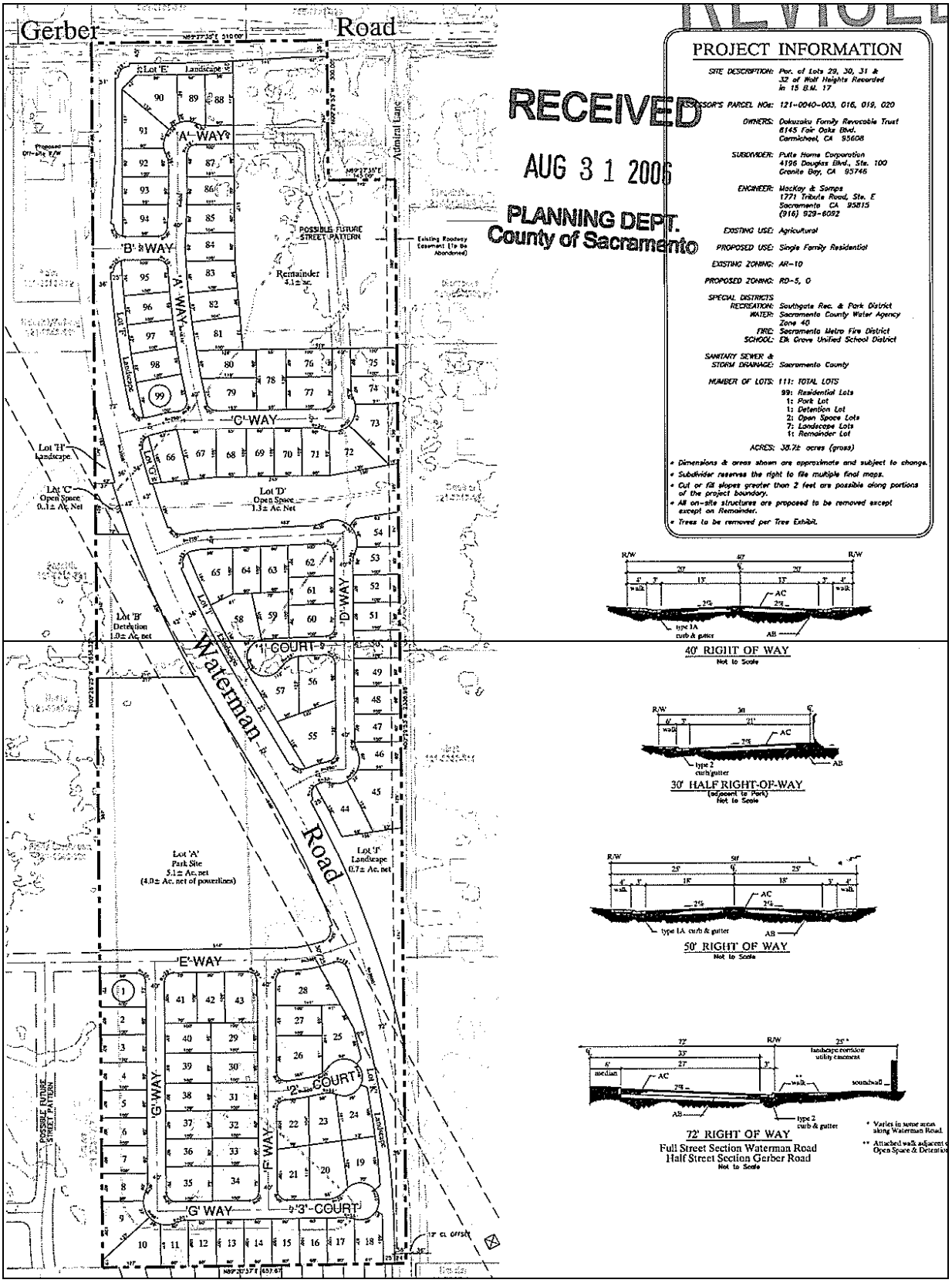
2. ~~A **Tentative Subdivision Map** to divide 38.7± gross acres into 99 single-family lots, with the addition of a remainder lot (4.1± acres), park site (5.1± acres), open space (1.3± acres), a landscape lot (0.7± acres), and several open space corridors (Plate DZ-3).~~

3. ~~An **Affordable Housing Plan** consisting of payment of in-lieu and affordability fees.~~

~~Plate DZ-2 Rezone Exhibit~~



~~Plate DZ-3 Tentative Subdivision Map~~

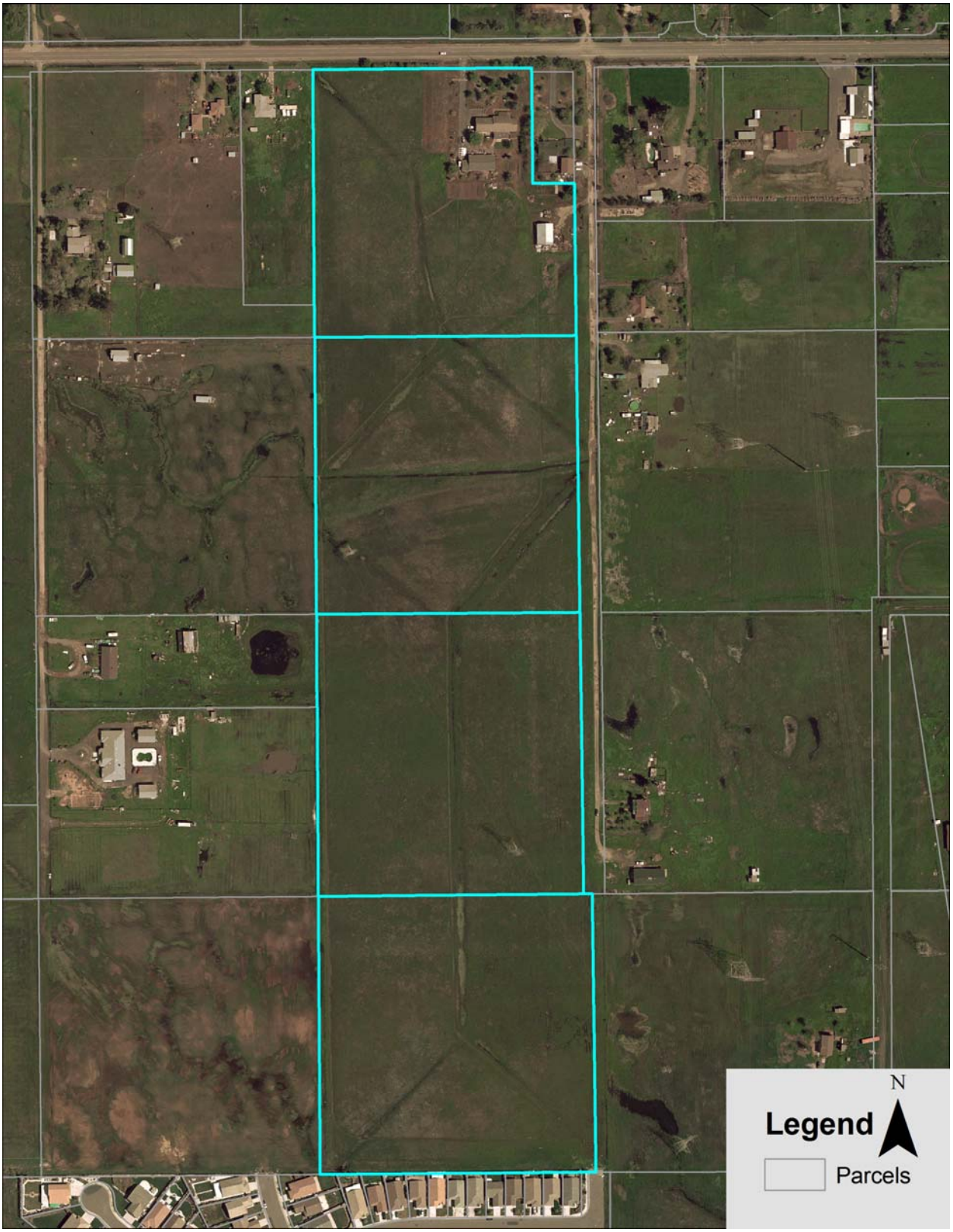


~~ENVIRONMENTAL SETTING~~

~~The project consists of four parcels in the south-central portion of the Florin-Vineyard Gap Community Plan Area. The northern and southern sides of the project are on the boundaries of the Community Plan area. The project site is located immediately south of Gerber Road in a rural residential area, and is zoned AR-10. Properties to the east and west are zoned AR-10, properties to the south are zoned RD-7, and properties to the north are zoned RD-5.~~

~~The site has one residence located in the northeastern corner of the project site. The remainder of the site is an undeveloped open field, which is essentially flat (see Plate DZ-4). There are many swales on the project site, and on adjacent properties to which these swales connect show obvious signs of wetland presence.~~

~~Plate DZ-4 Aerial of Project Site~~



~~ENVIRONMENTAL EFFECTS~~

~~LAND USE~~

~~As proposed, the Dakuzaku project will rezone the ±38.7-acre subject property from A-10 to RD-5 and O and divide the property via a 99-lot Tentative Subdivision Map (see Plate DZ-2 and Plate DZ-3). The Tentative Subdivision Map also includes a remainder lot. This project is consistent with the proposed General Plan land use designations that are a part of the Florin-Vineyard Gap Community Plan project, which would change the existing General Plan designation of the site from UDA to Low Density Residential (see Plate DZ-5). According to the Sacramento County General Plan:~~

> ~~The Low Density Residential designation provides for areas of predominantly single family housing with some attached housing units. It allows urban densities between one and twelve dwelling units per acre, resulting in population densities ranging from approximately 2.5 to 30 persons per acre. Typical low-density development includes detached single-family homes, duplexes, triplexes, fourplexes, townhouses, lower density condominiums, cluster housing and mobile home parks.~~

~~The proposed project is consistent with the Planning Department Draft Land Use Plan (see Plate DZ-7) and with the Citizen's Advisory Committee Preferred Draft Land Use Plan (see Plate DZ-6), which both designate the site as Residential Density 3 – 5.~~

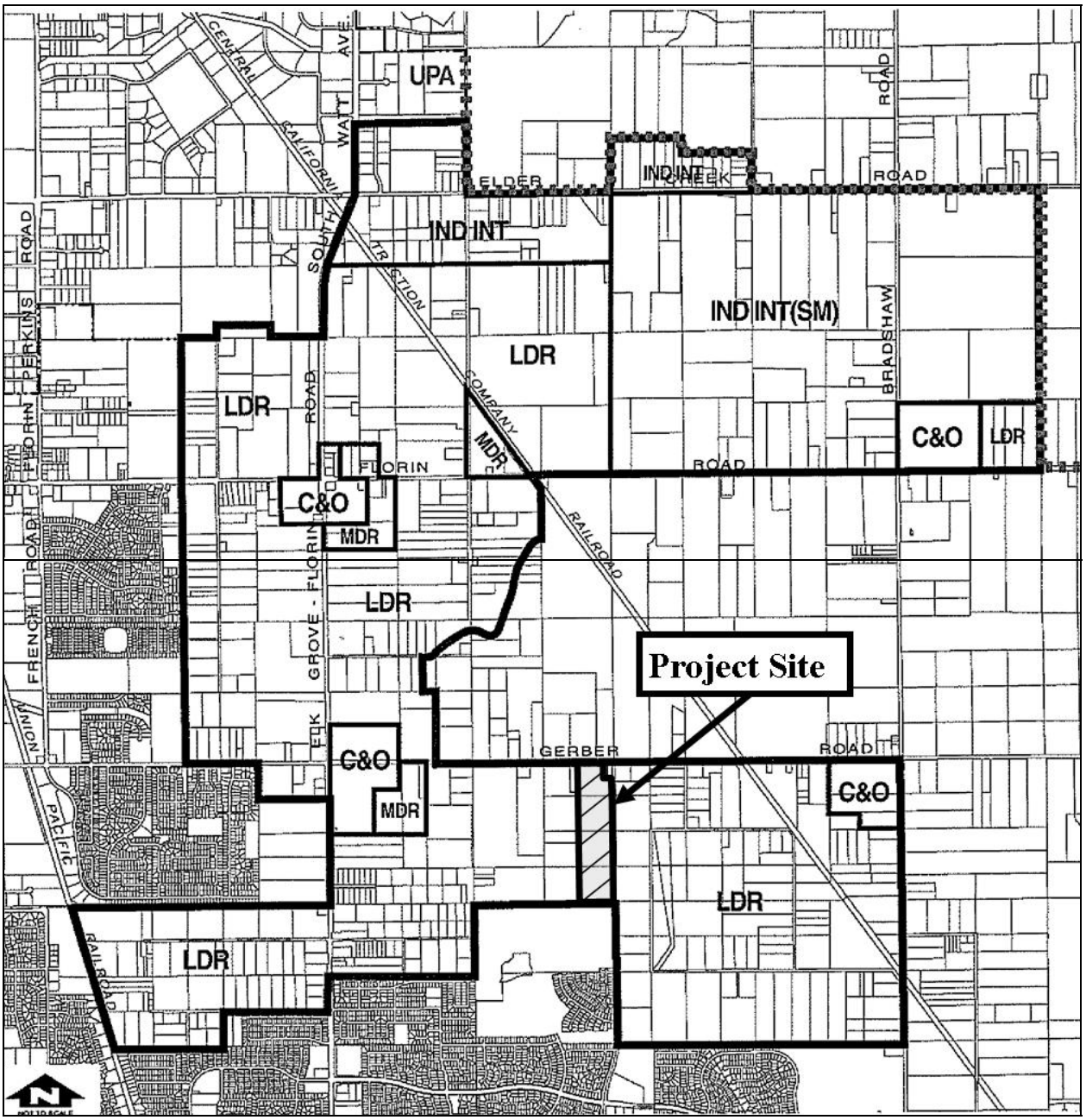
~~For single-family, interior lots the proposed RD-5 zoning allows a minimum lot size of 5,200 square feet and requires a minimum width and public street frontage of 52 feet. The density of the Tentative Subdivision Map complies with these zoning requirements.~~

~~Under the Planning Department Draft Land Use Plan and CAC Preferred Land Use Plan, surrounding Community Plan designations are proposed to be RD 3 – 5 to the west and AR 1 – 2 to the east. There are no other individual applications within the proposed Community Plan that are adjacent to the project site.~~

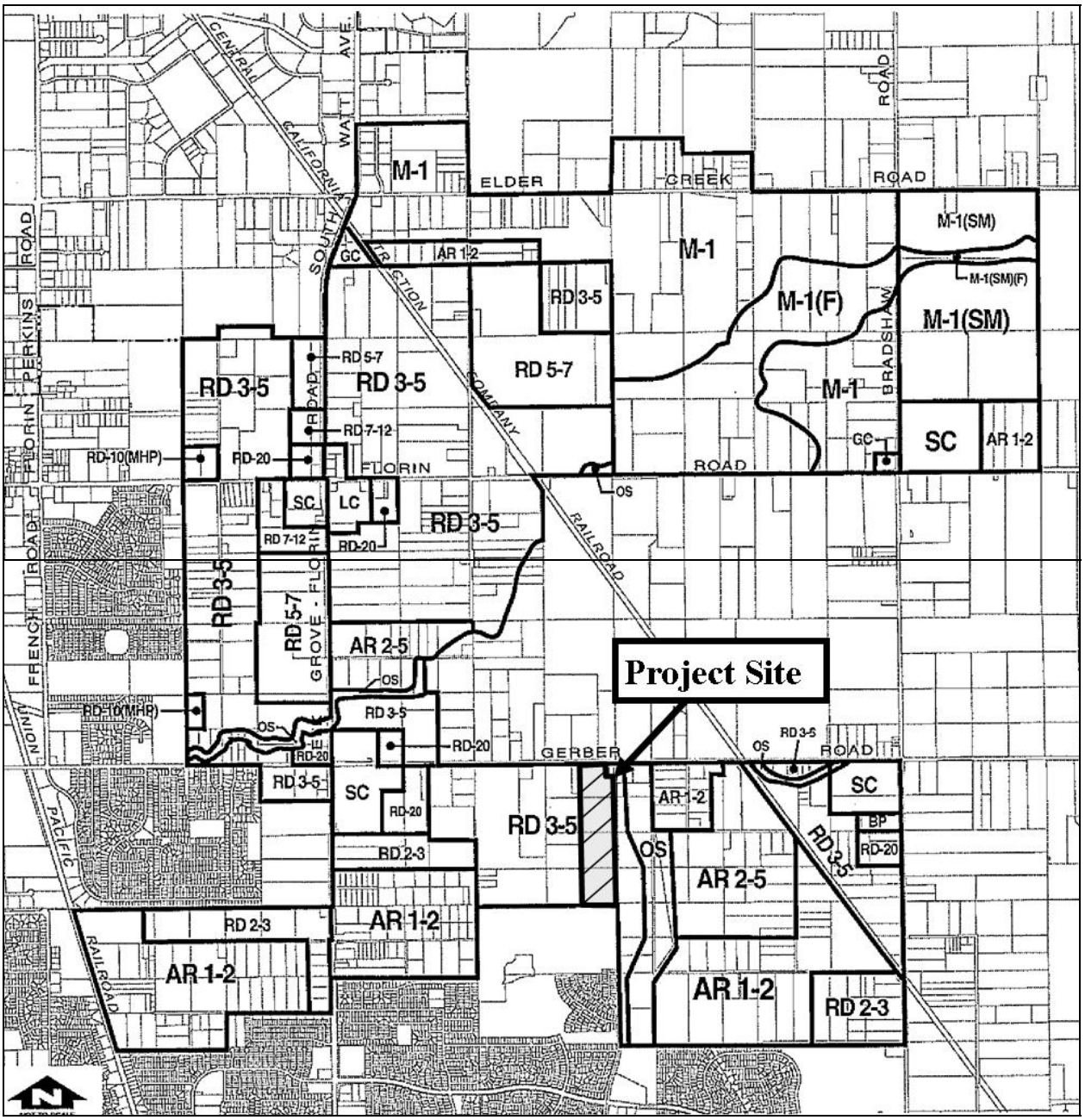
~~*IMPACT: LAND USE*~~

~~The proposed project will not significantly conflict with any applicable land use plan, policy or regulation adopted for the purpose of avoiding an environmental effect or create a use that is incompatible with the proposed Florin-Vineyard Gap Community Plan project. Potential land-use-related environmental impacts due to the Dakuzaku project are ***less-than-significant***.~~

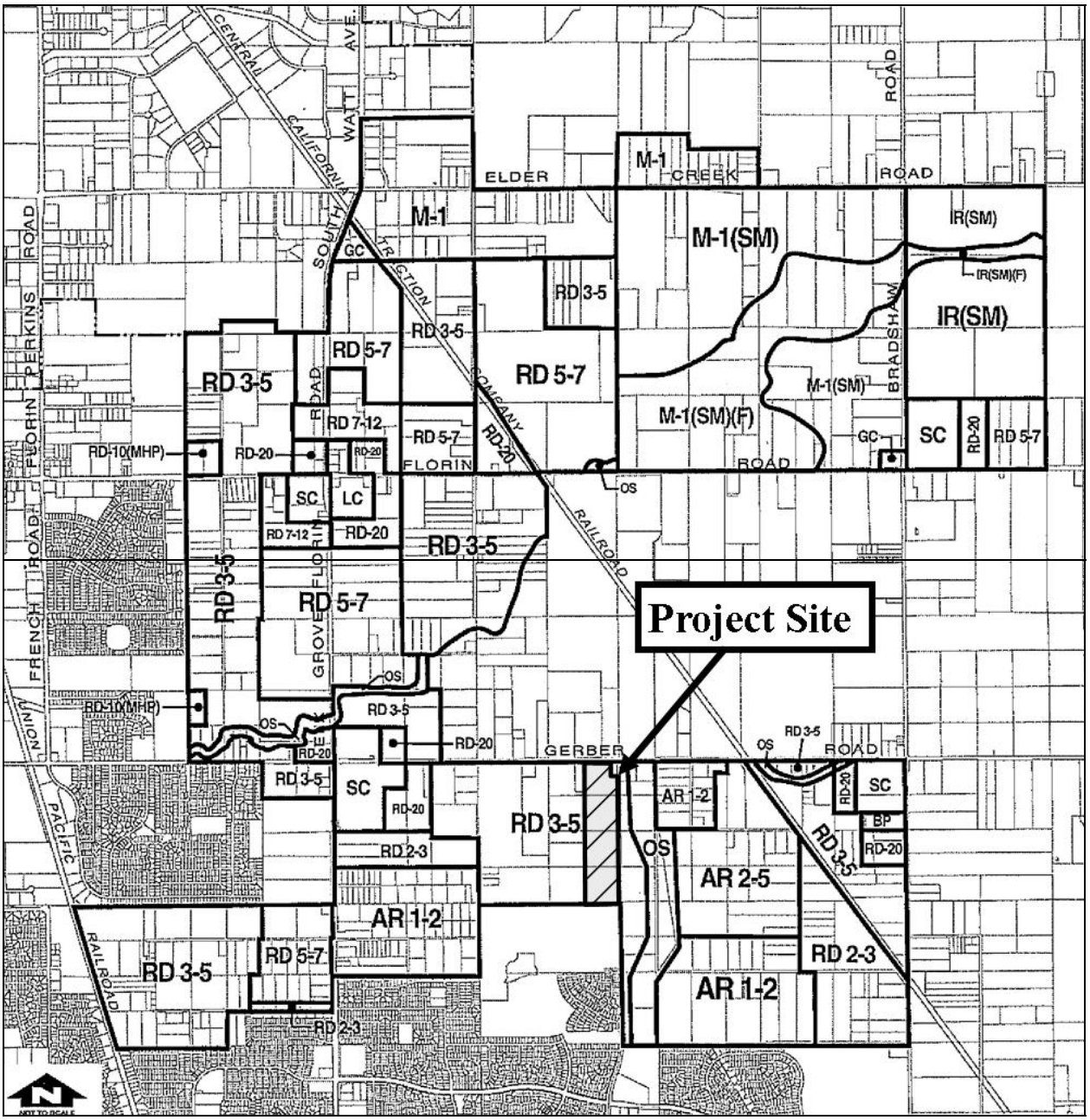
~~Plate DZ-5 Proposed General Plan Designation~~



~~Plate DZ-6 CAC Land Use Plan Designation~~



~~Plate DZ-7 Planning Department Land Use Plan Designation~~



~~Agricultural Resources~~

~~The Sacramento County General Plan protects Prime Farmland or Farmland of Statewide Importance, and the CEQA Guidelines protect Prime Farmland, Farmland of Statewide Importance, and Unique Farmland. The California Department of Conservation map of Sacramento County Important Farmland 2006 (published July 2008) designates the project site as Grazing Land, Farmland of Local Importance, and Other Land, which are not protected farmland designations.~~

~~*Impact: Agricultural Land*~~

~~The project site does not contain any protected farmlands, so impacts due to the Dakuzaku project are ***less-than-significant***.~~

~~Public Services~~

~~The project site is located within the County Urban Services Boundary and is within the active service area of a variety of public utility and service districts. The additional development of this site is expected to increase the demands on public services to some degree, but not beyond current or planned service capacity. Service providers were given the opportunity to review and comment on the proposed project. Those providers that submitted specific public service comments are noted in the "Agency-Recommended Conditions of Approval" section.~~

~~*Police Services*~~

~~The Sacramento County Sheriff staff (Rodrigues) reviewed the project. Based on residency estimates of 2.7 people per home, the Sheriff's Department will require an additional 0.36 officers to maintain the 1 to 1,000 officer/population staffing level. The Sheriff's Department also recommended standard Conditions of Approval, which have been included in the "Agency-Recommended Conditions of Approval" section.~~

~~*Fire Protection Services*~~

~~The Sacramento Metropolitan Fire District staff (Olcese) reviewed the project and submitted comments. The comments are all standard fire safety requirements, and can be found in the "Agency-Recommended Conditions of Approval" section.~~

~~*Parks and Recreation*~~

~~The project is located within the jurisdiction of the Southgate Recreation and Park District. Southgate Recreation and Park District staff (Casey) reviewed the overall Florin-Vineyard Gap project and this project for consistency with their efforts for providing park and recreation services in the area. Their recommended conditions are within the "Agency-Recommended Conditions of Approval" section.~~

> ~~Based on the 99 single-family lots proposed for this subdivision, the required Quimby parkland dedication would be approximately 1.37 acres. The District had planned for a neighborhood park in this area and is willing to accept this proposed 4.0-acre park site identified as Lot 'A' on this subdivision map. However, the District is not willing to accept the 1.0-acre Detention Basin identified as Lot 'B'.~~

~~Though the Park District is not willing to accept the Detention Basin lot as part of their park facilities, this does not mean that the detention basin must be moved or modified in~~

~~any way. The Park District simply does not wish to be responsible for the maintenance of this area, and so is stating that it will not be accepted into the District.~~

~~*Schools*~~

~~The project is located within the Elk Grove Unified School District. The project was reviewed by Elk Grove Unified School District staff (Williams) who provided the following comments:~~

> ~~The District is currently impacted, overcrowded and experiencing a high rate of growth. This and other development projects will have a negative impact upon the District's existing school facilities. The District does not have the financial capability to purchase school sites nor construct and furnish needed school facilities with local funds alone. Developer fees and Mello-Roos taxes collected by the District are not sufficient or timely to satisfy the need. The District relies on statewide school bonds to provide funding necessary to construct new school facilities.~~
>
> ~~Without continued state funding, the District is in a school housing crisis. The District will continue to seek additional state funds to construct needed school facilities. Until such time as adequate facilities are available for current and projected students, student may be housed on campuses that have exceeded their intended capacity.~~

~~The letter also notes that the current residential development fee for education is $5.05 per square foot (the fee is subject to change annually, and the letter was sent in 2006). While the construction of the proposed subdivision will further overcrowd an already constrained school system, established case law, Goleta Union School District v. The Regents of the University of California (36 Cal-App. 4th 1121, 1995), indicates that school overcrowding, standing alone, is not a change in the physical conditions, and cannot be treated as an impact on the environment. However, as part of the overall cumulative effects of the Florin Vineyard Gap Community Plan, new school facilities will be required. This impact is discussed in the analysis section for the overall Community Plan, Chapter 5.~~

~~*Impact: Public Services*~~

~~Various public service entities recommended Conditions of Approval for the project. While some of these comments may require project revisions, compliance will not result in additional environmental impacts. Singular Dakuzaku impacts related to public services are ***less-than-significant***.~~

~~Sewer Service~~

~~The project will be served by the Sacramento Area Sewer District (SASD). The SASD was formerly known as County Sanitation District 1, and submitted a letter under that~~

~~name, but will be referred to as SASD throughout this document. SASD and the Sacramento Regional County Sanitation District (SRCSD) staff (Haggard) reviewed the project and submitted standard conditions. Recommended conditions are listed in the "Agency-Recommended Conditions of Approval" section, and the following standard advisory was also provided:~~

> ~~Developing this property will require the payment of additional sewer impact fees. Impact fees for CSD-1 shall be paid prior to filing and recording the Final Map or issuance of Building Permits, which ever is first. The Applicant should contact the Fee Quote Desk at 876-6100 for sewer impact fee information.~~

~~In order to obtain sewer service on the project site, the project will need to connect to the SASD sewer system. The overall sewer capacity and infrastructure issues are addressed in Chapter 6 of the EIR. This overall discussion identifies the major infrastructure required to serve the overall Community Plan. For this specific project, any additional sewer infrastructure improvements will take place in either existing roadways or roadways proposed as part of this project.~~

~~*Impact: Sewer Service*~~

~~As noted, any additional sewer infrastructure improvements specific to this project will take place in either existing roadways or planned roadways proposed as part of this project or the overall Community Plan project. Therefore, no additional environmental impacts will result from sewer improvements. The project will be required to pay fair-share fees through the Public Facilities Financing Plan for the Plan area. Dakuzaku impacts are ***less-than-significant***.~~

~~Water Supply~~

~~The water purveyor for the project area is the Sacramento County Water Agency. The Master Water Supply Study for the Florin-Vineyard Community Plan was prepared by the Sacramento County Water Agency. The analysis covered the Florin-Vineyard Gap Community Plan, including the project site. The analysis of water supply provided for the overall Florin-Vineyard Community Plan (see Chapter 7, Water Supply) area adequately addresses the needs of this project.~~

~~*Impact: Water Supply*~~

~~Any additional water infrastructure improvements specific to this project will take place in either existing roadways or planned roadways proposed as part of this project. Therefore, no additional environmental impacts will result from water improvements. The project will be required to pay fair-share fees through the Public Facilities Financing Plan for the Plan area. Dakuzaku impacts related to water supply are ***less-than-significant***.~~

~~Drainage and Hydrology~~

~~The project site south of Gerber Creek. The project is within the Federal Emergency Management Agency (FEMA) Flood Zones X and AO, as determined by the 1998 FEMA Flood Insurance Rate Map (FIRM), panel number 060262-0330. Flood Zone X is described as "areas of 500-year flood; areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 100-year flood." Flood Zone AO is described as "flood depths of 1 to 3 feet." The general location of the project site, in relation to these flood zones, is depicted on Plate DZ-8.~~

~~The County DWR staff (Booth and Viray) reviewed the project and submitted the following comment:~~

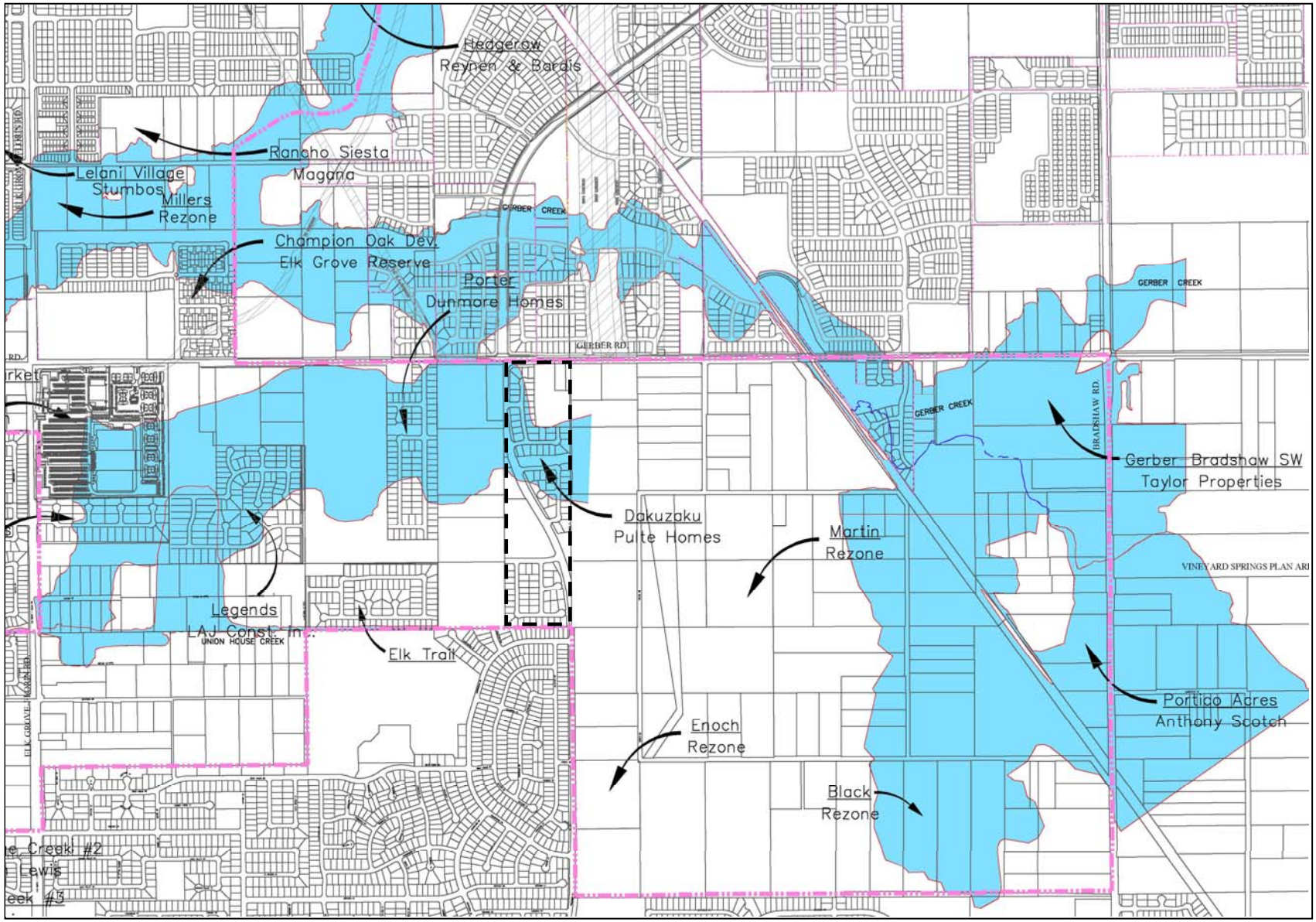
> ~~Stand-alone, this project would construct 4,800 feet of off-site trunk drainage channel and two large culvert crossings, draining to Unionhouse Creek. The Florin Vineyard Drainage Study indicates that storm water quality treatment is required but not yet modeled. A FEMA letter of map revision would need to be approved.~~

~~A complete list of DWR recommended conditions are provided in the "Agency-Recommended Conditions of Approval" section of this EIR chapter.~~

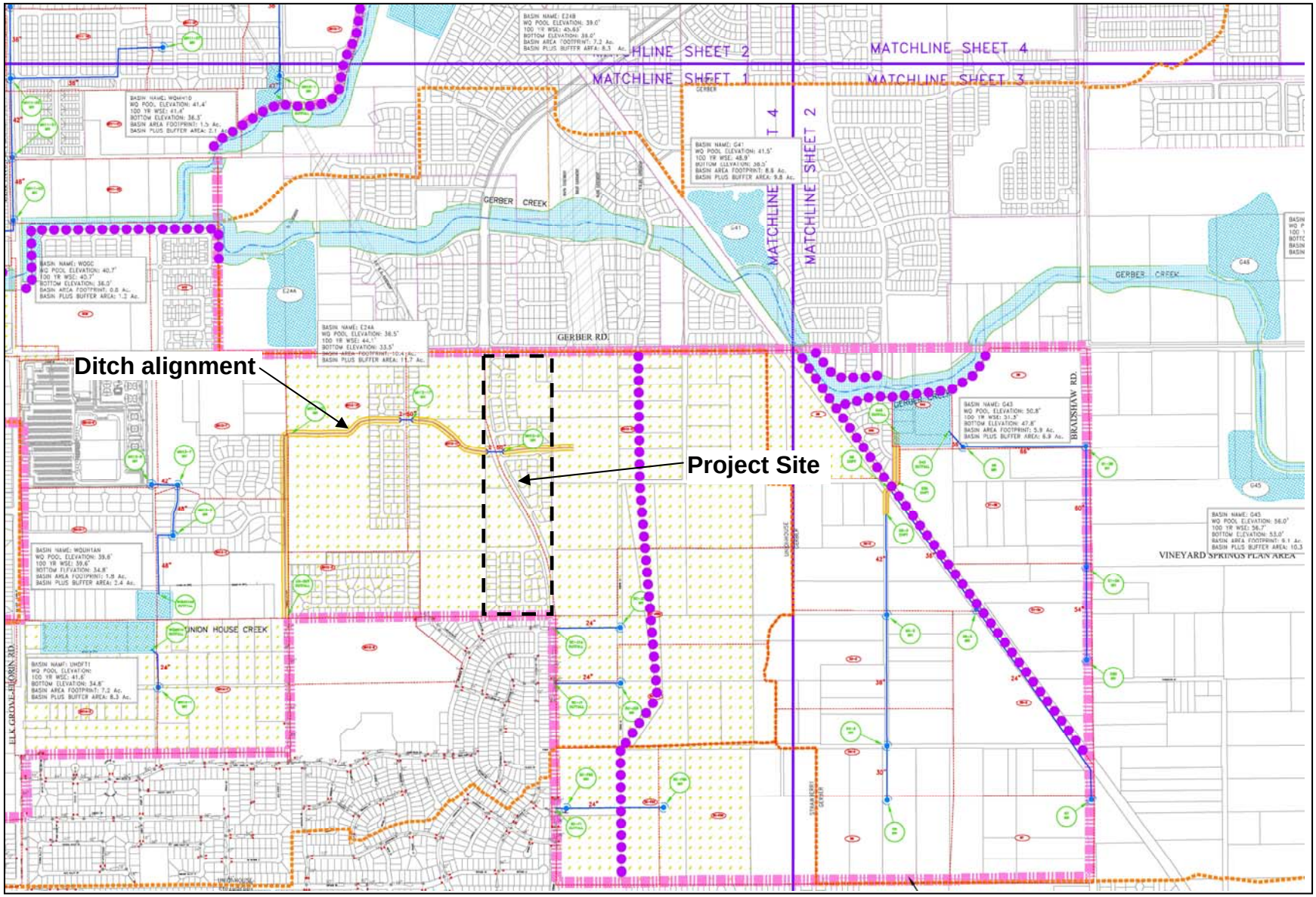
~~Drainage infrastructure improvements are needed for the build-out of the Florin Vineyard Gap Community Plan area, and DWR staff have reviewed the Drainage Master Plan developed for the Plan area. The project will need to incorporate on-site drainage improvements and contribute fair-share fees toward the construction of the area-wide improvements. The Drainage Master Plan exhibit for the project area has been annotated to show the project boundaries (Plate DZ-9).~~

~~The hatch-marked overlay on the Drainage Master Plan in the vicinity of the project site indicates that it lies within an area that will require local water quality treatment – a requirement that was also reflected in the County DWR comment about storm water quality treatment. A detention basin is shown on the project Tentative Subdivision Map to accommodate this need. The Drainage Master Plan also shows a ditch going through the project site, which is reflected on the project Tentative Subdivision Map as Lot D. County DWR also noted that the project will need a FEMA letter of map revision, because the site is currently within a mapped floodplain. A letter of map revision verifies that drainage improvements have modified the floodplain, and confirms the new location of the floodplain boundaries.~~

~~Plate DZ-8 Existing Floodplain in Project Vicinity~~



~~Plate DZ-9 Drainage Master Plan in Project Vicinity~~



~~*Impact: Drainage and Hydrology*~~

~~Aside from the standard drainage improvements that will be required on the site pursuant to the Sacramento County Floodplain Management Ordinance, area-wide improvements are necessary to manage drainage within the entire Plan area. The project will be required to pay fair-share fees through the Public Facilities Financing Plan for the Plan area, and cannot proceed until area-wide improvements are in place. There are improvements necessary within the Florin Vineyard Gap Drainage Master Plan area. To proceed stand-alone, without the participation of other land owners, would require that the Dakuzaku developer finance the full cost of implementing those improvements, which is likely to be cost-prohibitive. Proceeding without the participation of other landowners who could share the cost may be infeasible. Regardless, if the Dakuzaku project is constructed consistent with the master plan impacts are ***less-than-significant***.~~

~~Individual applicants within the Florin Vineyard Gap area have expressed an interest in working with the Department of Water Resources to develop an alternative site-specific drainage plan as "interim improvements". The intent is that the applicant would still owe fees to support the overall drainage master plan improvements, and that the interim improvements would be replaced by ultimate master plan improvements once sufficient funds have been collected. Nonetheless, should this be allowed it could have an adverse effect on the ability of the County to achieve full implementation of the area-wide drainage master plan. Also, the direct effects of these potential interim improvements are themselves unknown. Therefore, if interim improvements that are inconsistent with the drainage master plan are permitted, Dakuzaku impacts are ***potentially-significant***.~~

~~Traffic and Circulation~~

~~Sacramento County has developed quantitative thresholds for determining the significance of project-related impacts due to an alteration in the traffic generating potential of the project site. If a proposed project is expected to increase p.m. peak hour vehicle trips by 100 or more over existing zoning of the subject property, a traffic study is required to further analyze impacts. If a proposed project is not expected to increase p.m. peak hour trips by 100 or more impacts are typically considered less than significant. The 99 lots and park site proposed as part of the project would contribute approximately 983 daily trips and 104 peak hour trips, which just meets the peak-hour threshold. On an individual level, a traffic study for the proposed project is required. However, a Traffic Impact Study was necessary for the analysis of the Community Plan as a whole, and the results of that analysis are contained within Chapter 9.~~

~~*Access*~~

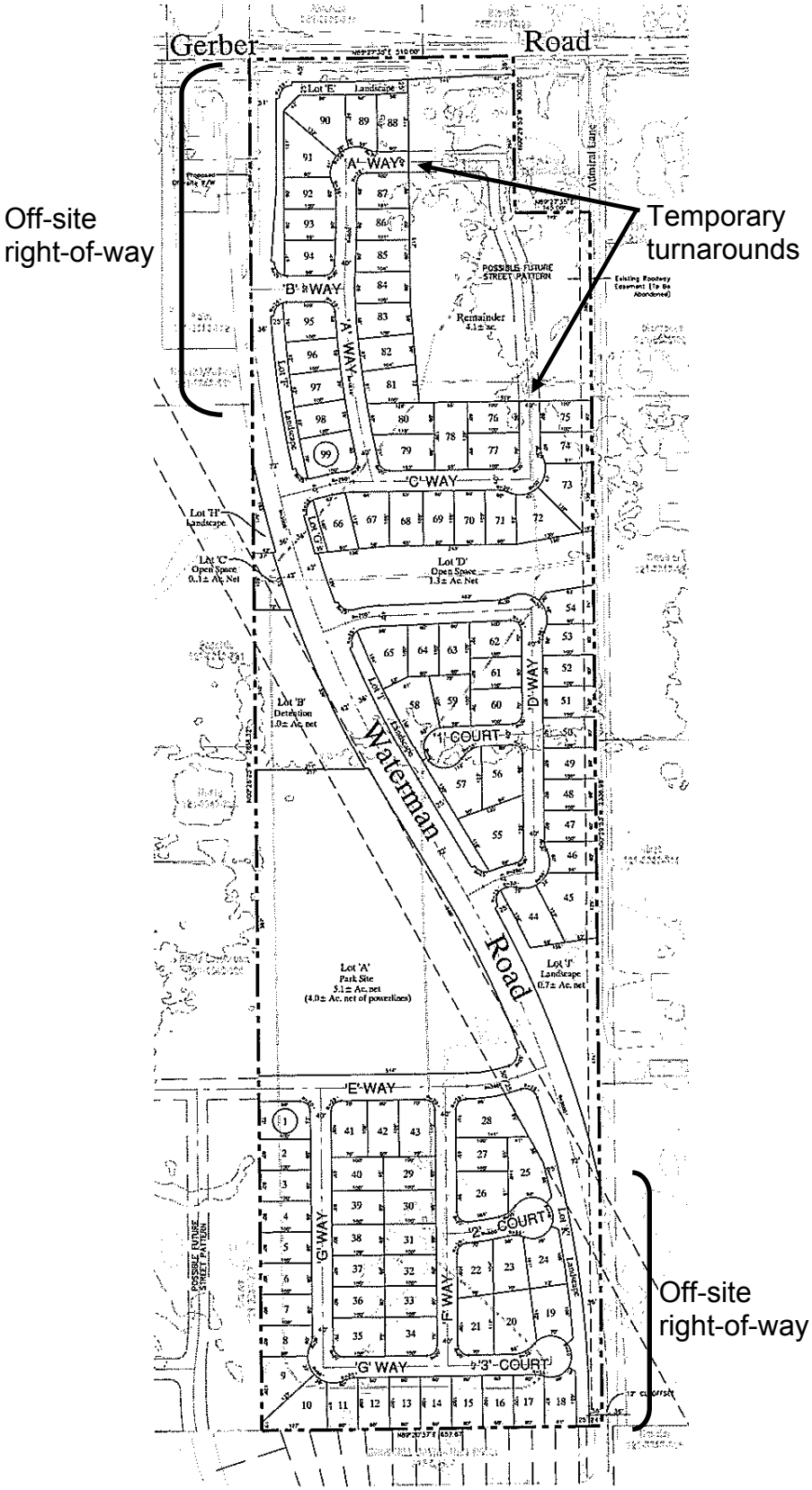
~~The project site is located on the south side of Gerber Road, between Elk Grove-Florin Road and Bradshaw Road. Waterman Road would be extended south into the project site. The Tentative Subdivision Map depicts one access point to Gerber Road, and two future access points via "E Way" and the future extension of Waterman Road south of the project site. Those two access points would be connected at the time adjacent property develops. In addition, the remainder lot would continue to have a separate connection to Gerber Road.~~

~~The Department of Transportation staff (Urquhart), Development and Surveyor Services staff (Parker), Sacramento Metropolitan Fire District staff (Olcese), and Sheriff's Department staff (Rodrigues) reviewed the project. The complete lists of conditions are provided in the "Agency-Recommended Conditions of Approval" section. The following conditions are highlighted here within the text because they require some revisions to the proposed site layout described above or they require additional detail on the final site plan.~~

> ~~Department of Transportation:~~
>
> ~~Provide a temporary turnaround at the end of 'C' Way and 'A' Way pursuant to the Sacramento County Improvement Standards and to the satisfaction of the Department of Transportation.~~
>
> ~~Development and Surveyor Services comments:~~
>
> ~~Provide off-site right-of-way for Waterman Road to meet requirements of Section 4-8 of the improvement standards and to comply with drawing 4-12 along the northwest portion of this rezone.~~
>
> ~~Provide off-site right-of-way for Waterman Road along the southeast portion of the rezone to meet requirements of Section 4-8 of the improvement standards and meet and align with existing right-of-way in Churchill Downs 2C.~~

~~On Plate DZ-10, the areas pertinent to the conditions above have been highlighted. The temporary turnarounds at the end of 'C' and 'A' Way is to provide room for emergency vehicles and other such large vehicles to turnaround. They are temporary, because it is anticipated that the roads will connect to each other, through the remainder lot, at some time in the future. At that point, the turnarounds will no longer be needed. As to the other two conditions, the planned alignment of Waterman Road bends through the site, with the result being that in the northwestern and southeastern portion of the site the road is partly on the site and partly on adjacent property. The conditions note that the applicant must obtain the right-of-way on these adjacent properties.~~

~~Plate DZ-10 Issues Identified in Access-Related Comments~~



~~*Impact: Traffic and Circulation*~~

~~On an individual level, this project is not likely to cause roadway facility operation to degrade to unacceptable levels of service – Dakuzaku impacts are ***less-than-significant***. However, development of the site will contribute to area traffic generated by buildout of the Florin-Vineyard Gap Community Plan area. Development of the entire plan area is expected to degrade transportation facilities to unacceptable levels. The overall Traffic Impact Study prepared for the Florin Vineyard Gap Community Plan identified mitigation measures that will be part of the Infrastructure Financing Plan for the plan area. The project will be required to pay fair-share fees towards these improvements.~~

~~Compliance with County Improvement standards and other roadway design codes will be required. Compliance will ensure that adequate access is provided. Dakuzaku access-related environmental impacts are ***less-than-significant***.~~

~~Air Quality~~

~~SMAQMD has established significance thresholds to determine if a proposed project's emission contribution significantly contributes to regional air quality impacts (Table DZ-1). The major source of emissions related to the proposed project are associated with site grading.~~

~~Table DZ-1 SMAQMD Significance Thresholds – Ozone Precursor Emissions~~

	~~ROG[1] (lbs/day)~~	~~NO_x (lbs/day)~~	~~CO ($\mu g/m^3$)~~	~~PM_{10} ($\mu g/m^3$)~~
~~Construction (short-term)~~	~~None~~	~~85~~	~~CAAQS[2]~~	~~CAAQS~~
~~Operational (long-term)~~	~~65~~	~~65~~	~~CAAQS~~	~~CAAQS~~

~~1. Reactive Organic Gas~~
~~2. California Ambient Air Quality Standards~~

~~*Construction Emissions/Short-Term Impacts*~~

~~Short-term air quality impacts are mostly due to dust (PM_{10}) generated by construction and development activities, and emissions from equipment and vehicle engines (NO_x) operated during these activities. Dust generation is dependent on soil type and soil moisture, as well as the amount of total acreage actually involved in clearing, grubbing and grading activities. Clearing and earthmoving activities comprise the major source of construction dust generation, but traffic and general disturbance of the soil also contribute to the problem. Sand, lime or other fine particulate materials may be used during construction, and stored on-site. If not stored properly, such materials could become airborne during periods of high winds. The effects of construction activities include increased dust fall and locally elevated levels of suspended particulates. PM_{10} is considered unhealthy because the particles are small enough to inhale and damage lung tissue, which can lead to respiratory problems.~~

~~Some PM_{10} emissions during project construction can be reduced through compliance with institutional requirements for dust abatement and erosion control. These institutional measures include the SMAQMD "District Rule 403-Fugitive Dust" and in the Sacramento County Code relating to land grading and erosion control [Title 16, Chapter 16.44, Section 16.44.090(K)]. Refer to Chapter 10 for a discussion of impacts related to overall development of the Community Plan. SMAQMD assessed construction projects to determine what mitigation measures would be necessary for projects of various sizes; the results are contained within Appendix B of SMAQMD's "Guide to Air Quality Assessment". Appendix B states that projects actively disturbing ≤15 acres of land can be reduced to less-than-significant levels with the imposition of standard mitigation for PM_{10} emissions, and that project disturbing less than 5 acres do not need mitigation. The proposed project site is approximately 38 acres in size. A combination of SMAQMD and DERA guidance indicates that it should be assumed that a minimum of 10 acres will be actively graded, or 25% of a site if that total is more than 10 acres. Based on this, the developer is expected to actively grade 10 acres per day, and the project will require mitigation for particulate matter emissions.~~

~~To estimate the ozone precursor emissions produced by construction equipment, the urban emissions model (URBEMIS 9.2.4) was used. The model results indicate that approximately 61.74 lbs/day of NO_x can be expected during the first construction season, and approximately 58.39 lbs/day of NO_x can be expected during the second construction season (Table DZ-2, Appendix DZ-1). Construction-related NO_x emissions would not exceed thresholds, and therefore, no mitigation is required.~~

~~Table DZ-2 URBEMIS Results~~

	~~NO_x (lbs/day)~~
~~Construction Season One~~	~~61.74~~
~~Construction Season Two~~	~~58.39~~

~~*Operational Emissions/Long-Term Impacts*~~

~~The SMAQMD "Guide" contains screening thresholds for various project types. If a project falls below the threshold, impacts are expected to be less-than-significant, and if a project meets or exceeds the threshold, modeling of the air quality impacts is required. The screening threshold for residential projects is 656 units. The project falls well below that threshold. However, the project is also part of the larger Plan area proposals. Cumulatively, changes to allowable densities within the Plan area will far exceed the screening threshold. This issue is discussed in detail in the Air Quality chapter of this EIR, Chapter 10.~~

~~*Impact: Air Quality*~~

~~The project site consists of approximately 38 acres of land, most of which will undergo grading for the purposes of construction. Approximately 10 acres will be actively graded at any one time. Appendix B of SMAQMD's "Guide to Air Quality Assessment" states that projects actively disturbing between 5 and 15 acres require mitigation for PM_{10}~~

~~emissions; with mitigation, Dakuzaku impacts due to construction-related PM_{10} emissions are ***less-than-significant***.~~

~~URBEMIS results indicate that the construction-related NO_x emissions from the project will fall below the threshold of significance. Dakuzaku impacts due to construction-related NO_x emissions are ***less-than-significant***.~~

~~Singular operational impacts due to the proposed project do not meet screening thresholds, and Dakuzaku impacts are ***less-than-significant***. Refer to Chapter 10 for the discussion of Plan-wide cumulative impacts.~~

~~CLIMATE CHANGE~~

~~The climate change analysis for the overall Florin Vineyard Gap Community Plan project is within Volume I of this EIR, Chapter 11. Chapter 11 outlines the significance thresholds, methodology, and impacts of the overall proposed project both to and from climate change. Each of the proposed individual projects contribute greenhouse gas emissions to this overall impact that are disclosed herein, but a separate significance determination specific to the individual projects is not provided. All of the individual projects contribute to a significant and unavoidable overall impact.~~

~~The Planning Department Draft Land Use Plan, with density bonuses, is used for this analysis. It involves the largest emissions volume, which makes it the most conservative approach. The Planning Department Plan will result in approximately 355,432 metric tons of greenhouse gas emissions. This can be broken down into two primary categories: residential (234,998 metric tons) and non-residential (120,434 metric tons). The non-residential category includes retail, office, medical, and manufacturing. With an estimated holding capacity of 13,875 residences, the per dwelling unit emissions rate for the Plan area is 16.9 metric tons annually, and with an estimated non-residential square footage of 4,992,875, the per non-residential square-foot emissions rate for the Plan area is 0.02 metric tons.~~

~~The proposed project is residential, and includes 99 units. Therefore, it is estimated that the project contributes 1,673 metric tons of greenhouse gas emissions to the cumulative total.~~

~~*IMPACT: CLIMATE CHANGE*~~

~~The analysis for the overall Community Plan concludes that impacts are significant, and require mitigation. The applicant has developed a mitigation plan entitled "Florin Vineyard Community Plan Area Plan Elements Addressing Climate Change" that includes project features designed to reduce GHG emissions directly or indirectly. This plan is described in detail within Volume I, Chapter 11. Measures in the mitigation plan are consistent with measures within the Air Quality Mitigation Plan for operational ozone precursors and with measures recommended by the California Attorney General (2008) and the California Air Pollution Control Officers Association. In addition to a list of Plan-wide measures intended to reduce emissions by 42%, each individual project must~~

~~implement measures that reduce project-specific impacts by another 10%. The Dakuzaku project developer will be required to comply with this plan, and demonstrate that the 10% reduction will be achieved. The balance of emissions remaining after this mitigation is applied will be offset through fair-share fee payment. The fees will either be paid to an established system such as the Chicago Climate Exchange or will be paid to SMAQMD for use in their program for local emissions reduction. Although all feasible mitigation is required, the cumulative plan-wide impact remains ***significant and unavoidable***.~~

~~NOISE~~

~~The Sacramento County General Plan Policy NO-7 establishes a significance threshold of 65 dB L_{dn}/CNEL for outdoor activity areas (backyards) and of 45 dB L_{dn}/CNEL or less in indoor areas. Typically, potential sources of significant noise include airports, some commercial activities, industrial activities, and traffic. The project site is not near enough to any existing or proposed airports, commercial areas, or industrial areas to be significantly affected by noise from these sources. Small residential streets, such as the proposed project interior streets, do not carry large enough traffic volumes to create significant noise. The project site does front Gerber Road, which carries large enough volumes to warrant a traffic noise analysis.~~

~~As a result of the Florin Vineyard GAP Community Plan project, future traffic volumes will increase substantially. To account for this future growth, traffic volumes used in the noise analysis were obtained from the Fehr and Peers Traffic Study discussed in Chapter 9 of this EIR. According to the Traffic Study discussion of cumulative conditions, Gerber Road will carry traffic volumes of 27,600 daily trips (under the Planning Department Draft Land Use Plan with density bonuses, which has the highest proposed densities). Based on this data, an analysis of potential exterior and interior noise impacts associated with traffic on Gerber Road was conducted using the Federal Highways Administration (FHWA) Traffic Noise Prediction Model (RD-77-108).~~

~~The exterior noise standards are applied to the outdoor activity area of the typical home – the backyard. The distance from the noise source is measured from the centerline of the road to a point 10 feet inside the backyard. In the case of the proposed project, this is 80 feet. The FHWA model analysis indicates that the backyards of homes along the roadway will be exposed to 70 dB noise levels in cumulative conditions. The 70 dB noise contour is located 79 feet from the centerline of Elk Grove-Florin Road, and the 65 dB contour is located 170 feet from the centerline of Elk Grove-Florin Road.~~

~~There are several potential means of attenuating or avoiding substantial noise in outdoor activity areas: setbacks, soundwalls, or other noise-shielding structures. In order to use setbacks, all proposed backyards would need to be a minimum of 170 feet from the centerline of the roadway. As proposed, the project does not adhere to this setback, so this method of noise control is not available. Revising the project to place the nearest home at 170 feet would give up a large portion of land that would otherwise be considered developable, and the future site developer may not consider this to be an ideal solution.~~

~~As designed, a sound wall at the rear of the proposed landscape lots along the roadway would reduce noise to acceptable levels. Further modeling to determine the necessary soundwall height indicates that a 6-foot tall barrier would reduce noise levels to 64 dB. In lieu of a soundwall, the applicant could provide shielded backyard courtyards for the lots that back onto Gerber Road, or the homes on those lots could be designed to front onto Gerber Road rather than back onto the road.~~

~~Interior noise levels for any structures built on the proposed parcels must not exceed 45 dB. Data indicate that typical façade design and construction would result in an exterior to interior noise attenuation of a minimum of 25 dB with windows closed. Noise attenuation of 12 to 15 dB would be expected with windows partially opened. Given attenuation from typical wall and window assemblies, interior noise levels would not exceed 45 dB unless the building were exposed to more than 70 dB of exterior noise. Based on the location of the 70 dB noise contour, all of the homes will be exposed to noise volumes of 70 dB or less.~~

~~*Impact: Noise*~~

~~Exterior noise levels inside the backyards of the lots nearest Gerber Road will exceed the acceptable thresholds established by the County General Plan. Mitigation requires a 6-foot tall soundwall along Gerber Road. With mitigation, Dakuzaku impacts are ***less-than-significant***.~~

~~Biological Resources~~

~~The project site has existing residential structures in the northern portion of the site and the remainder is undeveloped open field. It is generally level terrain at an elevation of approximately 50 to 52 feet. Disturbed, non-native annual grasslands are present.~~

~~The Biological Resource Inventory for the Florin-Vineyard Gap Community Plan addresses the biological resources in the overall plan area. Technical studies were prepared to identify specific impacts to biological resources associated with the Dakuzaku project. A Jurisdictional Delineation and Special Status Species Evaluation were prepared by Gibson & Skordall, LLC (Revised, September 2006, Appendix DZ-2). Trees were documented in an arborist report prepared by Sierra Nevada Arborists (May 19, 2004, Appendix DZ-3X).~~

~~*Streams, Wetlands, and Other Surface Waters*~~

~~Gibson and Skordall conducted an assessment of the site and determined that it supports a total of 0.72 acres of vernal pools, seasonal wetlands, and swales (Plate DZ-11). Fourteen seasonal wetlands (0.35 acres), and three vernal pools (0.08 acres), and six swales (0.29 acres) are present on the project site. The seasonal wetlands and vernal pools were identified in shallow to moderately deep depressions toward the north and central portions of the project site. The seasonal wetlands are dominated by Mediterranean barley, annual rabbit-foot grass, and purple hairgrass. Other common~~

~~associates identified include the following plants: perennial rye, toad rush (*Juncus bufonuis*), loosestrife (*Lythrum hyssopifolia*), spikeweed (*Hemizonia sp.*), and curly dock (*Rumex crispus*). The vernal pools are dominated by Carter's buttercup (*Ranunculus alveotatus*), slender popcorn flower (*Plagibothrys stipitatus*), and coyote thistle (*Eryngium vaseyi*). Other common species in the vernal pools include downingia (*Downingia sp.*), goldfields (*Lasthenia sp.*), loosestrife, Mediterranean barley, hairy hawkbit (*Leotondon leysseri*) and perennial rye.~~

~~Six wet swales were also identified on the site (0.29 acres). Perennial rye and Mediterranean barley are generally the dominate plants with other associate species including: annual rabbit-foot grass, curly dock, toad rush, loosestrife, hairy hawkbit, spikeweed, and slender popcorn flower.~~

~~Based on the site plans, all of the vernal pools, seasonal wetlands, and swales on the site will be filled.~~

~~Plate DZ-11 Wetland Delineation~~

JURISDICTIONAL DELINEATION MAP
DAKUZAKU PROPERTY
(Sacramento County, California)

~~*Special Status Species*~~

~~The Species Evaluation identified all of the special status species that have the potential to occur on the site or in the project vicinity, based on field survey results, review of the California Natural Diversity Database, review of the United States Fish and Wildlife Service lists for special-status species occurring in the region and the California Native Plant Society literature. Table DZ-3, below, includes only those species from the Species Evaluation for which habitat on the site exists. The Table includes the species name, listing status, habitat associations and the likelihood of occurrence on the site. Discussions are not provided for all the species listed, because regulatory guidance or species distribution information indicates that although habitat may be present on the site, the species does not occur in the area.~~

~~A more detailed discussion of various special status species in the Plan Area can be found in the Biological Resources Chapter for the overall Florin-Vineyard Gap Community Plan (see Chapter 12).~~

~~**Swainson's Hawk (*Buteo swainsoni*)**~~

~~The Swainson's hawk is a migratory raptor that over-winters in South America and breeds in North America, Canada and Mexico. Currently, the Swainson's hawk is listed as a threatened species pursuant to the California Endangered Species Act (CESA). At a Federal level, the Swainson's hawk is provided protection under the Migratory Bird Treaty Act (MBTA).~~

~~There are no suitable nesting trees for the species onsite. However, there are known Swainson's hawk nest sites within 1 – 5 miles of the project site. The Assessment concludes that the site provides suitable foraging habitat for the Swainson's hawk. Sacramento County and the Department of Fish and Game jointly developed a protocol for assessing impacts to the hawk, based on a better understanding of how the hawks use habitat. The impact is tied directly to zoning changes and is calculated thusly: 25% of the impact occurs when a property is zoned from a density of AG-40 to AG-20, 50% of the impact occurs when a property zoned AG-20 is converted to AR-10, and the final 25% of the impact occurs when an AR-10 property is converted to AR-5 (or a more dense designation).~~

~~In total, 38 acres of the project site are currently zoned AR-10. Based on the methodology, the rezone of the 38 acres to RD-5 results in an impact assessment of 25%. Multiplied by the 38 acres involved, the 25% assessment results in a total of 9.5 acres of impact. Other raptors that use the site will benefit from this mitigation as well.~~

~~**Cooper's Hawk**~~

~~The Cooper's hawk (*Accipter cooperi*) forages and breeds in forested areas, including riparian habitat, and is a state-listed Species of Special Concern. Nesting season begins in spring, with full fledge occurring by the end of summer. The project site contains foraging habitat for the species.~~

~~NORTHERN HARRIER~~

~~The northern harrier has long wings and tail and forages by flying low over the ground in open grasslands and marshes. The male of the species is white below with a light grey back and hood, while the female is mottled brown. Nests are constructed on the ground in shrubby vegetation. The project site does not contain nesting habitat, but does contain foraging habitat.~~

~~BURROWING OWL~~

~~The burrowing owl is a ground-dwelling, opportunistic feeder that nests in the abandoned burrows of small mammals or, in some cases, in culverts, pipes or nest boxes. The breeding season is March to August. The species is protected by the Federal Migratory Bird Treaty Act and is listed by the state as a Species of Special Concern.~~

~~No burrowing owls were observed on the site during the field surveys, but habitat is present on the site and the species could move onto the site by the time the project is implemented.~~

~~WHITE-TAILED KITE~~

~~The white-tailed kite requires relatively open habitat for foraging, and trees (isolated or within stands) for nesting and roosting. Habitats favoring prey populations (ungrazed or little grazed grasslands, agriculture, and grass-dominated wetlands) support more kites. The white-tailed kite breeds from February to October, with the nesting peak from May to August; nests are typically found at the crowns of dense oak, willow or other large trees. The site contains foraging habitat for the species.~~

~~OTHER RAPTORS~~

~~Other raptors that have no specific special status are protected by the Migratory Bird Treaty Act and Section 3503.5 of the Fish and Game Code. These other raptors include species such as the red-tailed hawk and red-shouldered hawk.~~

~~CALIFORNIA HORNED LARK~~

~~The California horned lark prefer open terrain where they construct nests on the ground, often in sparsely vegetated areas. They forage in grasslands and amongst crops for seeds. The site contains foraging habitat for the species.~~

~~VERNAL POOL BRANCHIOPODS~~

~~Federally listed vernal pool branchiopods including the threatened vernal pool fairy shrimp (*Branchinecta lynchi*) and the endangered vernal pool tadpole shrimp (*Lepidurus packardi*) have been documented as occurring in the Elk Grove USGS quadrangles. Other non-listed branciopods known to occur in the region include California linderiella (*Linderiella occidentalis*) and midvalley fairy shrimp (*Branchinecta mesovallensis*).~~

~~These species are generally restricted to vernal pools and/or other seasonally ponded wetlands that sustain inundation during the winter before drying up in the late spring.~~

~~The seasonal wetlands on the site are considered potential habitat for special status branchiopods. The applicant submitted a dry-season protocol survey to determine presence of absence of Federally-listed branchiopods. The survey found presence of California linderiella in one of the wetlands (SW6), which is a branchiopod but is not Federally-listed. Though the survey seems to indicate absence of Federally-listed branchiopods, published regulatory guidance for the species requires both a wet-season and a dry-season sampling to make a determination. The applicant's sampling is incomplete, and cannot be used to determine absence of the species. It must be assumed that the species may be present; proposed filling of wetlands will require prior consultation with and authorization by the U.S. Fish & Wildlife Service.~~

~~SPECIAL STATUS PLANTS~~

~~Although no special status plants were observed on the site during the field visit, the report recommends that additional plant surveys would need to be conducted in the spring during the peak flowering period for the vernal pool habitat to determine presence or absence of these species.~~

~~Table DZ-3 List of Special Status Species For Which Habitat is Present~~

	~~State Status~~	~~Federal Status~~	~~Habitat Association~~	~~Potential for Occurrence~~
~~**Birds**~~				
~~Cooper's hawk (*Accipiter cooperi*)~~	~~Species of Special Concern~~	~~None~~	~~Nests in riparian corridors. Forages in woodlands and riparian areas.~~	~~Suitable foraging and nesting habitat on the site.~~
~~Burrowing owl (*Athene cunicularia*)~~	~~Species of Special Concern~~	~~Species of Concern~~	~~Nests in abandoned burrows w/in dry open grassland.~~	~~Suitable foraging and nesting habitat on the site.~~
~~Swainson's hawk (*Buteo swainsoni*)~~	~~Threatened~~	~~None~~	~~Nests in isolated trees or riparian woodlands adjacent to suitable foraging habitat (agricultural fields, grasslands, etc).~~	~~Suitable foraging and nesting habitat on the site.~~
~~Northern harrier (*Circus cyaneus*)~~	~~Species of Special Concern~~	~~None~~	~~Forages in open grasslands, nests on ground in shrubby vegetation.~~	~~Foraging habitat is present on the site.~~
~~White-tailed kite (*Elanus leucurus*)~~	~~Fully Protected~~	~~None~~	~~Nests in riparian corridors along streams and rivers, and forages in nearby grasslands and fields.~~	~~Suitable foraging and nesting habitat on the site.~~
~~California horned lark (*Eremophila alpestris actia*)~~	~~Species of Special Concern~~	~~None~~	~~Forages in open grasslands and fields.~~	~~Suitable foraging habitat on the site.~~
~~Other raptors~~	~~Fish and Game Code~~	~~Migratory Bird Treaty Act~~	~~Nest and forage in a variety of communities.~~	~~The site contains nesting and foraging habitat for other non-listed raptors.~~
~~**Amphibians and Reptiles**~~				
	~~**State Status**~~	~~**Federal Status**~~	~~**Habitat Association**~~	~~**Potential for Occurrence**~~
~~California tiger salamander (*Ambystoma trigrinum californiense*)~~	~~Species of Special Concern~~	~~Threatened~~	~~Breeds in ponds or other ponded wetlands, and uses upland burrows in grasslands for refugia/foraging.~~	~~Potential habitat in onsite wetlands.~~
~~**Invertebrates**~~				
	~~**State Status**~~	~~**Federal Status**~~	~~**Habitat Association**~~	~~**Potential for Occurrence**~~
~~Vernal pool fairy shrimp (*Branchinecta lynchi*)~~	~~None~~	~~Threatened~~	~~Vernal pools and other seasonally ponded wetlands.~~	~~Potential habitat in onsite wetlands.~~
~~Midvalley fairy shrimp (*Branchinecta mesovallensis*)~~	~~None~~	~~None~~	~~Vernal pools and other seasonally ponded wetlands.~~	~~Potential habitat in onsite wetlands.~~
~~Vernal pool~~	~~None~~	~~Endangered~~	~~Vernal pools and other~~	~~Potential habitat in onsite~~

~~tadpole shrimp (*Lepidurus packardi*)~~			~~seasonally ponded wetlands.~~		~~wetlands.~~
~~California linderiella (*Linderiella occidentalis)*~~	~~None~~	~~None~~	~~Vernal pools and other seasonally ponded wetlands.~~		~~Potential habitat in onsite wetlands.~~
~~**Plants**~~					
	~~**State Status**~~	~~**Federal Status**~~	~~**CNPS Listing**~~	~~**Habitat Association**~~	~~**Potential for Occurrence**~~
~~Legenere (*Legenere limosa*)~~	~~None~~	~~Species of Concern~~	~~CNPS-1B~~	~~Vernal pools~~	~~Potential habitat in onsite wetlands.~~
~~Dwarf downingia (*Downingia pusilla*)~~	~~None~~	~~None~~	~~CNPS-2~~	~~Vernal pools~~	~~Potential habitat in onsite wetlands.~~
~~Bogg's Lake hedge-hyssop (*Gratiola heterosepala*)~~	~~Endangered~~	~~None~~	~~CNPS-1B~~	~~Vernal pools and lake/pond margins~~	~~Potential habitat in onsite wetlands.~~
~~Slender orcutt grass (*Orcuttia tenuis*)~~	~~Endangered~~	~~Threatened~~	~~CNPS-1B~~	~~Vernal pools~~	~~Potential habitat in onsite wetlands.~~

~~*TREES*~~

~~Several County policies recognize the value of preserving trees, especially oaks, and seek to protect all native and landmark trees through the development review process[1]. A landmark tree is defined as a non-native oak or any other tree that is especially prominent or stately[2]. Protected oaks are those living trees that measure 6 inches or greater in diameter at breast height (dbh), or multi-trunk trees totaling 10 inches or greater dbh[3]. Non-oak native trees (6-inches dbh at 4.5 feet above ground) include California black walnut (*Juglans hindsii*), California sycamore (*Plantanus racemosa*), Fremont cottonwood (*Populus fremontii*), California buckeye (*Aesculus californica*), California box elder (*Acer negundo californicum*), Oregon Ash (*Fraxinus latifola*), Goodding's Black Willow (*Salix goodingii*), and California Alder or White Alder, (*Alnus rhombifolia*).~~

~~An arborist report was prepared by Sierra Nevada Arborists on May 19, 2004. The report documents all on-site and adjacent trees. Plate DZ-12 is the Tree Exhibit compiled by the project engineer. It should be noted that many trees were mislabeled~~

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[1] County Code, Chapter 19.04, "Tree Ordinance;" *Sacramento County General Plan*, "Conservation Element;" and County Code, Chapter 12.12, Tree Preservation and Protection Ordinance

[2] County Code, Chapter 19.04, "Tree Ordinance"

[3] *Sacramento County General Plan*, "Conservation Element"; and County Code, Chapter 12.12, Tree Preservation and Protection Ordinance

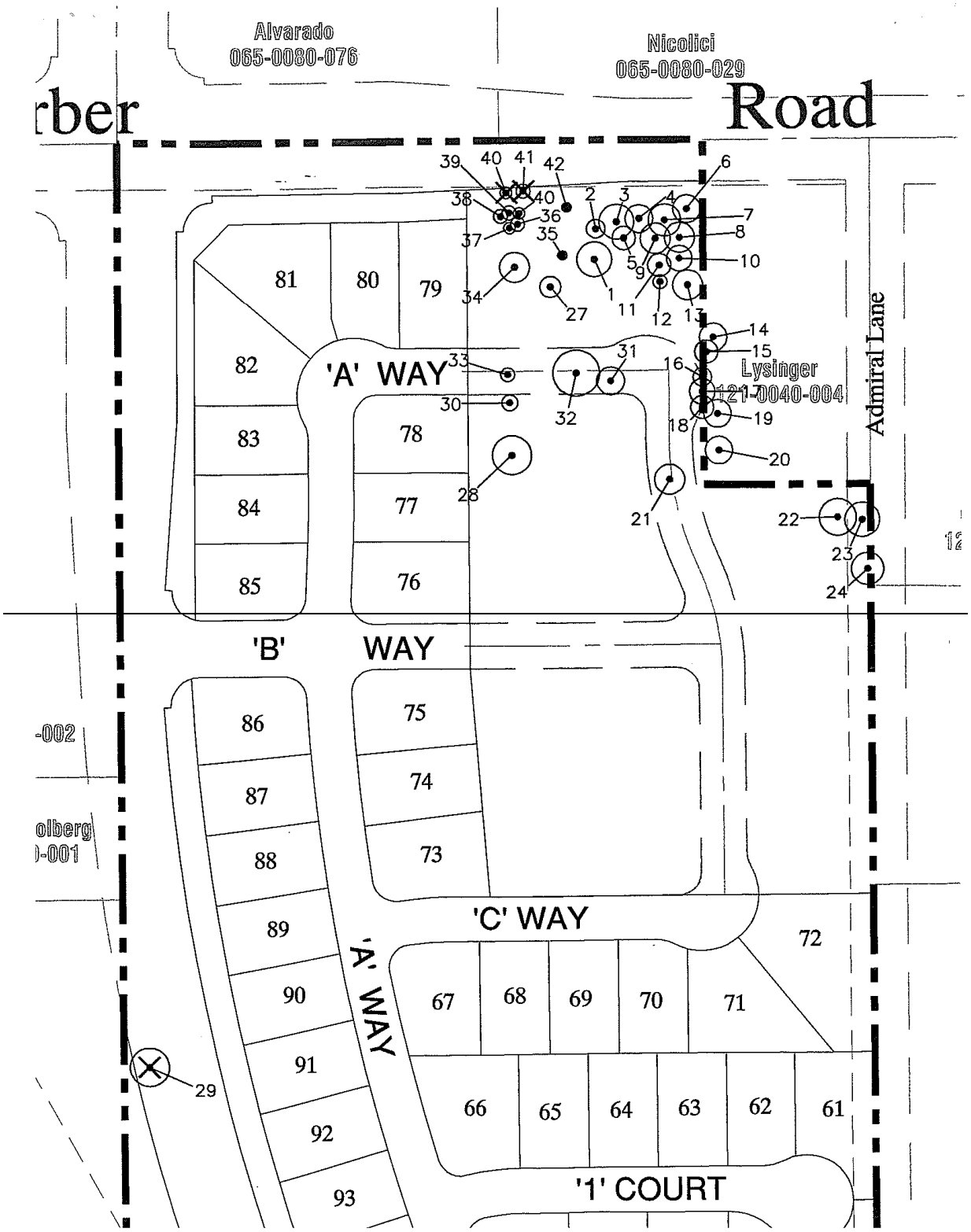
~~on the Tree Exhibit, and some trees that are shown on the exhibit were not identified during the County's site visit.~~

~~The Arborist Report identified 42 trees on the site. Most of the trees are non-natives; however, 7 are Interior Live Oak trees, 3 are Blue Oaks, and 3 are California Black Walnuts. With the exception of Tree #29 (Fruitless Mulberry), all trees are located on the proposed remainder lot, which is not currently planned for development. Table DZ-4 identifies features of the native trees.~~

~~Development of the project would result in the removal of Tree #29 (a non-native tree) and construction of the landscape lot along Gerber Road could also affect the trees located on the remainder lot (including oaks and California Walnuts). If Gerber Road is right-of-way is provided on the remainder lot, it is likely that trees #41 and #42 will require removal. Tree #42 is non-native and does not qualify for protection, and while tree #41 is a native oak, it does not meet the minimum size criteria for protection. The remaining protected trees should be retained, and standard measures should be taken during project construction to avoid impacts to these trees.~~

~~It should also be noted that although the proposed project includes retaining the existing residence and trees, it is possible that future development could occur. The remainder lot is 4.1 acres, and could potentially accommodate as many as 20 additional dwelling units. The site plan depicts a "Possible Future Street Pattern" on the remainder lot that could potentially extend through the existing residence and result in the removal of a native oak tree. However, such development is not proposed at this time. It is suggested that the future developer consider designing future roads to avoid impacting existing native trees. Impacts and mitigation would be addressed under separate environmental review at the time that an official application is submitted with detailed plans for that area.~~

~~Plate DZ-12 Tree Exhibit~~



~~Table DZ-4 Tree Measurements~~

~~Tree #~~	~~Name~~	~~Multi-Stem~~	~~Total DBH~~	~~Recommendations~~
~~1~~	~~Interior Live Oak (*Quercus wislizenii*)~~	~~--~~	~~9~~	~~Clean out crown~~
~~2~~	~~Blue Oak (*Quercus douglasii*)~~	~~1,2,3~~	~~6~~	~~No maintenance recommended at this time; recommend annual inspection by ISA Certified Arborist~~
~~3~~	~~Interior Live Oak (*Quercus wislizenii*)~~	~~4,6~~	~~10~~	~~Clean out crown~~
~~4~~	~~Interior Live Oak (*Quercus wislizenii*)~~	~~--~~	~~6~~	~~Clean out crown~~
~~10~~	~~California Black Walnut (*Juglans hindsii*)~~	~~2,2,3,3,4~~	~~14~~	~~Clean out crown~~
~~11~~	~~California Black Walnut (*Juglans hindsii*)~~	~~3,6,12~~	~~21~~	~~Clean out crown; recommend annual inspection by an ISA Certified Arborist~~
~~12~~	~~California Black Walnut (*Juglans hindsii*)~~	~~3,4~~	~~7~~	~~Clean out crown; recommend annual inspection by an ISA Certified Arborist~~
~~20~~	~~Blue Oak (*Quercus douglasii*)~~	~~--~~	~~7~~	~~Clean out crown~~
~~21~~	~~Interior Live Oak (*Quercus wislizenii*)~~	~~3,6~~	~~9~~	~~Clean out crown~~
~~23~~	~~Interior Live Oak (*Quercus wislizenii*)~~	~~--~~	~~8~~	~~Clean out crown~~
~~25~~	~~Interior Live Oak (*Quercus wislizenii*)~~	~~--~~	~~5~~	~~Clean out crown~~
~~27~~	~~Blue Oak (*Quercus douglasii*)~~	~~--~~	~~4~~	~~Clean out crown~~
~~42~~	~~Interior Live Oak (*Quercus wislizenii*)~~	~~1,1,2~~	~~4~~	~~Clean out crown~~

~~*Impact: Biological Resources*~~

~~Vernal pools, seasonal wetlands, and swales exist on the project site. The project will result in the fill of all 0.72 acres of these surface waters. Compensatory mitigation for the loss of this habitat is required, and will reduce impacts to ***less-than-significant*** levels. The wetlands may also be habitat for listed branchiopods, and for listed special status plant species. Consultation with the Fish and Wildlife Service will be required. Mitigation is included to reduce impacts to ***less-than-significant*** levels.~~

~~The project is 38± acres of rural residential land. Swainson's hawk nests have been documented within a 5-mile radius of the study area. The special status species report describes the project site as providing suitable foraging habitat. Development of the project site will result in an impact of 9.5 acres of potential habitat for Swainson's hawks. Mitigation is included that will reduce this impact to a ***less-than-significant*** level. Mitigation for loss of Swainson's hawk foraging habitat will also compensate for any impacts to other raptors and birds that forage on similar habitat.~~

~~The site also contains potential nesting habitat for the burrowing owl, which is a ground-nesting raptor. Mitigation is included that requires that pre-construction nest surveys for the species be conducted no more than 30 days prior to onset of construction. The Measure further states that if active nests are discovered on the property, that no construction take place within 250 feet of the nesting site until the young have fledged and are able to exit the burrow. Passive relocation can be performed on fledged birds that remain outside the nesting season (between February and August), and 6.5 acres of foraging habitat should be preserved for each active burrow that will be impacted by project activities. With mitigation, Dakuzaku impacts to the burrowing owl are ***less-than-significant***.~~

~~Native oak and walnut trees located near Gerber Road along the edge of the property could be affected during the construction period. Mitigation is included to protect these trees, and Dakuzaku impacts are ***less-than-significant***.~~

~~Cultural Resources~~

~~See Chapter 15 of Volume 1 for discussions of background, setting, and significance criteria for cultural resources within the Plan area.~~

~~*Fieldwork/Analysis*~~

~~**Archaeological Survey**~~

~~The project site was subject to an intensive pedestrian survey between January 14, 2006 and March 26, 2006 by Peak and Associates. The project area was walked by a team of archaeologists employing parallel transects with transect spacing no greater than 5 to 10 meters. No prehistoric cultural resources were recovered or noted during the survey. It is noted that a historic site was noted on the site. This is discussed further below.~~

~~In addition to the above discussed survey, a Cultural Resources Inventory and Evaluation for the Dakuzaku property was prepared by Pacific Legacy, Inc. in August 2004. As a result of this survey, the remains of the historic period Dakuzaku farm complex was recorded by Pacific Legacy. The following are the findings of the report:~~

> ~~"The Dakuzaku property is associated with a Japanese farming family in the all-Japanese agricultural community of Florin (*Taishoku*). However, the historic-period physical remains on the property- the barn, concrete foundations and footings, and defunct water pump- do not convey this historic association. The concrete foundations and footings are all that remain of the original house built by Taru Dakuzaku in the early 1930s. The Dakuzaku property does not appear to be associated with the lives of persons important to our past and the standing structures do not embody any distinctive characteristics of a type, period, region, or method of construction, nor do they represent the work of an important creative individual, or possesses high artistic values. Finally, the physical remains on the property do not appear to have the potential to yield information important to our prehistory or history. As a result, the Dakuzaku property does not appear to be eligible for listing in the California Register of Historical Resources (CRHR).~~

~~No additional cultural resources work was recommended for this property. The remnant resources present on the project site are not considered important historical resources, and as such, the proposed project will result in a less than significant impact on known archaeological resources.~~

~~HISTORICAL SURVEY~~

~~Peak & Associates have conducted a historical evaluation and determination of eligibility for potential historical structures on the project site. The project site contains two single family homes. The homes at 9282 Gerber Road both date to 1991.~~

~~Under current DERA policy, structures that are 50 years or older are evaluated for potential historic significance. Based on field data collected on the project site, site pictures and review of tax assessor's records (date noted above), the residences on the project site do not meet the 50 year or older threshold.~~

~~The structures present on the project site are not considered important historic resources and, therefore, destruction of these buildings would not constitute a significant environmental impact.~~

~~*IMPACT: CULTURAL RESOURCES*~~

~~Although no additional cultural resource work is recommended at this time, there is a possibility of uncovering subsurface archaeological materials during the construction phases of the project which have been obscured from view due to natural reburial processes. Therefore, mitigation for subsurface cultural resources is included.~~

~~With mitigation for potential undiscovered subsurface prehistoric and historic cultural resources, environmental impacts to potentially sensitive cultural resources are considered ***less-than-significant***.~~

~~Hazardous Materials~~

~~In 1978/79 the federal government banned nearly all uses of friable asbestos in building materials. Therefore, existing structures that predate 1979 potentially contain asbestos in their building materials. The improper removal of asbestos-containing materials could pose a health and safety risk to people in the vicinity if friable asbestos exposure occurs. The project site contains some buildings constructed before the 1970's, however, none would be removed as a result of this project.~~

~~*Impact: Hazardous Materials*~~

~~There is no apparent evidence that any significant and recognized environmental conditions related to hazardous materials exists on or adjacent to the site. Dakuzaku impacts are ***less-than-significant***.~~

~~AGENCY-RECOMMENDED CONDITIONS OF APPROVAL~~

~~1. Sacramento County Division of Development and Surveyor Services~~

~~a. Grant the County right-of-way for Gerber Road based on an 84' standard, with intersection widenings per Improvement Standard Drawings 4-5 and 4-6, and install public street improvements pursuant to the Sacramento County Improvement Standards.~~

~~b. Provide offsite right-of-way for Waterman Road based on an 84' standard, with intersection widenings per Improvement Standard Drawings 4-5 and 4-6, and install public improvements pursuant to the Sacramento County Improvement Standards.~~

~~c. Provide offsite right-of-way for Waterman Road to meet requirements of Section 4-8 of the improvement standards and to comply with drawing 4-12 along the northwest portion of this rezone.~~

~~d. Provide offsite right-of-way for Waterman Road along the southeast portion of the rezone to meet requirements of Section 4-8 of the Improvement standards and meet and align with existing right-of-way in Churchill Downs 2C.~~

~~e. Dedicate right-of-way for the indicated streets, and install public street improvements pursuant to the Sacramento County Improvement Standards.~~

~~f. Dedicate a standard 12.5 foot Public Utility Easement for underground facilities and appurtenances adjacent to all public ways, private drives and/or Irrevocable Offer of Dedication (IOD).~~

~~g. The applicant shall annex the subject properties to the County of Sacramento, Community Facilities District 2004-5 to support the maintenance of the landscaped frontage. The applicant shall dedicate the landscaped lots with landscape improvements to the County of Sacramento. In the event the project is not able to annex, the applicant shall provide a maintenance entity with a funding source in perpetuity acceptable to the County of Sacramento.~~

~~h. Prior to recordation of a final map or certificate of compliance, dedicate land or pay in lieu fees, or both, for park purposes, as required by and in accordance with the procedures and standards set forth in Chapter 22.40, Title 22 of the Sacramento County Code.~~

~~2. Sacramento County Department of Transportation~~

~~a. Grant the County right-of-way and install public street improvements on Gerber Road based on a 72-foot modified arterial (the six-foot meandering sidewalk shall be included in an adjacent pedestrian/landscape easement) pursuant to the Florin-Vineyard Community Plan, the Sacramento County~~

~~Improvement Standards and to the satisfaction of the Department of Transportation. Note: Coordinate the design of the street improvement with the Department of Transportation.~~

~~b. Grant to the County right-of-way and install public street improvements for Waterman Road based on a 72-foot modified arterial (the six-foot meandering sidewalk shall be included in an adjacent pedestrian/landscape easement) pursuant to the Florin-Vineyard Community Plan, the Sacramento County Improvement Standards and to the satisfaction of the Department of Transportation. Note: Coordinate the design of the street improvements with the Department of Transportation. The improvements must match the existing improvements to the south.~~

~~c. Grant the County additional right-of-way on Gerber Road and Waterman Road for intersection widening including a bus turnout pursuant to the Sacramento County Improvement Standards and to the satisfaction of the Department of Transportation. Note: Coordinate the intersection improvements with the Department of Transportation.~~

~~d. Grant to County 50 feet of right-of-way for a distance of 100 feet from the cross street right-of-way at the proposed public street entrances from Waterman Road pursuant to the County of Sacramento Improvement Standards and to the satisfaction of the Department of Transportation.~~

~~e. Provide a temporary turnaround at the end of 'C' Way and 'A' Way pursuant to the Sacramento County improvement Standards and to the satisfaction of the Municipal Services Agency.~~

~~f. Grant the County right-of-way along the proposed park frontage based on a 60-foot standard and install public street improvements pursuant to the Sacramento County Improvement Standards and to the satisfaction of the Department of Transportation. Note: If the park will be providing recreational areas such as soccer fields and/or baseball fields, then on-site parking will be required.~~

~~g. Install Type 2 curb, gutter, and sidewalk along all open space and drainage easement areas pursuant to the County of Sacramento Improvement Standards and to the satisfaction of the Department of Transportation.~~

~~h. Install stop signs where needed to the satisfaction of the Department of Transportation. Traffic control locations will be determined at time of improvement plan submittal.~~

~~3. Sacramento Area Sewer District (SASD, fka County Sanitation District 1)~~

~~a. Connection to the District's sewer system shall be required to the satisfaction of SASD. Sacramento County Improvement Standards apply to sewer construction.~~

b. ~~Each lot and each building with a sewage source shall have a separate connection to the SASD sewer system.~~

c. ~~SASD shall require an approved sewer study prior to the approval of Final Map or submittal of improvement plans for plan check to SASD, which ever comes first. The sewer study shall demonstrate the quantity of discharge and any "flow through sewage" along with appropriate pipe sizes and related appurtenances from this subject and other upstream areas and shall be done in accordance with the Districts' most recent "Minimum Sewer Study Requirements". The study shall be done on a no "Shed-Shift" basis unless approved by the District in advance and in compliance with Sacramento County Improvement Standards.~~

d. ~~In order to obtain sewer service, construction of SASD sewer facilities is expected to be required.~~

e. ~~Sewer easements may be required. All sewer easements shall be dedicated to SASD, in a form approved by the District Engineer. All SASD sewer easements shall be at least 20 feet in width and ensure continuous access for installation and maintenance. SASD will provide maintenance only in oublic right-of-ways and in easements dedicated to SASD.~~

f. ~~The trunk and collector sewer system for the project will not be accepted for maintenance and building occupancy will not be granted until the downstream sewer system serving the project is also accepted for maintenance.~~

~~4. Sacramento County Department of Water Resources~~

a. ~~Provide drainage easements and install facilities pursuant to the Sacramento County Floodplain Management Ordinance, Sacramento County Water Agency Code, and Sacramento County Improvement Standards, including any fee required by the Sacramento County Water Agency Code.~~

b. ~~Offsite drainage improvements and easements shall be provided pursuant to the Sacramento County Floodplain Management Ordinance, and the Sacramento County Improvement Standards.~~

c. ~~Provide to Water Resources plan reviewer a preliminary title report and Phase I environmental report for off-site drainage easement or right of way prior to approval of improvement plans. Provide CLTA title insurance prior to transfer of easement or right-of-way to the County.~~

d. ~~A Conditional Letter of Map Revision, pursuant to the Sacramento County Floodplain Management Ordinance, and the Sacramento County Improvement Standards, must be approved by FEMA prior to approval of improvements.~~

~~e. Acquire all off-site drainage easements for the new drainage channel as shown on the drainage master plan.~~

~~f. Construct the channel and culvert crossing shown on the drainage master plan from immediately east of the subject site to the point of discharge to Unionhouse Creek.~~

~~g. Incorporate stormwater quality measures in conformance with applicable County ordinances & standards, and state and federal law pursuant to Table 2-1 of the County of Sacramento "Guidance Manual for On-Site Stormwater Quality Control Measures."~~

~~h. Provide a permanent concrete stamp, or other permanently applied message to the satisfaction of DWR not including paint, which reads "No Dumping-Flows to Creek" or other approved message at each storm drain inlet.~~

~~i. Implement the improvements, or any phase thereof, described in the NVSSP Final Master Drainage Plan or any subsequent amendment or revision thereof approved by the County Water Resources Department, and compliance with the wetland mitigation plan as approved by the US Army Corp of Engineers.~~

~~5. Sacramento Municipal Utilities District (SMUD)~~

~~a. Dedicate a 12.5-foot public utility easement for underground facilities and appurtenances adjacent to all public street rights of ways.~~

~~b. Dedicate the Landscape Corridors as a public utility easement for underground facilities and appurtenances.~~

~~c. The owner/developer must disclose to future/potential owners the existing 69kV electrical facilities on the north side of Gerber Road~~

~~d. The owner/developer must disclose to future/potential owners the existing transmission Corridor of electrical facilities adjacent to the east property line.~~

~~6. Sacramento Metropolitan Fire District~~

~~a. Approved numbers or addresses shall be placed on all new or existing buildings in such a position as to be easily read from the street or road fronting the property. The minimum size of the numbers shall not be less than six (6) inches and shall be mounted immediately adjacent to a light source and shall also contrast with their background. Where multiple occupancies are serviced by vehicular access to the rear of the building via any driveway, alleyway, or parking lot the numbers or addresses shall be displayed on the rear of the building.~~

~~b. Approved fire hydrants capable of providing the required fire flow for the protection of any and all structures shall be located along the route of the fire~~

~~apparatus access roadway. The required fire hydrants shall be installed and operational prior to any construction or on-site storage of combustible materials. The minimum required fire flow for the protection of residential developments with an area per building not exceeding 3,600 square feet is 1,000 gallons per minute (gpm) at a pressure of 20 pounds per square inch (psi) for a two-hour duration. Fire hydrant installations for the protection of residential projects shall comply with the following requirements:~~

~~i. One fire hydrant shall be located between 150 and 250 feet from the end of the access roadway. The required access roadway shall extend to within 150 feet of all portions of the structure.~~

~~ii. A hydrant installed at the end of an access roadway as a "blow off" for the water district does not meet the fire department fire hydrant requirements.~~

~~iii. Existing "wharf" type fire hydrants do not satisfy hydrant requirements for new construction, and per SCC-1240, must be upgraded to approved steamer type hydrants.~~

~~iv. Each approved fire hydrant shall have a minimum flow of 1,000 gpm for residential developments. Additional requirements apply to residential dwellings with building areas greater than or equal to 3,600 square feet.~~

~~c. Plans shall be submitted to the fire prevention bureau showing hydrant locations for review and approval prior to construction. Fire hydrant details and fire department notes shall be shown on the site plans or improvement drawings.~~

~~d. Residential roof coverings shall consist of materials having a minimum Class C rating.~~

~~e. Approved fire hydrants shall be spaced at 500-foot intervals along the route of the interior access roadway. The fire hydrants shall be capable of supplying a minimum fire flow of 1,000 gallons per minute at 20 pounds per square inch of pressure.~~

~~f. All structures in the proposed subdivision will be connected to the public water supply; private wells shall not be permitted.~~

~~g. All roadways and cul-de-sacs shall meet Sacramento County Department of Transportation standards for length and width.~~

~~7. Sacramento County Sheriff's Department~~

~~a. All curbs shall be vertical in design. Rounded curbs shall be avoided whenever possible.~~

~~b. Landscaping shall be of the type and situated in locations to maximize observation while providing the desired degree of aesthetics.~~

~~c. Vertical wrought-iron fencing material shall be used for all fences between private lots and open space, parks, right-of-ways or other public access land.~~

~~d. There shall be on-street lighting to allow for adequate visibility by residents, law enforcement, and passersby during nighttime hours.~~

~~e. All lighting fixtures shall be of a type and kind to resist breakage and other vandalism.~~

~~f. Parking areas, roadways, and driveways shall be illuminated with high intensity discharge lighting with sufficient wattage to provide adequate illumination to provide a safe, secure environment for persons, property, and vehicles on site. Such lighting shall be equipped with vandal-resistant covers and photocell control. A lighting level of .25 to .500 foot-candles, maintained at ground level, is required for the site in general; entry intersections should be .50 or greater.~~

~~g. A street number shall be displayed in a prominent location on the street side of the residence in such a position that the number is easily visible to approaching emergency vehicles.~~

~~i. The numerals shall be no less than three (3) to four (4) inches in height and shall be of a contrasting color to the background to which they are attached.~~

~~ii. The numerals shall be lighted at night.~~

~~8. Southgate Recreation and Park District~~

~~a. The developer shall assure that any parkland to be dedicated to the District is graded and improved to the District's satisfaction and pursuant to current County Standards. Park site improvements include adjoining streets with street lights fronting on the park and vertical curbs that extend 10 feet beyond the park site as well as ADA compliant street crossings on all corners. Six foot wide attached sidewalks shall be provided on the secondary streets surrounding the park. The designed for the park site frontage along Waterman Road will need to accommodate the existing powerline towers and to be consistent with the other landscape corridor improvements along this thoroughfare including the detention basin site to the north. Other park site infrastructure improvements include: electric, phone, storm drainage, sewer, and water stubs, connected water meters, and reduced pressure backflow preventers. Rain Bird Maxicom controllers, with telephone line and electricity shall be connected to the District's computerized irrigation system. In addition, all permit fees for the park site need to be paid including: building, sewer, water meter, water development, and drainage. The District shall~~

~~accept the completed park site after it has passed County inspections and we have received a clear title report.~~

~~b. The District will accept the landscape corridor lots identified as Lots 'E', 'F', 'G', 'H', 'I', 'J', and 'K' along Gerber Road and the future extension of Waterman Road. These lots shall be dedicated to the District as a gift and shall be fully developed by the developer with plans and specifications to be approved by the District and pursuant to current County Standards. The District will need to confer with the Developer on the design and improvement of landscape corridor Lot J, including fencing requirements, which will be dependent on how this lot will interface with the surrounding properties and future development to the east.~~

~~c. The District requires 6-foot high masonry soundwalls for all lots that back-up or side-on to landscape corridors on all major thoroughfares throughout the District. All masonry soundwalls shall be treated with graffiti-resistant coating and the design approved by the District. Landscape corridors shall have a Type 2 vertical curb and gutter, a 6-foot wide meandering sidewalk separated from traffic, and ADA compliant street crossings on all corners. A Type 3 curb is required at the back of sidewalks for landscaped areas (except turf). The irrigation system shall be installed according to specifications provided by the District. The District does not require subdivision entrance lighting but requests the installation of conduit to an electric box within the landscape corridor for future installation of lighting, should it become necessary. The District shall accept the completed landscape corridor lots after they have passed inspections and we have received a clear title report.~~

~~d. The District is willing to accept ownership and management of the proposed 1.4-acre open space parcels identified on the Tentative Subdivision Map as Lots 'C' and 'D', depending on Army Corps of Engineers' requirements. Open space lots shall be dedicated to the District as a gift with a clear title report and be fully developed and improved by the developer with plans and specifications to be approved by the District. No Quimby credit or Developer Fee credit would be given for this open space or the improvements.~~

~~e. The District requests review of all Army Corps of Engineers, Fish and Wildlife Services, Fish and Game, and all other permitting agency's comments and requirements as well as the final permit and conditions as they pertain to the open space property. The District will accept the completed open space area only after it has passed inspections and the conditions required are accepted by the Army Corps of Engineers (if applicable).~~

~~f. Open space areas shall front on a public road per County of Sacramento General Plan requirements. The Developer shall provide a vertical curb and 6-foot wide attached concrete sidewalk along all streets fronting on open space areas and shall install street lighting on the open space side of the street. For the Open Space areas that front on a public street, a "setback"~~

~~area of approximately 10 feet (from back of sidewalk into Open Space area) shall be minimally landscaped (to District specifications) to provide an aesthetic transition into the Open Space area. The Open Space will have post and cable fencing along the back edge of the landscaped area and the irrigation system shall be installed according to specifications provided by the District and shall be connected to the District's Maxicom computerized irrigation system inclusive of: controller, phone line, and electricity. The District shall accept the completed open space area after it has passed inspections and received a clear title report.~~

~~g. Any lots adjacent to the open space areas shall have a 6-foot high tubular steel fence constructed by the Developer, and approved by the District. This fencing belongs to and is the responsibility of the residential property owner or Developer. The District may allow a solid fire resistant fencing where thre is good visibility into the open space from other directions.~~

~~h. The developer shall consent to the inclusion of this subdivision within the Florin-Vineyard Financing District, which will be a Landscaping and Lighting Assessment District or a Mello Roos Community Facilities District, and the Southgate District-wide Landscaping and Lighting Assessment District. The Developer shall be responsible for notification to all subsequent purchasers of parcels of land within this subdivision of the inclusion within said financing districts. These financing districts will be established by Southgate for purposes of funding maintenance and operations; additional park and recreation capital improvements; community center maintenance and operations; and park and recreation programs.~~

~~i. This subdivision will be included in the Southgate Recreation and Park District component of any future Florin-Vineyard Public Facilities Financing Plan as determined by the Sacramento County Board of Supervisors. In the absence of an approved County financing plan, the District recommends that the County Board of Supervisors annex this subdivision to an existing plan which meets the current park and recreation needs of Southgate or otherwise requires an appropriate funding mechanism that will address the park land dedication, maintenance and development requirements of the Southgate District. The District reserves the right to revise parkland dedication requirements and financing mechanisms to adapt to changes resulting from modifications to the policy or the creation of a new plan by the County of Sacramento.~~

~~PROJECT MITIGATION MEASURES~~

~~MITIGATION MEASURES FOR POTENTIAL DRAINAGE IMPACT:~~

~~**DZ-1.** Prior to the approval of improvement plans for individual development projects within the FVCP area, the project proponent shall demonstrate to the satisfaction of DWR that all FVCP DMP improvements necessary to provide adequate flood protection to the project, and necessary to provide adequate mitigation for the project's downstream drainage/flooding and water quality impacts, have been implemented.~~

~~MITIGATION MEASURES FOR POTENTIAL AIR QUALITY IMPACTS:~~

~~**DZ-2.** The applicant shall implement the following mitigation in order to reduce construction-related PM_{10} emissions:~~

~~A. Keep soil moist at all times.~~

~~B. Maintain at least two feet of freeboard space on all haul trucks.~~

~~C. Use emulsified diesel or diesel catalysts on applicable heavy duty diesel construction equipment.~~

~~MITIGATION MEASURE FOR POTENTIAL NOISE IMPACT:~~

~~**DZ-3.** The applicant shall adhere to one of the following options:~~

~~A. Construct a minimum 6-foot tall, combination earthen berm and masonry wall noise barrier along the Gerber Road frontage.~~

~~B. The outdoor activity area of all residential backyards within 170 feet of the centerline of Gerber Road shall be shielded from traffic noise, either through strategic placement of the houses, usage of a backyard courtyard concept, or other attenuation method. An acoustical analysis shall be submitted to the Department of Environmental Review and Assessment which demonstrates that a noise level of 65 dB Ldn or less (under cumulative traffic conditions) is attained within the outdoor activity areas of all affected properties.~~

~~MITIGATION MEASURE FOR POTENTIAL WETLANDS IMPACTS:~~

~~**DZ-4.** Prior to any grading, grubbing, or excavation within 50 feet of on-site wetlands and swales or 250 feet of on-site vernal pools, the applicant or owner shall obtain any/all applicable permits from the U.S. Fish and Wildlife Service (USFWS), U.S. Army Corps of Engineers, California Department of Fish and Game and the Central Valley Regional Water Quality Control Board for the proposed modifications to on-site wetlands. In addition, the project~~

~~applicant or property owner shall comply with General Plan Conservation Element Policy No. CO-96 as it pertains to no net loss of wetlands. If mitigation occurring through the state and federal permitting processes results in less than 1:1 compensation for the loss of wetland habitat, the applicant or owner shall be required to pay to the County of Sacramento an amount based on a rate of $35,000 per acre for the unmitigated/uncompensated wetlands. The payment shall be submitted to the Department of Planning and Community Development and shall be deposited in the Wetlands Restoration Trust Fund. A copy of any required permits, or written notification from the applicant that the permit authority has determined that a permit is not required, and verification of compliance with General Plan Conservation Element Policy No. CO-96 regarding no net loss of wetlands shall be submitted to the Department of Environmental Review and Assessment.~~

~~MITIGATION MEASURES FOR POTENTIAL SPECIAL STATUS SPECIES IMPACTS:~~

~~**DZ-5.** Prior to construction within 250 feet of the vernal pools on the project site, the applicant shall either conduct determinate surveys, according to U.S. Fish and Wildlife Service approved protocol, for listed vernal pool branchiopods or presence of these species shall be assumed.~~

~~A. If determinate surveys show that no listed vernal pool branchiopods are present in the vernal pool(s), no further mitigation is required.~~

~~B. If presence is assumed or confirmed, total avoidance requires establishment of minimum 250 feet buffers with fencing around the perimeter of shrimp habitat to be preserved. There shall be no construction activity within fenced area(s).~~

~~C. A request for consultation with the U.S. Fish and Wildlife Service and DERA will be required if the applicant requires a reduction in the 250 feet buffer.~~

~~D. If direct impacts (fill or excavation) to the pools are to occur, the applicant shall consultation with the U.S. Fish and Wildlife Service and U.S. Army Corps of Engineers to obtain permits and establish compensatory mitigation for impacts to vernal pool species.~~

~~**DZ-6.** Prior to the approval of improvement plans, building permits, or recordation of the final map, whichever occurs first, or, if only a rezone is requested, prior to final adoption of the zoning agreement, implement one of the following options to mitigate for the loss of 9.5 acres of Swainson's hawk foraging habitat on the project site:~~

~~A. The project proponent shall utilize one or more of the mitigation options (land dedication and/or fee payment) established in Sacramento County's~~

~~Swainson's Hawk Impact Mitigation Program (Chapter 16.130 of the Sacramento County Code).~~

~~B. The project proponent shall, to the satisfaction of the California Department of Fish and Game, prepare and implement a Swainson's hawk mitigation plan that will include preservation of Swainson's hawk foraging habitat.~~

~~C. Should the County Board of Supervisors adopt a Swainson's hawk mitigation policy/program (which may include a mitigation fee payable prior to issuance of building permits) prior to the implementation of one of the measures above, the project proponent may be subject to that program instead.~~

~~**DZ-7.** Prior to construction activity (including site improvements, and building construction) a focused surveys shall be conducted by a qualified biologist for burrowing owls where suitable habitat is present in the project area. Suitable habitat includes agricultural field margins, drainage ditches, and fallow fields. Surveys shall be conducted no less than 14 days and no more than 30 days prior to commencement of construction activities. Surveys shall be conducted in accordance with CDFG protocol (CDFG 1995).~~

~~A. If no occupied burrows are found in the survey area, a letter report documenting survey methods and findings shall be submitted to the County and no further mitigation is necessary.~~

~~B. If an occupied burrow is found the applicant shall contact the Department of Environmental Review and Assessment and consult with the California Department of Fish (CDFG), prior to construction, to determine if avoidance is possible or if burrow relocation will be required.~~

~~C. If owls are to remain on site, a minimum of 6.5 acres of foraging habitat for each occupied burrow needs to be permanently preserved according to CDFG guidelines.~~

~~D. In order to avoid direct impacts to owls, no activity shall take within 160 feet of an active burrow from September 1 to January 31 (wintering season) or 250 feet from February 1 through August 31 (breeding season). Protective fencing shall be place, at the distances above, around the active burrows and no activity shall occur within the protected buffer areas.~~

~~E. Any impact to active owl burrows, relocation of owls or mitigation for habitat loss shall be done in accordance with CDFG guidelines. Written evidence from CDFG staff shall be provided to DERA attesting to the permission to remove burrows, relocate owls, mitigate for lost habitat, and provided a method for preservation habitat in perpetuity.~~

~~**DZ-8.** Rare plant surveys will be required in vernal pool habitats prior to any grading, grubbing, or excavation within 250 feet of a vernal pool or other suitable habitat. The rare plant surveyor shall have experience as a botanical field investigator~~

~~and familiarity with the local flora and potential rare plants in the habitats to be surveyed. The surveys shall be conducted when the rare plants at the site will be easiest to identify (i.e. flowering stage), and when the plants reach that stage of maturity. A minimum of three site visit shall be required, during the plants flowering period in order to determine absence. Each site visit must be no less than 7 days apart.~~

~~Submit a written report to the Department of Environmental Review and Assessment. The survey report should include a brief description of the vegetation, survey results, photographs, time spent surveying, date of surveys, a map showing the location of the survey route and any rare plant populations and copies of any rare plant occurrence forms. Notify DFG and USFWS if species are found and apply for "take" authorization (state law section 2081 of the Fish and Game Code and federal Endangered Species Act) prior to construction.~~

~~MITIGATION MEASURE FOR POTENTIAL TREE IMPACTS:~~

~~**DZ-9.** All native oak and California black walnut trees that are 6 inches dbh or larger on the project site, all portions of adjacent off-site native oak and California black walnut trees that are 6 inches dbh or larger which have driplines that extend onto the project site, and all off-site native oak and California black walnut trees that are 6 inches dbh or larger which may be impacted by utility installation and/or improvements associated with this project, shall be preserved and protected as follows:~~

~~A. 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 of the tree. Limbs must not be cut back in order to change the dripline. The area beneath the dripline is a critical portion of the root zone and defines the minimum protected area of the tree. Removing limbs which make up the dripline does not change the protected area.~~

~~B. Chain link fencing or a similar protective barrier shall be installed one foot outside the driplines of the oak trees prior to initiating project construction, in order to avoid damage to the trees and their root system.~~

~~C. No signs, ropes, cables (except cables which may be installed by a certified arborist to provide limb support) or any other items shall be attached to the oak trees.~~

~~D. No vehicles, construction equipment, mobile home/office, supplies, materials or facilities shall be driven, parked, stockpiled or located within the driplines of the oak trees.~~

~~E. Any soil disturbance (scraping, grading, trenching, and excavation) is to be avoided within the driplines of the oak trees. Where this is necessary, an ISA~~

~~Certified Arborist will provide specifications for this work, including methods for root pruning, backfill specifications and irrigation management guidelines.~~

~~F. All underground utilities and drain or irrigation lines shall be routed outside the driplines of oak trees. Trenching within protected tree driplines is not permitted. If utility or irrigation lines must encroach upon the dripline, they should be tunneled or bored under the tree under the supervision of an ISA Certified Arborist.~~

~~G. Any herbicides placed under paving materials within driplines of oak trees must be safe for use around trees and labeled for that use. Any pesticides used on site must be tree-safe and not easily transported by 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 the oak trees.~~

~~I. No sprinkler or irrigation system shall be installed in such a manner that it sprays water within the driplines of the oak trees.~~

~~J. Tree pruning that may be required for clearance during construction must be performed by an ISA Certified Arborist or Tree Worker and in accordance with the American National Standards Institute (ANSI) A300 pruning standards and the International Society of Arboriculture (ISA) "Tree Pruning Guidelines".~~

~~K. Landscaping beneath the oak trees may include non-plant materials such as boulders, decorative rock, wood chips, organic mulch, non-compacted decomposed granite, etc. Landscape materials shall be kept two (2) feet away from the base of the trunk. The only plant species which shall be planted within the driplines of the oak trees are those which are tolerant of the natural semi-arid environs of the trees. Limited drip irrigation approximately twice per summer is recommended for the understory plants.~~

~~L. Any fence/wall that will encroach into the dripline protection area of any protected tree shall be constructed using grade beam wall panels and posts or piers set no closer than 10 feet on center. Posts or piers shall be spaced in such a manner as to maximize the separation between the tree trunks and the posts or piers in order to reduce impacts to the trees.~~

~~MITIGATION MEASURE FOR POTENTIAL CULTURAL RESOURCES IMPACT:~~

~~**DZ-10.** Should any cultural resources, such as structural features, unusual amounts of bone or shell, artifacts, human remains, or architectural remains be encountered during any development activities, work shall be suspended and the Department of Environmental Review and Assessment shall be immediately notified at (916) 874-7914.~~

~~At that time, the Department of Environmental Review and Assessment will coordinate any necessary investigation of the find with appropriate specialists as needed. The project proponent shall be required to implement any mitigation deemed necessary for the protection of the cultural resources. In addition, pursuant to Section 5097.97 of the State Public Resources Code and Section 7050.5 of the State Health and Safety Code, in the event of the discovery of human remains, all work is to stop and the County Coroner shall be immediately notified. If the remains are determined to be Native American, guidelines of the Native American Heritage Commission shall be adhered to in the treatment and disposition of the remains.~~

12 GARDNER PARKE

The effects of the proposed land use plans for the Florin-Vineyard Gap projects are addressed in Volume 1 of this EIR. Impacts to environmental resources have been addressed therein for the overall plan area. This chapter discusses the site specific impacts of this particular project in the Florin-Vineyard Gap Community. Impacts, mitigation measures and conditions requested by Sacramento County's reviewing departments are provided within this chapter.

PROJECT INFORMATION

CONTROL NUMBER: 04-RZB-SDP-SPP-~~EXP~~-AHS-0218

NAME: Gardner Parke Rezone, Tentative Subdivision Map, Special Development Permit, ~~Exception~~ and Affordable Housing Plan

LOCATION: The property is located on the east side of Gardner Avenue and on the west side of Elk Grove-Florin Road, approximately 500 feet south of Florin Road, in the South Sacramento Community (see **Plate GP -1**).

ASSESSOR'S PARCEL NUMBER: 065-0042-028, -031 and -040 through -044 (por. of -043)

OWNER:

Multiple

APPLICANT/DEVELOPER:

Gerry N. Kamilos, LLC

~~Plate GP-1: Location and Zoning~~

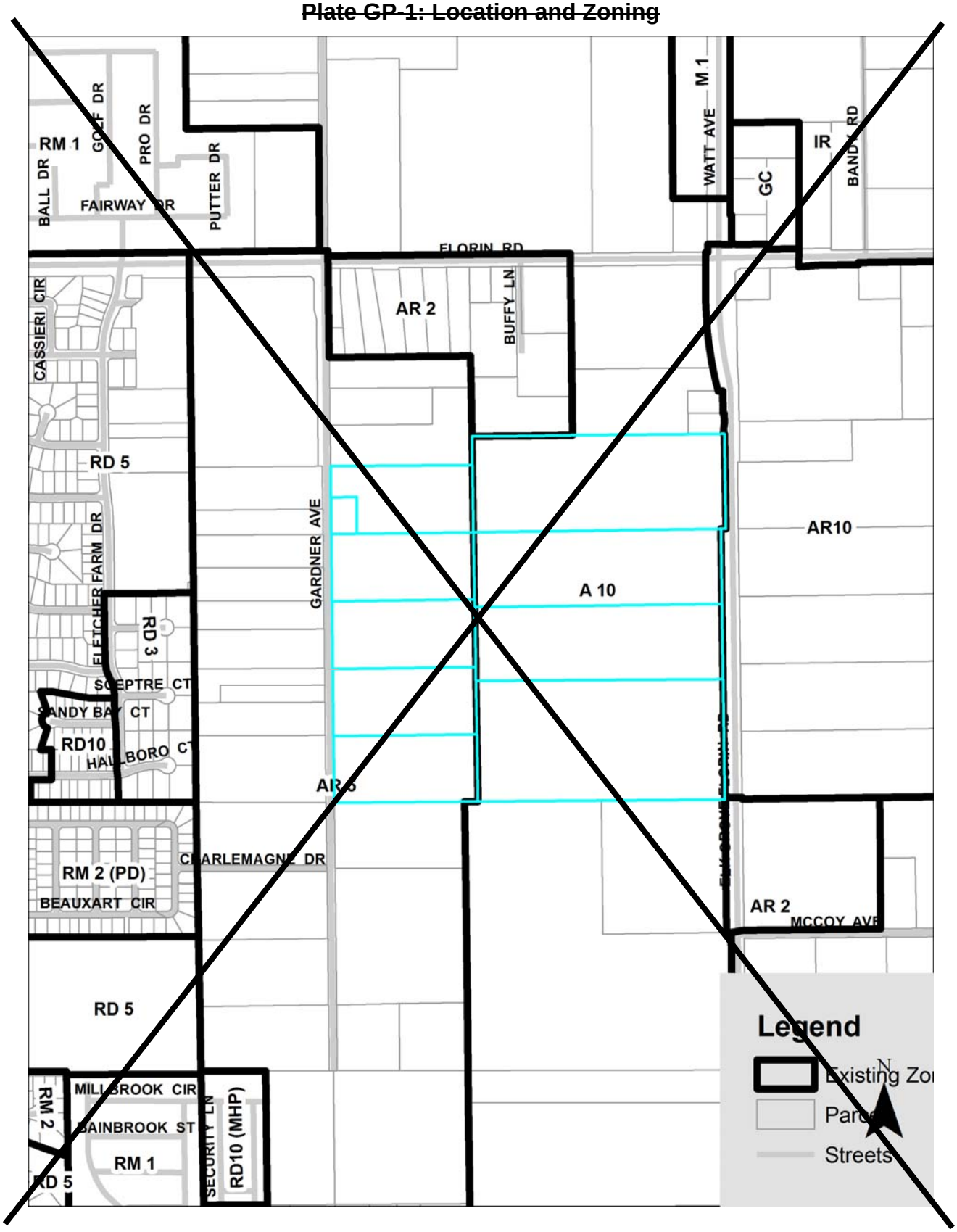
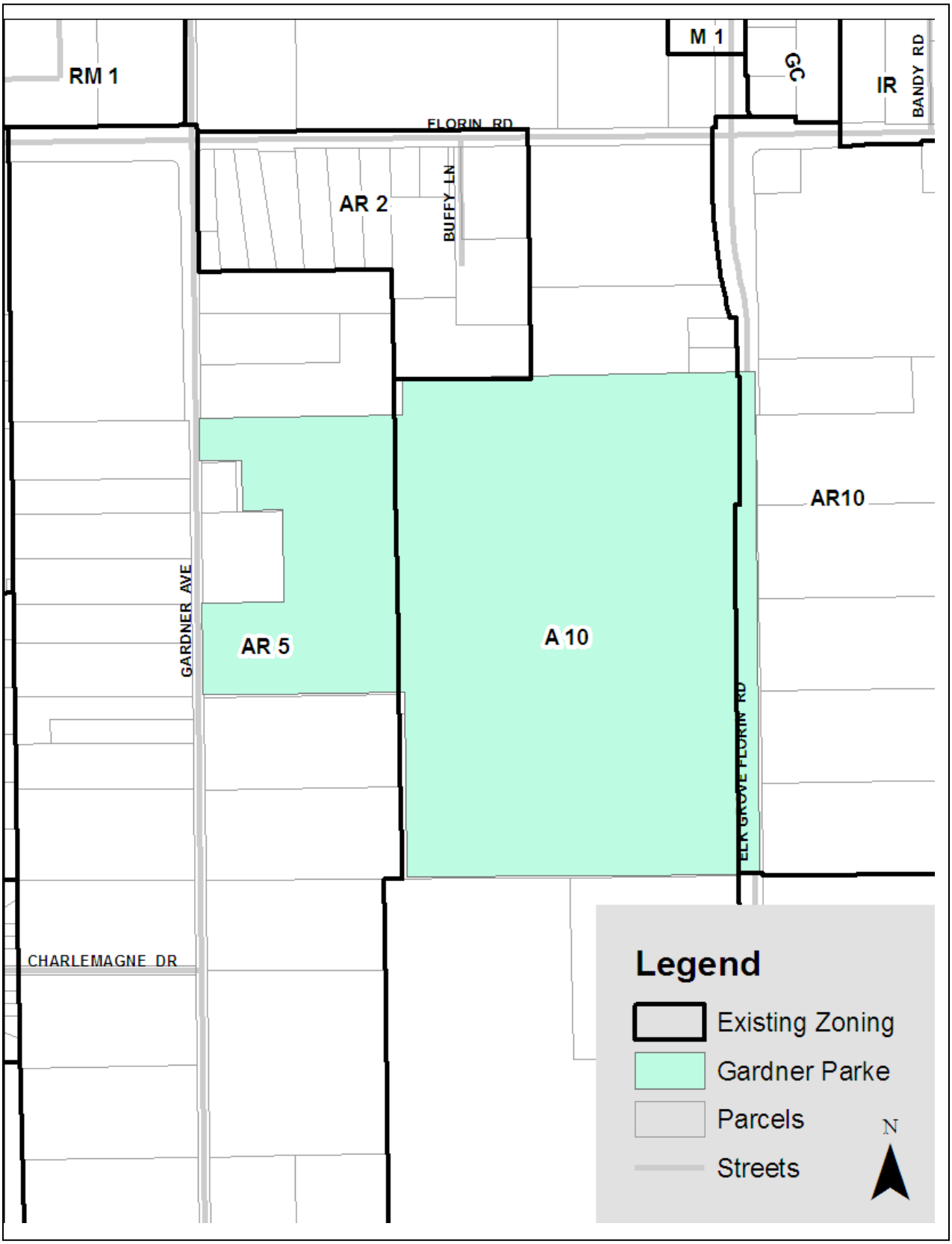


Plate GP -1: Location and Zoning



PROJECT DESCRIPTION

1. A **Rezone** of approximately 65.4 acres from AR-5 ~~and AR-10~~ agricultural-residential **(13.7 acres) and A-10 agricultural (51.7 acres)** to RD-5 (**21.8 acres)**, RD-7 **(21.5 acres)**, RD-10 **(15.2 acres)** residential and O recreation **(6.9 acres)** (see Plate GP -2).

2. A **Tentative Subdivision Map** to divide approximately 65.4 acres into ~~395~~ **379** single-family lots, ~~1 multi-family lot,~~ 1 park lot, and ~~3~~ **4** landscape lots (see Plate GP -3).

3. A **Special Development Permit** to ~~reduce the RD-7 zone lot area, lot width and public street requirements~~ **vary lot area and public street frontage in the RD-10 zone.**

4. ~~A **Special Development Permit** to allow a density bonus of 32 units in the RD-5 zone and 42 units in the RD-7 zone for a total of 74 density bonus units.~~

5. ~~An **Exception** from the Land Development Ordinance to allow lots less than 95 feet deep.~~

6. An **Affordable Housing Plan** consisting of ~~dedication of a 5.2 gross-acre site for affordable housing, and payment of an affordability fee~~ **the purchase of unit credits**.

~~Plate GP-2: Rezone Exhibit~~

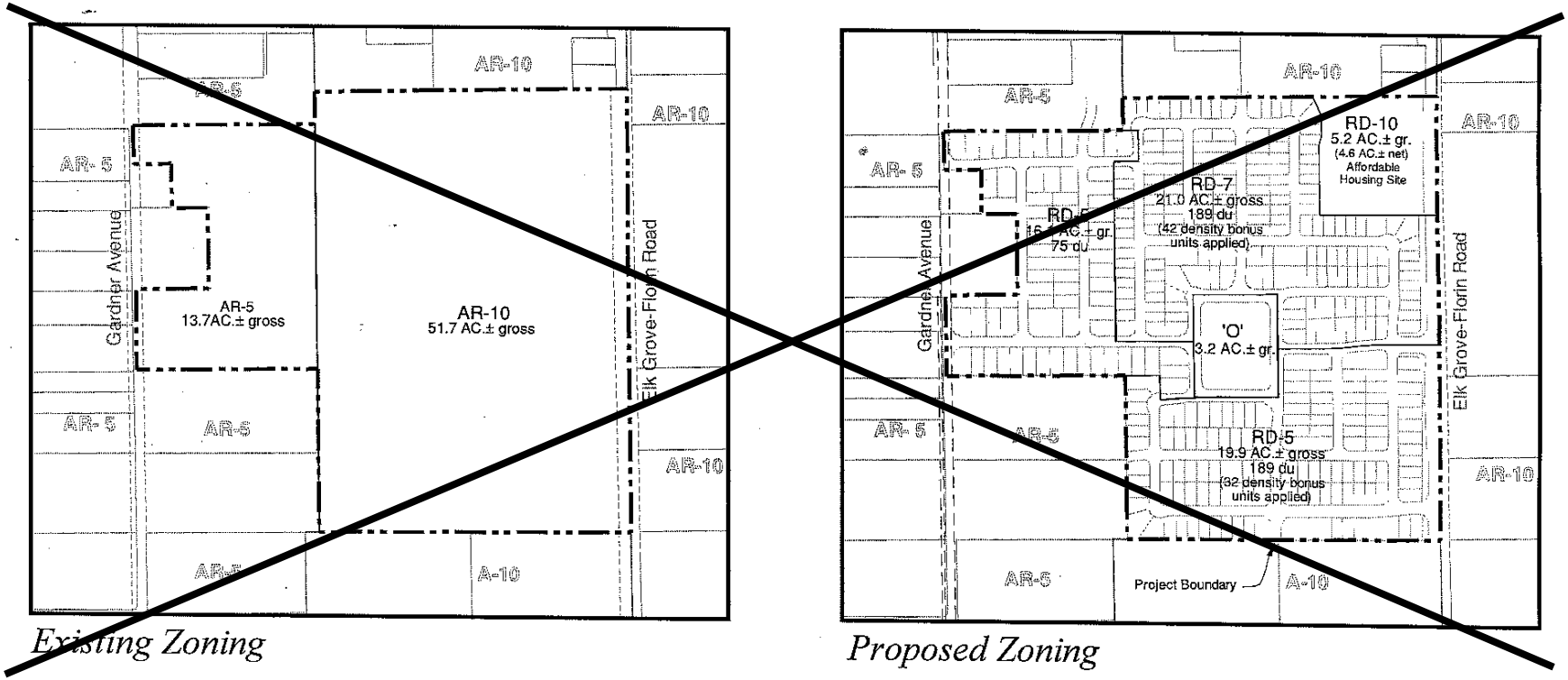
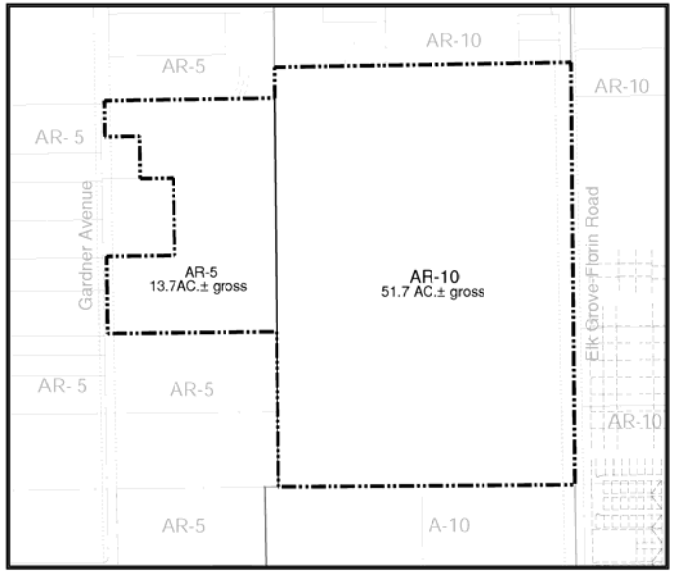
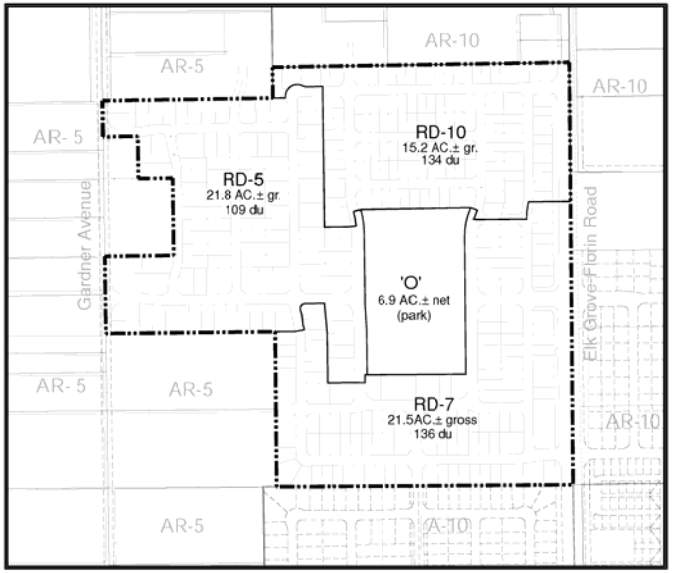


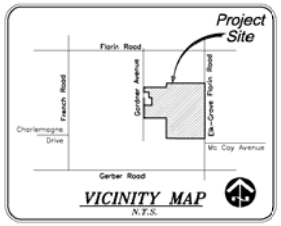
Plate GP -2: Rezone Exhibit



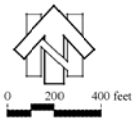
Existing Zoning



Proposed Zoning



Note: No Density Bonus Proposed



Rezone Exhibit

Gardner Parke

County of Sacramento, California

Scale: N.T.S.

March 31, 2004
Revised: November 22, 2004
March 23, 2005
August 30, 2006
January 29, 2007
November 2, 2009
July 6, 2010

MACKAY & SOMPS
CIVIL ENGINEERS, INC.
SACRAMENTO, CALIFORNIA (916) 929-8092

7826-00

~~Plate GP-3: Tentative Subdivision Map~~

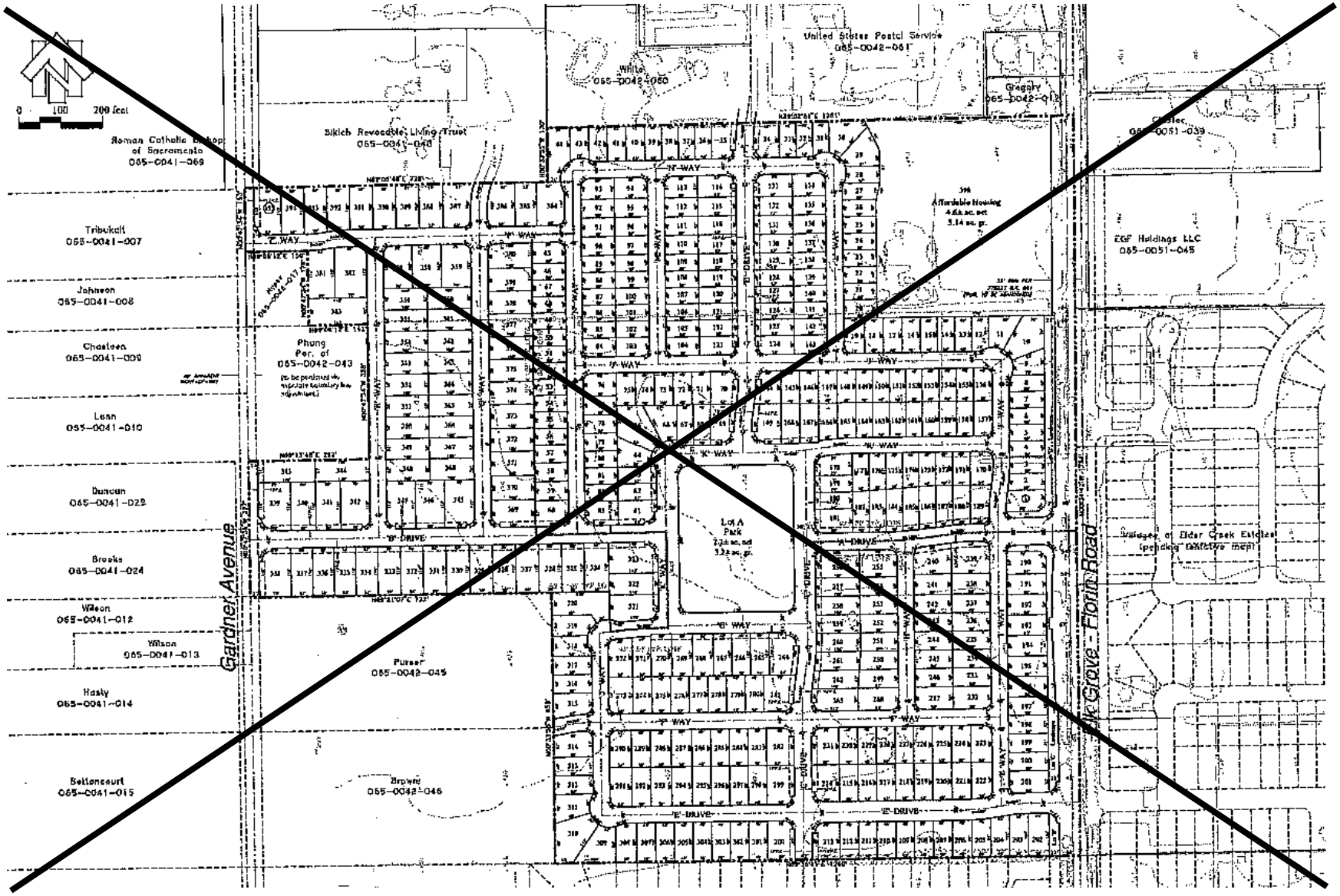
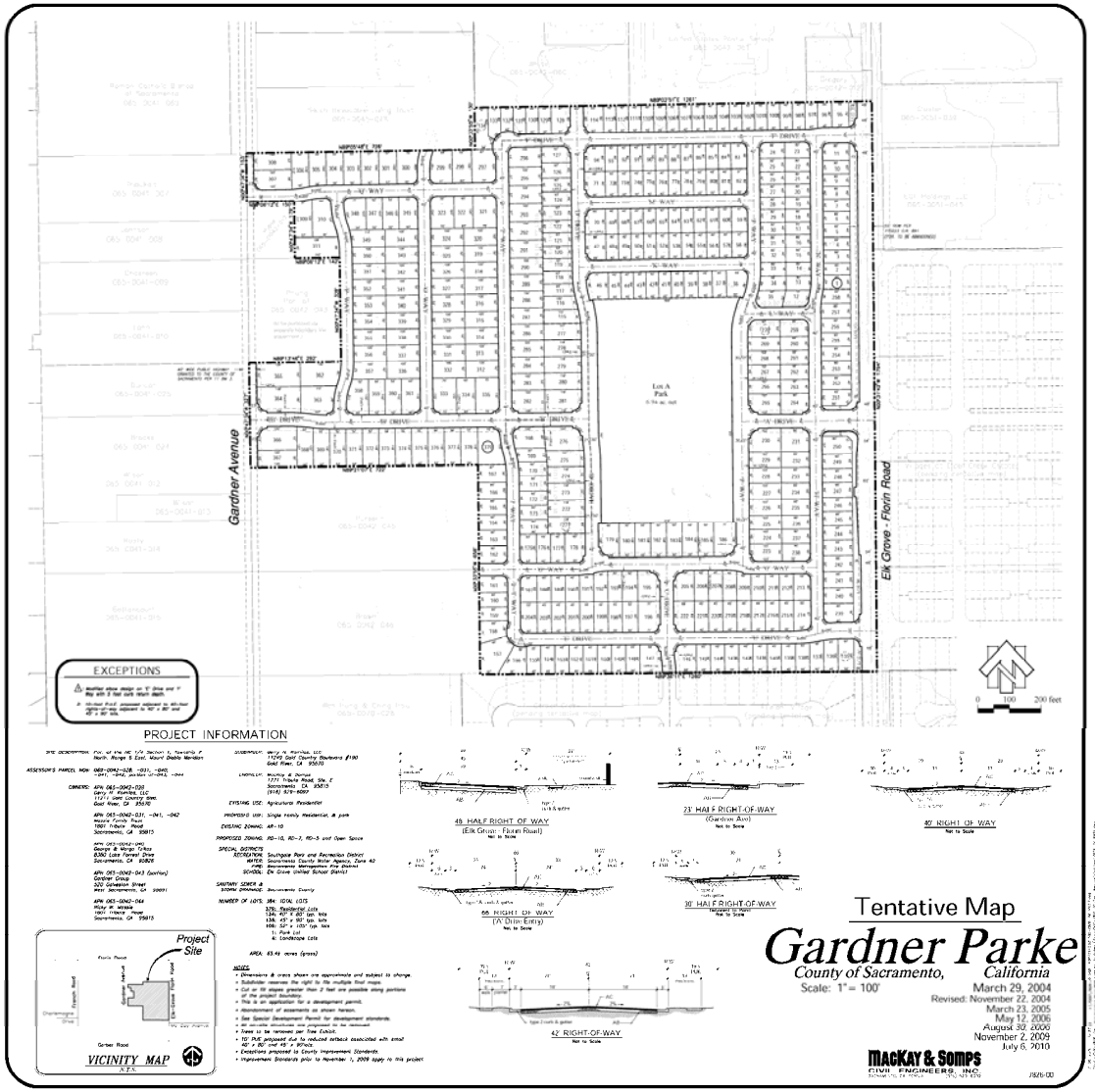


Plate GP -3: Tentative Subdivision Map



ENVIRONMENTAL SETTING

Site topography is essentially level, and the 65.4± acre site currently supports annual grassland, some of which is divided into pastures by fencing (see Plate GP -4). The site supports numerous seasonal wetland areas, and a roadside ditch (unvegetated) runs along the eastern site boundary. Three of the parcels contain single-family homes and other structures, but the remaining parcels are undeveloped and contain only a few trees. The parcels are in the central portion of the Florin Vineyard Gap Community Plan area.

Surrounding properties are similar to the subject site, containing fields, single-family homes, and appurtenant structures. The exception is that there is a commercial building just across the northern boundary of the subject project. The eastern side of the subject property fronts Elk Grove-Florin Road, which is a major arterial, and the western side fronts Gardner Avenue, which is a residential collector that dead-ends just south of the subject project. Surrounding properties are zoned AR-10 to the east, A-10 to the north and south, and AR-5 to the west.

~~Plate GP-4: Aerial Photo of Project Site~~

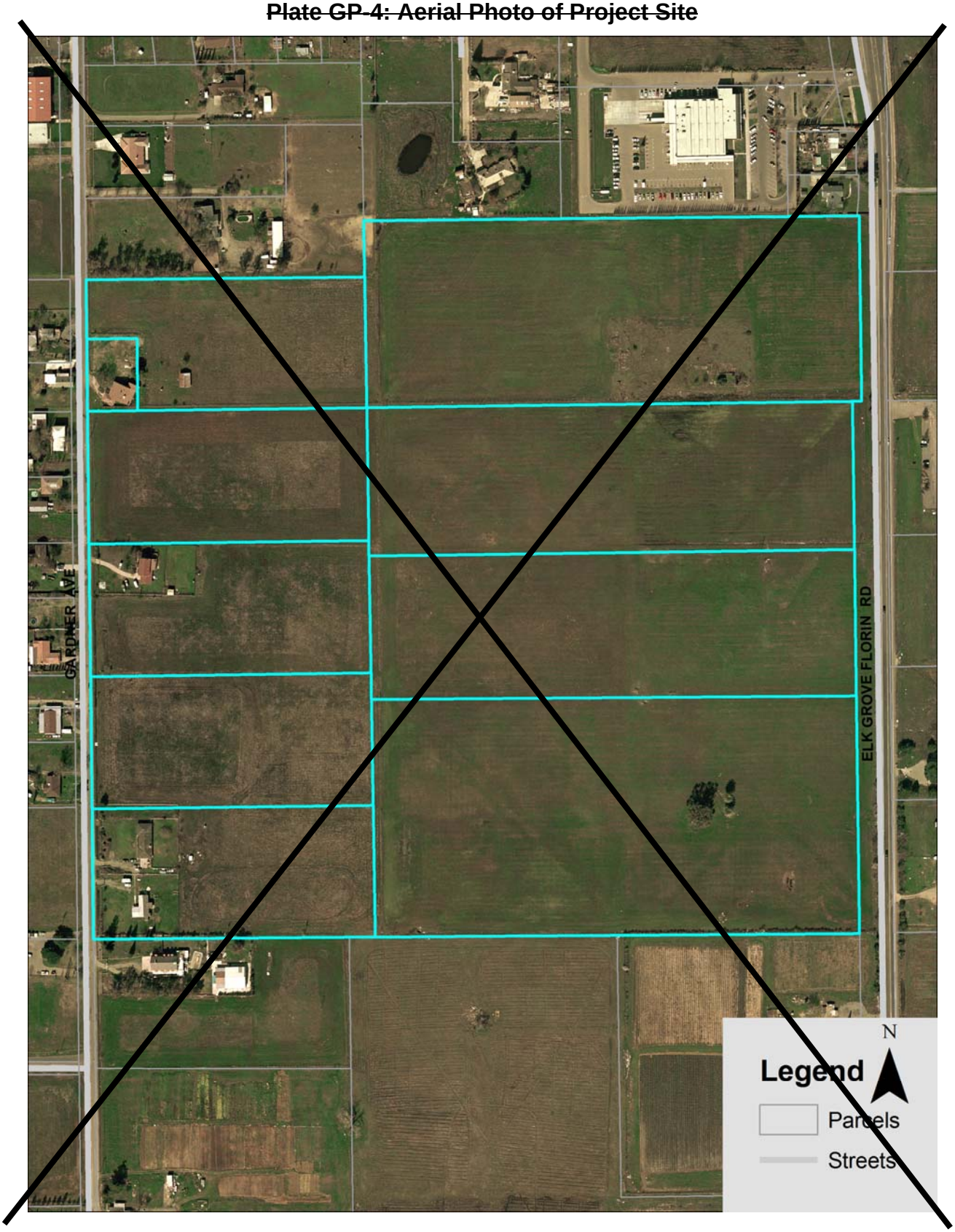


Plate GP -4: Aerial Photo of Project Site

ENVIRONMENTAL EFFECTS

LAND USE

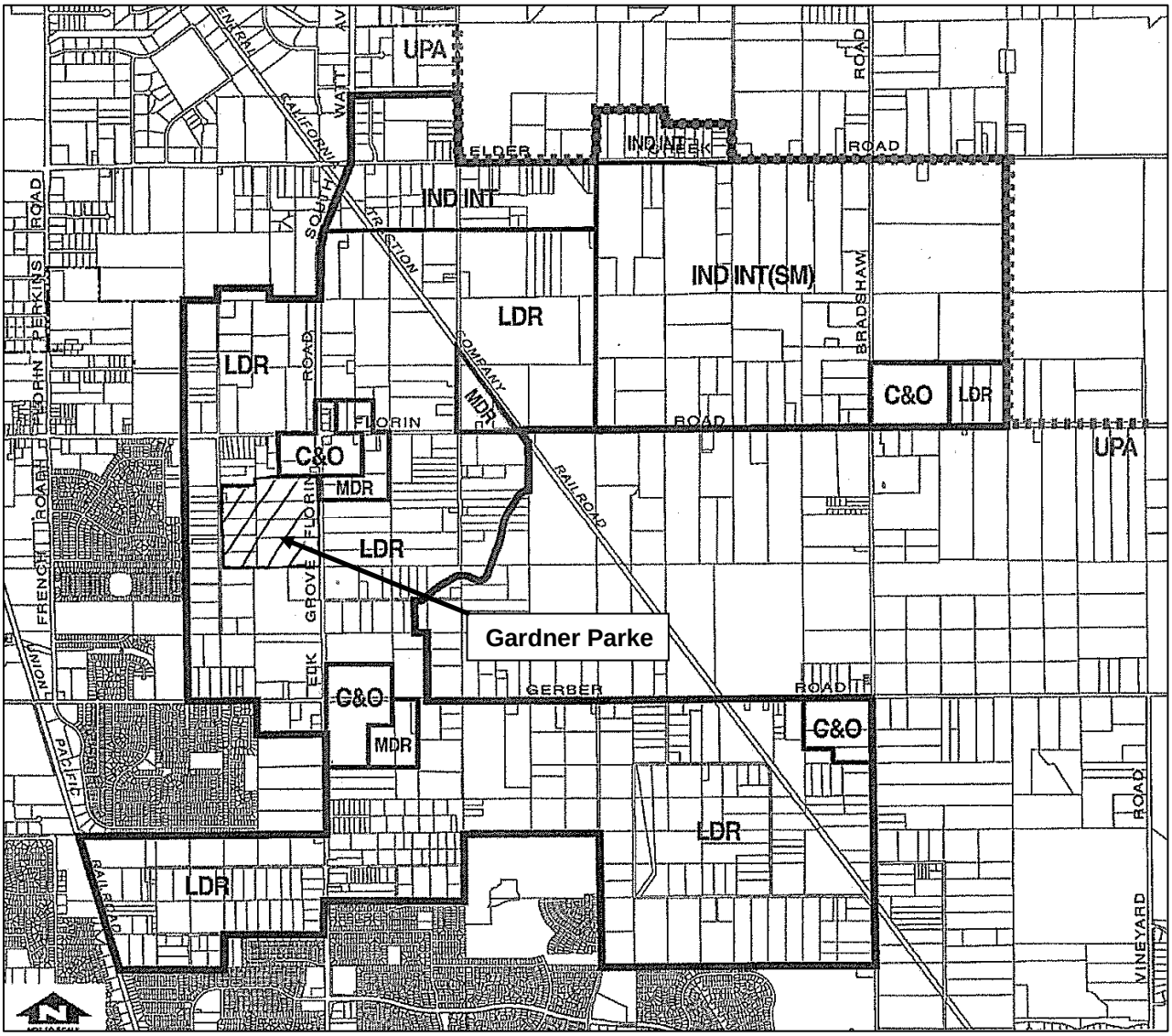
The project site encompasses seven parcels for a total of approximately 65 acres. Approximately 14 acres of the site is currently zoned AR-5 and approximately 52 acres is zoned ~~AR-10~~ **A-10**. As proposed, the Gardner Parke project will rezone ~~36~~ **21.8** acres to RD-5, 21**.5** acres to RD-7, ~~5.2~~ **15.2** acres to RD-10, and ~~3.2~~ **6.9** acres to O (see Plate GP -2). ~~Note that the rezone exhibit does contain an error: on the southernmost portion to be rezoned to RD-5, the total unit amount is given as 189 units, but the actual number is 130 units~~.

Under the existing agricultural-residential zoning, the portion of the site zoned AR-5 would be limited to one home for every five acres and the portion zoned ~~AR-10~~ **A-10** would be limited to one home for every ten acres. The proposed RD-5, RD-7, and RD-10 zones would increase the allowable densities to 5, 7, and 10 homes per acre, respectively. The project includes a Tentative Subdivision Map (see Plate GP -3) to divide the site into ~~395~~ **379** single-family lots, with a portion of the site reserved for a park (the portion to be rezoned to O, recreation) ~~and a portion reserved as a lot for affordable housing (RD-10)~~.

Each of the proposed residential zoning designations, in addition to an overall density cap, include specific requirements related to lot size and width. For single-family interior lots, the RD-5 zone allows a minimum lot size of 5,200 square feet and requires a minimum width and public street frontage of 52 feet; the RD-7 and RD-10 zones allow a minimum lot size of 4,000 square feet and a minimum width and public street frontage of 40 feet. **The draft Florin-Vineyard Community Plan proposes standards that differ somewhat from those contained in the Zoning Code. Under the proposed Plan, minimum lot sizes for the RD-7 zone would be 3,800 square feet with a minimum lot width of 35 feet and public street frontage of 30 feet; minimum lot sizes for the RD-10 zone would be 3,200 square feet, with a minimum lot width of 35 feet and public street frontage of 30 feet.** The Tentative Subdivision Map conforms to **both the standard Zoning Code and FVCP** ~~these~~ requirements for the areas zoned RD-5, but ~~not to~~ **only to the proposed Community Plan standards for** those areas with a proposed RD-7 zone ~~(the RD-10 portion doesn't include a subdivision pattern)~~. **The lot sizes in the proposed RD-10 zone are in conformance with the proposed FVCP requirements, except for lots 132 and 133.** The applicant has requested a Special Development Permit to allow deviations from lot size~~, width~~ and public street frontage **in the RD-10 zone**. In addition, the Land Development Ordinance of the Sacramento County Code requires lot depths of at least 95 feet; **however, the proposed Community Plan allows a lot depth of 60 feet in the RD-7 and RD-10 zones;** some of the lots do not meet ~~this~~ **the standard** requirement, **but all lots meet the lot depth requirements of the proposed Community Plan**. ~~The~~

~~applicant has also requested an Exception to this portion of the Ordinance. As part of the Affordable Housing Plan, the applicant has also requested a density bonus of 74 units. Density bonuses are an incentive mechanism established through the Affordable Housing Ordinance that allows an applicant to request more lots than the existing or proposed zoning allows in exchange for granting land or for sale units for affordable housing.~~

Plate GP-5: Proposed General Plan Land Use



The existing General Plan designation of the site is Urban Development Area (UDA). As part of the overall Florin-Vineyard Gap Community Plan project the General Plan designation of the site would be amended to Low Density Residential (see Plate GP-5). The proposed project is consistent with the Low Density Residential designation. According to the Sacramento County General Plan:

> The Low Density Residential designation provides for areas of predominantly single family housing with some attached housing units. It allows urban densities between one and twelve dwelling units per acre, resulting in population densities ranging from approximately 2.5 to 30 persons per acre. Typical low-density development includes detached single-family homes, duplexes, triplexes, fourplexes, townhouses, lower density condominiums, cluster housing and mobile home parks.

As part of the overall Florin-Vineyard Gap Community Plan project two Draft Land Use Plans ~~have been~~ **were originally** proposed: one by the CAC and one by the Planning Department. In the case of the areas encompassed by the proposed project, the Planning Department Draft Land Use Plan designations and the CAC Draft Land Use Plan designations are identical: a portion of the site would be designated for RD-3 to -5 uses, a portion for RD-5 to -7 uses and a portion for RD-7 to -12 uses (see Plate GP-6 and Plate GP-7). **The subsequent Planning Department Hybrid, CPAC Hybrid and Planning Commission Recommended Land Use Plans also show these land use designations.** The project conforms to these proposed designations. The proposed project is compatible with the changes to land use designations proposed as part of the overall Florin-Vineyard Gap Community Plan project.

Currently, lands to the northeast, east and southeast are zoned AR-10 and lands to the northwest, west and southwest are zoned AR-5. However, other individual projects within the overall Florin-Vineyard Gap Community Plan area are proposed to the northwest, east, south and west. The project to the east, entitled "Villages at Elder Creek Estates" would rezone the adjacent land to RD-7; the projects to the south, entitled "Lelani Village" **and** "Gerber Creek" ~~and "Hung"~~ would rezone the adjacent land to, RD-7, RD-7 and RD-5, respectively.

Impact: Land Use

The proposed project conflict with any applicable land use plan, policy, or regulation intended to avoid or mitigate an environmental effect. Potential land-use-related environmental impacts due to the Gardner Parke project are ***less-than-significant.***

Plate GP-6: Planning Department Draft Land Use Plan

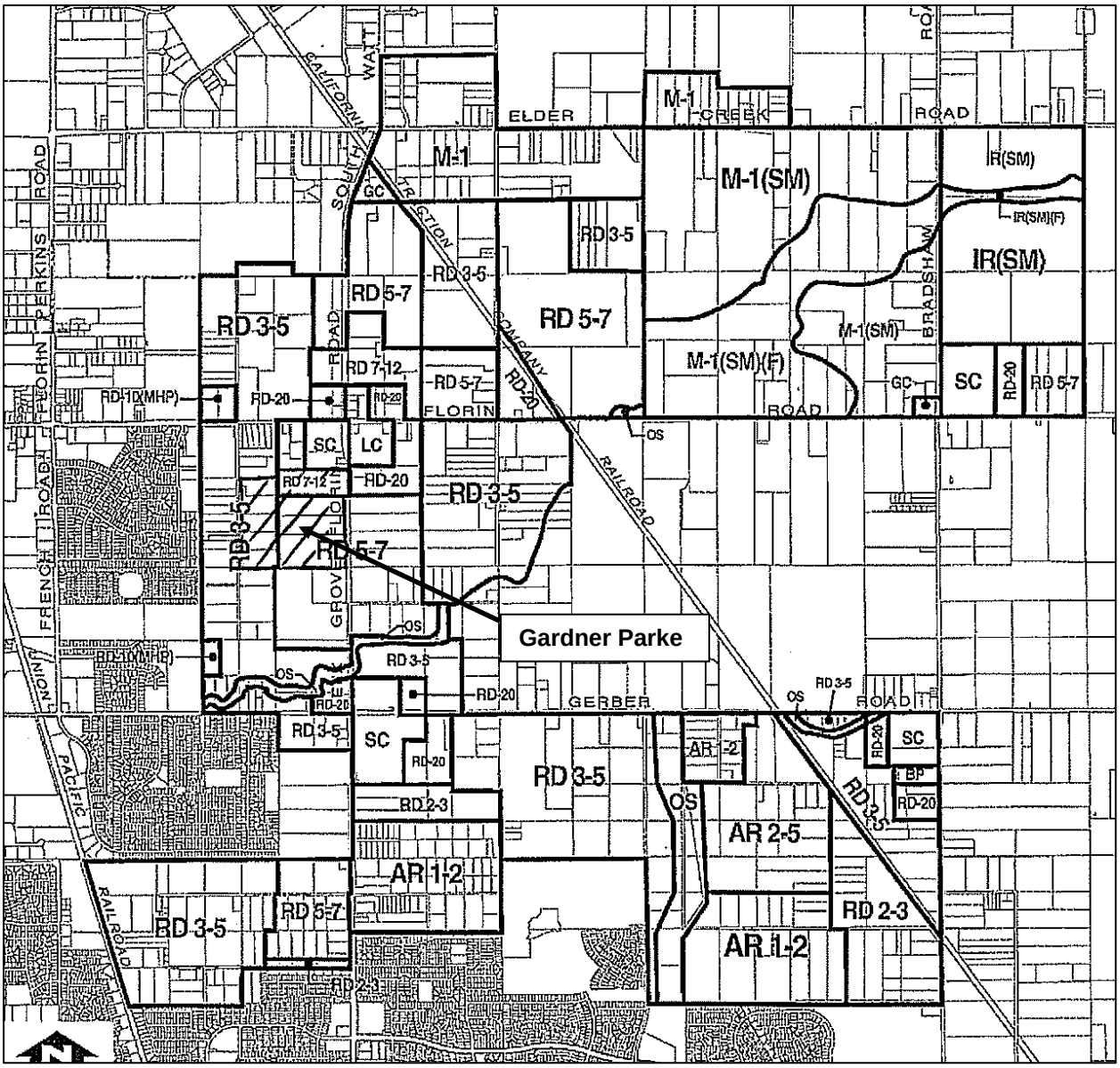
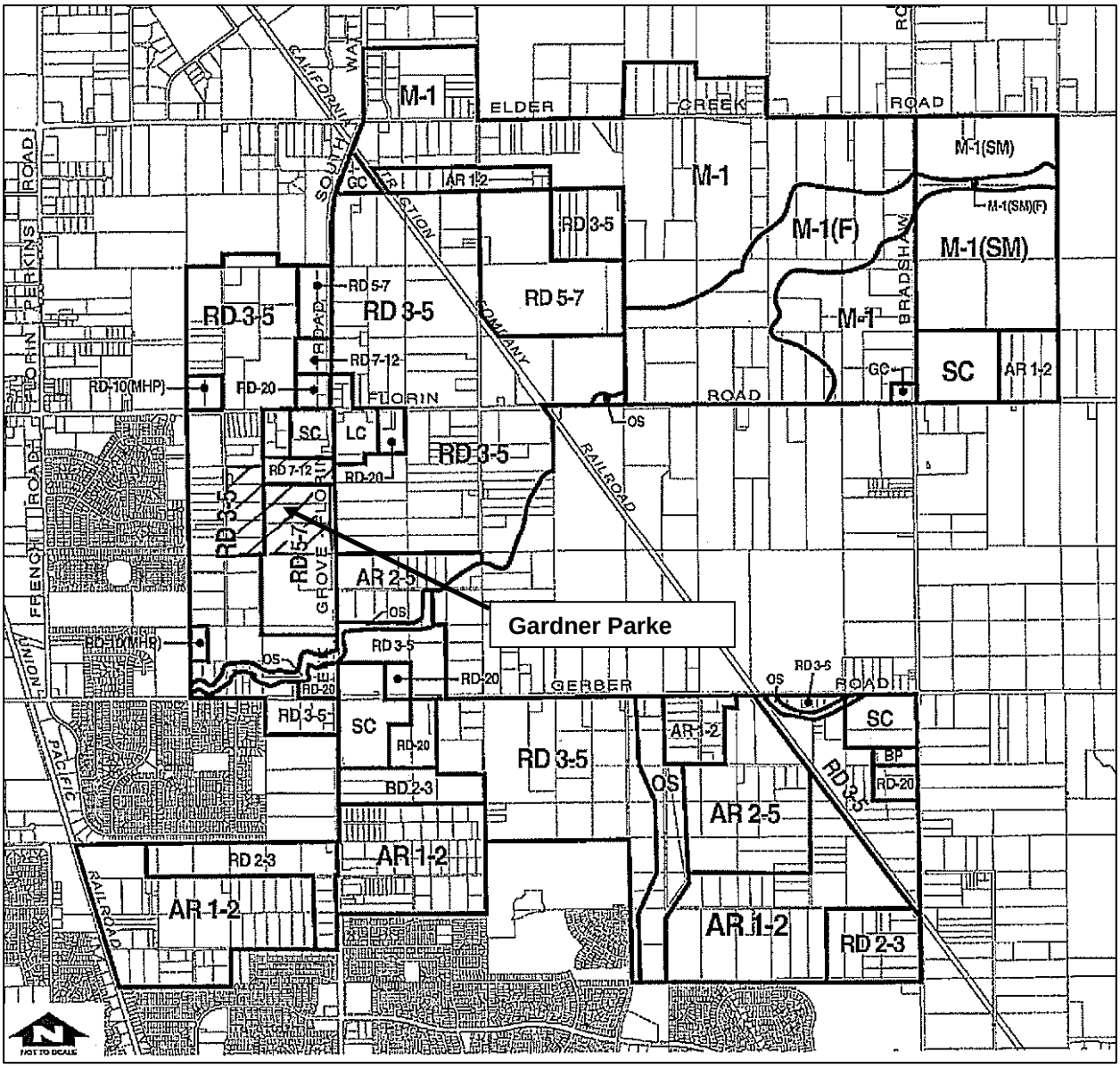


Plate GP-7: CAC Draft Land Use Plan



AGRICULTURAL LAND

The Sacramento County General Plan protects Prime Farmland or Farmland of Statewide Importance, and the CEQA Guidelines protect Prime Farmland, Farmland of Statewide Importance, and Unique Farmland. The California Department of Conservation map of Sacramento County Important Farmland 2006 (published July 2008) designates the project site as Urban and Built Up Land and Farmland of Local Importance, which are not protected farmland designations.

IMPACT: AGRICULTURAL LAND

There are no protected farmlands on the project site, so Gardner Parke agricultural lands impacts are ***less-than-significant***.

PUBLIC SERVICES

The project site is located within the County Urban Services Boundary and is within the active service area of a variety of public utility and service districts. The additional development of this site is expected to increase the demands on public services to some degree. Service providers were given the opportunity to review and comment on the proposed project. Those providers that submitted specific public service comments are noted in the ~~"Agency-Recommended Conditions of Approval" section~~ ***Planning Staff Report***.

ELK GROVE UNIFIED SCHOOL DISTRICT

The proposed subdivision would be served by the Elk Grove Unified School District (District). The District submitted the following comments:

> "The District is currently impacted, overcrowded and experiencing a high rate of growth. This and other development projects will have a negative impact upon the District's existing school facilities. The District does not have the financial capability to purchase school sites nor construct and furnish needed school facilities with local funds alone. Developer fees and Mello-Roos taxes collected by the District are not sufficient or timely to satisfy the need. The District relies on statewide school bonds to provide funding necessary to construct new school facilities.
>
> Without continued state funding, the District is in a school housing crisis. The District will continue to seek additional state funds to construct needed school facilities. Until such time as adequate facilities are available for current and projected students, students may be housed on campuses that have exceeded their intended capacity."

The letter also notes that the current residential development fee for education is $3.95 per square foot (the fee is subject to change annually). **As comments on the Draft**

EIR, the School District has also commented that the guiding principles for elementary school siting developed collaboratively with Southgate Recreation and Park District and the Sacramento County Planning and Community Development Department propose that a school be located in the proposed Gardner Parke project or in a location that encompasses portions of the subject project, Gerber Creek, and Lelani Village (ideally in conjunction with a proposed park site). According to an attachment provided with this comment, a school site located on the conjoined sites would be located just south of the proposed park site within the Gardner Parke project, but neither, but neither Gardner Parke, Gerber Creek, nor Lelani Village include a school site.

Subsequent to the EGUSD's comment, the Sacramento County Planning and Community Development Department released the *Florin-Vineyard Community Plan* text document (Revised Public Review Draft, March 20, 2010, modified by the Sacramento County Planning Commission at the request of the EGUSD on August 23, 2010), which identifies four 'quadrant' areas for logical elementary school sites, defined as:

- **Quadrant 1 – West of Elk Grove-Florin Road/South Watt Avenue**
- **Quadrant 2 – South of Gerber Road and east of Elk Grove-Florin Road**
- **Quadrant 3 – East of Elk Grove-Florin Road, north of Gerber Road, and south of Florin Road**
- **Quadrant 4 – North of Florin Road and east of South Watt Avenue**

The four quadrants are shown on Plate PS-2a in the Public Services chapter of this Final EIR. The Gardner Parke project is located within the Quadrant 1. Although none of the current project applications within the Quadrant 1 area currently include a school site, the applicants have agreed to a condition of approval that would require school sites to be established to the satisfaction of EGUSD prior to recordation of final subdivision maps.

While the construction of the proposed subdivision will further overcrowd an already constrained school system, established case law, Goleta Union School District v. The Regents of the University of California (36 Cal-App. 4th 1121, 1995), indicates that school overcrowding, standing alone, is not a change in the physical conditions, and cannot be treated as an impact on the environment.

Sacramento Municipal Utility District

The Sacramento Municipal Utility District (SMUD) will be the energy service provider for the proposed project. SMUD recommended Conditions of Approval (refer to the ~~"Agency-Recommended Conditions of Approval" section~~ ***Planning Staff Report* for the most current recommendations**). The recommended Conditions are all standard, and do not result in environmental impacts.

Sacramento Metropolitan Fire District

The Sacramento Metropolitan Fire District (Fire District) will provide fire protection services to the project site. The Fire District recommended Conditions of Approval for the project (refer to the ~~"Agency-Recommended Conditions of Approval" section~~ ***Planning Staff Report* for the most current recommendations**) related to the provision of fire hydrants, firebreaks, and fire equipment access. The Fire District also offered the following comments:

1. A full and complete civil plan review will have to be completed for this project.

2. Before any combustible products are allowed on site, Metro Fire will conduct a site inspection to verify that all hydrants, roads, and street signs are in place.

The above notes convey the fact that before building construction may begin, the Fire District will need the opportunity to review final plans for compliance with applicable fire safety codes and to review the site to ensure that all necessary access and fire equipment is available for use. The conditions recommended and the procedural notes above are standard, and do not result in environmental impacts.

Southgate Recreation and Park District

The project site is within the Southgate Recreation and Park District (Park District). The Park District submitted comments and a list of recommended Conditions of Approval for the proposed project. Many of the Conditions are standard: maintenance and design of landscape corridors, soundwalls, park site infrastructure, etc. However, there were two Conditions that were non-standard and require further discussion; one is discussed below, and the other is discussed in the "Access" section of this chapter. The Park District has included the following changes to the parkland dedication:

> Based on the 395 single-family residential lots and one RD-10 lot proposed for this subdivision, the estimated Quimby parkland dedication requirement for this project is approximately 5.97 acres. This map shows a 2.2-acre park site identified as Lot A. The District requests that this park site be increased in size to better serve the residents of this community. The land needed for the proposed community park immediately to the west of this project along Gardner Avenue has not yet been secured. Once the final development density of the 5.1-acre multi-family site, identified as Lot 396, has been determined, the District will resolve the final Quimby parkland dedication/in-lieu fee requirement pursuant to the Subdivision Map Act.

Thought the comment above refers to a 2.2-acre park site on the map, the project actually includes a 3.2-acre park site. The comments do refer to the correct project, and to the correct version of the project, so it is assumed that the statement about the 2.2-acre park is a typographical error. ~~Nevertheless, the project still includes 2.77 acres less parkland than the District is requesting.~~

The project is part of the overall Community Plan project, and the overall project includes conceptual locations for parks, schools, and other facilities. The comment above references one of these facilities, and notes that dedication of the community park on the west side of Gardner Parke has not been successful. This is part of the reason that the Park District is asking for additional park land from the subject project, rather than accepting in-lieu fees.

Subsequent to release of the Draft EIR, the District commented that the following requests in their March 7, 2007 letter will require project revisions:

1. **Parkland Dedication Requirement – Reconfiguration and relocation of the 2.2-acre park site Lot A. Relocate park site to the south project boundary adjoining the Gerber Creek Subdivision, and increase the park site to meet the full Quimby parkland dedication requirement of approximately 6 acres.**

2. **Gardner Avenue Parkway – Lots 338, 339 and 395, siding-on to the *east* side of Gardner Avenue, opposite the 35 foot wide parkway corridor, will need to be reoriented to face the street with a tree lined boulevard and separated sidewalk.**

The project was subsequently revised, and now includes a 6.9 acre park site in the center of the site. The side-on lots along Gardner Avenue have also been eliminated.

If the project applicant is ultimately required to amend the project to include more parkland, there will not be any additional environmental impacts that result. At build-out, the physical effects to the existing site environment will be the same whether a particular area is graded to accommodate houses or a developed park. Whether the Park District requires additional land, or ultimately accepts in-lieu fees, the applicant will be required through Conditions and existing regulations to provide for sufficient parkland to serve the project. The Park District also made comments related to roadway right-of-way and landscape corridors, which is discussed in the "Access" section of this document.

Impact: Public Services

Various public service entities recommended Conditions of Approval for the project. While some of these comments may require project revisions, compliance will not result in additional environmental impacts. Gardner Parke environmental impacts related to public services are ***less-than-significant***.

Sewer Service

Sacramento Area Sewer District (SASD) submitted comments on the project, though at the time the comments were submitted the organization was still called County Sanitation District-1 (CSD-1). Though the comments were submitted with CSD-1 letterhead, the remainder of this document will refer to the District as SASD. The

comment letter was co-authored by Sacramento Regional County Sanitation District, and offered the following advisories:

> Any use of SASD sewer easements, which is not compatible or interferes with the construction, reconstruction, maintenance, or repair of the District's sanitary sewer(s), shall not be allowed. Each proposed use shall be reviewed and approved in writing by the District Engineer prior to the use of the easement by the Grantor. This includes landscaping.
>
> If a lifting and/or pumping station is required to serve this project, the applicant shall submit a Hazardous Materials Plan (HMP) to SASD. The HMP shall satisfy the state and SASD requirements, and shall be approved by SASD prior to acceptance of the facility.
>
> If a lifting and/or pumping station is required to serve this project, the applicant shall install all necessary infrastructure (electrical power and wiring, telemetry, piping, manholes, wells, gates, etc) for the complete operation of the facility at full development and final maximum service capacity as identified in applicable approved sewer studies. The only exception to this requirement is the pump size, which shall be installed in accordance with the initial designed service capacity.
>
> If interim sewer infrastructure (such as sewer pipes, manholes, and lifting and/or pumping stations) is required to serve this project, the applicant shall be responsible for the cost to SASD, to decommission, and abandon such interim sewer infrastructure. The mechanism to capture these costs shall be approved and accepted by SASD prior to recordation of the Final Map or approval of Improvement Plans for plan check to SASD, whichever comes first.
>
> Trunk sewer design and construction may be reimbursed by SASD under the terms of a Reimbursement Agreement. Collector sewer design and construction may qualify for reimbursement under the terms of a Collector Sewer Reimbursement Agreement. Prior to initiating design of any sewer facility, contact SASD for details. It will be necessary to schedule a meeting to discuss reimbursement requirements with appropriate SASD staff prior to any design. Failure to strictly comply with the provisions of the SASD Ordinances may jeopardize all sewer reimbursement.
>
> Developing this property may require the payment of additional sewer impact fees. Impact fees for SASD shall be paid prior to filing and recording the Final Map or issuance of Building Permits, whichever is first. Applicant should contact the Fee Quote Desk at (916) 876-6100 for sewer impact fee information.

The overall sewer capacity and infrastructure issues are addressed in Chapter 6 of the EIR. This project contributes cumulatively to the need for the area-wide improvements,

and thus will need to contribute fair-share fees toward the construction of those facilities. In addition, the site will also require additional improvements specific to the project itself. The comments note that a sewer study for this individual project is necessary to determine the site-specific infrastructure improvements that are necessary to service this level of development. The sewer study is not necessary to determine if the project can be served, but only to determine the most appropriate size and placement of pipes. Furthermore, even though SASD is currently stating that a sewer study is required, staff may ultimately determine that the Sewer Master Plan adequately addresses sewer needs for this site and no additional study is needed. For this individual project, any additional sewer infrastructure improvements will take place in either existing or proposed right-of-ways or easements.

Impact: Sewer Service

The project site does not currently have sewer service. As noted, any additional sewer infrastructure improvements specific to this project will take place in either existing or proposed right-of-ways or easements. Therefore, no additional environmental impacts will result from sewer improvements. The project will be required to pay fair-share fees through the Public Facilities Financing Plan for the Plan area. Gardner Parke impacts are ***less-than-significant***.

Water Supply

The water purveyor for the project area is the Sacramento County Water Agency. The Master Water Supply Study for the Florin-Vineyard Community Plan was prepared by the Sacramento County Water Agency. The analysis covered the Florin-Vineyard Gap Community Plan, including the project site. The analysis of water supply provided for the overall Florin-Vineyard Community Plan (see Chapter 7, Water Supply) area adequately addresses the needs of this project.

Impact: Water Service

The project site does not currently have water service. As noted, any additional water infrastructure improvements specific to this project will take place in either existing roadways or planned roadways proposed as part of this project. Therefore, no additional environmental impacts will result from water improvements. The project will be required to pay fair-share fees through the Public Facilities Financing Plan for the Plan area. Gardner Parke impacts related to water supply are ***less-than-significant***.

Drainage and Hydrology

The project is within the Federal Emergency Management Agency (FEMA) Flood Zone X as determined by the 1998 FEMA Flood Insurance Rate Map, panel number 060262-0330. Flood Zone X is defined as an “area determined to be outside the 500-year floodplain,” which indicates there is a less than 0.2 percent chance of a flood event occurring on the site for any given year.

The County Department of Water Resources (DWR) provided recommended Conditions of Approval for the project. Drainage infrastructure improvements are needed for the build out of the Florin Vineyard Gap Community Plan area, and the DWR staff have reviewed the Drainage Master Plan developed for the Plan area. Plate GP-8 shows the project site in relation to the Drainage Master Plan improvements. The exhibit shows three main stormwater pipes in the proposed streets of the project that will outlet to a detention basin on the north side of Gerber Creek. The water will flow from the detention basin and into the creek. The project will need to incorporate on-site drainage improvements, in the form of pipes and conveyance infrastructure, and contribute fair-share fees toward the construction of the area-wide improvements. As with many of the other projects, there are various area-wide improvements that must be in place before the project can be constructed. These improvements may be prohibitively expensive for the project applicant to install alone, and may necessitate delaying development until a larger group of projects is ready to move forward. This larger group could share the cost burden. Regardless of cost, all improvements necessary to prevent flooding impacts must be installed prior to project completion.

IMPACT: DRAINAGE AND HYDROLOGY

Aside from the standard drainage improvements that will be required on the site pursuant to the Sacramento County Floodplain Management Ordinance, area-wide improvements are necessary to manage drainage within the entire Plan area. The project will be required to pay fair-share fees through the Public Facilities Financing Plan for the Plan area, or to install specific improvements. Compliance with the Drainage Master Plan and County Ordinances will ensure that Gardner Parke impacts are ***less-than-significant***.

Some individual applicants within the Florin Vineyard Gap area have expressed an interest in working with the Department of Water Resources to develop an alternative site-specific drainage plan as “interim improvements”. The intent is that the applicant would still owe fees to support the overall drainage master plan improvements, and that the interim improvements would be replaced by ultimate master plan improvements once sufficient funds have been collected. Nonetheless, should this be allowed it could have an adverse effect on the ability of the County to achieve full implementation of the area-wide drainage master plan. Also, the direct effects of these potential interim improvements are themselves unknown. Therefore, if interim improvements that are inconsistent with the drainage master plan are permitted, Gardner Parke impacts are ***potentially-significant***.

Plate GP-8: Existing FEMA Floodplain

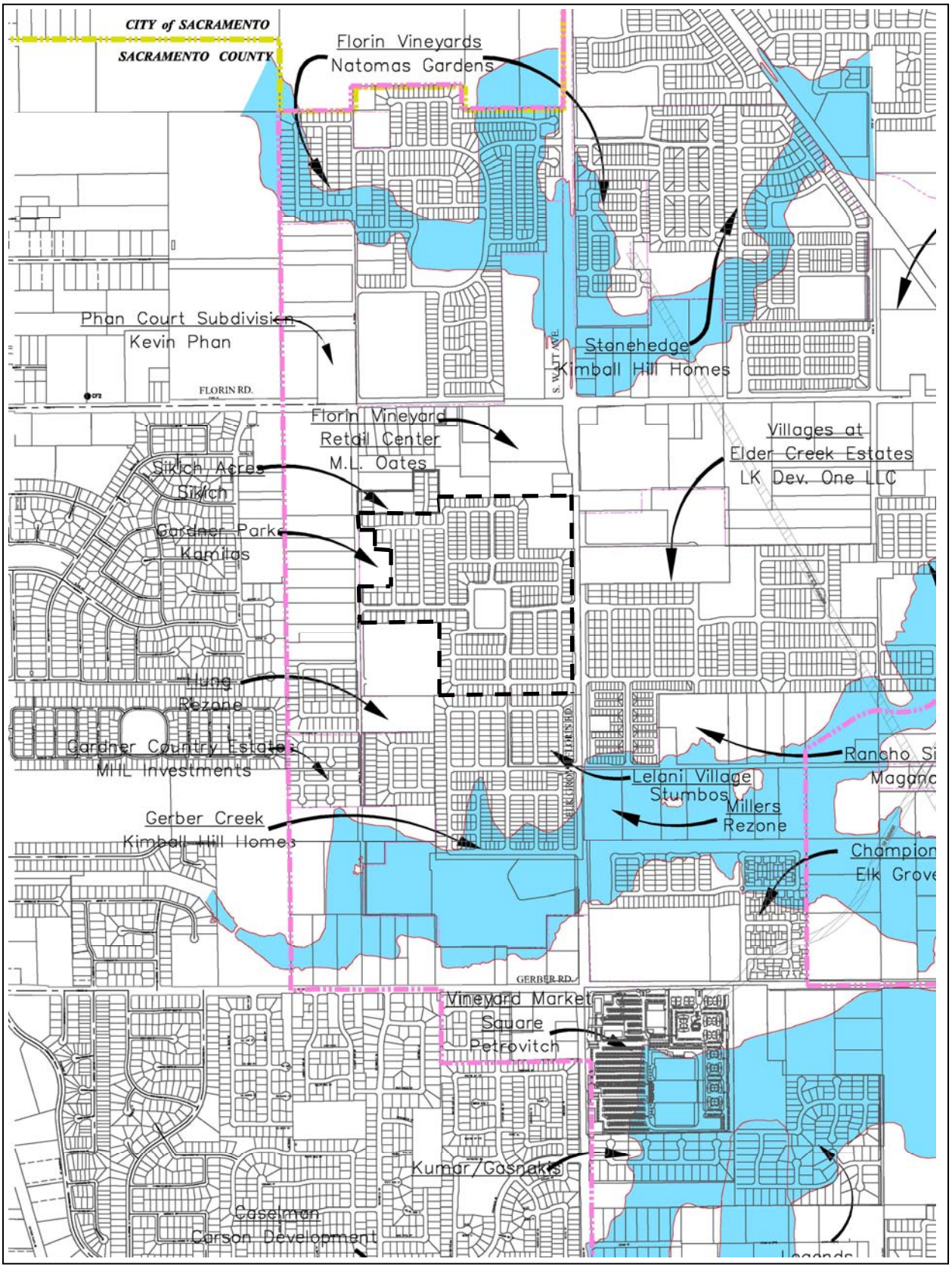
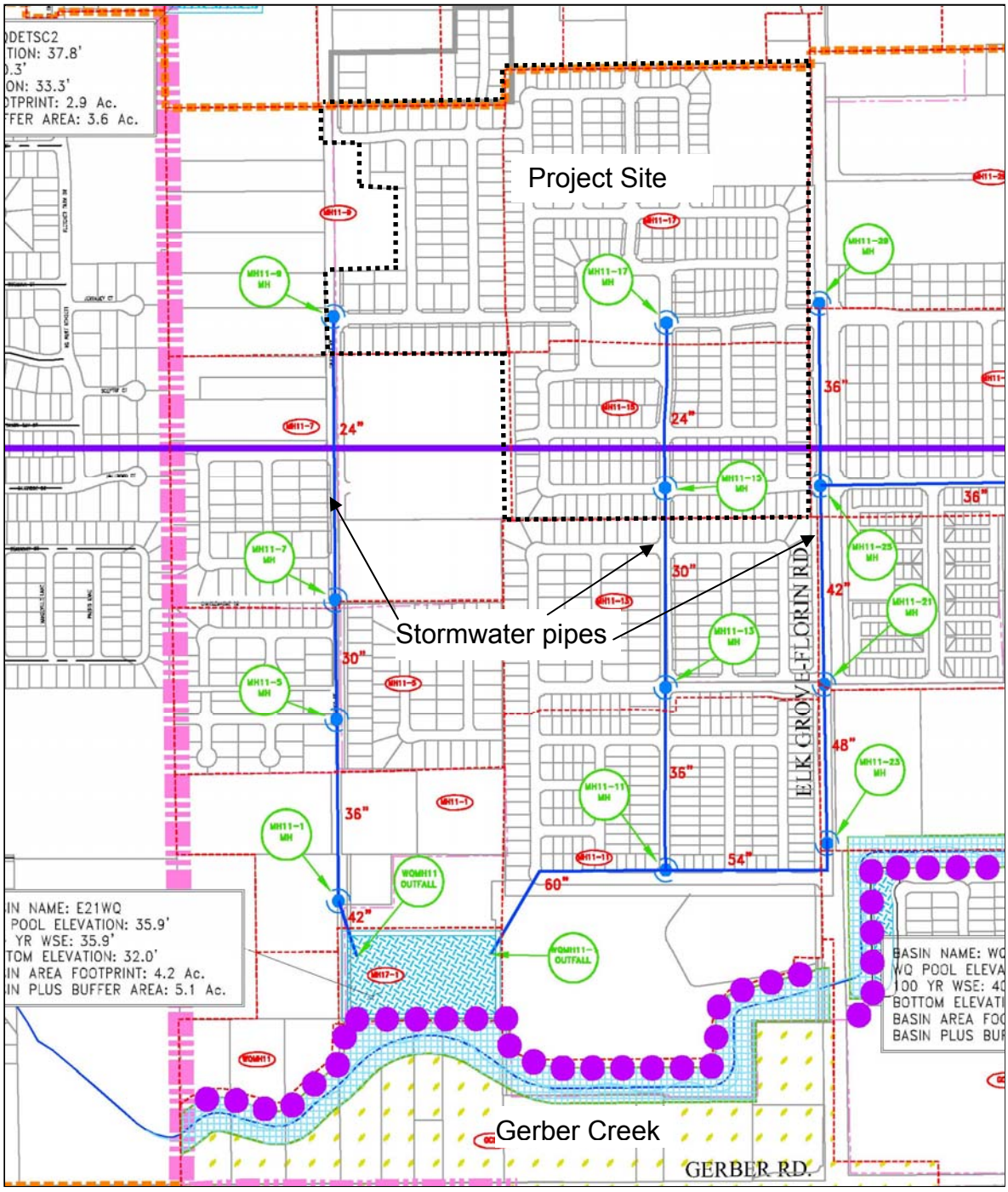


Plate GP-9: Drainage Master Plan Exhibit



TRAFFIC AND CIRCULATION

Sacramento County has developed quantitative thresholds for determining the significance of project-related impacts due to an alteration in the traffic generating potential of the project site. If a proposed project is expected to increase p.m. peak hour vehicle trips by 100 or more (or daily trips by 1,000 or more) over existing zoning of the subject property, a traffic study is required to further analyze impacts. If a proposed project is not expected to increase trips by these amounts, impacts are typically considered less than significant. Table GP-1, below, presents an analysis of the trip generation potential of the proposed project. Trip rates were derived from the Institute of Traffic Engineers (Land Use No.), 7th Edition.

Table GP-1: Weekday Trip Generation Analysis

Condition	Use (Area)	Daily		P.M. Peak Hour	
		Trip Rate	Trips	Trip Rate	Trips
Existing Zoning	AR-5 (5 DU)	9.57 VTE/DU	**48**	1.01 VTE/DU	**5**
	AR-10 (5 DU)	9.57 VTE/DU	**48**	1.01 VTE/DU	**5**
	Total Trips		**96**		**10**
Proposed Zoning	RD-5 (~~180~~ **109** DU)	9.57 VTE/DU	~~**1722**~~ **1043**	1.01 VTE/DU	~~**182**~~ **110**
	RD-7 (~~147~~ **150** DU)	9.57 VTE/DU	~~**1407**~~ **1435**	1.01 VTE/DU	~~**148**~~ **151**
	RD-10 (~~52~~ **152** DU)	9.57 VTE/DU	~~**498**~~ **1455**	1.01 VTE/DU	~~**52**~~ **154**
	Total Trips		~~**3627**~~ **3933**		~~**382**~~ **415**
Proposed Use	~~395~~ **379** DU	9.57 VTE/DU	~~**3780**~~ **3627**	1.01 VTE/DU	~~**399**~~ **383**
	~~RD-10 (52 DU)~~	~~9.57 VTE/DU~~	~~**498**~~	~~0.62 VTE/DU~~	~~**52**~~
	Total Trips		~~**4278**~~ **3627**		~~**451**~~ **383**
Increase In Trips	**(Proposed Zoning – Existing Zoning)**		~~**3531**~~ **3837**		~~**372**~~ **405**
Increase In Trips	**(Proposed Use – Existing Zoning)**		~~**4182**~~ **3531**		~~**441**~~ **373**

Notes: DU = Dwelling Unit, VTE = Vehicle trip ends,

The above analysis indicates that a traffic study would be needed for the proposed project. However, as noted at the beginning of this EIR Chapter, this is an individual project proposal contained within the greater Florin-Vineyard Gap Community Plan project. Fehr and Peers Traffic Consultants prepared a Traffic Study for the Plan area that analyzed the impacts of changing the underlying land use densities via the General Plan and the creation of a new Community Plan (see Chapter 9 of the EIR). Given that the proposed project rezones are consistent with the proposed Plan area General Plan and Community Plan designations, no further traffic study, beyond what is already discussed in Chapter 9 of this EIR, is necessary.

Access

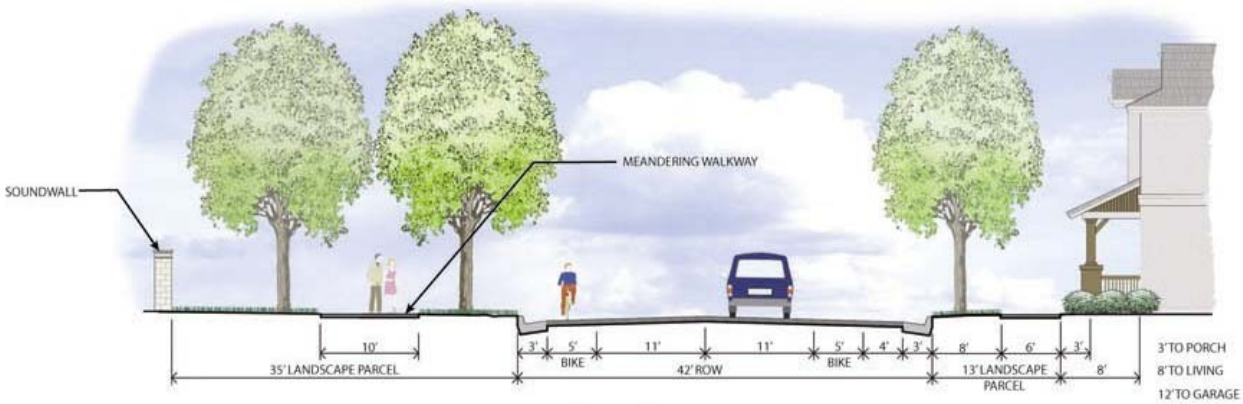
Most of the existing project site is undeveloped, and thus there are no existing access roads (only short driveways). The proposed project will contain many interior public residential streets, with two outlets to Elk Grove-Florin Road and two outlets to Gardner Avenue. The Sacramento County Department of Transportation (County DOT) made the following comment:

> Widening on Elk Grove-Florin Road from Gerber Road to Florin Road is scheduled to begin April 2009. Project includes widening of Elk Grove-Florin Road from 2 lanes to 4 lanes. For more information regarding this County project, please contact Steve White of this office.

The above advisory was given in order to ensure that public street improvements and the designation of right-of-way that are part of this project are properly designed and implemented. DOT also recommended Conditions of Approval for the project (see the ~~"Agency Recommended Conditions of Approval" section~~ ***Planning Staff Report*** **for the most current recommendations**), including right-of-way requirements. However, while DOT right-of-way requests (along with existing right-of-way) are fairly standard, the Southgate Recreation and Park District has recommended that Gardner Avenue be developed into a "Parkway".

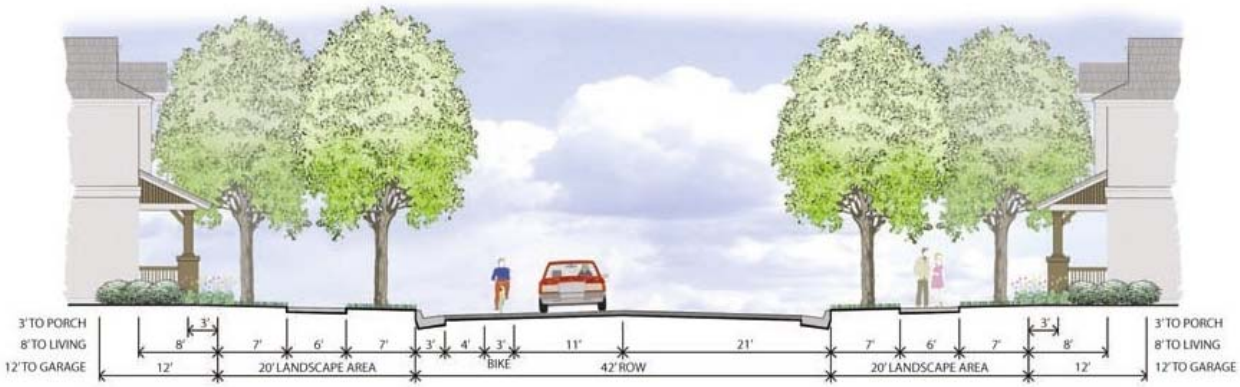
The Park District indicated that Gardner Avenue should be designed as a Parkway I facility (see Plate GP-10). To be consistent with this design, the project plans should include a separated sidewalk and houses facing the street. The project plans include the proper landscape corridor and separated sidewalk, but the lots along the west side appear to be designed to side-on to the street, rather than front Gardner Avenue. Park District comments note that Lots 395, 339, and 338 will need to be reoriented to face the street. **A revised subdivision map has been submitted which eliminates the side-on lots along Gardner Avenue, while retaining the landscape corridor and separated sidewalk. Although not specifically designated as a Parkway on the submitted map, it appears to meet Parkway I standards.**

Plate GP-10 Parkway Cross Section



Section
Scale: 1/8" = 1'-0"

Parkway I
with Class II Bike Lane



Section
Scale: 1/8" = 1'-0"

Parkway II
with Class II Bike Lane

Impact: Traffic and Circulation

On an individual level, this project could cause roadway facility operation to degrade to unacceptable levels of service – impacts are potentially significant. Development of the site will also contribute to area traffic generated by buildout of the Florin-Vineyard Gap Community Plan area. Development of the entire plan area is expected to degrade transportation facilities to unacceptable levels. The overall Traffic Impact Study prepared for the Florin Vineyard Gap Community Plan identified mitigation measures that will be part of the Infrastructure Financing Plan for the plan area. The project will be required to pay fair-share fees towards these improvements, and this will lower individual project impacts to ***less-than-significant*** levels.

Whether the project includes standard streets or a Parkway, the project will have the same site-specific environmental impacts. However, the provision of a parkway would encourage walking and bicycling, which could help reduce air quality impacts associated with project operation (refer to the "Air Quality" section). Gardner Parke access-related environmental impacts are ***less-than-significant***.

Air Quality

SMAQMD has established significance thresholds to determine if a proposed project's emission contribution significantly contributes to regional air quality impacts (Table GP-2). Construction emissions can be separated into dust generation due to site activities and construction equipment exhaust. Operational emissions are the emissions resulting from the completed project, such as emissions from yard-care equipment and vehicle trips to and from the home.

Table GP-2: SMAQMD Significance Thresholds

	ROG[1] (lbs/day)	NO_x (lbs/day)	CO ($\mu g/m^3$)	PM_{10} ($\mu g/m^3$)
Construction (short-term)	None	85	CAAQS[2]	CAAQS
Operational (long-term)	65	65	CAAQS	CAAQS

1. Reactive Organic Gas
2. California Ambient Air Quality Standards

Construction Emissions/Short-Term Impacts

<u>Dust (PM_{10}) Emissions</u>

Short-term air quality impacts are mostly due to dust (PM_{10}) generated by construction and development activities, and emissions from equipment and vehicle engines (NO_x) operated during these activities. Dust generation is dependent on soil type and soil moisture, as well as the amount of total acreage actually involved in clearing, grubbing and grading activities. Clearing and earthmoving activities comprise the major source of

construction dust generation, but traffic and general disturbance of the soil also contribute to the problem. Sand, lime or other fine particulate materials may be used during construction, and stored on-site. If not stored properly, such materials could become airborne during periods of high winds. The effects of construction activities include increased dust fall and locally elevated levels of suspended particulates. PM_{10} is considered unhealthy because the particles are small enough to inhale and damage lung tissue, which can lead to respiratory problems.

Some PM_{10} emissions during project construction can be reduced through compliance with institutional requirements for dust abatement and erosion control. These institutional measures include the SMAQMD "District Rule 403-Fugitive Dust", in the Sacramento County Code relating to land grading and erosion control [Title 16, Chapter 16.44, Section 16.44.090(K)]. ~~SMAQMD assessed construction projects to determine what mitigation measures would be necessary for projects of various sizes; the results are contained within Appendix B of SMAQMD's "Guide to Air Quality Assessment". Appendix B states that projects disturbing ≤15 acres of land can be reduced to less-than-significant levels with the imposition of standard mitigation for PM_{10} emissions.~~ **Dispersion modeling conducted for projects of various sizes has resulted in the conclusion that projects involving more than 15 acres of active grading *at any one time* will result in significant impacts, even with standard dust abatement measures.** The SMAQMD also recommends that it be assumed that approximately 25% of a project site will be actively graded at any one time. The proposed project encompasses approximately 65 acres, but the 5.3 net-acres of land that will be dedicated for affordable housing may not be developed at the same time as the rest of the property. However, it is more conservative to assume that all 65 acres will be developed at the same time. Using the SMAQMD guidance, approximately 16.25 acres of land will be actively graded at any one time. ~~Though mitigation can be applied, t~~ **T**he project exceeds the 15-acre threshold.

OZONE PRECURSOR EMISSIONS

The Urban Emissions Model (URBEMIS) 9.2.4 was used to calculate the expected NO_x emissions from the project due to construction activities. The beginning construction year was assumed to be 2008, with construction lasting through two construction seasons (typically late spring to early fall is a season). The first season generally involves the demolition of any existing structures, site preparation and grading and some portions of actual building construction. The second season is purely building construction. The results of this modeling (see Appendix GP-1) indicate that the project will not exceed the significance thresholds (see Table GP-3) in either construction season.

Table GP-3: URBEMIS Results

	NOx (lbs/day)
Construction Season One	81.52

Construction Season Two	76.88

Operational Emissions/Long-Term Impacts

The SMAQMD "Guide" contains screening thresholds for various project types. If a project falls below the threshold, impacts are expected to be less-than-significant, and if a project meets or exceeds the threshold, modeling of the air quality impacts is required. The screening threshold for residential projects is 656 units. The project falls well below that threshold. However, the project is also part of the larger Plan area proposals. Cumulatively, changes to allowable densities within the Plan area will far exceed the screening threshold. This issue is discussed in detail in the Air Quality chapter of this EIR, Chapter 10.

Impact: Air Quality

Based on SMAQMD guidance directing project analysis based on active grading of 25% of the site, standard mitigation may not be sufficient to reduce particulate matter impacts to less-than-significant levels. The BEEST model is used to estimate PM_{10} emissions. Modeling has been done for similar projects in the past, and such modeling has generally confirmed that significant impacts will result from projects that actively grade approximately 20 acres at one time. Based on the SMAQMD guidance, therefore, it can be assumed that ~~despite mitigation~~ singular Gardner Parke PM_{10} emissions would be ***significant-and-unavoidable***. **The SMAQMD's Guide to Air Quality Assessment includes a list of Basic Construction Emissions Control Practices that should be implemented on all projects, regardless of size. The SMAQMD Guide also includes a list of Enhanced Fugitive PM Dust Control Practices that should be implemented on projects, such as this one, with significant construction PM emissions, Dust abatement practices are required pursuant to SMAQMD Rule 403 and California Code of Regulations, Title 13, sections 2449(d)(3) and 2485; the SMAQMD Guide simply lays out the basic practices needed to comply. Since these are already required by existing rules and regulations, it is not necessary to include them as mitigation.**

The URBEMIS analysis indicates that project construction will not result in emissions of NO_x that exceed the thresholds. Singular Gardner Parke impacts due to construction NO_x emissions are ***less-than-significant***.

Singular operational impacts due to the proposed project do not meet screening thresholds, and Gardner Parke impacts are ***less-than-significant***. Refer to Chapter 10 for the discussion of Plan-wide cumulative impacts.

Climate Change

The climate change analysis for the overall Florin Vineyard Gap Community Plan project is within Volume I of this EIR, Chapter 11. Chapter 11 outlines the significance thresholds, methodology, and impacts of the overall proposed project both to and from climate change. Each of the proposed individual projects contribute greenhouse gas

emissions to this overall impact that are disclosed herein, but a separate significance determination specific to the individual projects is not provided. All of the individual projects contribute to a significant and unavoidable overall impact.

The Planning Department Draft Land Use Plan, with density bonuses, is used for this analysis. It involves the largest emissions volume, which makes it the most conservative approach. The Planning Department Plan will result in approximately 355,432 metric tons of greenhouse gas emissions. This can be broken down into two primary categories: residential (234,998 metric tons) and non-residential (120,434 metric tons). The non-residential category includes retail, office, medical, and manufacturing. With an estimated holding capacity of 13,875 residences, the per dwelling unit emissions rate for the Plan-area is 16.9 metric tons annually, and with an estimated non-residential square footage of 4,992,875, the per non-residential square-foot emissions rate for the Plan-area is 0.02 metric tons.

The proposed project is residential, and includes ~~up to 499~~ **379** units. Therefore, it is estimated that the project contributes ~~8,433~~ **6,405** metric tons of greenhouse gas emissions to the cumulative total.

IMPACT: CLIMATE CHANGE

The analysis for the overall Community Plan concludes that impacts are significant, and require mitigation. The applicant has developed a mitigation plan entitled "Florin Vineyard Community Plan Area Plan Elements Addressing Climate Change" that includes project features designed to reduce GHG emissions directly or indirectly. **The GHG reduction plan, as amended January 28, 2010, has been endorsed by the SMAQMD.** This plan is described in detail within Volume I, Chapter 11. Measures in the mitigation plan are consistent with measures within the Air Quality Mitigation Plan for operational ozone precursors and with measures recommended by the California Attorney General (2008) and the California Air Pollution Control Officers Association. ~~In addition to a list of Plan-wide measures intended to reduce emissions by 42%, each individual project must implement measures that reduce project-specific impacts by another 10%.~~ **The amended GHG reduction plan incorporates both area-wide community design elements and project specific elements selected by individual project applicants.** The Gardner Parke project developer will be required to comply with this plan **by conforming to all applicable area wide measures and demonstrating project specific measures that have a total point value of at least 10 points.** ~~and demonstrate that the 10% reduction will be achieved. The balance of emissions remaining after this mitigation is applied will be offset through fair-share fee payment. The fees will either be paid to an established system such as the Chicago Climate Exchange or will be paid to SMAQMD for use in their program for local emissions reduction.~~ Although all feasible mitigation is required, the cumulative plan-wide impact remains ***significant and unavoidable***.

NOISE

Sacramento County General Plan Policy NO-7 establishes a significance threshold of 65 dB L_{dn}/CNEL for outdoor activity areas (backyards) and of 45 dB L_{dn}/CNEL or less in indoor areas. Typically, potential sources of significant noise include airports, some commercial activities, industrial activities, and traffic. The project site is not near enough to any existing or proposed airports or industrial areas to be significantly affected by noise from these sources. The commercial property to the north consists of one large building with a large parking area and truck loading area, and is used by the United States Postal Service; this is a potential noise source. Small residential streets, such as the proposed project interior streets, do not carry large enough traffic volumes to create significant noise. The project site does front two larger streets, Gardner Avenue and Elk Grove-Florin Road, but only the latter street carries large enough volumes to warrant a traffic analysis.

The Gardner Parke project is an individual project within the overall Florin-Vineyard Gap Community Plan area; the overall project will result in increased traffic volumes on all of the existing area roadways. To account for this future growth, traffic volumes used in the noise analysis were obtained from the Fehr and Peers Traffic Study discussed in Chapter 9 of this EIR. According to the Traffic Study discussion of cumulative conditions, Elk Grove-Florin Road will carry traffic volumes of 45,700 daily trips (under the Planning Department Draft Land Use Plan with density bonuses, which has the highest proposed densities). Based on this data, an analysis of potential exterior and interior noise impacts associated with traffic on Elk Grove-Florin Road was conducted using the Federal Highways Administration (FHWA) Traffic Noise Prediction Model (RD-77-108).

The exterior noise standards are applied to the outdoor activity area of the typical home: the backyard. The distance from the noise source is measured from the centerline of the road to a point 10 feet inside the backyard. In the case of the proposed project, this is 80 feet. The FHWA model analysis indicates that the backyards of homes along the roadway will be exposed to 72 dB noise levels in cumulative conditions. The 70 dB noise contour is located 110 feet from the centerline of Elk Grove-Florin Road, and the 65 dB contour is located 237 feet from the centerline of Elk Grove-Florin Road.

There are several potential means of attenuating or avoiding substantial noise in outdoor activity areas: setbacks, soundwalls, or other noise-shielding structures. In order to use setbacks, all proposed backyards would need to be a minimum of 237 feet from the centerline of the roadway. As proposed, the project does not adhere to this setback, so this method of noise control is not available. Revising the project to place the nearest home at 237 feet would give up a large portion of land that would otherwise be considered developable, and the future site developer may not consider this to be an ideal solution.

As designed, a sound wall at the rear of the proposed landscape lots along the roadway would reduce noise to acceptable levels. Further modeling to determine the necessary soundwall height indicates that a 6-foot tall barrier would reduce noise levels to 66 dB, a

7-foot barrier would reduce noise levels to 65 dB and an 8-foot barrier would reduce noise levels to 63 dB. Therefore, a minimum 7-foot tall barrier will be required in order to reduce future exterior noise levels to acceptable levels, based on the current project plans. Though the developer may prefer the soundwall option, soundwalls have fallen into disfavor in the neighborhood planning and public health communities, because they create barriers to walkability and decrease the desire of people to walk and bike by making the streetscape less attractive. Instead of a soundwall, the developer could choose to have the lots front onto Elk Grove-Florin Road, which would place the backyards behind the houses, where they would be screened from noise. Alternatively, the developer could propose to create small courtyard areas in each affected backyard that would provide a shielded outdoor space without requiring a continuous masonry wall. This method, and any other non-standard method, would need an acoustical analysis to demonstrate that it would achieve the necessary attenuation.

Interior noise levels for any structures built on the proposed parcels must not exceed 45 dB. Data indicate that typical façade design and construction would result in an exterior to interior noise attenuation of a minimum of 25 dB with windows closed. Noise attenuation of 12 to 15 dB would be expected with windows partially opened. Given attenuation from both the noise barrier and typical wall and window assemblies, interior first story noise levels of 40 dB would be expected; this does not exceed General Plan noise standards. However, the noise barrier would not break line-of-sight between the noise source and the second story of any homes on the project site, because the second story would be higher than the wall. The noise barrier option also may not be chosen, Without the attenuation provided by a noise barrier, any building outside the 70 dB noise contour (closer than 110 feet to the centerline), would exceed General Plan interior noise standards.

The United States Postal Service building to the north involves truck loading and unloading, which is a potential source of noise. The primary noise source at such a facility stems from the loading dock, where the large trucks idle. The loading dock is approximately 230 feet from the property line, and the dock also slopes down below grade level and is shielded by walls. Given all those factors, the noise that reaches the project site will not exceed General Plan standards.

IMPACT: NOISE

Exterior noise levels inside the backyards of the lots nearest Elk Grove-Florin Road will exceed the acceptable thresholds established by the County General Plan, and interior noise levels for second stories built near to Elk Grove-Florin Road will also exceed standards. Mitigation requires that all outdoor activity areas be designed so that noise levels are 65 dB L_{dn} or less, in accordance with the above discussion. Mitigation states that any second story construction within 110 feet of the centerline of Elk Grove-Florin Road will only be permissible if an acoustical study provides documentation that the interior noise levels in such second stories will not exceed the General Plan standard of 45 dB. With mitigation, Gardner Parke impacts are ***less-than-significant***.

BIOLOGICAL RESOURCES

The Biological Resource Inventory for the Florin-Vineyard Gap Community Plan addresses the biological resources in the Plan area. In addition to the broader Plan area inventory, several technical studies were prepared to identify specific impacts to biological resources associated with the Gardner Parke project. Foothill Associates prepared a Biological Resources Assessment dated November 3, 2005 (Appendix GP-2) for the subject property that covered habitats and potentially occurring special status plant and animal species, as well as a Wetland Delineation dated November 10, 2004 (Appendix GP-3).

STREAMS, WETLANDS AND OTHER SURFACE WATERS

A Wetland Delineation Report (Delineation) was prepared by Foothill Associates. According to the Delineation, the site contains a total of 0.09 acres of depressional seasonal wetland habitat. The term "depressional" refers to the fact that the hydrologic regime of the wetlands are one of saturation, rather than inundation. The wetlands on the site, shown on Plate GP-11, contain annual hairgrass, nutsedge, spikerush and rabbits foot grass.

On February 22, 2007 the applicant submitted a letter from B. Demar Hooper, an attorney retained by the applicant, informing the Department of Environmental Review and Assessment of the fact that the wetlands on the project site had been destroyed by grading. The letter indicates that the wetlands were not federally protected (i.e. were "isolated") and were "simply part of the farm landscape". The letter furthermore states that the grading activities were below the threshold that would require a County Grading Permit, and "were consistent with all other legal requirements".

No evidence has been presented that the wetland delineation had been verified by the Army Corps, and absent such verification it cannot definitively be declared that the wetlands are not subject to federal protections. Furthermore, the State Porter-Cologne Water Quality Control Act also provides state-level protections for wetlands that do <u>not</u> include a navigability clause. Thus, although isolated wetlands are not subject to federal protections, they are still subject to state protections. Lastly, the application submitted to the County for this project includes the following language just above the signature line: "I also agree not to alter the physical condition of the property during the processing of this application by such activities as tree removal, demolition of structures, stream alteration, and grading and filling."

The applicant appears to have destroyed protected wetlands on the subject property without obtaining permits, and in violation of the application agreement. The letter from the Mr. Hooper concludes that the current site conditions make it inappropriate to include mitigation requiring wetland avoidance or requiring the applicant to obtain permits from regulatory agencies. Staff agree that at this stage wetland avoidance would be fruitless, but disagree with the conclusion that permit requirements are inappropriate. In cases where a regulatory agency finds that a wetland has been destroyed without a permit, it is quite common to require an after-the-fact permit to be

Plate GP-11: Wetland Exhibit

WATERS OF THE U.S.	
CLASSIFICATION	ACREAGE
DEPRESSIONAL WETLANDS	
Seasonal Wetland	0.09
TOTAL	0.09

OTHER FEATURES

Data Points

Project Boundary

NOTES

- Wetland delineation subject to U.S. Army Corps of Engineers verification.
- Contours were generated from USGS DEM's for Elk Grove and Florin, and from Elk Grove DRG. Contour interval is 2 foot.
- The Hyrologic Unit Code for this site is 18020109.
- This wetland delineation utilizes the Corps' 1987 three-parameter methodology to delineate jurisdictional waters of the U.S.
- Wetlands and other waters of the U.S. were mapped using a Trimble GPS Global Positioning System).

N

0 200 400

SCALE IN FEET

WETLAND DELINEATION

FLORIN GAP/GARDNER PARK

FOOTHILL ASSOCIATES

ENVIRONMENTAL CONSULTING • PLANNING
LANDSCAPE ARCHITECTURE

© 2004

DATE:	11/04/04	FILE NAME:	Wetland Delineation.MXD
REVISION:		DRAWN BY:	MMJ
		DELINEATED BY:	DWB, KDW

obtained. The purpose of this is to prevent the applicant from profiting by the illegal activity. This wetland loss is also part of a larger cumulative Plan-wide impact to wetlands, and the regulatory agencies may pursue a single permit for all of the wetlands lost as part of Community Plan implementation. Therefore, mitigation will not stipulate avoidance, but will still require that the applicant pursue permits with regulatory agencies.

Special Status Species

The Assessment identified all of the special status species that have the potential to occur on the site or in the project vicinity, based on field survey results, review of the California Natural Diversity Database, review of the United States Fish and Wildlife Service lists for special-status species occurring in the region and the California Native Plant Society literature. All of these species were included in Table 1 of the Assessment, but most of those listed were determined to have no potential for occurrence on the site due to the lack of suitable habitat. Table GP-4, below, includes only those species from Table 1 for which habitat on the site exists. The Table includes the species name, listing status, habitat associations and the likelihood of occurrence on the site. It should also be noted that under “Potential for Occurrence” some of the species may be listed as “None” because there is no habitat on the site that would allow residency of the species on the site (e.g. nesting habitat), but that the text indicates that the site may still provide foraging habitat for the species in question.

A more detailed discussion of various special status species in the Plan Area can be found in the Biological Resources Chapter for the overall Florin-Vineyard Gap Community Plan (see Chapter 12).

Table GP-4: List of Special Status Species For Which Habitat is Present

	State Status	Federal Status	Habitat Association		Potential for Occurrence
Birds					
Cooper's hawk (*Accipiter cooperi*)	Species of Special Concern	None	Nests in riparian corridors. Forages in woodlands and riparian areas.		None - may forage onsite but no suitable nesting habitat.
Ferruginous hawk (*Buteo regalis*)	Species of Special Concern	Species of Concern	Winter resident of open habitats in CA including grasslands, shrubsteppes, sagebrush, deserts, saltbush-greasewood shrublands, and outer edges of pinon-pine and other forests.		Low - the project site provides marginal wintering cover for the species.
Burrowing owl (*Athene cunicularia*)	Species of Special Concern	Species of Concern	Nests in burrows in the ground, often in old ground squirrel or badger burrows, w/in dry open grassland and desert habitat.		Low - the species was not observed onsite. However, the annual grassland habitat onsite is appropriate habitat.
Swainson's hawk (*Buteo swainsoni*)	Threatened	None	Nests in isolated trees or riparian woodlands adjacent to suitable foraging habitat (agricultural fields, grasslands, etc).		Low - there is no suitable nesting habitat onsite. The project site contains suitable raptor foraging habitat for raptors.
White-tailed kite (*Elanus leucurus*)	Fully Protected	None	Nests in riparian corridors along streams and rivers, and forages in nearby grasslands and fields.		Present – observed foraging on site during biological assessment.
Loggerhead Shrike (*lanius ludovicanius*)	Species of Special Concern	Species of Concern	Found in a variety of woodland and grassland habitats throughout CA.		High; project site contains suitable foraging habitat for the species.
Other raptors	Fish and Game Code	Migratory Bird Treaty Act	Nest and forage in a variety of communities.		Present - observed foraging onsite (red-tailed hawk).
Plants					
	State Status	**Federal Status**	**CNPS Listing**	**Habitat Association**	**Potential for Occurrence**
Legenere (*legenere limosa*)	None	Species of Concern	CNPS-1B	Moist areas and vernal pools	None – the small seasonal wetlands onsite provide marginal habitat, but the species was not observed during the biological assessment.
Sanford's arrowhead (*Sagittaria sanforii*)	None	Species of Concern	CNPS-1B	Deep aquatic habitats associated with canals, drainages, and ditches.	Low- the small seasonal wetlands onsite provide marginal habitat, but the species was not observed during the biological assessment.

SWAINSON'S HAWK

The Swainson's hawk is a migratory raptor that over-winters in South America and breeds in North America, Canada and Mexico. Currently, the Swainson's hawk is listed as a threatened species pursuant to the California Endangered Species Act (CESA). At a Federal level, the Swainson's hawk is provided protection under the Migratory Bird Treaty Act (MBTA).

There are no suitable nesting trees for the species onsite. However, there are two known Swainson's hawk nest sites between 1 – 5 miles of the project site. The Assessment concludes that the site provides suitable foraging habitat for the Swainson's hawk. Sacramento County and the Department of Fish and Game jointly developed a protocol for assessing impacts to the hawk, based on a better understanding of how the hawks use habitat. The impact is tied directly to zoning changes and is calculated thusly: 25% of the impact occurs when a property is zoned from a density of AG-40 to AG-20, 50% of the impact occurs when a property zoned AG-20 is converted to AR-10, and the final 25% of the impact occurs when an AR-10 property is converted to AR-5 (or a more dense designation).

In total, ~~27.2~~ **13.7** acres of the project site are currently zoned AR-5 and 51.7 acres are zoned ~~AR-10~~ **A-10**. Based on the new methodology, the rezone of the ~~27.2~~ **13.7** acres already zoned AR-5 does not require mitigation. However, rezoning the 51.7 acres of the site zoned ~~AR-10~~ **A-10** to a designation more dense than AR-5 results in an impact assessment of 25%. Multiplied by the 51.7 acres involved, the 25% assessment results in a total of 12.9 acres of impact.

COOPER'S HAWK

The Cooper's hawk forages and breeds in forested areas, including riparian habitat, and is a state-listed Species of Special Concern. Nesting season begins in spring, with full fledge occurring by the end of summer. The project site contains nesting and foraging habitat for the hawk.

FERRUGINOUS HAWK

The ferruginous hawk is an uncommon winter resident (September to April) and migrant at lower elevations and open grasslands in the Central Valley Range and is a fairly common winter resident of grasslands and agricultural areas in southwestern California (Garrett and Dunn 981). The species frequents open grasslands, sagebrush flats, desert scrub, low foothills surrounding valleys, and fringes of pinyon-juniper habitats. According to the Biological Assessment, the site contains marginal winter habitat for the species.

BURROWING OWL

The burrowing owl is a ground-dwelling, opportunistic feeder that nests in the abandoned burrows of small mammals or, in some cases, in culverts, pipes or nest boxes. The breeding season is March to August. The species is protected by the

Federal Migratory Bird Treaty Act and is listed by the state as a Species of Special Concern.

No burrowing owls and very few potential nesting sites were observed on the site during the field surveys. The Assessment concludes that the probability for the species to occur on the site is low. However, the burrowing owl could move onto the site by the time the project is implemented.

WHITE-TAILED KITE

The white-tailed kite requires relatively open habitat for foraging, and trees (isolated or within stands) for nesting and roosting. Habitats favoring prey populations (ungrazed or little grazed grasslands, agriculture, and grass-dominated wetlands) support more kites. The white-tailed kite breeds from February to October, with the nesting peak from May to August; nests are typically found at the crowns of dense oak, willow or other large trees. The site contains foraging habitat for the species. A kite was observed foraging on the project site during the biological assessment, and there are three CNDDB records of sightings within five miles of the project site.

LOGGERHEAD SHRIKE

The loggerhead shrike is a predatory songbird that forages for large insects, lizards and mice in open habitats with scattered shrubs and trees, posts, utility lines and fences, and is often found in croplands. The loggerhead shrike is federally listed as a Species of Concern and state listed as a Species of Special Concern.

While no individuals of the species were observed during the field surveys and there are no recorded sightings of the species within 5 miles of the site, the Assessment indicates that the site contains foraging habitat and marginal nesting habitat, and that there is a high potential for the species to occur.

OTHER RAPTORS

Other raptors that have no specific special status are protected by the Migratory Bird Treaty Act and Section 3503.5 of the Fish and Game Code. A red-tailed hawk was observed foraging on the site during the biological assessment, and other species may also frequent the site.

SANFORD'S ARROWHEAD

Sanford's arrowhead is generally grows in deep aquatic habitats associated with drainages, canals and larger ditches that sustain inundation into early summer. Although the project site does contain some areas of suitable habitat, no individuals of the species were observed on the site during the biological assessment surveys.

LEGENERE

Legenere generally grows in vernal pools and other wetlands. Although the project site does contain some areas of suitable habitat, no individuals of the species were observed on the site during the biological assessment surveys.

TREES

As discussed in Chapter 14, Sacramento County has identified the value of its native and landmark trees and has adopted measures in its General Plan to provide for their preservation. The Tree Ordinance (Chapter 19.04 of the County Code) Section 19.04.030 (6) also provides descriptions of "protected" trees. "Landmark tree" means an especially prominent or stately tree on any land in Sacramento County, including privately owned land." Heritage trees are native oak trees that are 19" diameter at breast height (dbh) or larger. All native oak trees are protected under the Conservation Element of the County of Sacramento General Plan. When development requires removal of native oaks, replacement planting is required pursuant to County policy. The Conservation Element also requires the preservation of landmark trees, as well as non-oak natives, such as California black walnuts and California sycamores, wherever possible. It should be noted that to be considered a tree, as opposed to a seedling or sapling, the tree must have a diameter at breast height (dbh) of at least 6 inches or, if it has multiple trunks of less than 6 inches each, a combined dbh of 10 inches. Typically, non-native species must be at least 19 inches dbh before they are required to be included in an arborist report for a project.

Sierra Nevada Arborists prepared an arborist report for the proposed project. The arborist report is very brief, containing only a list of trees found on the various parcels encompassed by the project without any corresponding measurements or indicators of health. However, the missing details were not necessary, given that the only trees on the site are non-native species of less than 19 inches dbh. The species listed are: juniper, Monterey pine, fruitless mulberry, crepe myrtle, blue gum eucalyptus, London plane, olive, and Brazilian pepper.

IMPACT: BIOLOGICAL RESOURCES

The 0.09 acres of wetland habitat on the project have been lost, and will thus require compensation. Mitigation stipulates that the applicant ensure that there is no net loss of wetland acreage, and that all applicable permits are obtained. Singular Gardner Parke project impacts are ***less-than-significant***; refer to Chapter 12 for a discussion of cumulative impacts.

As discussed, the project will eliminate all of the Swainson's hawk foraging habitat on the project site. Based on the assessment methodology, the project impact is assessed as 12.9 acres. Mitigation for the loss of foraging habitat has been included. Mitigation for loss of Swainson's hawk foraging habitat will also compensate for any impacts to the ferruginous hawk, white-tailed kite and the Cooper's hawk, which forage or winter on habitats similar to those of the Swainson's hawk. Pre-construction nesting surveys will

also be required through mitigation, to ensure that construction activities do not result in the disturbance of any active raptor nests. With mitigation, singular project impacts are ***less-than-significant***.

The site also contains potential nesting habitat for the burrowing owl, which is a ground-nesting raptor. Mitigation requires pre-construction nest surveys for the species be conducted no more than 30 days prior to onset of construction. The measure further states that if active nests are discovered on the property, that no construction take place within 250 feet of the nesting site until the young have fledged and are able to exit the burrow. Passive relocation can be performed on fledged birds that remain outside the nesting season (between February and August). With mitigation, Gardner Parke impacts are ***less-than-significant***.

Although the project site does contain some small areas of habitat suitable for Sanford's arrowhead and legenere, no individuals of either species were observed during the on-site surveys. Gardner Parke impacts are ***less-than-significant***.

There are no native trees on the project site, and none of the non-native species on the site are landmark. Gardner Parke impacts to tree resources are ***less-than-significant***.

CULTURAL RESOURCES

See Chapter 15 for discussions of background, setting, and significance criteria for cultural resources within the Plan area.

FIELDWORK/ANALYSIS

ARCHAEOLOGICAL SURVEY

The project site was subject to an intensive pedestrian survey between January 14, 2006 and March 26, 2006 by Peak and Associates. The project area was walked by a team of archaeologists employing parallel transects with transect spacing no greater than 5 to 10 meters. No prehistoric cultural resources were recovered or noted during the survey.

The only archaeological site of potential historic significance is a previously recorded site, PA-99-70, consisting of the remains of residences and outbuildings located near the northeastern corner of the project area. Historic maps show structures in this location dating back to at least 1907, but all that remains are foundations and trash. The foundations appear to be the remains of two homes, one of which was probably more recently constructed (based on the presence of cinderblock in the foundation); two garages, one of which may have been used for farm equipment storage; and an extensive area of concrete slabs and curbing that probably supported a dairy barn.

No additional archaeological cultural resources work was recommended for this property. The remnant resources present on the project site are not considered

important historical resources, and as such, the proposed project will result in a less than significant impact on known archaeological resources.

HISTORICAL SURVEY

Peak & Associates have conducted a historical evaluation and determination of eligibility for potential historical structures on the project site. The project site contains ~~two~~ **one** single family home~~s~~. The following single family home and date of construction was given:

- 7331 Gardner Avenue (APN 065-0042-044): 1979 residence
- ~~7383 Gardner Avenue (APN 065-0042-046): 1985 residence~~

Under current DERA policy, structures that are 50 years or older are evaluated for potential historic significance. Based on field data collected on the project site, site pictures and review of tax assessor's records (date noted above), the residence~~s~~ on the project site do**es** not meet the 50 years or older threshold.

The structure~~s~~ present on the project site ~~are~~ **is** not considered important historic resources and, therefore, destruction of the~~se~~ building~~s~~ would not constitute a significant environmental impact.

IMPACT: CULTURAL RESOURCES

Although no additional cultural resource work is recommended at this time, there is a possibility of uncovering subsurface archaeological materials during the construction phases of the project which have been obscured from view due to natural reburial processes. Therefore, mitigation for subsurface cultural resources is included.

With mitigation for potential undiscovered subsurface prehistoric and historic cultural resources, Gardner Parke environmental impacts to potentially sensitive cultural resources are considered ***less-than-significant***.

HAZARDOUS MATERIALS

Wallace-Kuhl and Associates prepared a Phase I Site Assessment for a portion of the site in 1999, when the site was under the ownership of the Elk Grove Unified School District. A supplement, dated March 31, 2004, was prepared at the request of the current property owner, both to update the previous information and to include additional property that had not been covered by the previous assessment. The supplemental site assessment has been attached as Appendix GP-4; the prior assessment can be viewed at the Department of Environmental Review and Assessment, 827 7th Street, Room 220, Sacramento. The conclusion of the Phase I Site Assessment is that there is no apparent evidence that any significant and recognized environmental conditions related to hazardous materials exists on or adjacent to the site.

IMPACT: HAZARDOUS MATERIALS

There is no apparent evidence that any significant and recognized environmental conditions related to hazardous materials exists on or adjacent to the site. Gardner Parke impacts are ***less-than-significant***.

~~AGENCY-RECOMMENDED CONDITIONS OF APPROVAL~~

1. ~~**Sacramento Area Sewer District (fka County Sanitation District 1)**~~

   a. ~~Connection to the District's sewer system shall be required to the satisfaction of SASD. Sacramento County Improvement Standards apply to sewer construction.~~

   b. ~~Each lot and each building with a sewage source shall have a separate connection to the SASD sewer system.~~

   c. ~~Sewer service laterals will not be permitted to connect directly to the 102-inch diameter interceptor sewer line.~~

   d. ~~SASD shall require an approved sewer study prior to the approval of Final Map or submittal of improvement plans for plan check to SASD, whichever comes first. The sewer study shall demonstrate the quantity of discharge and any "flow through sewage" along with appropriate pipe sizes and related appurtenances from this subject and other upstream areas and shall be done in accordance with the District's most recent "Minimum Sewer Study Requirements". The study shall be done on a no "Shed-Shift" basis unless approved by the District in advance and in compliance with Sacramento County Improvement Standards.~~

   e. ~~An on-site collection system will be required for all pipes carrying waste from two or more buildings or sewage sources and shall consist of 8-inch (minimum) pipes in public easements. Off-site installations will also be required as determined by the sewer study.~~

   f. ~~Sewer easements may be required. All sewer easements shall be dedicated to SASD in a form approved by the District Engineer. All SASD sewer easements shall be at least 20 feet in width and ensure continuous access for installation and maintenance. SASD will provide maintenance only in public right-of-ways and in easements dedicated to SASD.~~

   g. ~~SASD requires their sewers to be located 10 feet from other parallel utilities (water, drain, electrical, etc). Prior to recording the Final Map, the applicant shall prepare a utility plan that will demonstrate that this condition is met.~~

~~h. The trunk and collector sewer system for the project will not be accepted for maintenance, and building occupancy will not be granted until the downstream sewer system serving the project is also accepted for maintenance.~~

~~i. The subject project owner(s) and successors in interest thereof, shall be responsible for repair and/or replacement of all non-asphalt and/or enhances surface treatments of streets and drives within these easements damaged by District maintenance and repair operations, including landscaping, channelizations, lighting and any other appurtenances conflicting therein. This requirement shall be set forth in easement grant documents and be a covenant running with the land, be responsibility of successors in interest in future land transfers and divisions and by language approved by the District. Surface enhancements include, but are not limited to non-asphaltic paving, landscaping, lighting, curbing, and all non-driveable street appurtenances.~~

~~j. All structures along private drives shall have a minimum 10-foot setback that SASD can properly maintain sewer service.~~

~~2. Sacramento Municipal Utility District~~

~~a. Dedicate the 13-foot pedestrian easement and 6-foot adjacent thereto for a 19-foot public utility easement for underground facilities and appurtenances adjacent to all public streets right-of-ways, where 13-foot pedestrian easements are located.~~

~~b. Dedicate a 12.5-foot public utility easement for underground facilities and appurtenances.~~

~~c. Dedicate the Landscape Corridors as a public utility easement for underground facilities and appurtenances.~~

~~d. The owner/developer must disclose to future/potential owners the existing or proposed 69kV electrical facilities.~~

~~3. Land Development Surveyor Services~~

~~Rezone Conditions~~

~~a. Grant the County right-of-way for Elk Grove-Florin Road, based on a 108-foot standard and install public street improvements pursuant to the Sacramento County Improvement Standards.~~

~~b. Grant the County right-of-way for Gardner Avenue, based on a 60-foot standard, and install public street improvements pursuant to the Sacramento County Improvement Standards.~~

~~c. Dedicate a standard 12.5-foot Public Utility Easement for underground facilities and appurtenances adjacent to Elk Grove-Florin Road and Gardner Avenue.~~

~~Map Conditions~~

~~d. Grant the County right-of-way for the indicated streets and install public street improvements pursuant to the Sacramento County Improvement Standards.~~

~~e. Grant the County right-of-way for Elk Grove-Florin Road, based on a 108-foot standard and install public street improvements pursuant to the Sacramento County Improvement Standards.~~

~~f. Grant the County right-of-way for Gardner Avenue, based on a 60-foot standard and install public street improvements pursuant to the Sacramento County Improvement Standards.~~

~~g. Dedicate additional right-of-way on Elk Grove-Florin Road and 'A Drive' for intersection widening pursuant to the Sacramento County Improvement Standards and to the satisfaction of the Department of Transportation.~~

~~h. Widen Gardner Avenue to a pavement width of 24 feet, pursuant to the Sacramento County Improvement Standards, between Florin Road and 'B Drive'.~~

~~i. Prior to recordation of a final map or certificate of compliance, dedicate land or pay in-lieu fees, or both, for park purposes, as required by and in accordance with the procedures and standards set forth in Chapter 22.40, Title 22 of the Sacramento County Zoning Code.~~

~~j. Dedicate landscape lots B, C, and D to the County of Sacramento and provide a maintenance entity with an ongoing funding source. The maintenance entity shall be approved and found acceptable by County representatives. Annexation to a current Lighting and Landscape District or a Mello Roos Community Finance District may be possible and is the preferred course of action.~~

~~k. Comply with all requirements of Chapter 1, Article 5, Title III, of the Sacramento County Zoning Code, relating to walls and landscape corridor adjacent to streets, including required maintenance provisions. Provide a maintenance entity with an ongoing funding source.~~

~~l. Prior to map recordation, the property shall be included in County Service Area No. 1 at a rate that will fund the full cost, including annual escalation factors, of operating and maintaining street and safety lights for this development. The applicant must contact the County of Sacramento Department of Transportation at 916-875-5123 to obtain information~~

~~concerning costs and to initiate the process at the earliest possible time since this process takes about four months to complete.~~

~~4. Sacramento Metropolitan Fire District~~

~~a. Approved numbers or addresses shall be placed on all new or existing buildings in such a position as to be easily read from the street or road fronting the property. The minimum size of the numbers shall not be less than six (6) inches and shall be mounted immediately adjacent to a light source and shall also contrast with their background.~~

~~b. Approved fire hydrants capable of providing the required fire flow for the protection of any and all structures shall be located along the route of the fire apparatus access roadway. The required fire hydrants shall be installed and operational prior to any construction or on-site storage of combustible materials. The minimum required fire flow for the protection of residential developments within an area per building not exceeding 3,600 square feet is 1,000 gallons per minute (gpm) at a pressure of 20 pounds per square inch (psi) for a two-hour duration. Fire hydrant installations for the protection of residential projects shall comply with the following requirements:~~

~~i. Once fire hydrant shall be located between 150 and 250 feet from the end of the access roadway. The required access roadway shall extend wo within 150 feet of all portions of the structure.~~

~~ii. A hydrant installed at the end of an access roadway as a "blow off" for the water district does not meet the fire department fire hydrant requirements.~~

~~iii. Existing "wharf" type fire hydrants do not satisfy hydrant requirements for new construction, and per SCC-1240, must be upgraded to approved steamer type hydrants.~~

~~iv. Each approved fire hydrant shall have a minimum flow of 1,000 gallons per minute (gpm) for residential developments. Additional requirements apply to residential dwellings with building areas greater than or equal to 3,600 square feet.~~

~~c. Plans shall be submitted to the fire prevention bureau showing hydrant locations for review and approval prior to construction. Fire hydrant details and fire department notes shall be shown on the site plans or improvement drawings.~~

~~d. Residential roof coverings shall consist of materials having a minimum Class C rating.~~

~~e. Access roadways within parcels zoned as agricultural-residential (AR) shall be provided with a dust-free surface, i.e.: chip seal.~~

f. ~~Traffic calming measures, speed bumps, humps, etc. shall not be installed in fire apparatus access roadways.~~

g. ~~Approved fire hydrants shall be spaced at 500-foot intervals along the route of the interior access roadway. The fire hydrants shall be capable of supplying a minimum fire flow of 1,000 gallons per minute at 20 pounds per square inch of pressure.~~

h. ~~All structures in the proposed subdivision will be connected to the public water supply; private wells shall not be permitted.~~

i. ~~All roadways and cul-de-sacs shall meet Sacramento County Department of Transportation standards for length and width.~~

j. ~~Approved Fire District apparatus access shall be provided into all unimproved and recreational areas for emergency medical and fire suppression purposes. Unimproved areas include, but are not limited to: greenbelts, wetlands, environmentally sensitive areas, open spaces, parks, bicycle and pedestrian trials and recreational areas. Access to the aforementioned sites shall comply with the following requirements:~~

   i. ~~Access roadways designed for vehicle use shall be a minimum of 20 feet in width.~~

   ii. ~~Pedestrian, bicycle, and non-vehicle recreational trails shall be a minimum of 12 feet in width.~~

   iii. ~~Surfacing materials utilized for bicycle and pedestrian trails shall be designed to support the weight of Fire District emergency response vehicles.~~

   iv. ~~The Fire District shall determine the number and location of access points to unimproved areas.~~

k. ~~Firebreaks shall be provided to separate unimproved areas, wetland, wild land, open space areas, etc., from adjacent commercial, residential, and recreational development. Firebreaks shall provide a minimum of 30 feet of separation from combustible fencing, structures, and ornamental vegetation. Where non-combustible fencing is provided, fire resistive plants may be used to reduce or eliminate the firebreak subject to approval by the Fire District. An agreement for the upkeep and maintenance of the firebreak areas shall be provided.~~

l. ~~Fencing for wetlands, wild land, unimproved, open space, recreational areas, etc., shall be constructed of non-combustible materials. Fencing installed along the boundaries of unimproved areas shall be of the metal, open grate variety.~~

~~5. Sacramento County Department of Transportation~~

~~a. Grant the County right-of-way on Elk Grove-Florin Road based on a a 96-foot modified thoroughfare (the six-foot meandering sidewalk shall be installed in the adjacent pedestrian/landscape easement) and install public street improvements pursuant to the Florin-Vineyard Community Plan and the Sacramento County Improvement Standards.~~

~~b. Dedicate additional right-of-way on Elk Grove-Florin Road and 'A' Drive for intersection widening pursuant to the Sacramento County Improvement Standards and to the satisfaction of the Department of Transportation. Note: A traffic signal is planned at Elk Grove-Florin Road and 'A' Drive. A bus turnout will be required on Elk Grove-Florin Road.~~

~~c. Ensure that the proposed street widths, designs, and location are consistent with adjacent projects. The applicant shall coordinate their design with the following adjacent projects: Gerber Creek (04-0187) and Lelani Village (04-0206) to the south, Sikich Acres (04-0460) and United States Post Office to the north, and Villages at Elder Creek Estates (04-0208) to the east, prior to improvement plan submittal.~~

~~d. The proposed residential street 'A' Drive should align with the signal at 'A' Drive shown in the Villages at Elder Creek Estates pursuant to the Florin-Vineyard Community Plan and the Sacramento County Improvement Standards.~~

~~e. The proposed residential street 'E' Drive should align with 'F' Drive shown on the Villages at Elder Creek Estates map to the east pursuant to the Florin-Vineyard Community Plan and the Sacramento County Improvement Standards.~~

~~f. Visibility easements shall be included where needed pursuant to the Sacramento County Improvement Standards. Easement locations will be determined at time of improvement plan submittal.~~

~~g. The proposed public street entrances from Elk Grove-Florin Road shall be a minimum of 50 feet in width for a minimum distance of 100 feet pursuant to the Sacramento County Improvement Standards.~~

~~h. Traffic control devices shall be installed where needed to the satisfaction of the Department of Transportation. Traffic control locations will be determined at time of improvement plan submittal.~~

~~i. Dedicate a 30-foot half width and install improvements along all park frontages for on-street parking and a 6-foot sidewalk. Note: if the park will be providing recreational areas such as soccer fields and/or baseball fields, then on-site parking will be required.~~

j. ~~Along the affordable housing site, grant the County right-of-way on Elk Grove-Florin Road based on a 108-foot standard thoroughfare and install public street improvements pursuant to the Florin-Vineyard Community Plan and the Sacramento County Improvement Standards.~~

6. ~~Southgate Recreation and Park District~~

a. **~~Quimby Requirements: Parkland Dedication/In-lieu Fees~~**

~~Based on the 395 single-family residential lots and one RD-10 lot proposed for this subdivision, the estimated Quimby parkland dedication requirement for this project is approximately 5.97 acres. This map shows a 2.2-acre park site identified as Lot A. The District requests that this park site be increased in size to better serve the residents of this community. The land needed for the proposed community park immediately to the west of this project along Gardner Avenue has not yet been secured. Once the final development density of the 5.1-acre multi-family site, identified as Lot 396, has been determined, the District will resolve the final Quimby parkland dedication/in-lieu fee requirement pursuant to the Subdivision Map Act.~~

b. ~~The developer shall assure that the parkland to be dedicated to the District is graded and improved to the District's satisfaction and pursuant to current County Standards. Park site improvements include adjoining streets with street lights fronting on the park, and vertical curbs. A 6-foot-wide attached, concrete sidewalk shall be provided and ADA compliant street crossings shall be provided on all corners. Other park site infrastructure improvements include: electric, phone, storm drainage, sewer, and water stubs, connected water meters, and reduced pressure backflow preventers. Rain Bird Maxicom controllers, with telephone line and electricity, shall be connected to the District's computerized irrigation system. In addition, all permit fees for the park site need to be paid including: building, sewer, water meter, water development, and drainage. The District shall accept the completed park site after it has passed County inspections and received a clear title report.~~

c. ~~The District will accept the 25-foot wide landscape corridors along Elk Grove-Florin Road identified as Lots B, C, and D. These landscape corridor lots shall be dedicated to the District as a gift and shall be fully developed by the developer with plans and specifications to be approved by the District and pursuant to current County standards. The District requires 6-foot high masonry soundwalls for all lots that back-up or side-on to the landscape corridors. All masonry soundwalls shall be treated with graffiti-resistant coating and the design approved by the District. Landscape corridors shall have a detached meandering 6-foot wide concrete sidewalk with ADA compliant street crossings on all corners. A Type 3 curb is required at the back of sidewalks for landscaped areas (except turf). The irrigation system shall be installed according to specifications provided by the District. The District does not require subdivision entrance lighting but requests the~~

~~installation of conduit to an electric box within the landscape corridor for future installation of lighting, should it become necessary. The District shall accept the completed landscape corridor lots after they have passed County inspections and received a clear title report. The District shall maintain the landscape corridor through financing district proceeds.~~

~~d. The District recommends the delineation of a 25-foot wide landscape corridor lot along Elk Grove-Florin Road on the multi-family affordable housing site identified as Lot 396. The District will accept ownership of this landscape corridor, in order to provide a well-maintained and continuous pedestrian access system throughout the District. The District will require the landscape lot to include a 6-foot high masonry soundwall. Other standard landscape corridor requirements as described in Section 3 above would also apply.~~

~~e. The subdivision map shows 13-foot wide pedestrian easement along the east side of Gardner Avenue, which will include a 6-foot detached sidewalk and 7-foot planter area. However, the District has identified Gardner Avenue as a designated "Parkway" street which will include a 35-foot wide parkway corridor along the west side of the street. These parkway corridors, or linear parks, will provide a pedestrian oriented streetscape for enhanced comfort and safety for motorists, pedestrians, and bicyclists linking neighborhoods with community parks, open space trails, and schools. Proposed parkway corridor improvements will include a generous tree-lined planted corridor with a 10-foot wide concrete sidewalk and an attached 2-foot wide decomposed granite jobbing path, ample lighting, benches, and distinctive crosswalks and Class II bike lanes. The other side of the "Parkway" street (on this subdivision map it would be the east side of Gardner Avenue opposite the 35-foot wide parkway corridor) will have houses facing the street will have houses facing the street with a tree-lined boulevard and separated sidewalk. The lots siding-on to Gardner Avenue, identified as Lots 395, 339, and 338, will need to be reoriented to face the street. The District will not accept maintenance of these landscaped pedestrian easements. The maintenance will be the responsibility of the property owner/developer.~~

~~f. The District does not accept ownership or maintenance of the pedestrian easements identified on the map along A, B, C, and D Drives and G and K Ways. It is understood that it is the responsibility of the adjoining property owners to maintain these 13-foot pedestrian easements consisting of a 6-foot wide detached sidewalk and 7-foot wide planter area.~~

~~g. The Developer shall consent to the inclusion of this subdivision within the Florin-Vineyard Financing District, which will be a landscaping and Lighting Assessment District or a Mello Roos Community Facilities District, and the Southgate District-wide Landscaping and Lighting Assessment District. The Developer shall be responsible for notification to all subsequent purchasers of parcels of land of the inclusion within said financing districts. These financing districts will be established by Southgate for purposes of funding maintenance~~

~~and operations, additional park and recreation capital improvements, community center maintenance and operations, and park and recreation programs.~~

~~h. This subdivision will be included in the Southgate Recreation and Park District component of the Florin-Vineyard Public Facilities Financing Plan. In the absence of an approved County Plan, the District recommends that the County Board of Supervisors annex this subdivision to an existing plan which meets the current park and recreation needs of Southgate or otherwise require an appropriate funding mechanism that will address the park land dedication, maintenance and development requirements of the Southgate District. The District reserves the right to revise parkland dedication requirements and financing mechanisms to adapt to changes resulting from modifications to the policy or the creation of a new plan by the County of Sacramento.~~

~~7. Sacramento County Sheriff's Department~~

~~a. All curbs shall be vertical in design. Rounded curbs shall be avoided whenever possible.~~

~~b. Landscaping shall be of the type and situated in locations to maximize observation while providing the desired degree of aesthetics.~~

~~c. Vertical wrought-iron fencing material shall be used for all fences between private lots and open space, parks, right-of-ways or other public access land.~~

~~d. There shall be on-street lighting to allow for adequate visibility by residents, law enforcement, and passersby during nighttime hours.~~

~~e. All lighting fixtures shall be of a type and kind to resist breakage and other vandalism.~~

~~f. Parking areas, roadways, and driveways shall be illuminated with high intensity discharge lighting with sufficient wattage to provide adequate illumination to provide a safe, secure environment for persons, property, and vehicles on site. Such lighting shall be equipped with vandal-resistant covers and photocell control. A lighting level of 0.25 to 0.500 foot-candles, maintained at ground level, is required for the site in general; entry intersections should be 0.50 or greater.~~

~~g. A street number shall be displayed in a prominent location on the street side of the residence in such a position that the number is easily visible to approaching emergency vehicles.~~

~~i. The numerals shall be no less than three (3) to four (4) inches in height and shall be of a contrasting color to the background to which they are attached.~~

~~ii. The numerals shall be lighted at night.~~

~~8. Sacramento County Department of Water Resources~~

~~a. Provide drainage easements and install facilities pursuant to the Sacramento County Floodplain Management Ordinance, Sacramento County Water Agency Code, and Sacramento County Improvement Standards, including any fee required by the Sacramento County Water Agency Code.~~

~~b. Offsite drainage improvements and easements shall be provided pursuant to the Sacramento County Floodplain Management Ordinance, and the Sacramento County Improvement Standards.~~

~~c. A Conditional Letter of Map Revision, pursuant to the Sacramento County Floodplain Management Ordinance, and the Sacramento County Improvement Standards, must be approved by FEMA prior to approval of improvements.~~

~~d. Detention basin land may only be credited at amounts allowed by the Water Agency code and date of valuation is hereby reserved at the date of this application. In any case, Zone 11A will not pay more than $100,000 per acre in accordance with the Fee Plan and as adjusted annually by the Engineering News Record construction cost index.~~

~~e. Incorporate stormwater quality measures in conformance with applicable County ordinances & standards, and state and federal law. The project may implement low impact development design pursuant to and consistent with "Start at the Source", latest edition as published by BASMAA. Such implementation may be able to reduce the stormwater quality treatment requirement.~~

~~f. Provide a permanent concrete stamp or other permanently applied message (not including paint) at each storm drain inlet which reads "No Dumping-Flows to Creek" (or other approved message) to the satisfaction of DWR.~~

PROJECT IMPACTS AND MITIGATION

MITIGATION MEASURES FOR POTENTIAL DRAINAGE IMPACT:

GP-1. Prior to the approval of improvement plans for individual development projects within the FVCP area, the project proponent shall demonstrate to the satisfaction of DWR that all FVCP DMP improvements necessary to provide adequate flood protection to the project, and necessary to provide adequate mitigation for the project's downstream drainage/flooding and water quality impacts, have been implemented.

~~MITIGATION MEASURES FOR POTENTIAL AIR QUALITY IMPACTS:~~

~~**GP-2.** The applicant shall implement the following mitigation in order to reduce construction-related PM_{10} emissions:~~

~~A. Keep soil moist at all times.~~

~~B. Maintain at least two feet of freeboard space on all haul trucks.~~

~~C. Use emulsified diesel or diesel catalysts on applicable heavy duty diesel construction equipment.~~

MITIGATION MEASURES FOR POTENTIAL NOISE IMPACTS:

GP-3. The applicant shall adhere to one of the following options:

A. Construct a minimum 7-foot tall, combination earthen berm and masonry wall noise barrier along the Elk Grove-Florin Road frontage.

OR

B. The outdoor activity area of all residential backyards within 237 feet of the centerline of Elk Grove-Florin Road shall be shielded from traffic noise, either through strategic placement of the houses, usage of a backyard courtyard concept, or other attenuation method. An acoustical analysis shall be submitted to the Department of Environmental Review and Assessment which demonstrates that a noise level of 65 dB Ldn or less (under cumulative traffic conditions) is attained within the outdoor activity areas of all affected properties.

GP-4. Either no second-story construction shall be permissible within 110 feet of the centerline of Elk Grove-Florin Road or an acoustical study shall be submitted to the Environmental Coordinator demonstrating that the interior noise levels within such second-stories can be attenuated to 45 dB. Any second story construction within 110 feet of the centerline of Elk Grove-Florin Road shall be built using the construction materials and techniques outlined in the acoustical analysis.

MITIGATION MEASURES FOR POTENTIAL WETLAND IMPACTS:

GP-5. Prior to any grading, grubbing, or excavation on the site, the applicant or owner shall provide the wetland delineation for the site to the U.S. Army Corps of Engineers, California Department of Fish and Game, and the Central Valley Regional Water Quality Control Board and inform the agencies of the fill of the 0.09 acres. The applicant or owner shall submit this information by certified mail, and provide documented evidence of compliance with this requirement to the Department of Environmental Review and Assessment. If mitigation

occurring through the state and federal permitting processes results in less than 1:1 compensation for the loss of wetland habitat, the applicant or owner shall be required to pay to the County of Sacramento an amount based on a rate of $35,000 per acre for the unmitigated/uncompensated wetlands.

MITIGATION MEASURES FOR POTENTIAL SPECIAL STATUS SPECIES IMPACTS:

GP-6. Prior to the approval of Improvement Plans or Building Permits, or filing of the Final Subdivision Map, whichever occurs first, implement one of the following options to mitigate for the loss of Swainson's hawk foraging habitat on the project site, based on an impact assessment of 12.9 acres:

A. The project proponent shall, to the satisfaction of the California Department of Fish and Game, prepare and implement a Swainson's hawk mitigation plan that will include preservation of Swainson's hawk foraging habitat.

B. The project proponent shall utilize one or more of the mitigation options (land dedication and/or fee payment) established in Sacramento County's *Swainson's Hawk Impact Mitigation Program* (Chapter 16.130 of the Sacramento County Code).

C. Should the County Board of Supervisors adopt a Swainson's hawk mitigation policy/program (which may include a mitigation fee payable prior to issuance of building permits) prior to the implementation of one of the measures above, the project proponent may be subject to that program instead.

GP-7. Prior to construction activity (including site improvements, and building construction) a focused surveys shall be conducted by a qualified biologist for burrowing owls where suitable habitat is present in the project area. Suitable habitat includes agricultural field margins, drainage ditches, and fallow fields. Surveys shall be conducted no less than 14 days and no more than 30 days prior to commencement of construction activities. Surveys shall be conducted in accordance with CDFG protocol (CDFG 1995).

A. If no occupied burrows are found in the survey area, a letter report documenting survey methods and findings shall be submitted to the County and no further mitigation is necessary.

B. If an occupied burrow is found the applicant shall contact the Department of Environmental Review and Assessment and consult with the California Department of Fish (CDFG), prior to construction, to determine if avoidance is possible or if burrow relocation will be required.

C. If owls are to remain on-site, a minimum of 6.5 acres of foraging habitat for each occupied burrow needs to be permanently preserved according to CDFG guidelines.

D. In order to avoid direct impacts to owls, no activity shall take within 160 feet of an active burrow from September 1 to January 31 (wintering season) or 250 feet from February 1 through August 31 (breeding season). Protective fencing shall be place, at the distances above, around the active burrows and no activity shall occur within the protected buffer areas.

E. Any impact to active owl burrows, relocation of owls or mitigation for habitat loss shall be done in accordance with CDFG guidelines. Written evidence from CDFG staff shall be provided to DERA attesting to the permission to remove burrows, relocate owls, mitigate for lost habitat, and provided a method for preservation habitat in perpetuity.

GP-8. If construction occurs between March 1 and September 15, pre-construction surveys for Swainson's hawk and other raptor nesting sites shall be conducted by a qualified raptor biologist. If any active nests are located within a half mile of proposed heavy equipment operations or construction activities, the project proponent shall then consult with the California Department of Fish and Game to determine the appropriate course of action to reduce potential impacts upon nesting raptors and to determine under what circumstances equipment operation and construction activities can occur.

MITIGATION MEASURE FOR POTENTIAL CULTURAL RESOURCES IMPACTS:

GP-9. Should any cultural resources, such as structural features, unusual amounts of bone or shell, artifacts, human remains, or architectural remains be encountered during any development activities, work shall be suspended and the Department of Environmental Review and Assessment shall be immediately notified at (916) 874-7914.

At that time, the Department of Environmental Review and Assessment will coordinate any necessary investigation of the find with appropriate specialists as needed. The project proponent shall be required to implement any mitigation deemed necessary for the protection of the cultural resources. In addition, pursuant to Section 5097.97 of the State Public Resources Code and Section 7050.5 of the State Health and Safety Code, in the event of the discovery of human remains, all work is to stop and the County Coroner shall be immediately notified. If the remains are determined to be Native American, guidelines of the Native American Heritage Commission shall be adhered to in the treatment and disposition of the remains.

MITIGATION MEASURE COMPLIANCE

Comply with the Mitigation Monitoring and Reporting Program (MMRP) for this project as follows:

1. **The proponent shall comply with the MMRP for this project, including the payment of a fee to cover the Department of Environmental Review and**

Assessment staff costs incurred during implementation of the MMRP. The MMRP fee for this project is $6,200.00. This fee includes administrative costs of $800.00.

2. **Until the MMRP has been recorded and the administrative portion of the MMRP fee has been paid, no final parcel map or final subdivision map for the subject property shall be approved. Until the balance of the MMRP fee has been paid, no encroachment, grading, building, sewer connection, water connection or occupancy permit from Sacramento County shall be approved.**

~~13 SHEHADEH RANCH~~

~~The effects of the proposed land use plans for the Florin-Vineyard Gap projects are addressed in Volume 1 of this EIR. Impacts to environmental resources have been addressed therein for the overall plan area. This chapter discusses the site specific impacts of this particular project in the Florin-Vineyard Gap Community. Impacts, mitigation measures and conditions requested by Sacramento County's reviewing departments are provided within this chapter.~~

~~PROJECT INFORMATION~~

~~CONTROL NUMBER: 04-RZB-SDP-SPP-AHS-0219~~

~~NAME:~~ ~~SHEHADEH RANCH REZONE, TENTATIVE SUBDIVISION MAP, SPECIAL DEVELOPMENT PERMIT, AND AFFORDABLE HOUSING PLAN~~

~~LOCATION:~~ ~~The property is located on the north side of Florin Road, approximately 1,000 feet east of Hedge Avenue, in the Vineyard community planning area (see Plate SH-1).~~

~~ASSESSOR'S PARCEL NUMBER:~~ ~~064-0080-009, 010~~

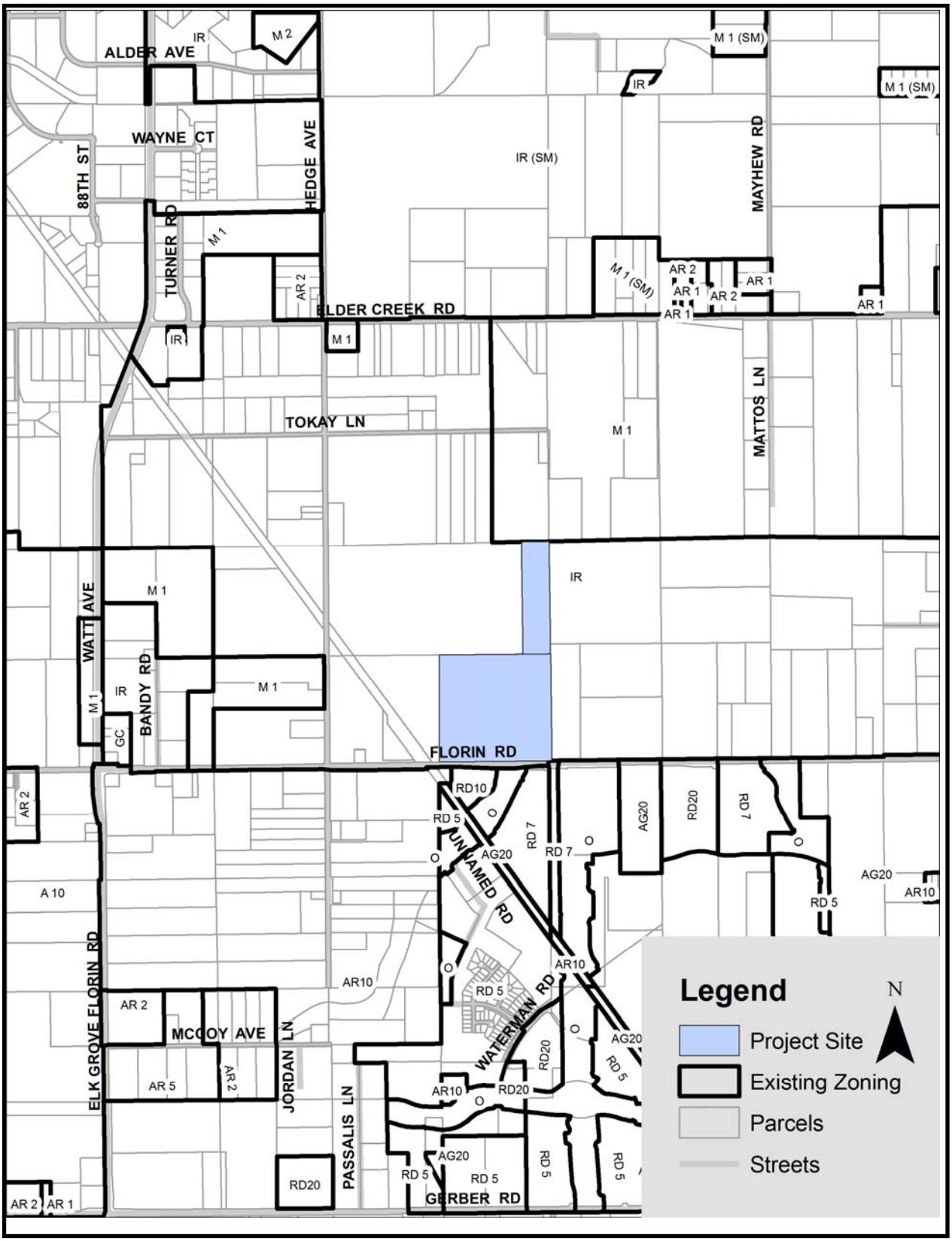
~~APPLICANT/OWNER:~~

~~Shehadeh Family Trust~~

~~ENGINEER:~~

~~MacKay and Somps~~

~~Plate SH -1 Vicinity and Zoning Map~~



~~PROJECT DESCRIPTION~~

1. ~~A **Rezone** of approximately 50.3 acres from IR Industrial Reserve and IR (F) Industrial Reserve Flood Combining to RD-5 Residential (12.3 acres), RD-7 Residential (22 acres), and O Park/Recreation (16 acres) (see Plate SH-2).~~

2. ~~A **Tentative Subdivision Map** to divide 50.3 acres into 253 single-family lots, one park site lot (Lot A), 2 open space/wetland lots (Lots B and C), one detention basin lot (Lot D), and a landscaped corridor lot (Lot E) (see Plate SH-3).~~

3. ~~A **Special Development Permit** (see Plate SH-4) to allow:~~

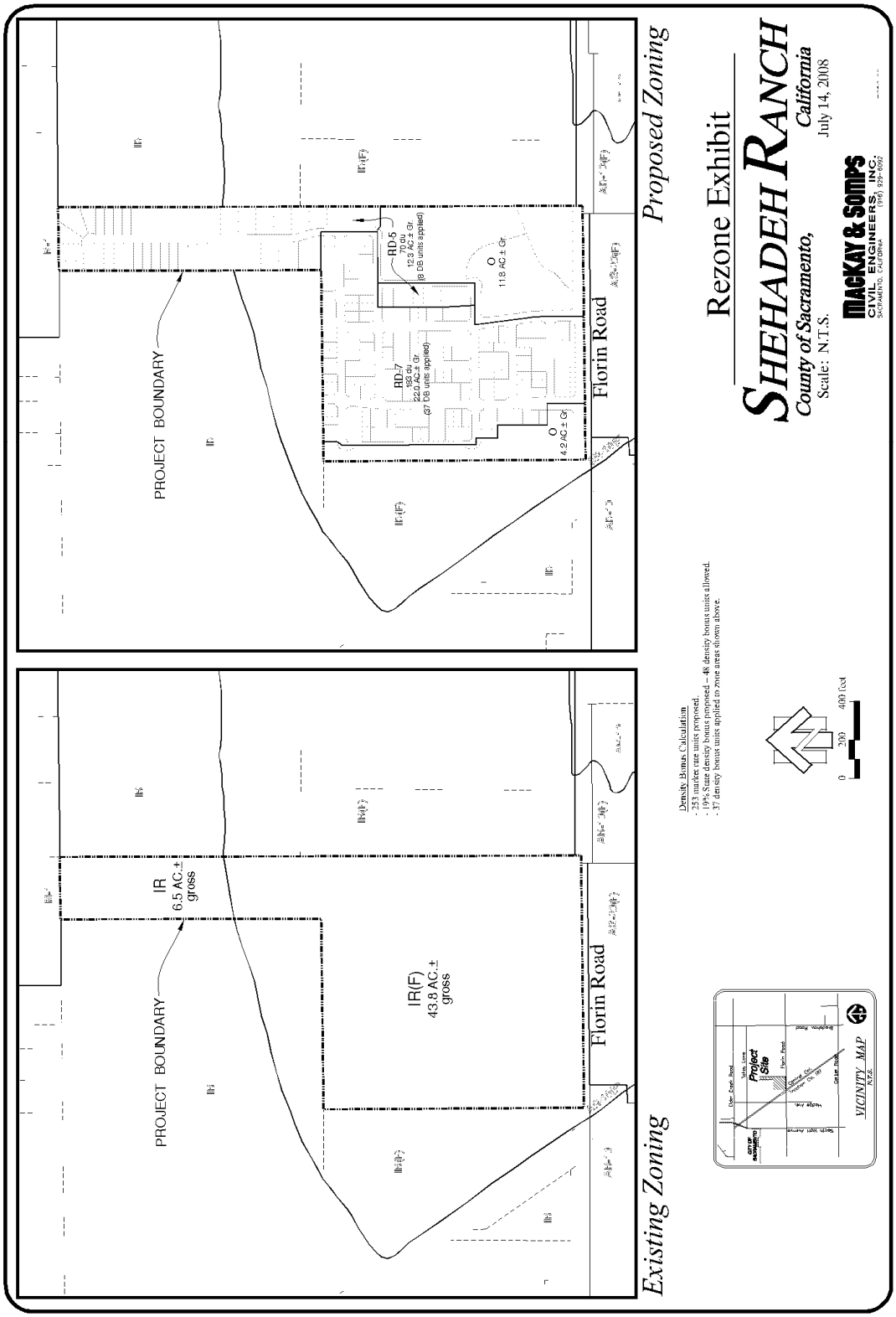
   a. ~~A density bonus of 8 lots in the RD-5 zone and 37 lots in the RD-7 zone, for a total of 45 density bonus single-family lots.~~

   b. ~~To reduce the RD-7 lot area, lot width and depth, and setback standards.~~

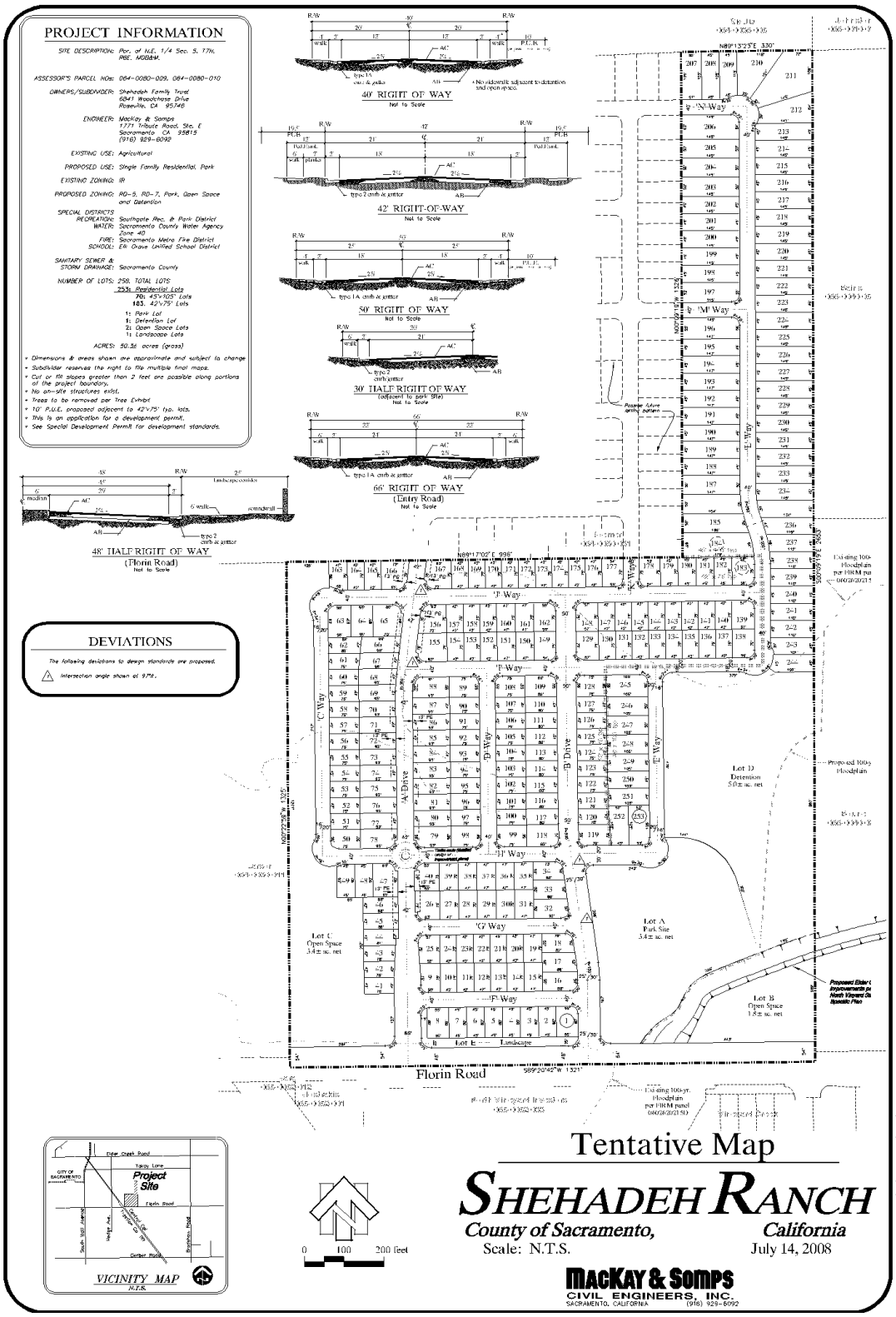
4. ~~An **Exception** from the Land Development Ordinance (Title 22) to allow lots of less than 95-foot minimum depth standard.~~

5. ~~An **Affordable Housing Plan** consisting of off-site land dedication (i.e., partnering with another land owner that has an existing RD-20 zoned site that will be dedicated for affordable housing), and the payment of affordable fees.~~

~~Plate SH -2 Rezone Exhibit~~



~~Plate SH -3 Tentative Subdivision Map~~



~~Plate SH -4 Special Development Permit Exhibit~~

PROPOSED DEVELOPMENT STANDARDS

	PROPOSED (42' X 75' LOTS) RD-7
LOT DIMENSIONS (min.) Area (sq. ft.)(1)	3,150
Area, Corner (sq. ft.)(1)	3,500
Width	42'
Public Street Frontage(2)	30'
Width, Corner(2)	49'
Depth(3)	75'
SETBACKS (min.) Front, Living Area (4) (5)	15'
Front, Porch (5)	10'
Front Garage (7)	18'(8)
Side, Interior (4)	5'(9)
Side, Total Bldg.Separation(9)	10'
Side, Street (4)	10'
Rear, Living Area (4)	15'
Rear, Ancillary Unit (10)	5'
Detached Garage (11)	0'
P.U.E. Adjacent to R/W	10'

FOOTNOTES

(1) The minimum half-plex lot area is 3,200 sq. ft. for interior lots and 3,600 sq. ft. for corner lots. Half-plex lots have no minimum lot dimension requirements.
(2) The public street frontage for lots fronting on a curved street or the curved portion of a cul-de-sac or elbow may be measured along an arc located within the front 50 feet of the lot.
(3) The minimum lot depths listed herein supersede the minimum lot depth provisions in the Zoning Code.
(4) Architectural projections are allowed to extend two (2) feet into the required interior side yard and rear yard setbacks. Architectural projections are also allowed to extend two (2) feet into required 20-foot front yard setbacks. Architectural projections include eaves, bay windows (cantilevered and extending from the foundation), fireplaces, media bays, and architectural box-outs. Rear yard projections are allowed per Zoning Code, Section 305-02 (b).
(5) Vehicular visibility requirements must be met.
(6) May be reduced to 10 feet where adjacent to detached sidewalk.
(7) Where swing driveways are used, the front yard garage setback may be reduced to 15 feet.
(8) roll-up doors shall used.
(9) Zero-lot line units are permitted where the total building separation requirement is met.
(10) Ancillary units have the same front, side, and street sideyard setback requirement as the primary unit. If attached, the required rear yard is the same as for the primary unit. If detached, the separation from the primary unit is governed by the Uniform Building Code and the Uniform Fire Code. Ancillary units may be placed above attached or detached garages. One (1) on-site parking space is required per unit in addition to the two (2) garage and two (2) driveway spaces required for the primary unit.
(11) Side and rear setback dimension.
(12) Refer to Sacramento County Zoning code for applicable lot dimensions and building setbacks.
(13) May be reduced to 5 feet where adjacent to common area.

Special Development Permit Exhibit

SHEHADEH RANCH

Sacramento County, California

July 14, 2008

MACKAY & SOMPS
CIVIL ENGINEERS, INC.
SACRAMENTO, CALIFORNIA (916) 929-8092

~~ENVIRONMENTAL SETTING~~

~~The 50.3 acre Shehadeh Ranch project site is located on the north side of Florin Road, approximately 1,000 feet east of Hedge Avenue, and is within the north-central portion of the overall 3,766± acre Florin Vineyard Gap Community Plan (FVGCP) project area. The surrounding properties to the north, west and east of the project site are also located within the FVGCP project area, while adjacent properties to the south of the site are located within the North Vineyard Station Specific Plan (NVSSP) area.~~

~~The Shehadeh Ranch project site is currently zoned IR Industrial Reserve and IR(F) (flood overlay). The project site was previously developed with a residential structure constructed in 1930, but the residence is no longer present. The site is relatively level, and primarily consists of non-native annual grassland. There are also a number of trees on-site (plum, almond, elm, cottonwood, catalpa, English walnut and Modesto ash), most of which are located along the western property boundary and in the vicinity of the prior residence. The Elder Creek channel flows through the southeast portion of the project site, entering at the eastern property boundary and then exiting the site under Florin Road, and a large portion of the project site is within the existing 100-year floodplain. There are a total of 2.92 acres of water features on the project site, including vernal pools, seasonal wetlands, seasonal wetland swales, perennial stream (Elder Creek), ephemeral drainages, drainage ditches and irrigation ditches.~~

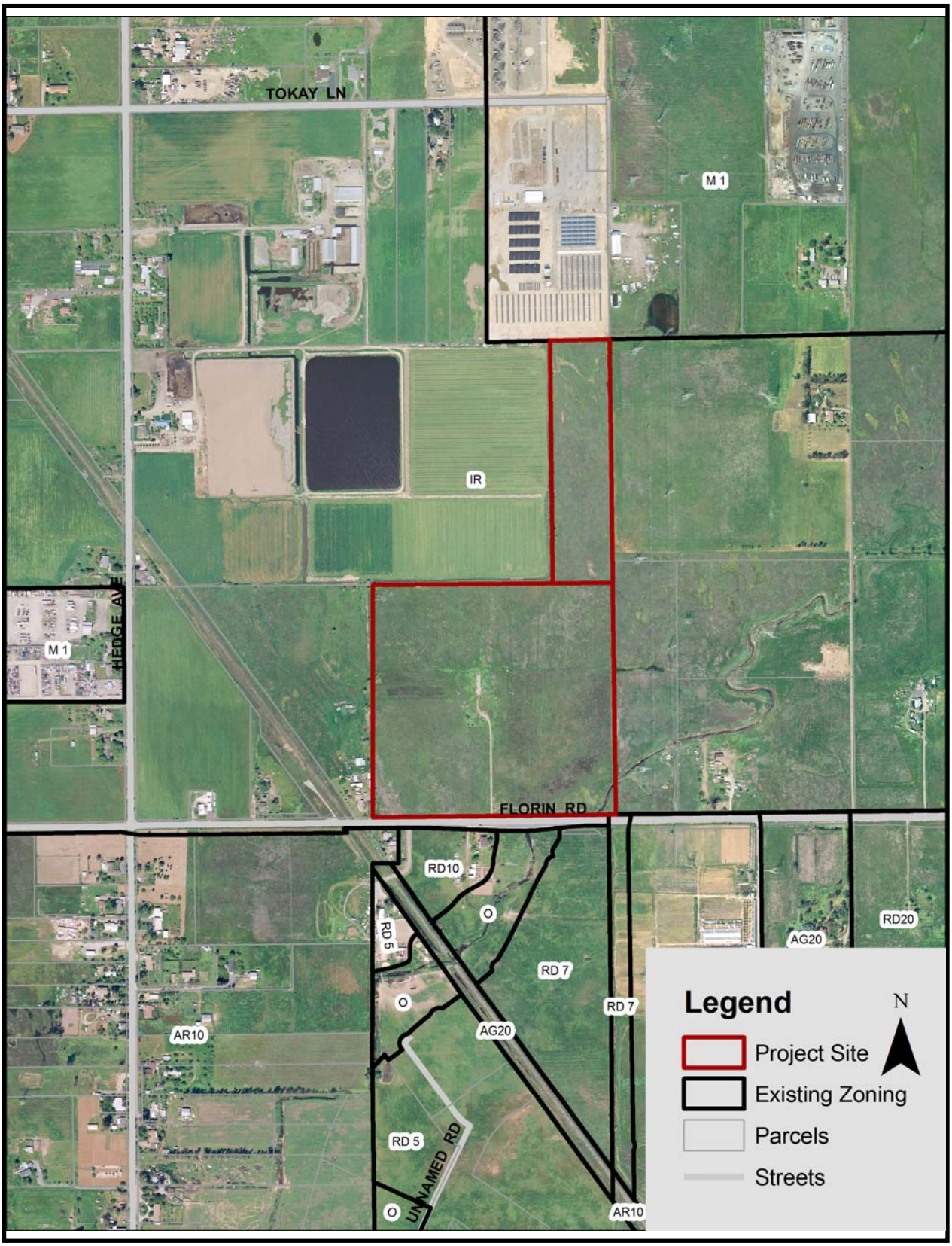
~~Surrounding properties are either currently developed with agricultural, agricultural-residential or industrial uses; and are currently zoned for either industrial reserve, light industrial, or agricultural residential uses (with the exception of properties to the south of the site within the NVSSP area, which are currently zoned for urban residential uses and open space along Elder Creek).~~

~~There is an existing dairy located to the northwest of the project site, which has been operated by the Roemer family for several decades. Structures associated with the dairy consist of cattle paddocks, cattle waste ponds, feeding pens, a garage/barn, and several small residential structures. Adjoining these structures are farmed fields that are in continuous production of feed hay. There is a large pond within the dairy and a system or irrigation ditches that are used to water the fields.~~

~~Other nearby facilities in the site vicinity include a north-south trending corridor of electrical transmission towers/lines within SMUD, USBR and PG&E right-of-ways, located just to the east of the project site (the closest tower line right-of-way appears to be approximately 200 feet east of the project site). In addition, the Central California Traction Railroad (CCTR) alignment bisects the FVGCP area and the tracks cross Florin Road approximately 125 feet west of the project site. While CCTC railroad service between Stockton and Sacramento was discontinued in 1998, it is possible that reuse of the CCTC corridor alignment could occur in the future.~~

~~Plate SH-5 provides an aerial view of the project site and surrounding properties.~~

~~Plate SH -5 Aerial View of Project Site and Surrounding Properties~~



~~Environmental Effects~~

~~Land Use~~

~~The Shehadeh Ranch project site consists of 50.3 acres located within the overall 3,766± acre Florin Vineyard Gap Community Plan (FVGCP) project area.~~

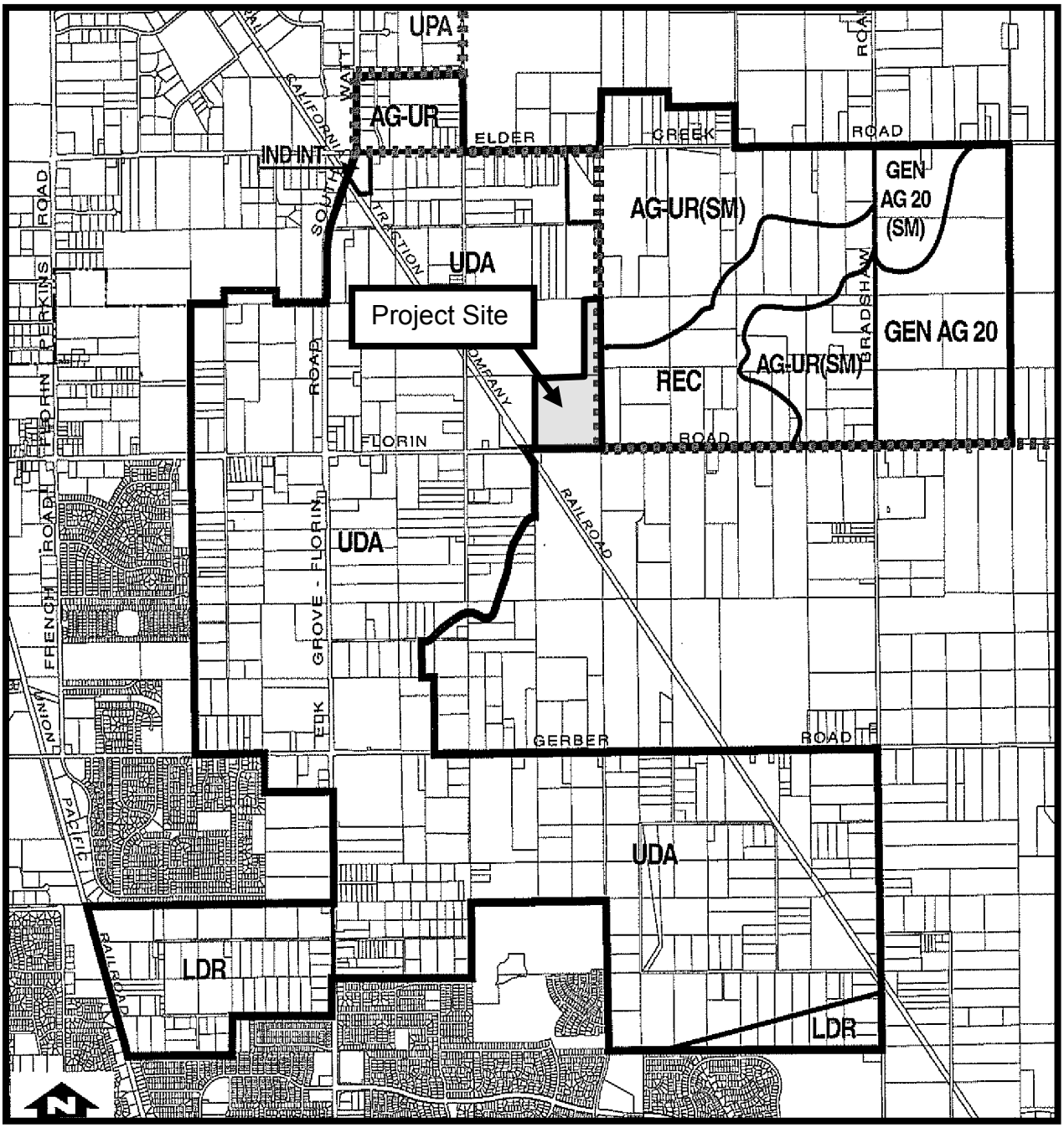
~~The current 50.3 acre Shehadeh Ranch project site was formerly part of a larger project application known as Roemer Ranch, which included various additional properties located both east and west of Hedge Avenue, between Tokay Lane and Florin Road, for a total of 303± acres. Subsequently, in July 2008, the original project application was revised to include only the current 50.3 acre project site and the project was renamed to Shehadeh Ranch.~~

~~The existing General Plan designation for the Shehadeh Ranch project site is Urban Development Area (UDA) (see Plate SH-6). The UDA designation indicates areas where the County will conduct studies to identify an appropriate configuration of urban land uses, and that are anticipated for development within the 20-year planning period of the General Plan. As part of the overall FVGCP project, the General Plan designation of the site would be amended to Low Density Residential (LDR) (see Plate SH-7). The LDR designation allows urban densities between one and twelve dwelling units per acre; typical development includes single family homes, duplexes, triplexes, townhouses, lower density condominiums, cluster housing and mobile home parks. The proposed project is consistent with the proposed General Plan land use designation for the site.~~

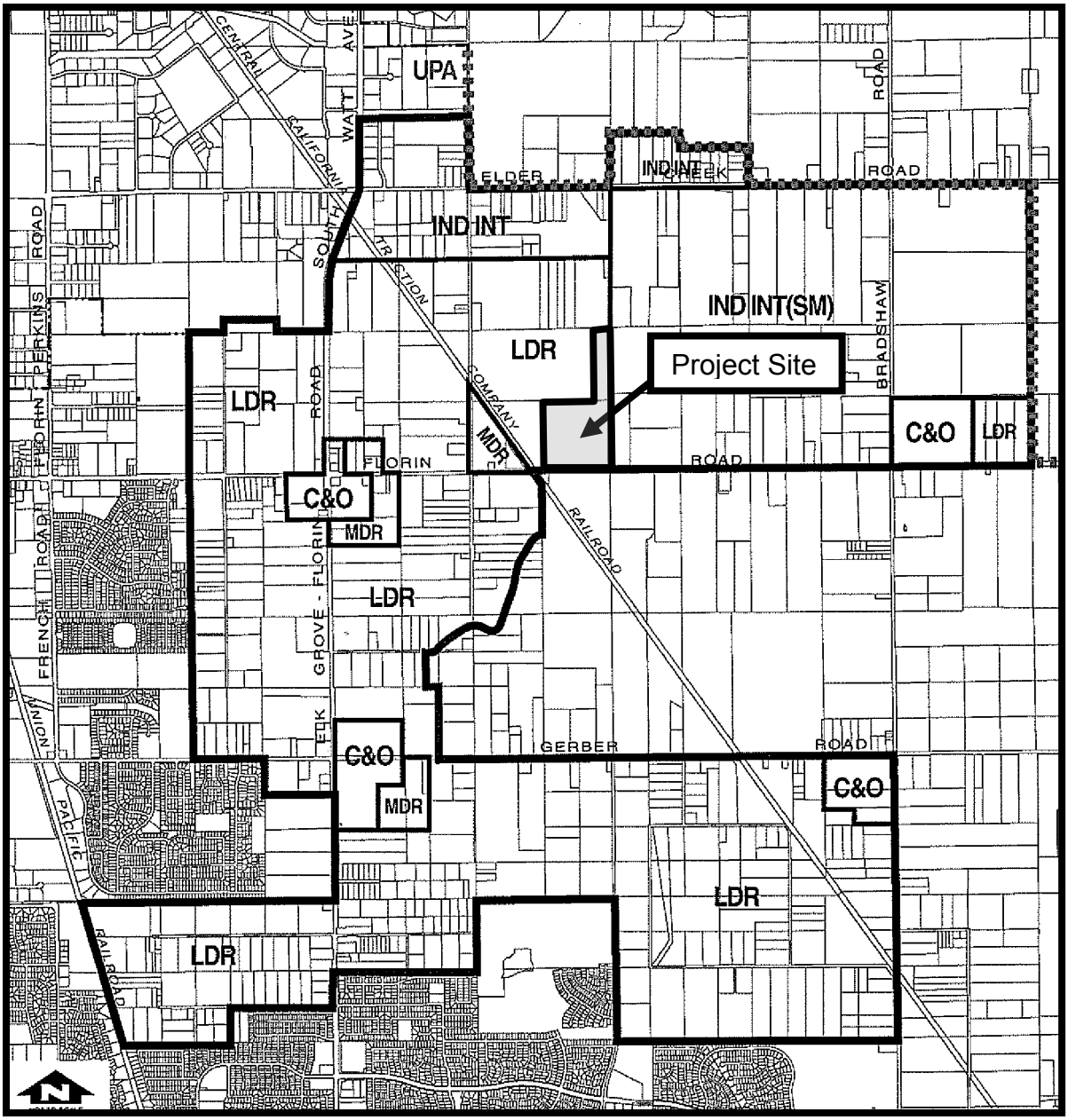
~~The existing Vineyard Community Plan land use designation and zoning for the Shehadeh Ranch project site is Industrial Reserve (IR), with a majority of the site also subject to a flood combining (F) overlay (see Plate SH-8). The Industrial Reserve zone is essentially an agricultural zone with a minimum parcel size of 20 acres, and many uses, including single family residential, require a use permit; future industrial use is foreseen as appropriate in areas where this zone is applied subject to further review and rezoning. General agricultural uses are permitted uses in the IR zone. The flood combining (F) overlay zone is applied to properties that are subject to flooding in the event of a 100-year flood. Under the current land use designation and zoning, the 50.3 acre Shehadeh Ranch project site could be developed with 2 dwelling units.~~

~~As part of the overall FVGCP project, the Vineyard Community Plan land use designations for the Shehadeh Ranch site would be amended to a either a combination of RD 3-5 and RD 5-7 under the CAC land use option (see Plate SH-9), or to RD 5-7 under the Planning Department land use option (see Plate SH-10). The RD 3-5 and RD 5-7 designations would allow the development of low density residential uses ranging in densities from 3-5 and 5-7 dwelling units per acre, respectively. Both the CAC and Planning Department land use options would designate the southeast corner of the project site along the Elder Creek channel as Open Space/Flood (OS), and both land use plan options designate a conceptual Neighborhood Park (NP) site on the Shehadeh Ranch property (see Plate SH-11).~~

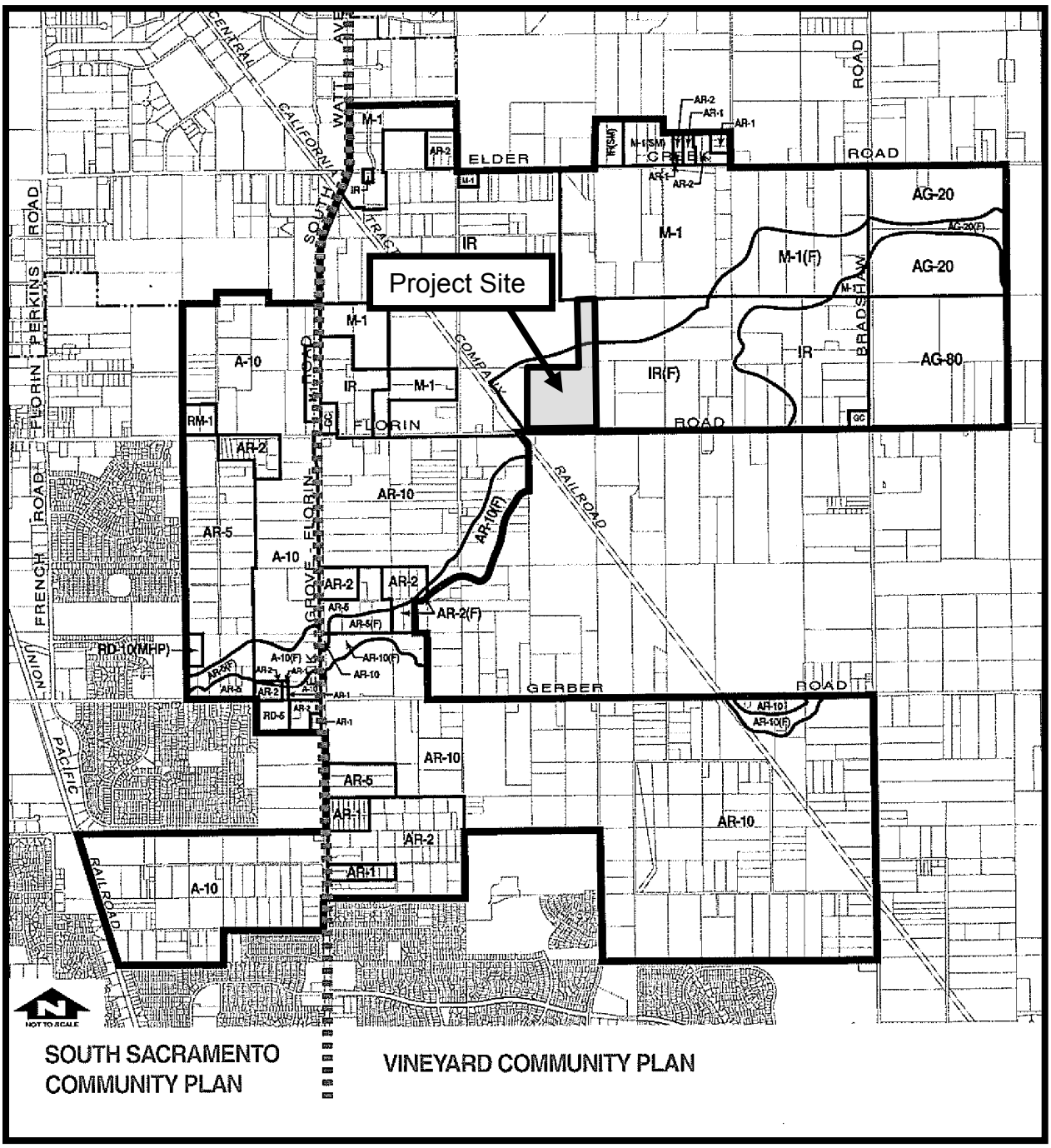
~~Plate SH -6 Existing General Plan Designations~~



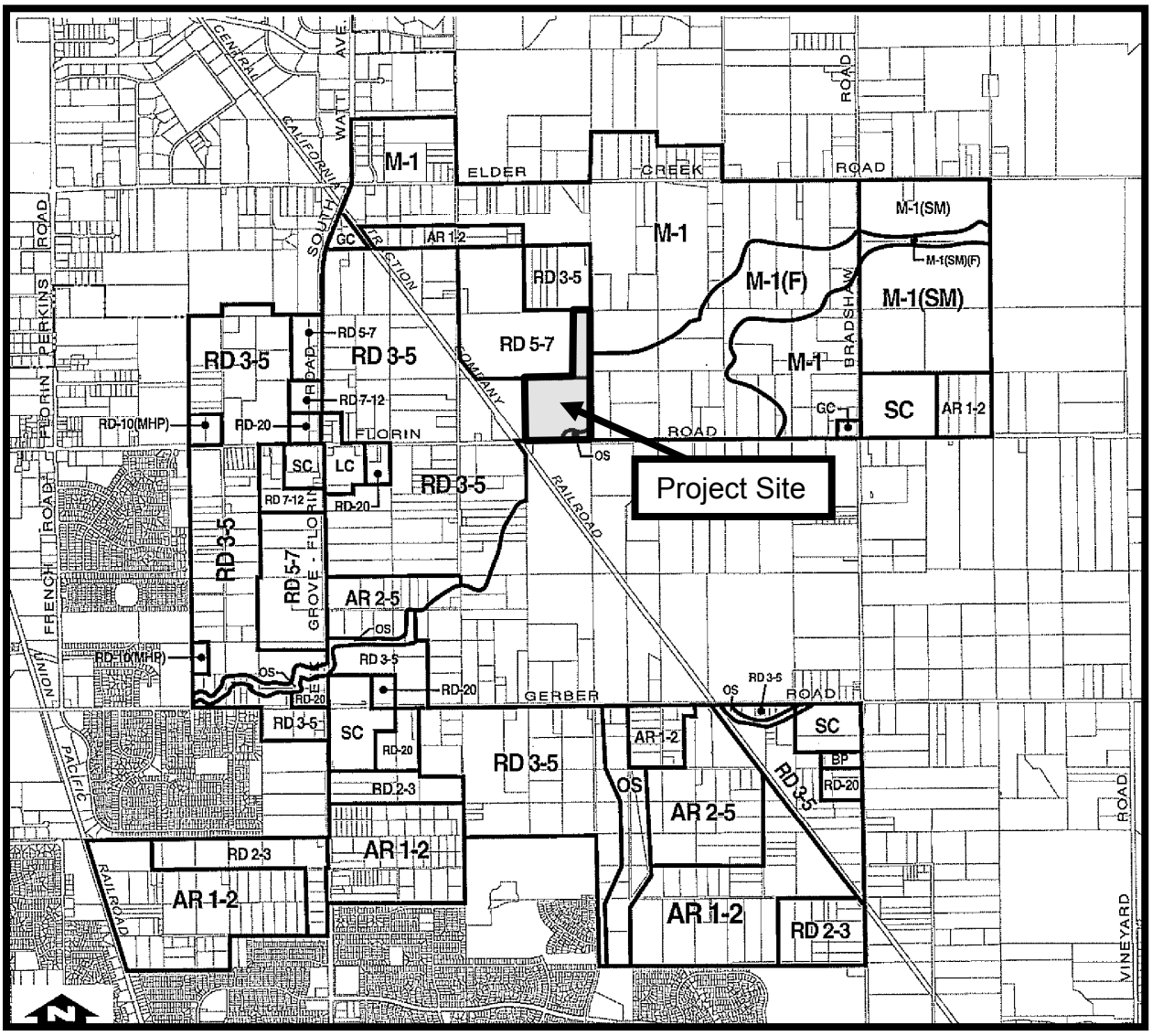
~~Plate SH -7 Proposed General Plan Designations~~



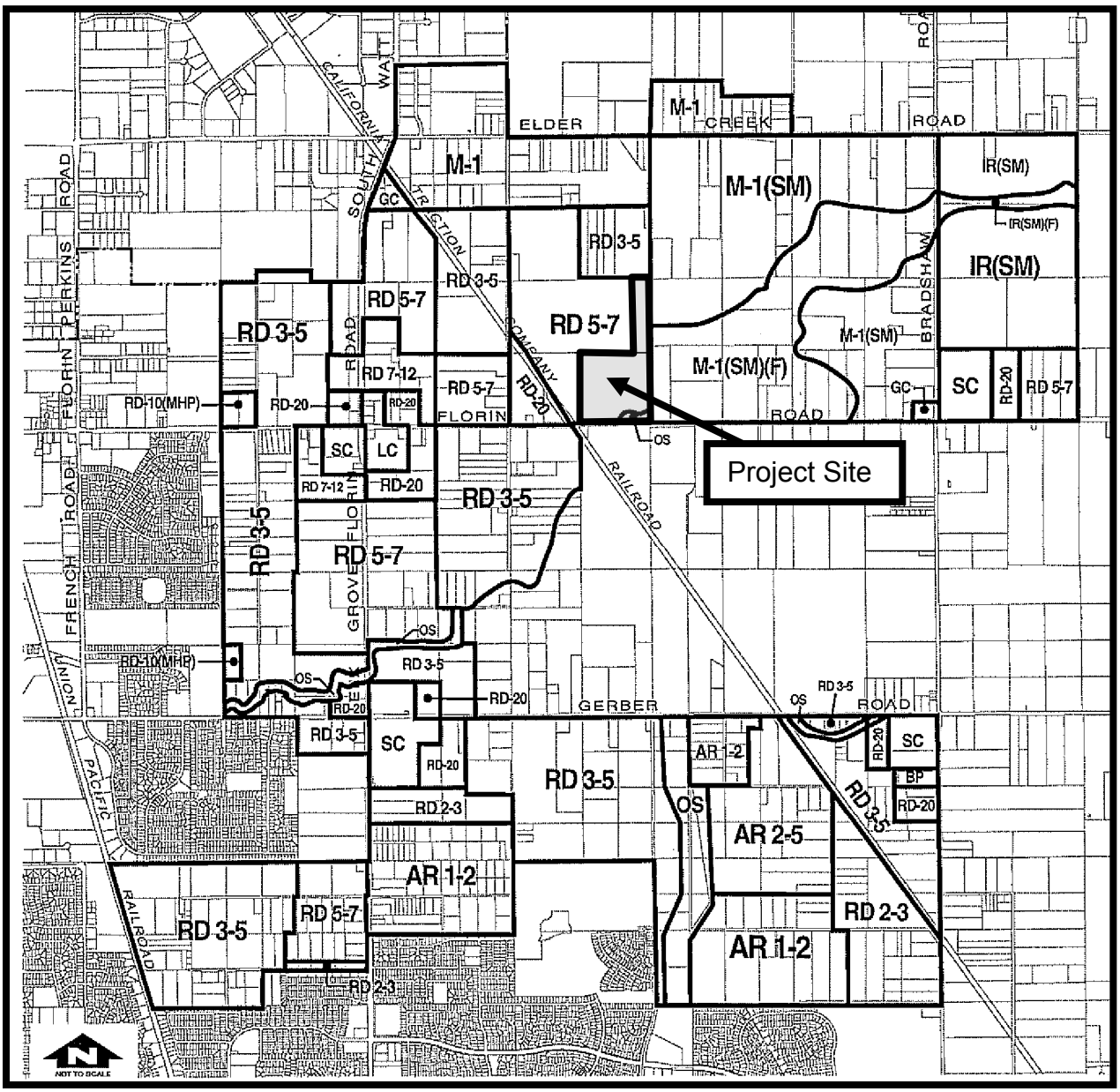
~~Plate SH -8 Existing Zoning/Community Plan Designations~~



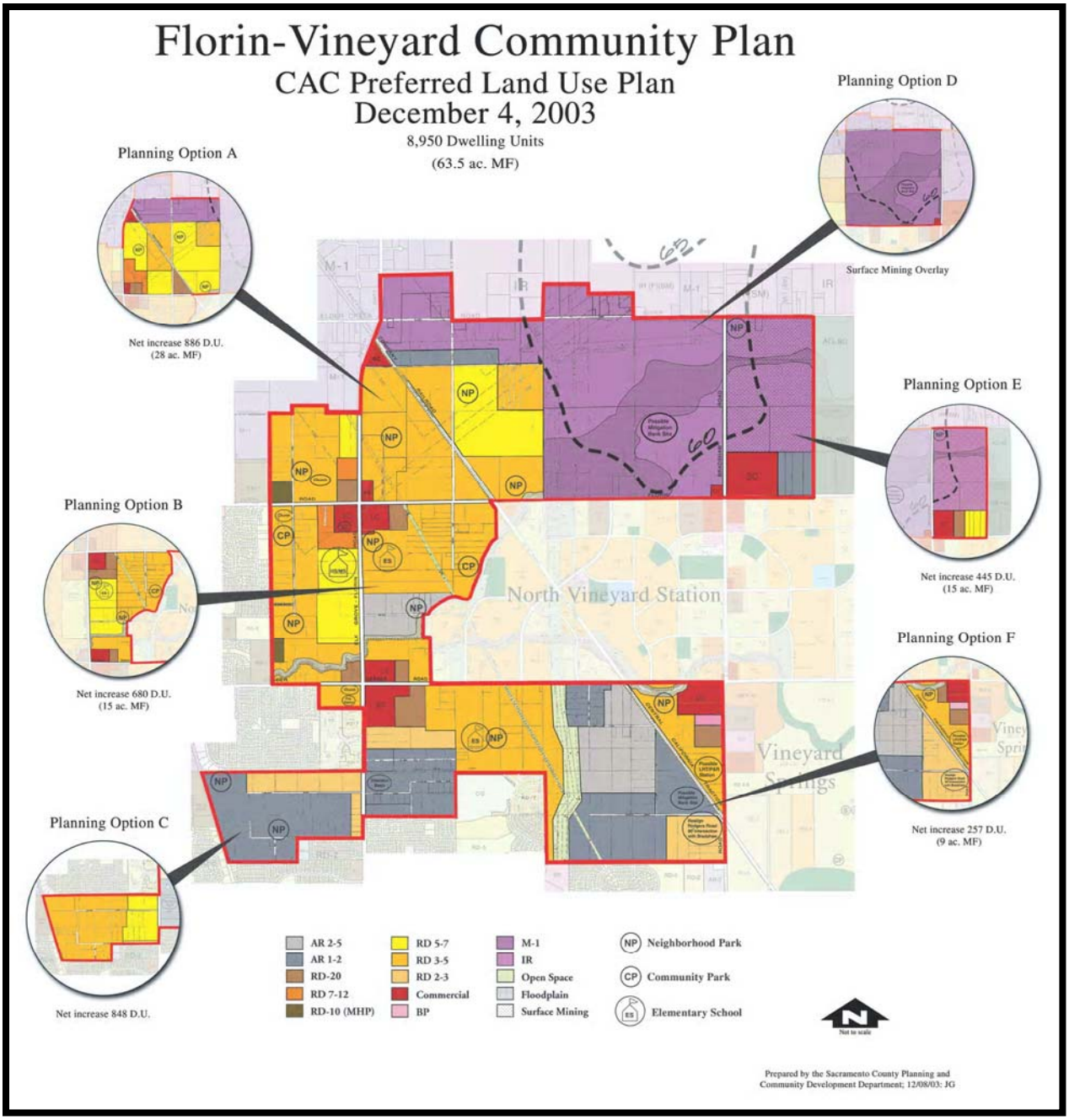
~~Plate SH -9 CAC Draft Land Use Plan~~
~~(Proposed Community Plan Designations)~~



~~Plate SH -10 Planning Department Draft Land Use Plan~~
~~(Proposed Community Plan Land Use Designations)~~



~~Plate SH -11 Hybrid Map Showing CAC and Planning Department Land Use Plans with Conceptual Park and School Site Locations~~



~~As shown on Plate SH-2, the Shehadeh Ranch project proposes a Rezone of 50.3 acres from IR and IR(F) to RD-5 (on 12.3 acres), RD-7 (on 22.0 acres), and O (Park/Recreation) on 16.0 acres, which is consistent with the Planning Department community plan land use option. The RD-5 zone permits development densities of 5 dwelling units/acre, while the RD-7 zone permits 7 dwelling units/acre. Therefore, under the proposed zoning, development of up to 215 dwelling units (61 units on 12.3 acres in the RD-5 zone, and 154 units on 22.0 acres in the RD-7 zone) would typically be allowed on the project site.~~

~~The Shehadeh Ranch Tentative Subdivision Map proposes development of a total of 253 single-family lots, an increase of approximately 18% (38 additional units) over the 215 units typically allowed under the proposed zoning (see Plate SH-3). These 253 lots consist of 70 lots in the RD-5 zone (at a density of 5.7 du/ac), and 183 lots in the RD-7 zone (at a density of 8.3 du/ac). The applicant indicates that 8 of the RD-5 lots and 37 of the RD-7 lots, for a total of 45 lots, are proposed density bonus lots as allowed by the County Affordable Housing Ordinance (MacKay & Somps, July 15, 2008). The tentative subdivision map also proposes a 3.4 acre park site (Lot A), a 1.8 acre open space lot along Elder Creek (Lot B), a 3.4 acre open space lot for a wetland preserve (Lot C), a 5.0 acre detention basin lot (Lot D), and a landscape corridor lot along Florin Road (Lot E).~~

~~Per the Affordable Housing Ordinance, an Affordable Housing Plan (AHP) is required for all development projects within the County seeking project level approval (i.e., rezones, tentative subdivision maps, use permits, development plan reviews, special development permits) for five or more dwelling units. The Ordinance requires that at least 15% of new residential development in the County be affordable to extremely low, very low and low income households, and sets forth a variety of options as to how individual development projects can meet those requirements through either on-site or off-site land dedication and/or construction of affordable units, and/or the payment of in-lieu affordability fees. The Ordinance also contains density bonus provisions that allow an applicant to request more lots than permitted by the existing or proposed zoning under certain circumstances.~~

~~As noted above, the applicant indicates that 45 of the 253 proposed single family lots are requested pursuant to the density bonus provisions of the Affordable Housing Ordinance, and that a formal AHP will be submitted to the County for review (MacKay & Somps, July 15, 2008). The project requests approval of an AHP consisting of off-site land dedication (i.e., partnering with another land owner that has an existing RD-20 zoned site that will be dedicated for affordable housing) and the payment of affordable fees. Once submitted, the proposed AHP will be reviewed for adequacy and consistency with the Ordinance by the Planning Department and SHRA prior to any project level approvals.~~

~~As described more fully in the Project Description and illustrated on Plate SH-4, the project also includes requests for a Special Development Permit and an Exception to allow: a density bonus of 8 lots in the RD-5 zone and 37 lots in the RD-7 zone, for a~~

~~total of 45 density bonus single-family lots; and a reduction in the RD-7 lot area, lot width and depth, and setback standards. .~~

~~Surrounding lands to the north, west, and east of the Shehadeh Ranch site are currently developed with either agricultural (including the Roemer dairy operation to the northwest), agricultural-residential or industrial uses; and are currently zoned for either industrial reserve, light industrial, or agricultural residential uses (see Plates SH-1 and SH-5). These surrounding properties are also included within the FVGCP project area. Both the CAC and Planning Department community plan land use options propose to designate the properties to the west and north for urban residential (RD-3-5 and RD-5-7) use; while properties to the east are proposed to be designated for either light industrial (M-1) use under the CAC option, or for M-1 (SM) (surface mining overlay) use under the Planning Department option.~~

~~Lands to the south of the Shehadeh Ranch site are located outside the FVGCP project area, but are included within the previously approved North Vineyard Station Specific Plan (NVSSP) project area. These lands are currently developed with agricultural-residential uses, but are designated on the approved NVSSP land use plan and currently zoned for urban residential uses (RD-5, RD-7 and RD-10) and open space (along Elder Creek).~~

~~*Impact: Land Use*~~

~~The project is not expected to create a use that is incompatible or inconsistent with the proposed Florin Vineyard Gap Community Plan project.~~

~~The existing Roemer dairy property to the northwest is currently designated as Urban Development Area on the General Plan, and the overall FVGCP project proposes to amend the existing General Plan and Community Plan designations for the property to allow urban residential (RD-5-7) uses. However, as noted previously, the property is currently zoned IR and is developed with a dairy that has been in operation for decades. There is the potential for land use compatibility impact between the proposed Shehadeh Ranch urban residential uses and the existing dairy operation, as the project may be subject to nuisance animal odors associated with the dairy. As noted in the Land Use discussion for the overall FVGCP project area (Chapter 4 in Volume 1 of this EIR), agricultural activities are protected from nuisance complaints pursuant to Chapter 14.05, Agricultural Activities, of the Sacramento County Code. In addition, the County has adopted a right-to-farm ordinance, which is intended to provide legal assurance that established agricultural operations are allowed to continue, and to inform residents of areas zoned or designated for agriculture (and residents adjacent to such areas) that they may be subject to inconvenience or discomfort resulting from accepted agricultural operations. The existing dairy is located in the IR zone, and the right-to-farm ordinance specifically considers properties zoned IR to be "agricultural land" because the Zoning Code allows general agricultural use in that zone. The ordinance also specifically considers dairying to be an "agricultural activity, operation or facility". As a result, new residents adjacent to the dairy would be aware of this existing agricultural facility, and substantial land use conflicts are not anticipated.~~

~~Potential land-use-related environmental impacts of the Shehadeh Ranch project are considered ***less-than-significant***.~~

~~Agricultural Resources~~

~~The project site is currently designated as Urban Development Area and zoned IR and IR (F), and is currently undeveloped. The proposed project would convert the site to a permanent urban use, preventing future agricultural use on the site.~~

~~The Sacramento County General Plan protects Prime Farmland or Farmland of Statewide Importance, and the CEQA Guidelines protect Prime Farmland, Farmland of Statewide Importance, and Unique Farmland. The California Department of Conservation map of Sacramento County Important Farmland 2006 (published July 2008) designates the project site as Farmland of Local Importance which is not a protected farmland designation.~~

~~*Impact: Agricultural Resources*~~

~~The proposed project would not result in the loss of prime or statewide in importance farmland. Potential agricultural-resources related environmental impacts due to the Shehadeh Ranch project are ***less-than-significant***.~~

~~Public Services~~

~~The project site is located within the County Urban Services Boundary and is within the active service area of a variety of public utility and service districts. Service providers were given the opportunity to review and comment on the proposed project. Those providers that submitted specific public service comments are discussed below and noted in the "Agency Recommended Conditions of Approval" section.~~

~~*Energy Services*~~

~~Sacramento Municipal Utility District (SMUD) provides electric service and Pacific Gas and Electric Company (PG&E) provides natural gas service within the project area.~~

~~SMUD (Clark, August 13, 2008) requested that the following condition be placed on the proposed subdivision map:~~

> ~~"Dedicate a 12.5-foot public utility easement for underground facilities and appurtenances adjacent to all public street rights of ways."~~

~~SMUD further noted that any revisions or deletions relative to the above condition must be submitted in writing by the Real Estate Section of SMUD, and that no verbal or other written agreements shall be accepted by the County of Sacramento.~~

~~The project proposes a Special Development Permit (see Plate SH-4) to allow 10-foot PUEs adjacent to rights of ways where small lots (42'x75' typical) in the RD-7 zone are~~

~~proposed; the request for the 10-foot PUE is also included as a note on the proposed tentative map (see Plate SH-3).~~

~~*Emergency Services*~~

~~The Sacramento County Sheriff's Department provides law enforcement service to the area. Based on residency estimates of 2.7 people per home, the Sheriff's Department will require an additional 0.68 officers to maintain the state recommended ratio of 1 to 1,000 officer/population staffing level. The Sheriff's Department recommends the project be conditioned to annex into the County of Sacramento Community Facilities District No. 2005-1 (Police Services) to help fund the provision of police services. A complete list of recommended conditions from the Sheriff's Department (Rodrigues, August 15, 2008) is included in the "Agency-Recommended Conditions of Approval" section of this chapter.~~

~~Sacramento Metropolitan Fire District provides fire response and prevention service to the area. Project development will be subject to the payment of a Capital Fire Facilities Fee, a districtwide fee program established by the Fire District to help fund the fire facility demands of new development. The Fire District (Keehn, August 14, 2008) reviewed the project and provided a list of comments and conditions for the project, which are included in the "Agency-Recommended Conditions of Approval" section of this chapter. In addition, the District provided the following advisories for the applicant:~~

> ~~"The comments and conditions provided do not constitute Fire District approval for Sacramento County Building Department or Fire District construction permit purposes, nor are they meant as a substitute for project plan submittal, review, and approval. Additional requirements may be identified during the plan review process necessitating further project compliance.~~
>
> ~~It is highly recommended that specific requirements for your project be obtained from the Fire District during the pre-construction planning stage. Specific requirements for fire hydrants, entry gates, and access roadways must be clearly understood and complied with. It is advisable to schedule a design review conference with the Fire District to provide any necessary requirement clarification.~~
>
> ~~If there are no immediate plans for construction or the on-site storage of combustible construction materials, the requirements applicable to construction may be held in abeyance until such time that construction occurs. If this property is sold prior to development, the seller must disclose the [Fire District] requirements to the buyer.~~
>
> ~~Sacramento Metropolitan Fire District requirements are not to be construed as abrogating more restrictive requirements by other agencies having jurisdiction. Final acceptance is subject to field inspection and necessary tests."~~

~~*Elk Grove Unified School District*~~

~~The proposed subdivision would be served by the Elk Grove Unified School District (District). The District (Thomas, August 8, 2008) submitted the following comments:~~

> ~~" 'General vicinities' for four elementary school sites within the Florin Vineyard Community Plan were previously identified when Elk Grove Unified School District Planning Department staff met with the Sacramento County Planning Department and the developer's representatives. It was determined that one of the elementary school sites would be needed within the vicinity of the Shehadeh Ranch Tentative Subdivision Map. The District is concerned about the timing of the development. If the homes are built before the District can acquire the acreage needed for the elementary school, possibly due to a non-participating property owner, we will not have the capacity to house the students generated from the new homes. Therefore, the District requests that the Shehadeh Ranch Tentative Subdivision Map be revised to include a 10-acre elementary school site to ensure that it will be possible to construct the school in the necessary time frame. Attached you will find the Elk Grove Unified School District's minimum site criteria.~~
>
> ~~The District is currently impacted and overcrowded. This and other development projects will have a negative impact upon the District's existing school facilities. The District does not have the financial capability to purchase school sites nor construct and furnish needed school facilities with local funds alone. Developer fees and Mello-Roos taxes collected by the District are not sufficient or timely to satisfy the need. The District relies on statewide school bonds to provide funding necessary to construct new school facilities.~~
>
> ~~Without continued state funding, the District is in a school housing crisis. The District will continue to seek additional state funds to construct needed school facilities. Until such time as adequate facilities are available for current and projected students, students may be housed on campuses that have exceeded their intended capacity.~~
>
> ~~On October 2, 2007, the Board of Education adopted a new residential development fee in accordance with Senate Bill 50. The new fee is $4.94 per square foot and became effective on October 3, 2007. The District must update the School Facilities Needs Analysis annually; therefore the residential development fee is subject to change annually. At the time a building permit is applied for, the development will be subject to the residential fee in place.~~
>
> ~~On March 2, 2004, voters in California passed Proposition 55, a statewide bond authorizing 12.3 billion dollars to help fund public school facility needs. Specifically, the bond funds will provide a total of 7.75 billion dollars for new K-12 school construction and 2.25 billion dollars for K-12~~

> ~~reconstruction/modernization needs. The remaining 2.3 billion are reserved for community college, California State University, and University of California facilities.~~
>
> ~~County Planning policies PF-39, 40, 43, 45 and 46 are stated in the Public Facilities Element of the Sacramento County General Plan adopted by the Board of Supervisors on December 15, 1993. These policies describe several alternatives for addressing overcrowded schools. We request the Planning Commission and/or the Board of Supervisors comply with these provisions on this project.~~
>
> ~~Enclosed [are] estimates of student generation and financial impacts resulting from the construction of the proposed project. Our office will require additional information to determine the extent of the cumulative impacts that will result from the development of this project."~~

~~The School District estimates the Shehadeh Ranch project will generate 105 K-6, 31 7-8, and 58 9-12 students, for a total of 194 new students in the Elk Grove District. The District also estimates the project's school housing costs at $6,773,022, which will be partially offset by an estimated $3,214,537 in school development mitigation fees.~~

~~The FVGCP Public Facilities Financing Plan (PFFP) estimates that buildout of the overall Florin Vineyard Gap Community Plan project will generate a total of 6,840 K-12 students, with a total estimated student housing cost of $190,573,716. The PFFP indicates that school facilities within the FVGCP will continue to be funded through a combination of school development mitigation fees, School District Mello-Roos CFD No.1 annual special taxes, and statewide school bonds.~~

~~While the construction of the Shehadeh Ranch subdivision will further overcrowd an already constrained school system, established case law, Goleta Union School District v. The Regents of the University of California (36 Cal-App. 4th 1121, 1995), indicates that school overcrowding, standing alone, is not a change in the physical conditions, and cannot be treated as an impact on the environment.~~

~~*Southgate Recreation and Park District*~~

~~The project site is within the Southgate Recreation and Park District (Park District). As shown on Plate SH-3, the tentative map proposes a 3.4 acre (net) park site (Lot A) on the southeast portion of the site. The Park District Board of Directors approved a list of comments on the project at their October 21, 2008 meeting, and requested that those comments be included as conditions of approval on the Shehadeh Ranch subdivision map (Anderson, October 22, 2008). The complete list of Park District comments/recommended conditions are included in the "Agency Recommended Conditions of Approval" section of this chapter, but key highlights include:~~

- ~~The Park District estimates the Quimby parkland dedication requirement for the project is 3.69 acres, and is willing to accept the proposed 3.4 acre park site (Lot A) and in-lieu fees for the remaining parkland dedication balance.~~

- ~~Dedicated parkland shall be graded and improved pursuant to current County standards.~~

- ~~The Park District desires to work with the developer and County Water Resources in identifying potential recreational joint-uses for the 5.0 acre detention basin identified as Lot D.~~

- ~~The Park District is willing to accept ownership and management of proposed open space Lot B (1.8 acres) and Lot C (3.4 acres) depending on final requirements of the regulatory agencies related to these lots. The District does not give Quimby credit for property encumbered or otherwise with restrictions, including land with delineated wetlands or other sensitive habitat, or land within the creek floodplain, and the District will not take responsibility for creek channel drainage maintenance or functions.~~

- ~~The District will accept dedication of the fully improved landscape corridor lot along Florin Road (Lots E) as a gift, and will maintain the landscape corridor through assessment district proceeds. The District will require a 6 foot high masonry soundwall for all lots that back-up or side-on to the landscape corridor.~~

- ~~The District also recommends the provision of 25-foot wide landscape corridors (without soundwalls) along Florin Road adjacent to open space Lots B and C.~~

- ~~The District requests that the developer construct a bicycle/pedestrian trail segment along the Elder Creek open space corridor that compliments the design planned in the North Vineyard Station Specific Plan area.~~

- ~~The project shall be included in Southgate financing districts established to fund the maintenance and operation of park facilities.~~

- ~~The project shall be subject to the Southgate Recreation and Park District component of the Florin Vineyard Public Facilities Financing Plan (PFFP) adopted by the Board of Supervisors.~~

~~The proposed Florin Vineyard PFFP includes a parks and recreation fee component to cover development costs of park infrastructure and facilities within the Florin Vineyard area. The PFFP anticipates that developer advances or bond financing will be used to advance fund any infrastructure improvements needed in the initial phase of development before the collection of fees or other revenue sources. The PFFP assumes that fee credits or reimbursements for facilities otherwise funded by fee programs may be available if developers fund and construct fee-funded facilities.~~

~~*Impact: Public Services*~~

~~Various public service providers recommended conditions of approval for the project. While some of these comments may require project revisions, compliance will not result in additional environmental impacts. Environmental impacts related to public services as a result of the Shehadeh Ranch project are ***less-than-significant***.~~

~~Sewer Service~~

~~The project is located within the boundaries of the Sacramento Regional County Sanitation District (SRCSD) and the Sacramento Area Sewer District (SASD). The overall sewer capacity and infrastructure issues associated with providing public sewer service to the project area are addressed in the *Florin Vineyard Gap Community Plan Sewer Master Plan* as described in Chapter 6, Volume 1 of this EIR. The Gerber Creek project contributes cumulatively to the need for these area-wide, backbone sewer improvements, and thus will need to contribute fair-share fees toward their construction. As described in the Public Facilities Financing Plan (PFFP), development within the FVGCP project area will be required to pay SASD fees to fund construction of trunk sewer improvements, and SRCSD fees to contribute funding for regional interceptor and treatment facilities. Installation of these area-wide sewer improvements will be determined by the phasing of development projects. The PFFP anticipates that developer advances or bond financing will be used to advance fund any infrastructure improvements needed in the initial phase of the FVGCP and before the collection of fees or other revenue sources. The PFFP assumes that fee credits or reimbursements for facilities otherwise funded by fee programs may be available if developers fund and construct fee-funded facilities. Individual development projects such as Shehadeh Ranch will be also be required to submit a sewer study to SASD for review and approval that identifies the specific sewer infrastructure improvements needed to serve their development. SASD will ensure adequate sewer facility improvements are constructed to meet the demands of new development.~~

~~SRCSD and SASD staff reviewed the Shehadeh Ranch project and each provided a list of recommended conditions of approval which are included in the "Agency-Recommended Conditions of Approval" section of this chapter. The following comments and advisories were also provided.~~

~~SRCSD staff (Obon, August 12, 2008) indicated that a segment of the existing 108-inch diameter Bradshaw 6A Sewer Interceptor crosses the southeast portion of the project site within a 75-foot wide permanent sewer easement. SRCSD provided Plate SH-12 showing the location of the permanent sewer easement within the project site; SRCSD also provided the Sewer Easement Agreement for Bradshaw Interceptor Section 6A (including legal description), and Plan and Profile for Bradshaw Interceptor 6A in the project vicinity, all of which are included in Appendix SH-1 of this EIR. SRCSD noted that various land uses, structures, improvements and landscaping are prohibited or restricted within the permanent sewer easement, and specifically noted a prohibition against detention basins and soundwalls. Following are the SRCSD advisories:~~

~~"1. These advisories pertain to the tentative subdivision map dated 7/14/08:~~

~~a. The map shall clearly delineate and identify the Bradshaw 6A Interceptor and SRCSD's existing permanent easement.~~

~~b. Lot D appears to be a proposed detention basin lot. The applicant shall update the map to meet Condition E. [Condition E states: "Proposed detention basin facilities shall not be permitted to overlap on the existing SRCSD easement area. Drainage shall flow away from the SRCSD easement."]~~

~~c. There is a proposed soundwall along Florin Road. The applicant should note that the proposed soundwall does not meet Condition B. [Condition B states: "Permanent structures, walls and footings shall not be permitted within the existing SRCSD easement. Any proposed use that restricts SRCSD access to its existing easement shall require the review and express written consent of the District Engineer. Even if the District Engineer has approved the use, SRCSD retains the right to remove all or any part of the approved use to allow SRCSD to use the easement at any time pursuant to the SRCSD easement rights. SRCSD shall not be liable for any cost of removal or replacement. Following the exercise of any use by SRCSD, the cost of replacement of any approved use shall be borne solely by the property owner. Allowable uses shall be as stated in the Sewer Easement Agreement."]~~

~~2. The improvement plans shall clearly delineate and identify existing SRCSD easement, interceptor, and facilities.~~

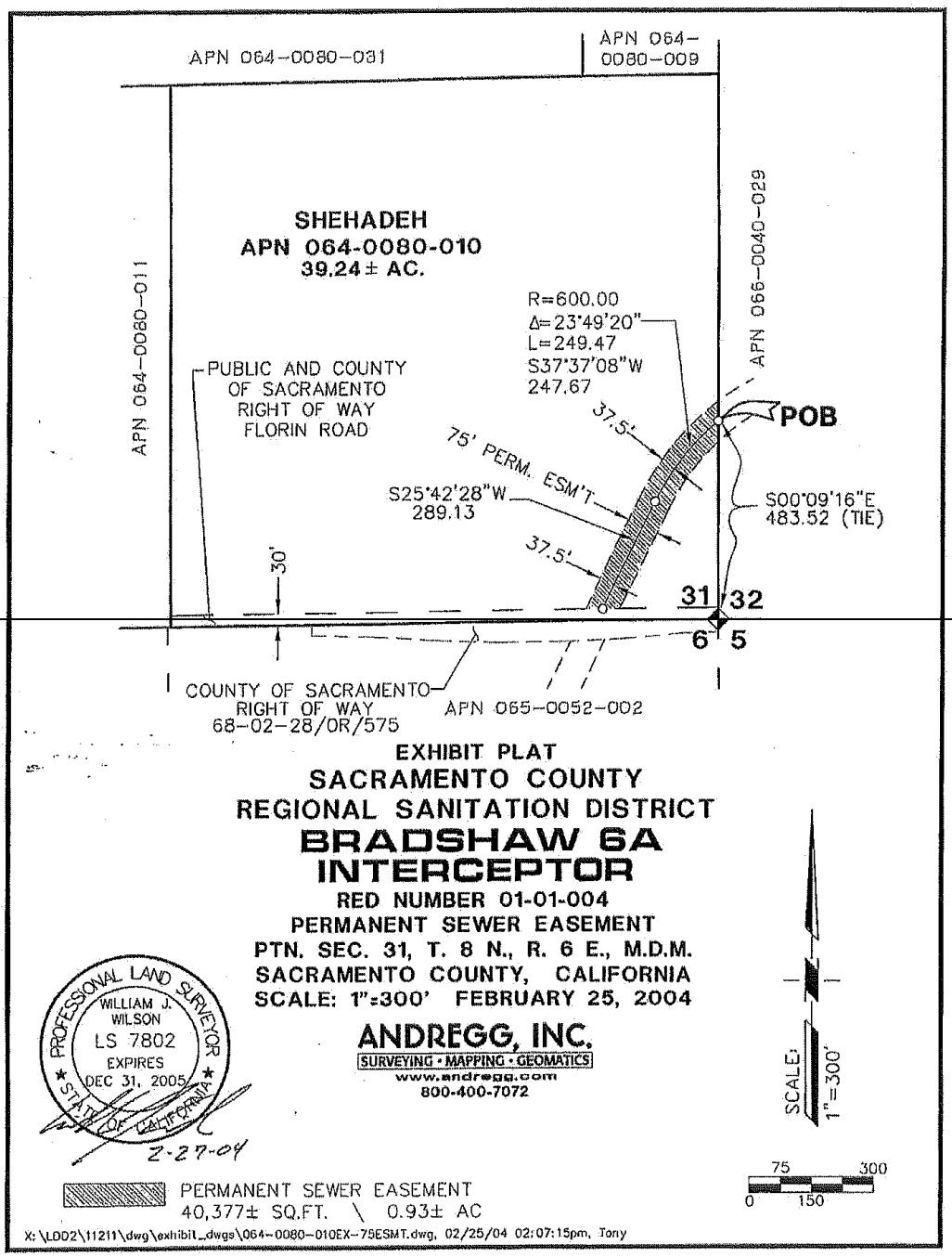
~~3. When submitting improvement plans, the applicant shall provide SRCSD with signature/approval block on the cover sheet.~~

~~4. Developing this property will require the payment of sewer impact fees. SRCSD impact fees shall be paid prior to the issuance of building permits. The applicant shall contact the Fee Quote Desk at (916) 876-6100 for sewer impact fee information.~~

~~5. SRCSD will issue a sewer permit to connect to the system if it is determined that capacity is available, and the subject property has met all other requirements for service and approval. SRCSD does not guarantee capacity; the process to connect to the SRCSD system is on a "first come, first served" basis. Once connected, the property has the entitlement to use the system. However, its entitlement is limited to the capacity accounted for by the payment of appropriate fees."~~

~~Plate SH -12 SRCSD Permanent Sewer Easement for Bradshaw Interceptor Section 6A~~

Exhibit B

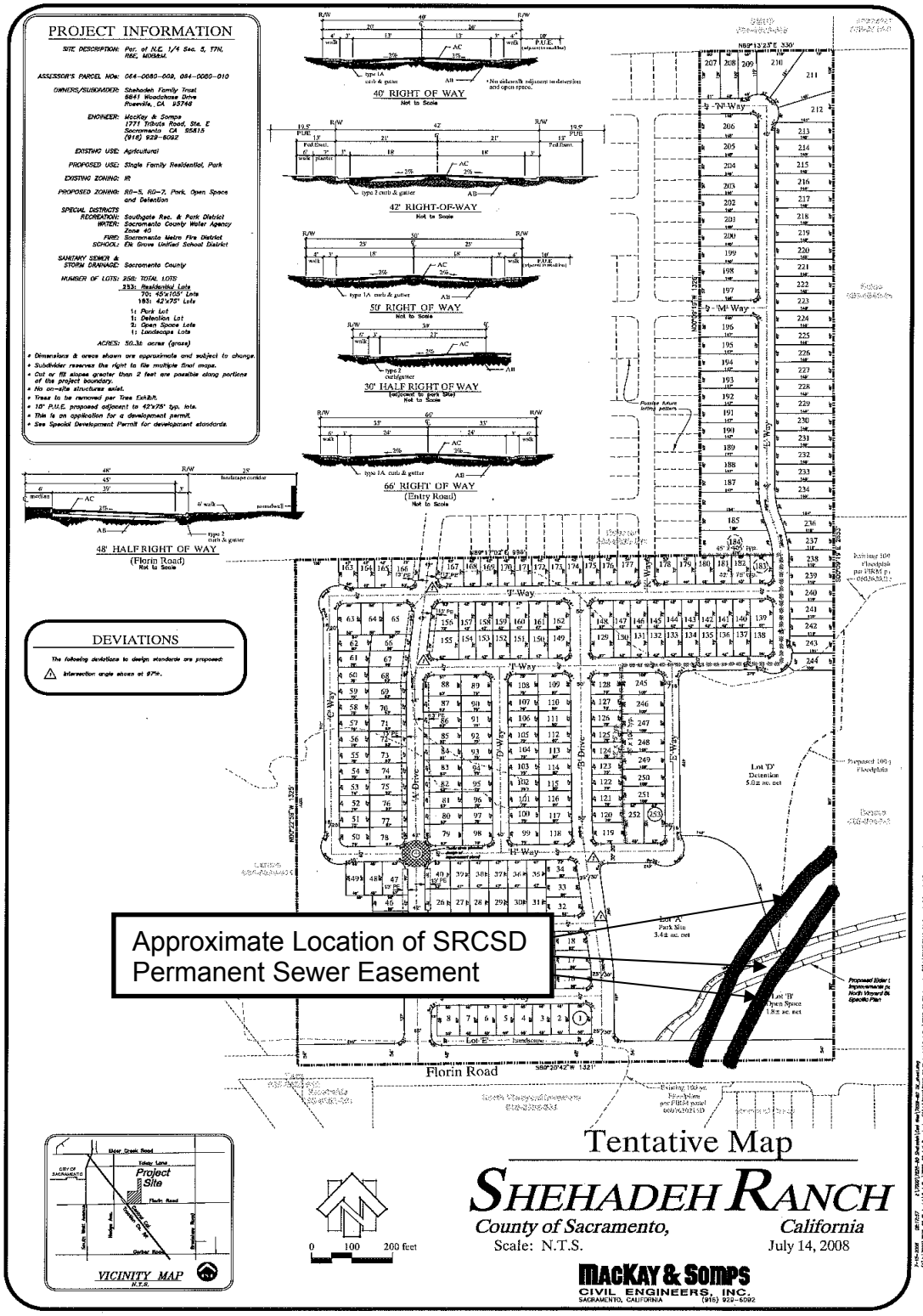


~~Based on the information in Plate SH-12, the EIR preparers have prepared an exhibit that provides a rough approximation of the location of the permanent sewer easement relative to the proposed Shehadeh Ranch tentative subdivision map (see Plate SH-13); it appears that portions of the proposed park site (Lot A), the proposed open space along Elder Creek (Lot B), and the proposed detention basin (Lot D) all encroach upon the permanent sewer easement, but that the proposed Florin Road soundwall (within Lot E) is located outside the sewer easement. The applicant will need to coordinate with SRCSD and the County Water Resources Division to determine a mutually acceptable solution for the design and location of detention facilities that will meet both the sewer and drainage service provider needs.~~

~~SASD staff (Khan, August 14, 2008) also provided the following advisories:~~

> ~~"If a lifting and/or pumping station is required to serve this project, the applicant shall install all necessary infrastructure (electrical power and wiring, telemetry, piping, manholes, wells, gates, etc.) for the complete operation of the facility at full development and final maximum service capacity as identified in applicable approved sewer studies. The only exception to this requirement is the pump size, which shall be installed in accordance with the initial designed service capacity.~~
>
> ~~If interim sewer infrastructure (such as sewer pipes, manholes, and lifting and/or pumping stations) is required to serve this project, the applicant shall be responsible for the cost to the District, to decommission, and abandon such interim sewer infrastructure. The mechanism to capture these costs shall be approved and accepted by the District prior to recordation of the Final Map or approval of Improvement Plans for plan check to the District, whichever comes first.~~
>
> ~~Any use of District sewer easements, which is not compatible or interferes with the construction, reconstruction, operation, maintenance, or repair of the District's sanitary sewer(s), shall not be allowed. Each proposed use shall be reviewed and approved in writing by the District Engineer prior to the use of the easement by the Grantor. This includes landscaping.~~
>
> ~~Trunk sewer design and construction may be reimbursed by the District under the terms of a Reimbursement Agreement. Collector sewer design and construction may qualify to participate in future reimbursement (as in-lieu fee) from adjacent landowners. Prior to initiating design of any sewer facility, contact the District for details. It will be necessary to schedule a meeting to discuss reimbursement requirements with appropriate District staff prior to any design. Failure to strictly comply with the provisions of the District Ordinances may jeopardize all sewer reimbursement.~~

~~Plate SH -13 Approximate Location of SRCSD Permanent Sewer Easement Relative to Proposed Tentative Map~~



~~Developing this property will require the payment of sewer impact fees. Impact fees shall be paid prior to filing and recording the Final Map or issuance of Building Permits, whichever is first. Applicant should contact the Fee Quote Desk at 876-6100 for sewer impact fee information.~~

~~Please contact Amandeep Singh or Salam Khan prior to initiating a sewer study."~~

~~*IMPACT: SEWER SERVICE*~~

~~Area-wide, backbone sewer infrastructure facilities will be needed to provide public sewer service to the Florin Vineyard Gap area as described in the Sewer Master Plan, and the project will be required to pay fair-share fees for the construction of such facilities as described in the Public Facilities Financing Plan. SASD also requires preparation of a project-specific sewer study to demonstrate that proposed Shehadeh Ranch sewer facility improvements will be adequate to serve the project. The project's proposed detention facility (Lot D) appears to encroach upon an existing SRCSD permanent sewer easement over the Bradshaw 6A Interceptor facility, which is unacceptable to SRCSD. Mitigation recommends that the applicant coordinate with SRCSD and the County Department of Water Resources, and revise the proposed tentative subdivision map as needed, to achieve a mutually acceptable location and design for detention facilities that meets the purpose and intent of the FVGCP Drainage Master Plan and the Bradshaw 6A Interceptor Sewer Easement. With mitigation, Shehadeh Ranch impacts related to sewer service are considered ***less-than-significant***.~~

~~WATER SUPPLY~~

~~Currently, there are no municipal water supply and water distribution facilities located within the Florin Vineyard Gap Community Plan area. Water for domestic use is currently obtained from privately owned and operated wells. Public water service will be provided to a majority of the FVGCP area, including the Shehadeh Ranch project site, by Zones 40 and 41 of the Sacramento County Water Agency (SCWA), in accordance with the *SCWA Master Water Study for the Florin Vineyard Gap Community Plan (prepared by MWH, December 2006)*. Zone 40 plans, designs, finances and constructs new water supply facilities for the benefit of new development occurring within the zone; Zone 40 facilities are then conveyed to Zone 41, which operates and maintains the facilities and provides retail water service. Smaller portions of the FVGCP area are within the boundaries of the California American Water Company and Florin County Water District, who will provide public water service within their boundaries.~~

~~The overall analysis of water supply and infrastructure requirements for providing public water service to the FVGCP area can be found in Chapter 7, Volume 1 of this EIR, and adequately addresses the needs of this project. The Shehadeh Ranch project will need to contribute its fair share through the payment of Zone 40 fees to help fund the necessary area-wide water supply infrastructure improvements as described in the PFFP.~~

~~The PFFP anticipates that developer advances or bond financing will be used to advance fund any infrastructure improvements needed in the initial phase of the FVGCP and before the collection of fees or other revenue sources. The PFFP assumes that fee credits or reimbursements for facilities otherwise funded by fee programs may be available if developers fund and construct fee-funded facilities.~~

~~Sacramento County Water Agency staff (Gardener, August 14, 2008) reviewed the proposed project and submitted a list of recommended conditions that are included in the "Agency-Recommended Conditions of Approval" section of this chapter. All water supply facilities constructed to serve the project will be subject to the review and approval of SCWA.~~

~~*IMPACT: WATER SUPPLY*~~

~~Area-wide, backbone water supply infrastructure facilities will be needed to provide public water service to the Florin Vineyard Gap area, and the project will be required to pay fair-share fees for the construction of such facilities as described in the Public Facilities Financing Plan. Project-specific water supply facilities will be subject to the review and approval of SCWA. Shehadeh Ranch impacts related to water supply are considered ***less-than-significant***.~~

~~DRAINAGE AND HYDROLOGY~~

~~Area-wide drainage infrastructure improvements are needed to accommodate development of the proposed FVGCP land uses and to prevent downstream flooding and water quality impacts due to FVGCP development. The FVGCP Drainage Master Plan (DMP) *[FVGCP Drainage Study, Civil Engineering Solutions, Inc. (October 12, 2007) as amended and accepted by the County Department of Water Resources (DWR) on May 19, 2008]* provides a detailed hydrologic and hydraulic analysis that identifies the drainage conveyance and detention facility improvements needed to accommodate overall development of the FVGCP project and mitigate its downstream flooding and water quality impacts. In general, the FVGCP DMP proposes: excavation of Elder and Gerber Creeks; the provision of flood control and water quality detention basins along Unionhouse, Florin, Elder and Gerber Creeks; and the construction of storm drain pipes for the FVGCP project area. The overall drainage and hydrology issues associated with FVGCP development and the DMP are addressed in Chapter 8, Volume 1 of this EIR.~~

~~The Shehadeh Ranch project contributes cumulatively to the need for these area-wide, backbone drainage improvements, and thus will need to contribute fair-share fees toward their construction. As described in the Public Facilities Financing Plan (PFFP), development within the FVGCP project area will be required to pay SCWA Zone 11A and supplemental drainage fees to fund construction of DMP improvements. The PFFP anticipates that developer advances or bond financing will be used to advance fund any infrastructure improvements needed in the initial phase of the FVGCP and before the collection of fees or other revenue sources. The PFFP assumes that fee credits or~~

~~reimbursements for facilities otherwise funded by fee programs may be available if developers fund and construct fee-funded facilities.~~

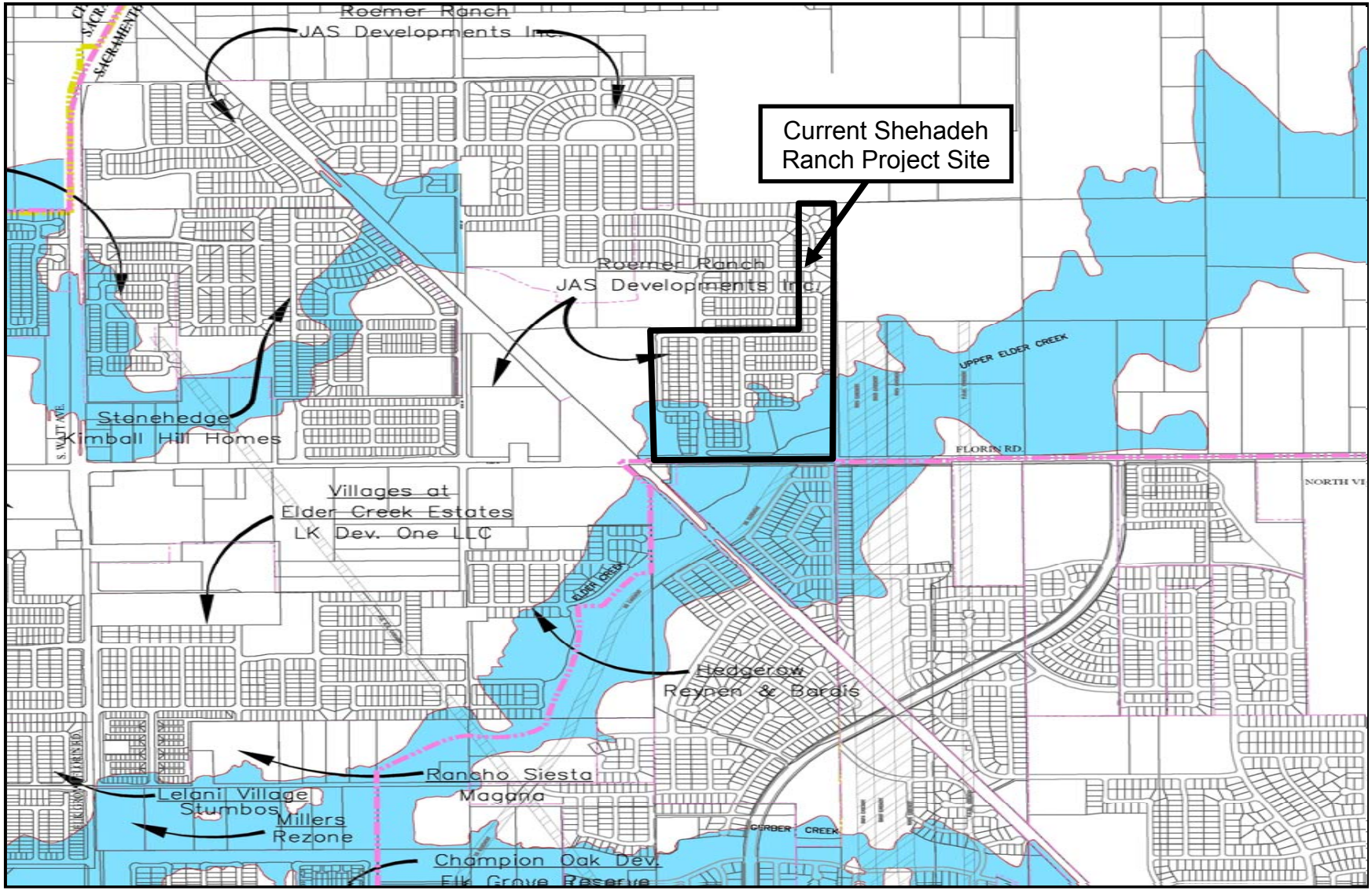
~~The Elder Creek channel flows through the southeast portion of the project site, entering at the eastern property boundary and then exiting the site under Florin Road (see Plate SH-5). The Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM), panel number 060262-0330 (1998, as amended by FEMA Letter of Map Revision 12/6/07), indicates a large portion of the Shehadeh Ranch site is located within Flood Zone AE (special flood hazard area inundated by 100-year flood). Plate SH-14 shows the existing 100-year floodplain within the project site and vicinity. Plate SH-15 shows the proposed FVGCP Drainage Master Plan facilities in the vicinity of the Shehadeh Ranch project site.~~

~~Proposed DMP facilities shown in the project vicinity include major stormwater pipes that will convey runoff from the site and surrounding areas to Detention Basin E28 on the north side of Elder Creek and to Detention Basin E31 on the south side of Elder Creek. Portions of both Basins E28 and E31 are located within the Shehadeh Ranch project site, while remaining portions of each basin extend onto the adjacent easterly properties. It should be noted that the lot pattern shown on the DMP exhibit for the Shehadeh Ranch property is based on the previously proposed Roemer Ranch tentative map, so the lot pattern shown on the DMP exhibit does not accurately reflect the layout of lots for the project site as currently proposed on the Shehadeh Ranch tentative map (shown on Plate SH-3). However, it appears from a comparison of Plates SH-3 and SH-15 that the currently proposed project is inconsistent with the DMP. Proposed detention Lot D appears to be a portion of Basin E28, consistent with the DMP. However, it appears that a portion of the proposed park site (Lot A) should also be part of Basin E28 per the DMP; likewise, all of proposed open space Lot B should be part of Basin E31 per the DMP. Thus,in order to be consistent with the DMP, the proposed tentative map would need to be revised to include a portion of Lot A within Basin E28 and to include all of Lot B within Basin E31.~~

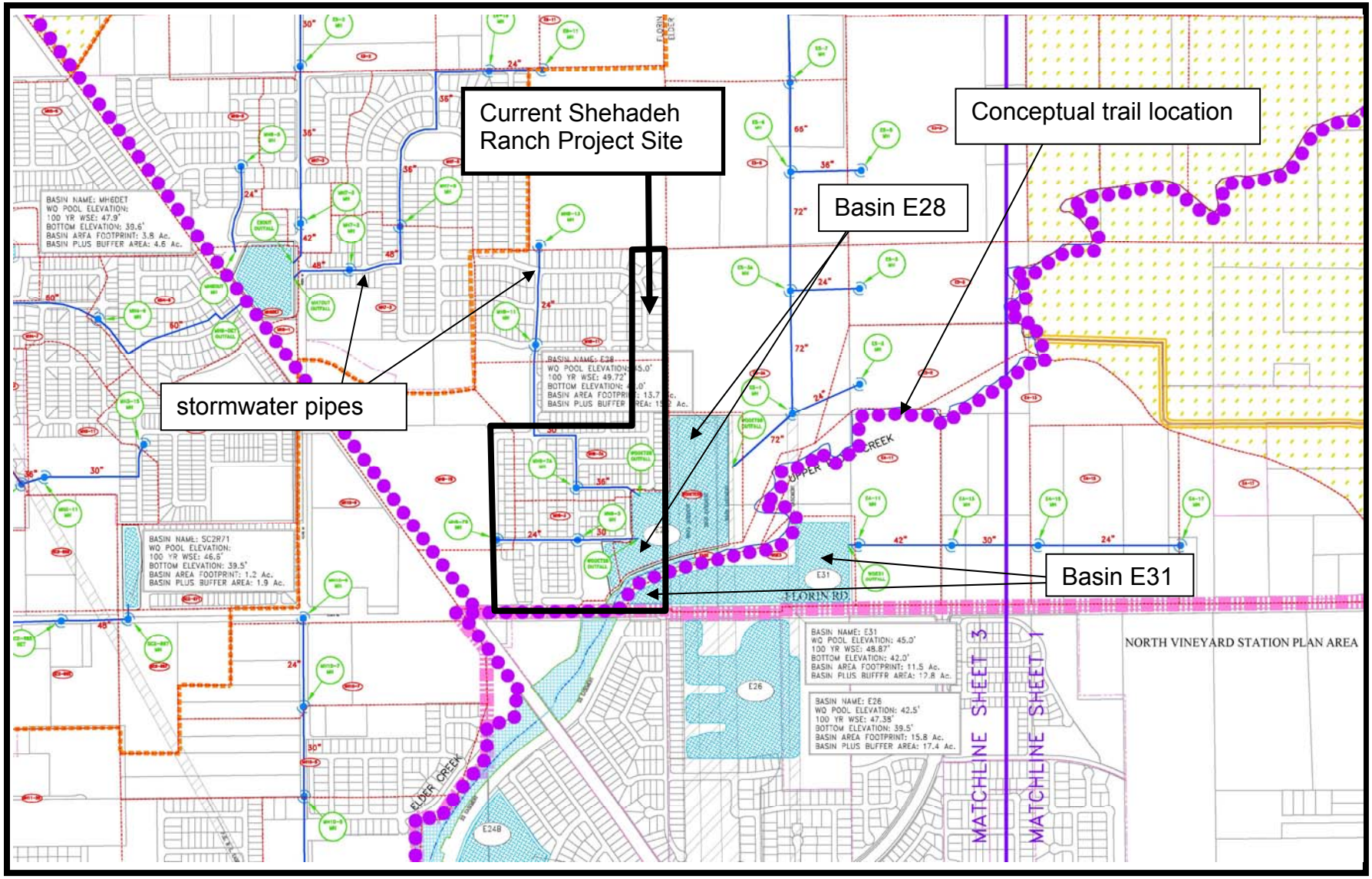
~~The County DWR staff (Booth, October 20, 2008) reviewed the Shehadeh Ranch project and submitted comments and conditions describing the DMP improvements that will be required in order to develop the project. The improvement requirements are extensive and include the acquisition of right-of-way and the construction of various channel improvements and detention basin facilities as described in both the North Vineyard Station Specific Plan (NVSSP) DMP and the FVGCP DMP. The DWR conditions are listed in the Agency-Recommended Conditions of Approval section of this EIR chapter; DWR general comments are as follows:~~

1. ~~"FEMA Flood Zone: AE~~
   ~~Panel No. 060262~~
   ~~Date: 7/6/1998, 9/30/1988, 2/4/1998~~

~~Plate SH -14 Existing 100-Year Floodplain in Project Vicinity~~



~~Plate SH -15 Drainage Master Plan in Project Vicinity~~



2. ~~100-Year water surface elevation (NGVD1929 datum): See effective condition model by Civil Solutions as approved by FEMA letter of map revision.~~

3. ~~Watershed: Elder Creek~~

4. ~~Minimum pad/floor elevations shall be required pursuant to the Sacramento County Floodplain Management Ordinance.~~

5. ~~Subject property may contain Waters of the State or Waters of the U.S. Any alterations or work within these areas will require applicable State Fish & Game and U.S. Army Corps of Engineers permits prior to grading or building permit issuance.~~

6. ~~This project drains to Elder Creek and has an expanse of FEMA floodplain over parcel 064-0080-010. It is likely that the proponents would wait for downstream drainage channel construction before pursuing development of the site.~~

7. ~~This site is in the FEMA floodplain and the project will require a letter of map revision from FEMA.~~

8. ~~The southeast corner of the project is in the Elder Creek floodplain and would likely wait for the North Vineyard Station drainage improvements to be completed to provide downstream gravity drainage. The subject site drains to a future detention basin, E28 on Elder Creek, north of Florin Road. Unless an alternative is proposed and approved, the E28 basin and downstream channel improvements will have to be constructed, as well as about 5,400 feet of trunk storm drainage pipe.~~

9. ~~At this time, the County does not have a Section 404 permit from the Corps of Engineers for the North Vineyard Station Drainage Master Plan, and does not have the downstream rights-of-way for construction of the necessary extensive drainage facilities.~~

10. ~~Detention Basins:~~

    - ~~The Water Agency shall compensate developers for the acquisition of land for regionally beneficial permanent off-line peak flow and storm water quality detention basins pursuant to an approved Drainage Master Plan and the Zone 11 Drainage Impact Fee Plan.~~

    - ~~The Agency shall pay fair market value, hereby reserved pursuant to the California Subdivision Map Act, appraised at the date of the filing of the tentative parcel or subdivision map or use permit plus associated carrying costs. The~~

~~Agency may terminate the reservation due to revised drainage master plan or disagreement of price. In no case will the compensation exceed the per acre value used in the Zone 11 Drainage Impact Fee Plan worksheet [$100,000 per acre plus ENR inflator since 8/16/04].~~

- ~~Compensation shall be in the form of a fee credit agreement and reimbursements shall be made pursuant to the Sacramento County Water Agency Code, Section 2.60.~~

- ~~The credit amount shall be adjusted by an appropriate percentage pursuant to Section 2.55.020 of the Sacramento County Water Agency Code to account for inefficiencies of the system. Many of the basins shown on the draft drainage master plan, dated February 10, 2006. are inefficient and only for the benefit of single properties.~~

- ~~No credit is allowed for basin land associated with in-fill projects where peak flow attenuation is required, in order to accommodate the limitations of the downstream conveyance, pursuant to Section 9-1 of the County Improvement Standards.~~

~~*IMPACT: DRAINAGE AND HYDROLOGY*~~

~~Aside from the standard drainage improvements that will be required on the site pursuant to the Sacramento County Floodplain Management Ordinance, area-wide improvements (both on-site and off-site) are necessary to manage drainage within the entire Plan area, as described in the FVGCP DMP. Although the DMP shows portions of DMP Detention Basins E28 and E31 within the Shehadeh Ranch property (Plate SH-15), the currently proposed Shehadeh Ranch tentative subdivision map (Plate SH-3) appears to be inconsistent with the DMP. It appears that part of proposed Lot A (park site) needs to be included within Basin E28, and that all of proposed Lot B (open space) needs to be included within Basin E31, in order for the Shehadeh Ranch project to be consistent with the DMP. However, it also appears that revising the proposed tentative map to be consistent with the DMP may encroach upon the existing Sacramento Regional County Sanitation District (SRCSD) permanent sewer easement over the Bradshaw 6A Interceptor facility (described above in the Sewer Service section), which would be unacceptable to SRCSD. Therefore, mitigation recommends that the applicant coordinate with the SRCSD and the County Department of Water Resources (DWR) and revise the proposed tentative subdivision map, as needed, to provide for a mutually acceptable location and design for detention facilities, which meets the purpose and intent of the FVGCP Drainage Master Plan and the Bradshaw 6A Interceptor Sewer Easement. Absent a redesign of the project to ensure its consistency with the DMP, or to at least ensure its consistency with the purpose and intent of the DMP while complying with sewer easement restrictions, the Shehadeh Ranch project impacts related to drainage are considered ***potentially significant***.~~

~~The project will be required to pay fair-share fees through the Public Facilities Financing Plan for the Plan area, and cannot proceed until certain of the area-wide improvements identified in the North Vineyard Station and Florin Vineyard Gap Drainage Master Plans are in place. To proceed stand-alone, without the participation of other land owners, would require that the Shehadeh Ranch developer finance the full cost of implementing those improvements, which is likely to be cost-prohibitive. Proceeding without the participation of other landowners who could share the cost may be infeasible. Regardless, if the Shehadeh Ranch project is constructed consistent with the master plan, drainage impacts are ***less-than-significant***.~~

~~Some individual applicants within the Florin Vineyard Gap area have expressed an interest in working with the Department of Water Resources to develop an alternative site-specific drainage plan as "interim improvements". The intent is that the applicant would still owe fees to support the overall drainage master plan improvements, and that the interim improvements would be replaced by ultimate master plan improvements once sufficient funds have been collected. Nonetheless, should this be allowed it could have an adverse effect on the ability of the County to achieve full implementation of the area-wide drainage master plan. Also, the direct effects of these potential interim improvements are themselves unknown. Therefore, if interim improvements that are inconsistent with the drainage master plan are permitted, Shehadeh Ranch drainage impacts are ***potentially-significant***.~~

~~Traffic and Circulation~~

~~Sacramento County has developed quantitative thresholds for determining the significance of project-related impacts due to an alteration in the traffic generating potential of the project site. If a proposed project is expected to increase p.m. peak hour vehicle trips by 100 or more (or daily trips by 1,000 or more) over existing zoning of the subject property, a traffic study is required to further analyze impacts. If a proposed project is not expected to increase trips by these amounts, impacts are typically considered less-than-significant. The proposed Shehadeh Ranch project's 253 single family lots and 3.4 acre park site would generate approximately 2,409 more daily and 255 more p.m. peak trips than would be expected from development of the 2 dwelling units that would be allowed under the existing site zoning. However, Shehadeh Ranch is an individual project included within the greater Florin Vineyard Gap Community Plan project area, and a traffic analysis has been prepared to analyze the impacts of the entire Plan area. Therefore, no further traffic analysis is required for the Shehadeh Ranch project. The results of the overall traffic impact analysis for the FVGCP area, prepared by Fehr & Peers traffic consultants, are fully described in Chapter 9 of Volume 1. The analysis concludes that development of the entire Plan area is expected to degrade transportation facilities to unacceptable levels, and some of the impacts cannot be mitigated to less-than-significant levels.~~

~~*Access*~~

~~As shown on the proposed subdivision map (Plate SH-3), access to the project is proposed via two new roadway connections ("A" and "B" Drives) to Florin Road. The~~

~~project's internal roadways generally provide a grid system layout. Four stub street connections are provided to serve future development on properties to the northwest of the site; while development of those properties is not currently proposed, both the Planning Department and CAC land use plans propose to designate those properties for urban residential (RD 5-7) uses.~~

~~The County Department of Transportation (DOT) (Urquhart, August 25, 2008) reviewed the project and recommended various conditions of approval relating to right-of-way, access, and improvement requirements, which are listed in the "Agency-Recommended Conditions of Approval" section of this chapter. Of particular note: additional right-of-way will be required along Florin Road at the southeast corner of the project to accommodate a traffic control signal planned for North Vineyard Station; the intersection of "A" Drive and Florin Road will have an ultimate right-in, right-out configuration; the traffic circle proposed for the intersection of "A" Drive and "H" Way must be designed to the satisfaction of DOT; and while the proposed Special Development Permit (see Plate SH-4) requests garage setbacks of 15-18 feet, DOT recommends garage setbacks of 20 feet.~~

~~The County Land Division and Site Improvement Review (LDSIR) (Santiago, August 18, 2008) Division also reviewed the project and recommended various conditions of approval related to right-of-way, land dedication and/or in-lieu fee payment for park purposes, and the maintenance of landscape corridors, sound walls and street lights, which are included in the "Agency-Recommended Conditions of Approval" section of this chapter. Of particular note: LDSIR recommends construction of a second point of public access to serve the area north of Lot 183 prior to the issuance of the 40th building permit north of Lot 183; and LDSIR requests dedication of a standard 12.5-foot Public Utility Easement (PUE) for underground facilities and appurtenances adjacent to all public ways, while the proposed Special Development Permit (see Plate SH-4) requests approval of a 10-foot PUE adjacent to right-of-ways.~~

~~*Public Transit*~~

~~The Sacramento Regional Transit District (RT) provides public transportation service to Sacramento County, although not currently within the FVGCP area. RT staff did not provide specific comments on the current project application. However, RT's 20-Year Transit Master Plan identifies Florin Road east of the CCTR for Bus Trunk Line Service, and County DOT staff has indicated that a bus stop turnout will be required on Florin Road.~~

~~The Florin Vineyard PFFP includes a transit fee component to help fund transit-related infrastructure costs to serve the FVGCP area. The fee revenues will cover the cost of new buses to serve the FVGCP, land acquisition and construction costs for a park-and-ride facility, the FVGCP's share of a new bus maintenance facility, and bus shelters in the FVGCP.~~

~~*Impact: Traffic and Circulation*~~

~~On a singular basis, it is possible that the Shehadeh Ranch project could cause roadway facility operations to degrade to unacceptable levels of service, a potentially-significant impact. Development of the project will also contribute to area traffic generated by buildout of the Florin Vineyard Gap Community Plan area. Development of the entire Plan area is expected to degrade transportation facilities to unacceptable levels. The overall traffic impact analysis prepared for the Florin Vineyard Gap Community Plan identified mitigation measures that are included in the Public Facilities Financing Plan (PFFP) for the Plan area, and the project will be required to pay fair-share fees towards these improvements. However, some of the identified transportation impacts cannot be reduced to a less-than-significant level. Therefore, Shehadeh Ranch traffic is considered ***potentially-significant*** on a singular basis, and will contribute cumulatively to ***significant-and-unavoidable*** traffic impacts identified for buildout of the entire FVGCP project area.~~

~~The Florin Vineyard PFFP includes a roadway fee component to fund the costs of the various traffic mitigation requirements identified in the Fehr & Peers traffic analysis for the FVGCP area, while identifying existing and proposed sources of funding that may be available to reimburse the construction costs for some of these improvements. These other funding sources include the Sacramento County Transportation Development Fee (SCTDF) Program District 4 Fee, the North Vineyard Station (NVS) PFFP Fee Program, the Vineyard PFFP Fee Program, as well as funding administered by other jurisdictions and the Sacramento Transportation Authority (STA). The PFFP anticipates that developer advances or bond financing will be used to advance fund any infrastructure improvements needed in the initial phases of the FVGCP and before the collection of fees or other revenue sources. The PFFP assumes that fee credits or reimbursements for facilities otherwise funded by fee programs may be available if developers fund and construct fee-funded facilities.~~

~~Air Quality~~

~~Chapter 10 of Volume 1 discusses the air quality impacts related to overall development of the Florin Vineyard Gap Community Plan project. Project-specific air quality impacts of the Shehadeh Ranch development are contained herein. SMAQMD has established significance thresholds to determine if a proposed project's emission contribution significantly contributes to regional air quality impacts (see Table SH-1). The major sources of emissions related to the proposed project are associated with site grading.~~

~~Table SH-1 SMAQMD Significance Thresholds~~

	~~ROG[1] (lbs/day)~~	~~NO_x (lbs/day)~~	~~CO ($\mu g/m^3$)~~	~~PM_{10} ($\mu g/m^3$)~~
~~Construction (short-term)~~	~~None~~	~~85~~	~~CAAQS[2]~~	~~CAAQS~~
~~Operational (long-term)~~	~~65~~	~~65~~	~~CAAQS~~	~~CAAQS~~

~~1. Reactive Organic Gas~~
~~2. California Ambient Air Quality Standards~~

~~*Construction Emissions/Short-Term Impacts*~~

~~Dust (PM_{10}) Emissions~~

~~Short-term air quality impacts are mostly due to dust (PM_{10}) generated by construction and development activities, and emissions from equipment and vehicle engines (NO_x) operated during these activities. Dust generation is dependent on soil type and soil moisture, as well as the amount of total acreage actually involved in clearing, grubbing and grading activities. Clearing and earthmoving activities comprise the major source of construction dust generation, but traffic and general disturbance of the soil also contribute to the problem. Sand, lime or other fine particulate materials may be used during construction, and stored on-site. If not stored properly, such materials could become airborne during periods of high winds. The effects of construction activities include increased dust fall and locally elevated levels of suspended particulates. PM_{10} is considered unhealthy because the particles are small enough to inhale and damage lung tissue, which can lead to respiratory problems.~~

~~Some PM_{10} emissions during project construction can be reduced through compliance with institutional requirements for dust abatement and erosion control. These institutional measures include the SMAQMD "District Rule 403-Fugitive Dust" and measures in the Sacramento County Code relating to land grading and erosion control [Title 16, Chapter 16.44, Section 16.44.090(K)]. SMAQMD assessed construction projects to determine what mitigation measures would be necessary for projects of various sizes; the results are contained within Appendix B of SMAQMD's "Guide to Air Quality Assessment". Appendix B states that the impacts of projects that actively disturb ≤15 acres of land can be reduced to less-than-significant levels with the imposition of standard mitigation for PM_{10} emissions, and that projects disturbing less than 5 acres do not need mitigation. Also, the SMAQMD recommends that it be assumed that approximately 25% of a project site will be actively graded at any one time. Based on that guidance, it is assumed that about 12.6 acres of the 50.3 acre project site would be actively graded at any given time. Mitigation measures will be required to ensure that the project's particulate matter emissions are less than significant.~~

~~OZONE PRECURSOR EMISSIONS~~

~~To estimate the ozone precursor emissions produced by construction equipment, the Urban Emissions Model (URBEMIS 9.2.4) was used. The model results indicate that approximately 63.3 lbs/day of NO_x can be expected during the first construction season, and approximately 83.5 lbs/day of NO_x can be expected during the second construction season (see Table SH-2 and Appendix SH-2). Construction-related NO_x emissions would not exceed significance thresholds, and therefore no mitigation is required.~~

~~Table SH-2 URBEMIS Results~~

	~~NO_x (lbs/day)~~
~~Construction Season One~~	~~63.3~~
~~Construction Season Two~~	~~83.5~~

~~OPERATIONAL EMISSIONS/LONG-TERM IMPACTS~~

~~The SMAQMD has identified screening thresholds for various types and sizes of land uses with the potential for significant operational emissions of ROG and NOx (SMAQMD CEQA FAQ, June 2008). If a project falls below the threshold, impacts are expected to be less-than-significant, and if a project meets or exceeds the threshold, modeling of the air quality impacts is required. The screening threshold for operational emissions for single-family residential projects is 365 units. The project falls well below that threshold. However, the project is also part of the larger Plan area proposals. Cumulatively, changes to allowable densities within the Plan area will far exceed the screening threshold. This issue is discussed in detail in the Air Quality chapter of this EIR (Chapter 10 of Volume 1).~~

~~IMPACT: AIR QUALITY~~

~~The project site consists of 50.3 acres of land, and it is assumed that approximately 12.6 acres will be actively graded at any one time. Appendix B of SMAQMD's "Guide to Air Quality Assessment" states that projects actively disturbing between 5 and 15 acres require mitigation for PM_{10} emissions; with mitigation, Shehadeh Ranch impacts due to construction-related PM_{10} emissions are ***less-than-significant***.~~

~~URBEMIS results indicate that the construction-related NO_x emissions from the project will fall below the threshold of significance. Shehadeh Ranch impacts due to construction-related NO_x emissions are ***less-than-significant***.~~

~~The project's 253 residential units fall below the screening threshold for potentially significant operational emissions of ROG and NOx. The project's operational air quality impacts are considered ***less-than-significant*** on a singular basis. Refer to Volume 1, Chapter 10 for the discussion of Plan-wide cumulative impacts.~~

~~Climate Change~~

~~The climate change analysis for the overall Florin Vineyard Gap Community Plan project is within Volume I of this EIR, Chapter 11. Chapter 11 outlines the significance thresholds, methodology, and impacts of the overall proposed project both to and from climate change. Each of the proposed individual projects contribute greenhouse gas emissions to this overall impact that are disclosed herein, but a separate significance determination specific to the individual projects is not provided. All of the individual projects contribute to a significant and unavoidable overall impact.~~

~~The Planning Department Draft Land Use Plan, with density bonuses, is used for this analysis. It involves the largest emissions volume, which makes it the most conservative approach. The Planning Department Plan will result in approximately 355,432 metric tons of greenhouse gas emissions. This can be broken down into two primary categories: residential (234,998 metric tons) and non-residential (120,434 metric tons). The non-residential category includes retail, office, medical, and manufacturing. With an estimated holding capacity of 13,875 residences, the per dwelling unit emissions rate for the Plan-area is 16.9 metric tons annually, and with an estimated non-residential square footage of 4,992,875, the per non-residential square-foot emissions rate for the Plan-area is 0.02 metric tons.~~

~~The proposed project is residential, and includes 253 units. Therefore, it is estimated that the project contributes 4,276 metric tons of greenhouse gas emissions to the cumulative total.~~

~~*Impact: Climate Change*~~

~~The analysis for the overall Community Plan concludes that impacts are significant, and require mitigation. The applicant has developed a mitigation plan entitled "Florin Vineyard Community Plan Area Plan Elements Addressing Climate Change" that includes project features designed to reduce GHG emissions directly or indirectly.~~ **~~The GHG reduction plan, as amended January 28, 2010, has been endorsed by the SMAQMD.~~** ~~This plan is described in detail within Volume I, Chapter 11. Measures in the mitigation plan are consistent with measures within the Air Quality Mitigation Plan for operational ozone precursors and with measures recommended by the California Attorney General (2008) and the California Air Pollution Control Officers Association. In addition to a list of Plan-wide measures intended to reduce emissions by 42%, each individual project must implement measures that reduce project-specific impacts by another 10%.~~ **~~The amended GHG reduction plan incorporates both area-wide community design elements and project specific elements selected by individual project applicants.~~** ~~The Shehadeh Ranch project developer will be required to comply with this plan~~ **~~by conforming to all applicable area wide measures and demonstrating project specific measures that have a total point value of at least 10 points.~~** ~~and demonstrate that the 10% reduction will be achieved. The balance of emissions remaining after this mitigation is applied will be offset through fair-share fee payment. The fees will either be paid to an established system such as the Chicago Climate Exchange or will be paid to SMAQMD for use in their program for local~~

~~emissions reduction. Although all feasible mitigation is required, the cumulative plan-wide impact remains ***significant and unavoidable***.~~

~~NOISE~~

~~The Sacramento County General Plan Policy NO-7 establishes a significance threshold of 65 dB L_{dn}/CNEL for residential outdoor activity areas (backyards) and of 45 dB L_{dn}/CNEL or less in indoor areas for residential uses. The General Plan indicates that neighborhood park sites are acceptable in areas with noise levels of up to 70 dB Ldn/CNEL, and conditionally acceptable with noise levels of up to 75 dB after careful study to determine whether mitigating measures are warranted. The project site is adjacent to Florin Road and in close proximity to the CCTR railroad alignment, two potential noise sources that could possibly affect the project and are analyzed below.~~

~~*TRAFFIC NOISE*~~

~~As a result of the Florin Vineyard GAP Community Plan project and other planned development, future traffic volumes on area roadways will increase substantially. To account for this future growth, traffic volumes used in the noise analysis were obtained from the Fehr and Peers Traffic Study discussed in Volume 1, Chapter 9 of this EIR. According to the Traffic Study discussion of cumulative conditions, Florin Road will carry traffic volumes of 23,800 daily trips (under the Planning Department Draft Land Use Plan with density bonuses, which has the highest proposed densities). Based on this data, an analysis of potential exterior and interior noise impacts associated with traffic on Florin Road was conducted using the Federal Highways Administration (FHWA) Traffic Noise Prediction Model (RD-77-108). The noise model results are included in Appendix SH-3 and summarized below.~~

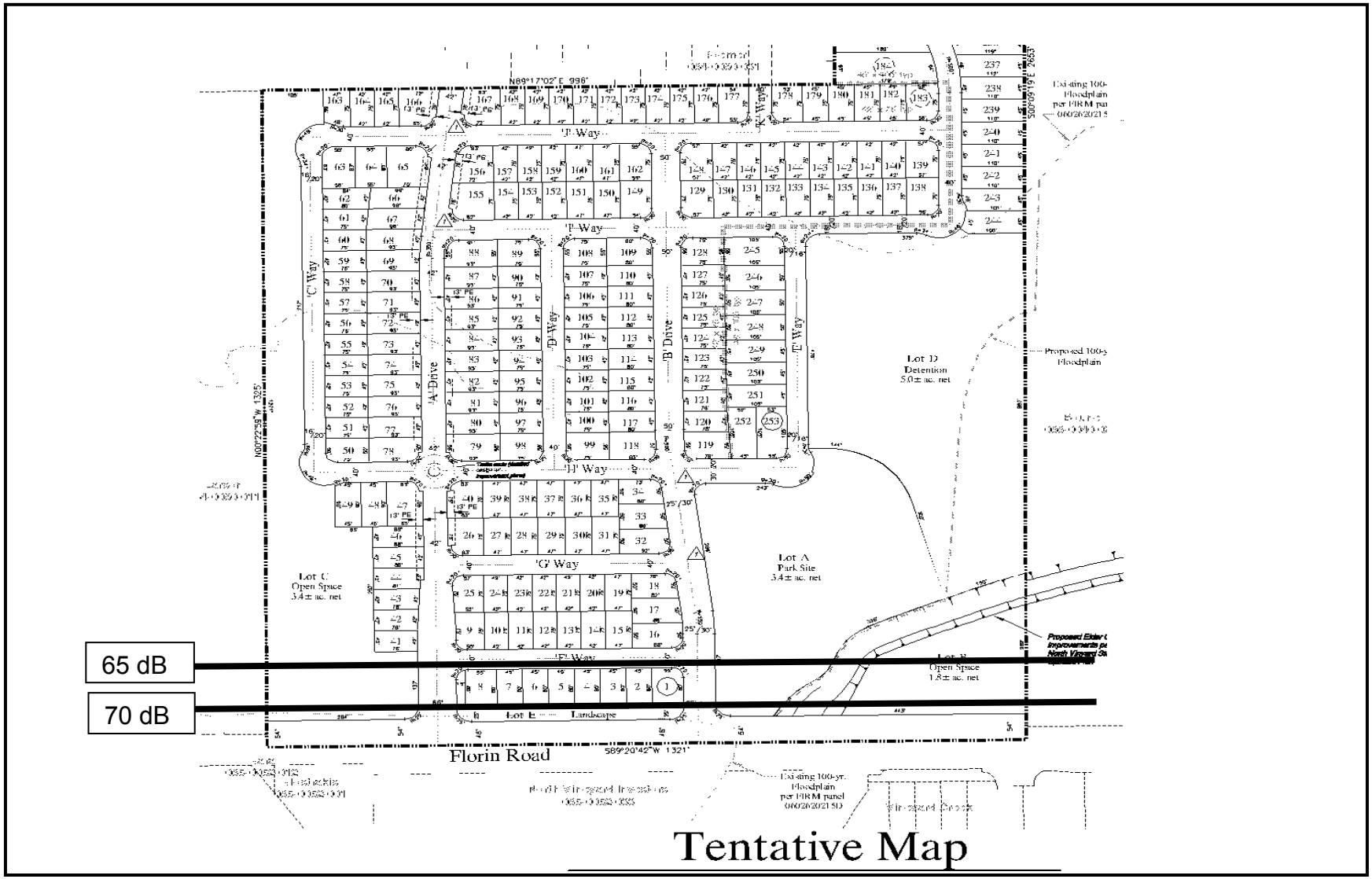
~~The exterior noise standards are applied to the outdoor activity area of the typical home – the backyard. The distance from the noise source is measured from the centerline of the road to a point 10 feet inside the backyard. In the case of the proposed project, this is 83 feet. The FHWA model analysis indicates that the backyards of homes closest to Florin Road (Lots 1-8) will be exposed to 68 dB Ldn noise levels in cumulative conditions, and mitigation will be needed to reduce residential exterior noise levels to at least 65 dB Ldn. All of the other proposed residential lots are located outside the 65 dB contour, and will not require mitigation. As shown on Plate SH-16, the 70 dB noise contour is located 71 feet from the centerline of Florin Road, and the 65 dB contour is located 154 feet from the centerline of the roadway.~~

~~There are several potential means of attenuating or avoiding substantial noise in outdoor activity areas: setbacks, soundwalls, or other noise-shielding structures. In order to use setbacks, all proposed backyards would need to be a minimum of 154 feet from the centerline of the roadway, resulting in the loss of developable land (Lots 1-8), which the applicant may not consider to be an ideal solution.~~

~~The project proposes a landscape corridor with soundwall between Florin Road and Lots 1-8. Modeling indicates that a 6-foot tall noise barrier would reduce noise levels to~~

~~62 dB, a 7-foot barrier would reduce noise levels to 61 dB, and an 8-foot barrier would reduce noise levels to 59 dB. Therefore, a minimum 6-foot tall barrier would be required between Florin Road and Lots 1-8 to reduce future exterior noise levels to acceptable~~

~~Plate SH -16 Florin Road Noise Level Contours (dB Ldn)~~



~~levels, based on the current project plans. The Southgate Recreation and Park District also recommended a condition of approval requiring a 6-foot soundwall between Florin Road and Lots 1-8. Therefore, the soundwall option seems most appropriate.~~

~~Interior noise levels for any residences built on the proposed parcels must not exceed 45 dB Ldn. Data indicate that typical façade design and construction would result in an exterior to interior noise attenuation of a minimum of 25 dB with windows closed. Noise attenuation of 12 to 15 dB would be expected with windows partially opened. Given attenuation from both the noise barrier and typical wall and window assemblies, interior first story noise levels on Lots 1-8 are expected to be about 37 dB Ldn. The noise barrier would not attenuate second story noise levels on Lots 1-8 because any second story construction would be higher than the wall. However, even without benefit of the noise barrier, interior second story noise levels on lots adjacent to Florin Road would only be about 43 dB Ldn assuming standard building construction practices. Because standard building construction techniques will result in interior noise levels of less than the 45 dB Ldn standard for any residence constructed on-site, no mitigation measures are necessary for interior noise.~~

~~In regards to the proposed 3.4 acre park site, with the exception of a small area located within about 20-25 feet of the Florin Road right-of-way (totaling about 0.05 acres), the entire park site will be subject to Florin Road noise levels that are lower than 70 dB Ldn, and therefore traffic noise impacts on the park site are considered less than significant.~~

~~*Railroad Noise*~~

~~Railroad operations are considered to be potentially significant noise sources that may adversely affect noise levels in residential developments. The Central California Traction Company (CCTC) railroad alignment passes through the FVGCP project area diagonally from northwest to southeast. The CCTC railroad is located on an individual parcel west of the project site that is approximately 100 feet wide. At its nearest point (southwest corner of Shehadeh property), the project site is setback approximately 65 feet from the edge of the CCTC alignment.~~

~~As noted above the Sacramento County General Plan Policy NO-7 establishes a significance threshold of 65 dB L_{dn} for residential outdoor activity areas. The County General Plan Noise Element, adopted December 12, 1993, notes that when the Noise Element was written, the CCTC railroad operated two daily trains and no nighttime trains and the distance from the railroad tracks to the (average day/night noise level) 60 dB Ldn noise contour was 60 feet. CCTC railroad service between Stockton and Sacramento via Lodi was discontinued in 1998 and there are currently no plans for use of these tracks for either light or heavy rail. The project site is outside of the historic 60 dB L_{dn} noise contour of the alignment and is within county standards.~~

~~Various potential uses for the currently discontinued railroad alignment have been suggested over the years. The proposed uses have ranged from an equestrian trail to high-speed rail. Chapter 14, Volume 1 of the EIR addresses overall noise issues associated with the Community Plan Area and assesses potential noise impacts related~~

~~to the CCTC railroad alignment. At this point, future rail uses are speculative and no plans are currently available for this alignment. However, as detailed in Chapter 14, a return to heavy rail is considered to be unlikely and the Regional Transit 20-Year Vision shows light rail within the alignment (See Chapter 9 of the EIR).~~

~~If light rail traffic were to utilize the CCTC, approximately 100 daily trips would be required to exceed 65 dB L_{dn} at the edge of the alignment right of way. Such a level of traffic would require trains to run in both directions at less than 30 minute intervals 24 hours a day. While peak hour intervals could be as low as 15 minutes, overall operations are unlikely to occur on a 24 hour basis and the number of trips would be unlikely to exceed 100. Furthermore, establishment of light rail operations within the right of way would require project specific environmental review.~~

~~Given the uncertainty regarding future uses of the CCTC alignment, the unlikelihood that any light rail use of the alignment would exceed 100 trips per day and the need for future environmental review, and that the project site is setback at least 65 feet from the edge of the CCTC alignment, potential future noise generated along the CCTC alignment is not expected to significantly impact the project site.~~

~~*Impact: Noise*~~

~~Traffic noise levels in the backyards of the residential lots proposed nearest Florin Road (Lots 1-8) will exceed the acceptable thresholds established by the County General Plan. Mitigation requires provision of a minimum 6-foot high masonry soundwall along the Florin Road frontage between the proposed landscape corridor and Lots 1-8. With mitigation, traffic noise impacts will be reduced to a ***less-than-significant*** level. Potential noise impacts that may result from future use of the CCTR alignment are expected to be ***less-than-significant***.~~

~~Biological Resources~~

~~A discussion of biological resources for the overall Florin Vineyard Gap Community Plan can be found in Volume 1, Chapter 12 of this EIR. Shehadeh Ranch project-specific biological resources are described herein.~~

~~As noted previously, the 50.3 acre Shehadeh Ranch property was included as part of the previously proposed Roemer Ranch project application which totaled 300± acres. Various technical studies were prepared to identify the impacts to biological resources associated with the overall 300± acre Roemer Ranch application. These technical studies include:~~

- ~~*Revised Arborist Report – Roemer Ranch Project (Sierra Nevada Arborists, July 15, 2004);*~~
- ~~*Wetland Delineation Report for Roemer Ranch (ECORP Consulting, Inc., July 29, 2004);*~~

- ~~*Wetland Delineation Map for Roemer Ranch (ECORP Consulting, Inc., Revised January 29, 2007);*~~
- ~~*Wetland Delineation Map for Roemer Ranch (ECORP Consulting, Inc., Revised May 30, 2007);*~~
- ~~*Special-Status Species Assessment for Roemer Ranch (ECORP Consulting, Inc., August 31, 2004);*~~
- ~~*Report of Findings Regarding Federally Listed Branchiopods for Roemer Ranch (ECORP Consulting, Inc., September 6, 2005); and*~~
- ~~*Special-Status Plant Survey for Roemer Ranch (ECORP Consulting, Inc., September 6, 2005).*~~

~~Information from the above Roemer Ranch biological technical studies relevant to the currently proposed 50.3 acre Shehadeh Ranch project site has been incorporated into the discussions below, as appropriate.~~

~~Additional biological information subsequently submitted that pertains to just the currently proposed 50.3 acre Shehadeh Ranch property, and that is also discussed below, includes the following:~~

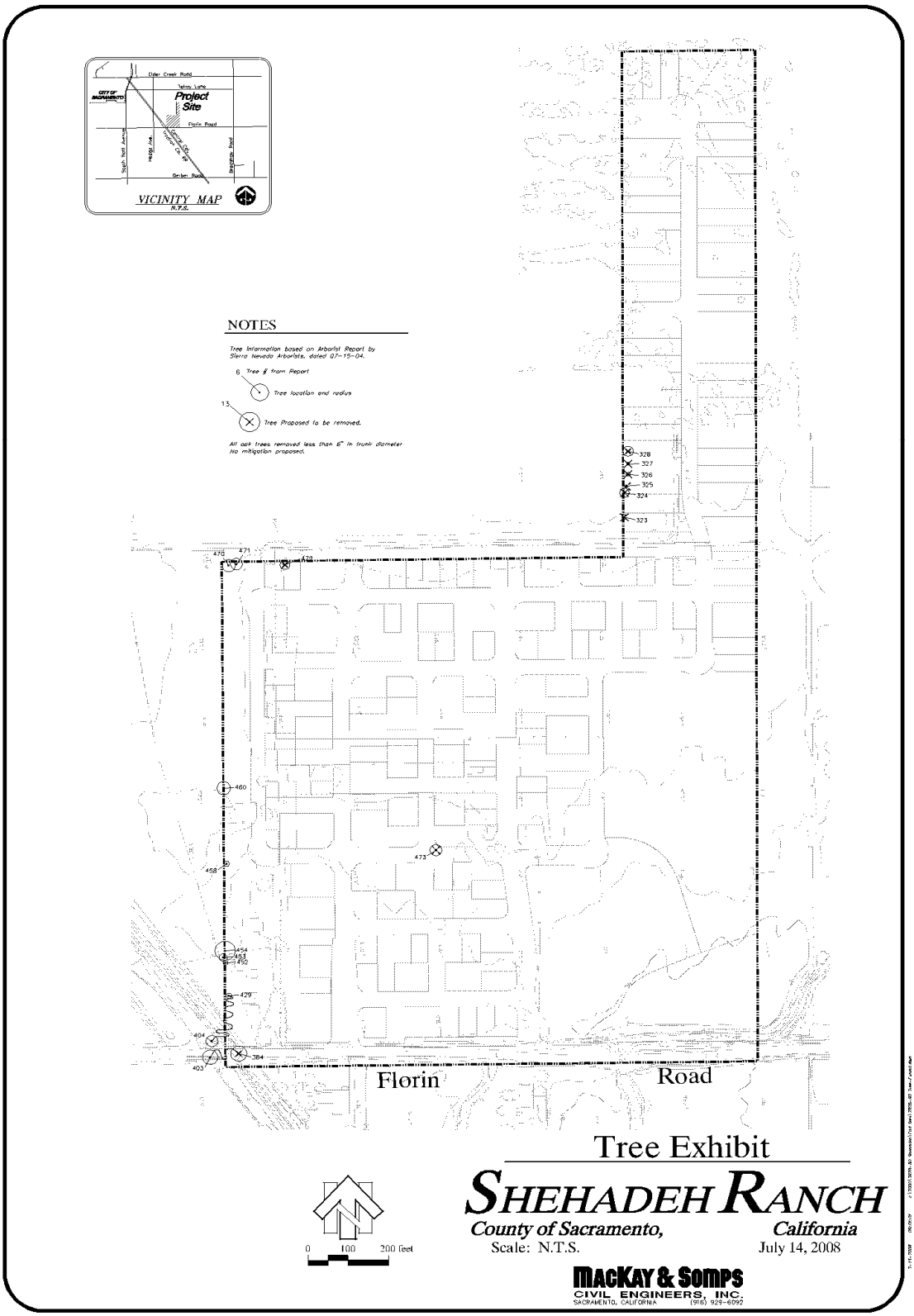
- ~~*Wetland Delineation Map for the Shehadeh Property (ECORP Consulting, July 10, 2008); and*~~
- ~~*Proposed Preserve/Impact Plan Map for Waters of the U.S. on Shehadeh Property (ECORP Consulting, Inc., July 11, 2008).*~~

~~*Trees*~~

~~Sacramento County has identified the value of its native and landmark trees and has adopted measures to provide for their preservation and protection. All native oak trees with a dbh (trunk diameter at breast height) of at least 6 inches, or with a multi-trunk dbh totaling at least 10 inches, are protected under the County Tree Ordinance and the General Plan Conservation Element. The Conservation Element also requires the protection of landmark trees, as well as non-oak natives, such as California black walnuts and California sycamores, wherever possible. A landmark tree is defined as an especially prominent or stately tree on any land in Sacramento County, including privately owned land. When development requires removal of protected trees, replacement planting is required pursuant to County policy.~~

~~Vegetation on site consists primarily of non-native annual grassland. However, the site does contain a number of trees, most of which are located along the western property boundary and in the vicinity of the prior residence. Plate SH-14 shows the location of all~~

~~Plate SH -17 Shehadeh Ranch Tree Exhibit~~



~~Table SH-3 Shehadeh Ranch On-Site Trees~~

~~Tree #~~	~~Name~~	~~Multi-stems (inches)~~	~~Total dbh (inches)~~	~~Project Proposes~~
~~323~~	~~Plum~~	~~1,1,1,1,2,2~~	~~8~~	~~Remove~~
~~324~~	~~Plum~~	~~4,6~~	~~10~~	~~Remove~~
~~325~~	~~Almond~~	~~2,2,2,3~~	~~15~~	~~Remove~~
~~326~~	~~Almond~~	~~2,2,2,2,3,4~~	~~15~~	~~Remove~~
~~327~~	~~Almond~~	~~1,1,1,1,2~~	~~6~~	~~Remove~~
~~328~~	~~Almond~~	~~3,4,4,5,6,6~~	~~28~~	~~Remove~~
~~384-403~~	~~American elm~~	~~See footnote 1~~	~~See footnote 1~~	~~Remove~~
~~404-429~~	~~American elm~~	~~See footnote 2~~	~~See footnote 2~~	~~Retain~~
~~452~~	~~Fremont cottonwood~~		~~18~~	~~Retain~~
~~453~~	~~American elm~~		~~8~~	~~Retain~~
~~454~~	~~Fremont cottonwood~~		~~18~~	~~Retain~~
~~458~~	~~Southern catalpa~~		~~7~~	~~Retain~~
~~460~~	~~Fremont cottonwood~~	~~16,21~~	~~37~~	~~Retain~~
~~470~~	~~Fremont cottonwood~~		~~17~~	~~Retain~~
~~471~~	~~Fremont cottonwood~~		~~24~~	~~Retain~~
~~472~~	~~English walnut~~	~~2,4~~	~~6~~	~~Remove~~
~~473~~	~~Modesto ash~~	~~4,5,5~~	~~14~~	~~Remove~~
~~1. Trees 384-403 consist of a grouping of American elms, some on-site and some off-site, mostly small, with dbh sizes ranging from 4 inches up to a multi-trunked 24 inches.~~				
~~2. Trees 404-429 consist of a grouping of American elms, some on-site and some off-site, mostly small, with dbh sizes ranging from 4 inches up to a multi-trunked 48 inches.~~				

~~on-site trees, while Table SH-4 identifies the species and size of each tree; Table SH-4 also identifies the trees the applicant intends to retain with the project, as well as those trees proposed for removal. None of the on-site trees are protected trees, and therefore no mitigation is required for their removal.~~

~~*Impact: Trees*~~

~~The project site contains a mix of plum, almond, elm, cottonwood, catalpa, walnut and ash trees. Most of the on-site trees are relatively small, although there are several large cottonwoods on the property (with total dbh's ranging from 17-37 inches). The applicant proposes to retain some of the on-site trees (including the large cottonwoods), while others are proposed for removal. None of the on-site trees are protected trees, and therefore their removal would not be considered significant and no mitigation would be required. Shehadeh Ranch impacts to trees are considered ***less-than-significant***.~~

~~*Wetlands*~~

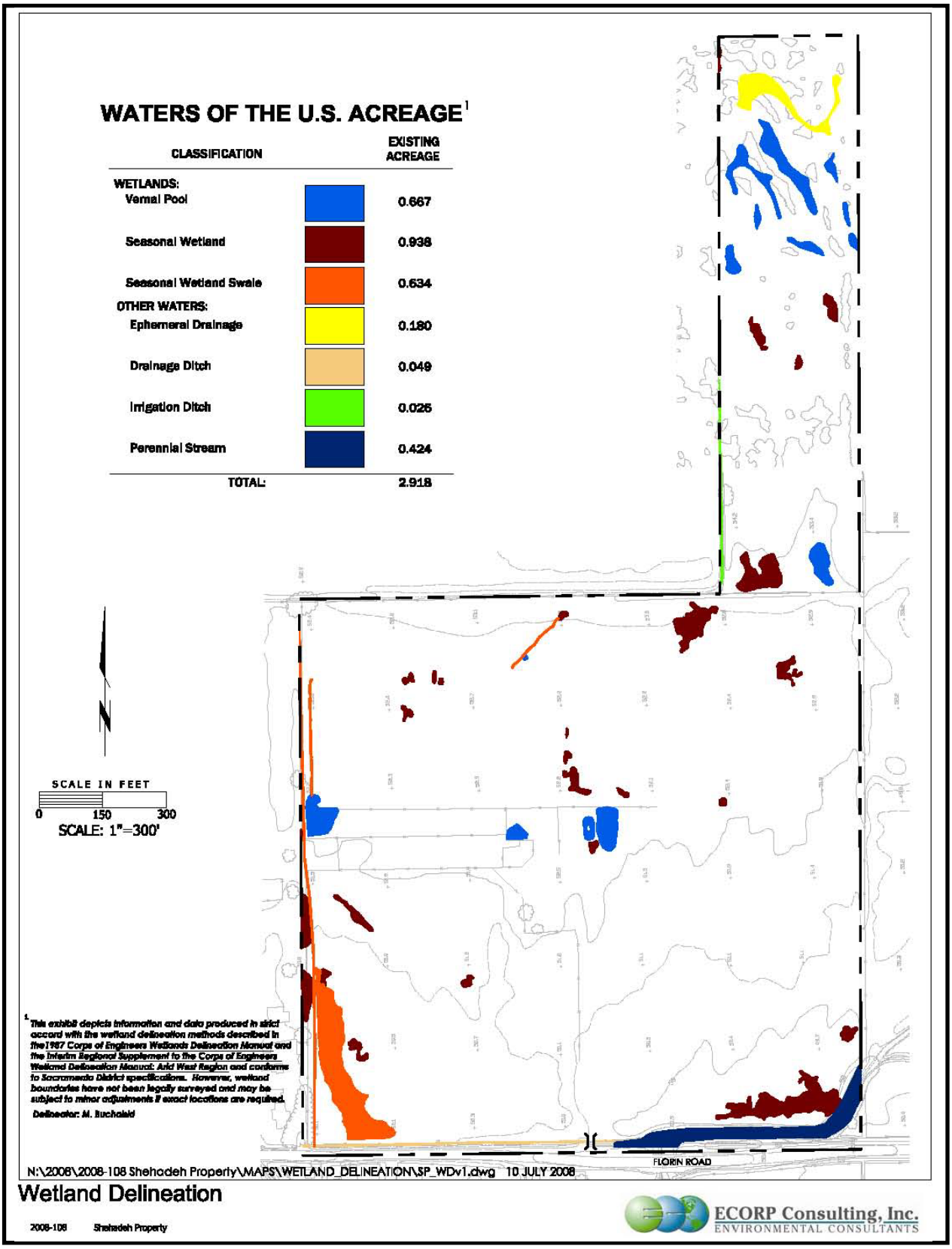
~~As noted above, a wetland delineation was prepared for the previous 303± acre Roemer Ranch application (which included the current 50.3 acre Shehadeh Ranch project site) by ECORP Consulting, Inc. in July of 2004. The text of the 2004 Wetland Delineation Report is included in Appendix SH-4 for background information, but it should be noted that the 2004 Roemer Ranch wetland delineation map has subsequently undergone several revisions.~~

~~The applicant has submitted a wetland delineation map that covers just the currently proposed 50.3 acre Shehadeh Ranch project site, also prepared by ECORP Consulting and dated July 10, 2008, which is shown on Plate SH-15. The delineation indicates there are a total of 2.918 acres of wetland features on the project site, including vernal pool, seasonal wetland, seasonal wetland swale, ephemeral drainage, drainage ditch, irrigation ditch and perennial stream. Plate SH-15 provides the acreage breakdown for each of these wetland features and shows their distribution throughout the project site.~~

~~The Shehadeh Ranch wetland delineation will be subject to verification by the U.S. Army Corps of Engineers, and any proposed fill of wetland features that are determined to be jurisdictional under the Corps' regulatory authority will require permitting pursuant to Section 404 and 401of the federal Clean Water Act. Any non-jurisdictional wetlands (i.e., not subject to regulation by the Corps) may still be subject to regulation by other federal, state or local agencies (i.e., California State Water Resources Control Board, U.S. Fish and Wildlife Service and/or Sacramento County). The General Plan contains a no net loss policy for wetlands within Sacramento County. In addition, water features with "bed and bank" characteristics, such as ephemeral drainages, perennial streams, and/or drainage ditches may also be regulated under Section 1602 of the California Fish and Game Code (Lake and Streambed Alteration Agreement).~~

~~The applicant has submitted a proposed Preserve/Impact Plan for the on-site wetland features (prepared by ECORP Consulting and dated July 11, 2008), which is shown on~~

~~Plate SH -18 Shehadeh Ranch Wetland Delineation~~

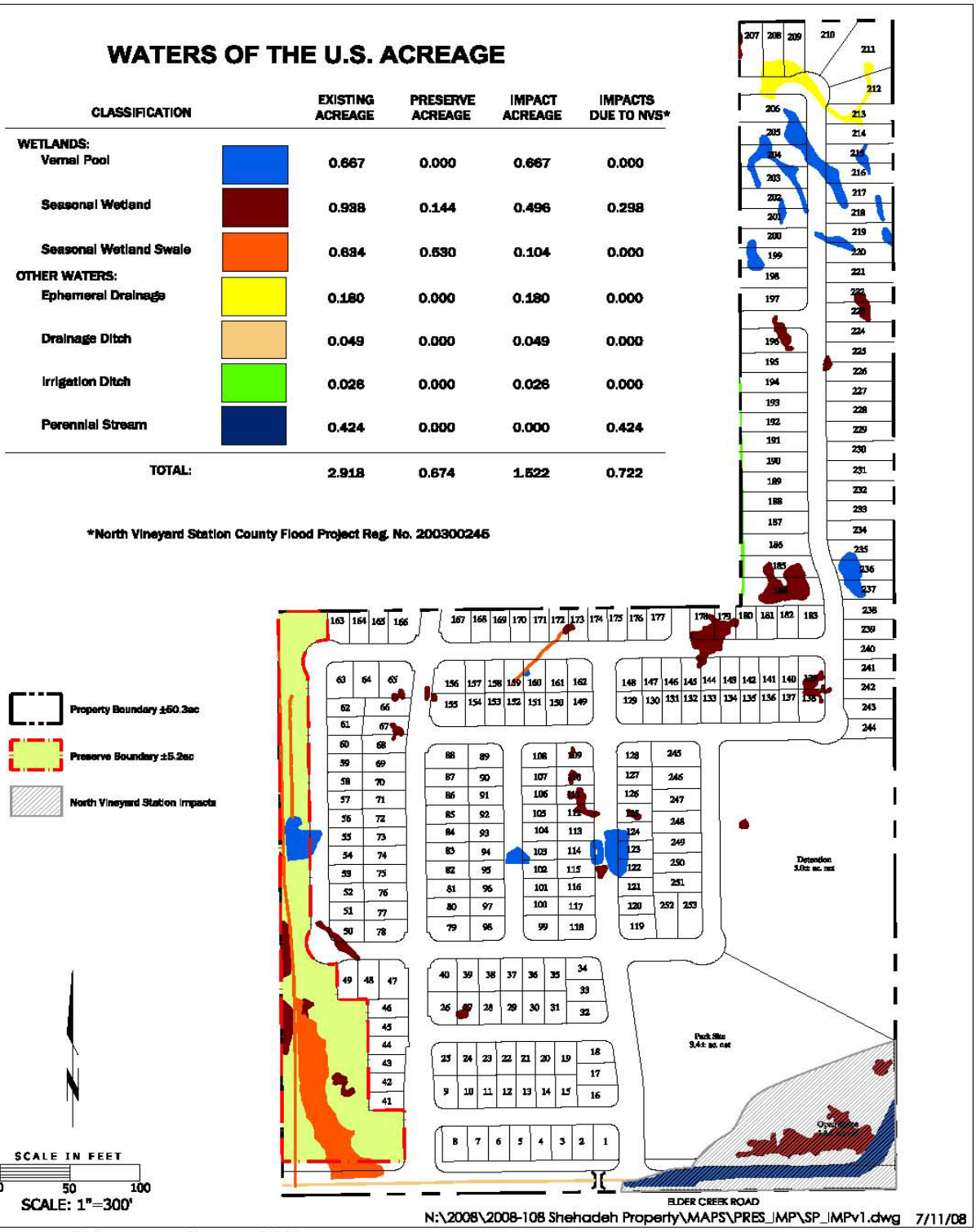


~~Plate SH -19 Proposed Wetland Preserve/Impact Plan~~

WATERS OF THE U.S. ACREAGE

CLASSIFICATION	EXISTING ACREAGE	PRESERVE ACREAGE	IMPACT ACREAGE	IMPACTS DUE TO NVS*
WETLANDS:				
Vernal Pool	0.667	0.000	0.667	0.000
Seasonal Wetland	0.938	0.144	0.496	0.298
Seasonal Wetland Swale	0.634	0.530	0.104	0.000
OTHER WATERS:				
Ephemeral Drainage	0.180	0.000	0.180	0.000
Drainage Ditch	0.049	0.000	0.049	0.000
Irrigation Ditch	0.026	0.000	0.026	0.000
Perennial Stream	0.424	0.000	0.000	0.424
TOTAL:	2.918	0.674	1.522	0.722

*North Vineyard Station County Flood Project Reg. No. 200300245



Proposed Preserve/Impact Plan

2008-108 Shehadeh Property

ECORP Consulting, Inc.
ENVIRONMENTAL CONSULTANTS

~~Plate SH-16. The Plan indicates that site development will impact a total of 2.244 acres of on-site wetlands (1.522 acres due to development of the subdivision and 0.722 acres due to implementation of drainage master plan improvements along Elder Creek), while the remaining 0.674 acres of existing on-site wetlands would be preserved on the western portion of the site (within proposed Open Space Lot C).~~

~~*Impact: Wetlands*~~

~~The project site contains an estimated 2.918 acres of wetland habitat, 2.244 acres of which will be impacted (1.522 acres to be impacted by development of the subdivision and 0.722 acres to be impacted by implementation of drainage master plan improvements) that will require mitigation/compensation. It is anticipated that mitigation for impacts due to implementation of the DMP improvements would be the responsibility of the entity(s) that implement the improvements (i.e., either the project applicant, a group of Florin Vineyard Gap and/or North Vineyard Station developers, the County of Sacramento, or others). The applicant is proposing preservation of the remaining 0.674 acres of existing on-site wetland habitat within proposed Open Space Lot C. Mitigation stipulates that the applicant ensure that his wetland impacts result in no net loss of wetland acreage, and that all applicable permits are obtained. With mitigation, Shehadeh Ranch wetland impacts are ***less-than-significant***.~~

~~*Special Status Species*~~

~~As noted above, several technical studies relating to special-status plant and animal species that might be associated with the 300± acre previous project known as Roemer Ranch, which included the current 50.3 acre Shehadeh Ranch project site, have been prepared.~~

~~The *Special-Status Species Assessment for Roemer Ranch (ECORP Consulting, Inc., August 31, 2004)* (included in Appendix 5 of this EIR) identified a variety of special-status status species that have the potential to occur, and the likelihood for their occurrence, on the Roemer Ranch property, based on a literature review, a California Department of Fish and Game Natural Diversity Data Base (CNDDB) query, and a reconnaissance-level field survey.~~

~~Subsequently, a *Special-Status Plant Survey for Roemer Ranch (ECORP Consulting, Inc., September 6, 2005)* (included in Appendix 6 of this EIR) was conducted to identify and map the locations of special status plant species within the Roemer Ranch property.~~

~~The *Report of Findings Regarding Federally Listed Branchiopods for Roemer Ranch (ECORP Consulting, Inc., September 6, 2005)* (included in Appendix 7 of this EIR) was also subsequently prepared to document the results of wet season surveys of the Roemer Ranch property that were conducted to determine presence or absence of federally listed aquatic crustacean (branchiopod) species (i.e., vernal pool fairy shrimp and vernal pool tadpole shrimp) within vernal pool and seasonal wetland features.~~

~~Based on the information provided in the technical studies noted above, Table SH-5 identifies special-status species for which habitat is present, and the likelihood for the species' occurrence, within the current 50.3 acre Shehadeh Ranch project site. These species are also discussed further below.~~

~~SWAINSON'S HAWK AND OTHER TREE NESTING RAPTORS~~

~~The Swainson's hawk is a migratory raptor that over-winters in South America and breeds in North America, Canada and Mexico. Currently, the Swainson's hawk is listed as a threatened species pursuant to the California Endangered Species Act (CESA). At a federal level, the Swainson's hawk is provided protection under the Migratory Bird Treaty Act (MBTA). There are a number of documented Swainson's hawk nest sites within a 1 – 5 mile radius of the project site.~~

~~The California Department of Fish and Game (CDFG) recommends implementing the mitigation measures set forth in the CDFG Staff Report Regarding Mitigation for Impacts to Swainson's Hawks (*Buteo swainsoni*) in the Central Valley of California (November 1, 1994). These state that no intensive new disturbances (e.g., heavy equipment operation associated with construction, etc.) should be initiated within ¼ mile of an active Swainson's hawk nest in an urban setting or within ½ mile in a rural setting between March 1 and September 15. Although there are presently no known active Swainson's nests within ½ mile of the project site, the site's large cottonwood trees and other tall trees in the project vicinity could support future nesting activities for the Swainson's hawk and various other raptors such as the white-tailed kite (California fully protected) and Cooper's hawk (California species of special concern).~~

~~Therefore, if construction, grading, or project-related improvements are to occur between March 1 and September 15, a focused survey for Swainson's hawk and other raptor nesting sites in nearby trees (within ½ mile of the site) shall be conducted by a qualified biologist within 14 days prior to the start of construction work (including clearing and grubbing). If active nests are found, CDFG shall be contacted to determine appropriate protective measures. The protective measures required by CDFG will prevent impacts to nesting Swainson's hawks and other raptors. If no active nests are found during the focused survey, no further mitigation will be required.~~

~~In addition, the project site's 50.3 acres of annual grassland provides foraging habitat for the Swainson's hawk. Sacramento County and CDFG jointly developed a protocol for assessing impacts to the hawk's foraging habitat, based on a better understanding of how the hawks use habitat. The impact is tied directly to zoning changes and is calculated thusly: 25% of the impact occurs when a property is zoned from a density of AG-40 to AG-20, 50% of the impact occurs when a property zoned AG-20 is converted to AR-10, and the final 25% of the impact occurs when an AR-10 property is converted to AR-5 (or a more dense designation).~~

~~The IR and IR(F) zones agricultural uses with a minimum lot size of 20 acres, and thus are treated similarly to the AG-20 zone. The project would rezone 50.3 acres from IR and IR(F) to more intensive designations. Based on the new methodology, the~~

~~Table SH-4 List of Special Status Species for Which Habitat is Present on Current Project Site~~

~~Species~~	~~State Status~~	~~Federal Status~~	~~CNPS Listing~~	~~Habitat Association~~	~~Potential for Occurrence~~
~~**Birds**~~					
~~Cooper's hawk *(Accipiter cooperi)*~~	~~Species of Special Concern~~	~~None~~		~~Inhabits forested habitats, forest edge, and riparian habitat, may forage in adjacent grassland and fields.~~	~~Yes – suitable foraging habitat.~~
~~Burrowing owl *(Athene cunicularia)*~~	~~Species of Special Concern.~~	~~Species of Concern~~		~~Nests in abandoned ground squirrel burrows associated with open grassland habitats.~~	~~Yes – suitable nesting and foraging habitat.~~
~~Swainson's hawk *(Buteo swainsoni)*~~	~~Threatened~~	~~None~~		~~Nests in tall cottonwoods, valley oaks or willows. Forages in fields, cropland, irrigated pasture, and grassland near large riparian corridors.~~	~~Yes – suitable nesting and foraging habitat.~~
~~Northern harrier *(Circus cyaneus)*~~	~~Species of Special Concern~~	~~None~~		~~Forages in open grasslands, nests on ground in shrubby vegetation.~~	~~Yes – suitable foraging habitat.~~
~~White-tailed kite *(Elanus leucurus)*~~	~~Fully Protected~~	~~None~~		~~Nests in riparian corridors along streams and rivers, and forages in nearby grasslands and fields.~~	~~Yes – suitable foraging habitat.~~
~~**Amphibians and Reptiles**~~					
~~California tiger salamander *(Ambystoma californiense)*~~	~~Species of Special Concern~~	~~Threatened~~		~~Vernal pools, wetlands/adjacent grassland~~	~~No occurrences documented nearby, potential occurrence on-site considered unlikely.~~
~~Western spadefoot toad *(Scaphiopus hammondii)*~~	~~Species of Special Concern~~	~~Species of Concern~~		~~Vernal pools, wetlands/grasslands~~	~~Yes – suitable breeding habitat.~~

~~Species~~	~~State Status~~	~~Federal Status~~	~~CNPS Listing~~	~~Habitat Association~~	~~Potential for Occurrence~~
~~northwestern pond turtle *(Clemmys marmorata marmorata)*~~	~~Species of Special Concern~~	~~Species of Concern~~		~~Creeks and ponds~~	~~Yes – Elder Creek provides suitable habitat.~~
~~giant garter snake *(Thamnophis gigas)*~~	~~Threatened~~	~~Threatened~~		~~Ditches, sloughs, marshes~~	~~No occurrences documented nearby; potential occurrence on-site considered unlikely.~~
~~**Invertebrates**~~					
~~vernal pool fairy shrimp *(Branchinecta lynchi)*~~	~~None~~	~~Threatened~~		~~Vernal pools/ wetlands.~~	~~Yes – seasonal wetland basins provide suitable habitat.~~
~~midvalley fairy shrimp (Branchinecta mesovallenis)~~	~~None~~	~~Species of Concern~~		~~Vernal pools/ wetlands.~~	~~Yes – seasonal wetland basins provide suitable habitat.~~
~~vernal pool tadpole shrimp *(Lepidrurus packardi)*~~	~~None~~	~~Endangered~~		~~Vernal pools/wetlands.~~	~~Yes – seasonal wetland basins provide suitable habitat.~~
~~California linderiella *(Linderiella occidentalis)*~~	~~None~~	~~Species of Concern~~		~~Vernal pools/wetlands.~~	~~Yes – surveys have confirmed presence on site.~~
~~valley elderberry longhorn beetle *(Desmocerus californicus dimorphus)*~~	~~None~~	~~Threatened~~		~~elderberry shrubs~~	~~Possible; determinate surveys needed to confirm presence or absence of elderberry host plant.~~
~~**Plants**~~					

~~**Species**~~	~~**State Status**~~	~~**Federal Status**~~	~~**CNPS Listing**~~	~~**Habitat Association**~~	~~**Potential for Occurrence**~~
~~dwarf downingia (Downingia pusilla)~~	~~None~~	~~None~~	~~CNPS 2~~	~~Vernal pool/wetlands~~	~~Suitable habitat present; but determinate surveys found none on-site.~~
~~Bogg's Lake hedge-hyssop *(Gratiola heterosepala)*~~	~~Endangered~~	~~None~~	~~CNPS-1B~~	~~Vernal pools~~	~~Suitable habitat present; but determinate surveys found none on-site.~~
~~Ahart's dwarf rush (Jancus leiospermus var. ahartii)~~	~~None~~	~~Species of Concern~~	~~CNPS-1B~~	~~Vernal pools~~	~~Suitable habitat present; but determinate surveys found none on-site.~~
~~Greene's legenere *(Legenere limosa)*~~	~~None~~	~~Species of Concern~~	~~CNPS-1B~~	~~Vernal pools~~	~~Suitable habitat present; but determinate surveys found none on-site.~~
~~slender Orcutt grass (Orcuttia tenuis)~~	~~Endangered~~	~~Threatened~~	~~CNPS-1B~~	~~Vernal pools~~	~~Suitable habitat present; but determinate surveys found none on-site.~~
~~Sacramento Orcutt grass (Orcuttia viscida)~~	~~Endangered~~	~~Endangered~~	~~CNPS-1B~~	~~Vernal pools~~	~~Suitable habitat present; but determinate surveys found none on-site.~~
~~Sanford's arrowhead (Sagittaria sanfordii~~	~~None~~	~~Species of Concern~~	~~CNPS-1B~~	~~Marshes, creeks, ditches.~~	~~Suitable habitat present; but determinate surveys found none on-site~~

~~proposed rezone of 50.3 acres results in an impact assessment of 75%. Thus, the project will result in a total of 37.7 acres of impact (75% of 50.3 acres) to Swainson's hawk foraging habitat, and mitigation will be required to offset this impact.~~

~~NORTHERN HARRIER~~

~~The northern harrier is a state-listed Species of Special Concern that constructs its nests on the ground in shrubby vegetation and forages in open grasslands. The current project site provides suitable foraging habitat, but no nesting habitat, for this species.~~

~~BURROWING OWL~~

~~The burrowing owl is a ground-dwelling, opportunistic feeder that nests in the abandoned burrows of small mammals or, in some cases, in culverts, pipes or nest boxes. The breeding season is March to August. The species is protected by the federal Migratory Bird Treaty Act and is listed by the state as a Species of Special Concern.~~

~~The Species Assessment noted that the grassland on site provides potentially suitable nesting habitat for burrowing owls, and several ground squirrel holes that could be used by the owls were observed; however, no burrowing owls were observed on site during the reconnaissance survey.~~

~~Given the presence of suitable habitat, it is possible the species could move onto the site by the time the project is implemented. To ensure no impacts to burrowing owls, preconstruction nesting surveys will be required, and avoidance or mitigating measures will need to be implemented if any owls are observed.~~

~~VERNAL POOL BRANCHIOPODS~~

~~Federally listed aquatic crustaceans (branchiopods) including the threatened vernal pool fairy shrimp and the endangered vernal pool tadpole shrimp have been documented as occurring in the Elk Grove and Florin USGS quadrangles. Other non-listed branchiopods known to occur in the region include California linderiella and midvalley fairy shrimp. These species are generally restricted to vernal pools and/or other seasonally ponded wetlands that sustain inundation during the winter before drying up in the late spring.~~

~~The *Report of Findings Regarding Federally Listed Branchiopods for Roemer Ranch (ECORP Consulting, Inc., September 6, 2005)* was prepared to document the results of wet season surveys of the Roemer Ranch property that were conducted to determine presence or absence of federally listed branchiopods within vernal pool and seasonal wetland features. The property was surveyed on 13 separate occasions during the 2004-2005 sampling season. Federally-endangered vernal pool tadpole shrimp and federally-threatened vernal pool fairy shrimp were observed during the surveys; the non-listed midvalley fairy shrimp and the California linderiella were observed as well.~~

~~None of the federally listed branchiopods were observed within the Shehadeh Ranch portion of the Roemer Ranch property, although the California linderiella (federal species of concern) was found to be present on the Shehadeh site. The U.S. Fish and Wildlife Service (USFWS) promulgated survey protocol for determining the presence of federally listed invertebrates include two wet season surveys or one wet season in conjunction with one dry season survey. Absent the completion of protocol surveys that determine otherwise, it is presumed that the Shehadeh Ranch vernal pools and seasonal wetlands could contain listed branchiopods.~~

~~According to USFWS guidelines, activity within 250 feet of a wetland feature that may support listed fairy/tadpole shrimp could adversely affect the species and an incidental take permit may be required. Prior to any construction activities within 250 feet of the on-site seasonal wetlands, the applicant shall be required to consult with the USFWS to determine whether an incidental take permit is required, and shall implement any/all avoidance or mitigation measures required under the consultation. This consultation may occur through the U.S. Army Corps of Engineers Section 404 permitting process for jurisdictional wetlands (under Section 7 of the federal Endangered Species Act), or directly with the USFWS for those wetlands not subject to Corps jurisdiction (under Section 10 of the federal Endangered Species Act). For wetlands determined/presumed to be fairy/tadpole shrimp habitat that cannot be avoided, the USFWS generally requires impacts to be mitigated by creating/restoring shrimp habitat at a 1:1 ratio, and by acquiring/preserving shrimp habitat at a ratio of 2:1. However, actual mitigation acreages and ratios may change based on specific circumstances and regulations in effect at the time of wetland impact and are subject to agency review and approval.~~

~~CALIFORNIA TIGER SALAMANDER~~

~~The California tiger salamander (CTS) is a federally threatened species and a California species of special concern that typically breeds in seasonal or permanent ponds. CTS may also breed in deeper ponded vernal pools, seasonal wetlands and/or other seasonal pools within swales or channels. They typically spend a majority of their life cycle living below ground in ground squirrel burrows or pocket gopher burrows in grasslands situated adjacent to suitable breeding sites.~~

~~The Species Assessment provides the following discussion of CTS:~~

> ~~"Although there have been no documented occurrences of California tiger salamander near Roemer Ranch, the project site lies within the assumed range for the species. ….. Onsite seasonal wetlands and ponds could represent suitable breeding habitat. However, heavy impact to upland areas due to agricultural practices has reduced the suitability of this habitat. Although occurrence of the California tiger salamander onsite is possible, it is considered unlikely."~~

~~WESTERN SPADEFOOT TOAD~~

~~The Species Assessment indicates that the seasonal wetlands, vernal pools, and adjacent grasslands onsite represent potentially suitable habitat for the western spadefoot toad, a federal species of concern and a California species of special concern.~~

~~Adult spadefoot occupy burrows up to three feet in depth in upland habitat during dry periods. It is frequently assumed that spadefoots require loose soils for subsurface dormancy; however, there is some evidence that spadefoots may also use rodent burrows. Individuals may remain in these burrows for eight to nine months. The toads leave their upland burrows for wetlands during the breeding season, which lasts from January to August, depending on rainfall. Vernal pools and other temporary wetlands are optimal for breeding; seasonal wetlands are required for reproduction and metamorphosis, and suitable ponds must exhibit sufficient depth and surface area to persist at least several weeks. Generally, mitigation for impacts to seasonal wetlands will also compensate for any impacts to the western spadefoot toad.~~

~~GIANT GARTER SNAKE~~

~~The giant garter snake is designated as a Federal threatened and State threatened species afforded special protection by U.S. Fish and Wildlife (FWS) and the California Department of Fish and Game (CDFG). The species is generally associated with larger canals, irrigation ditches, and other semi-permanent to permanent aquatic sites with slow moving water and an abundance of emergent vegetation. Although the giant garter snake has been documented within Elk Grove Creek and lower Morrison Creek situated to the west of Highway 99, there have not been any documented sightings along the east side of Highway 99, including around the project site.~~

~~The Species Assessment provided the following discussion regarding giant garter snake:~~

> ~~"Based upon distributive data and habitats present onsite, the giant garter snake could potentially occur onsite. Potential habitat may include Elder Creek, which runs through the project site near its southeastern boundary. However, historically, the USFWS has not considered Elder Creek to represent habitat for the giant garter snake when reviewing other projects. Although the likelihood is low, there is the potential that Elder Creek and other wetland features onsite, as well as surrounding upland grassland areas, could represent potential habitat for the giant garter snake.~~
>
> ~~Essential giant garter snake habitat components consist of (1) adequate water during early spring through mid fall to provide prey base and cover, (2) emergent wetland vegetation for escape cover and foraging habitat, (3) uplands for basking and retreat sites, and (4) higher elevation uplands for cover and refugia. The USFWS considers areas within 200 feet of aquatic habitat to represent potential upland habitat. For mitigation purposes,~~

> ~~giant garter snake habitat units incorporate two acres of adjacent upland for every one acre of aquatic habitat. The two upland acres can be defined also as 218 linear feet of bank side habitat that incorporates adjacent uplands to 200 feet from the edge.~~
>
> ~~Additionally, the USFWS identifies various levels of impact to giant garter snake habitat, from temporary to permanent, and applies mitigation requirements accordingly. Mitigation required for any temporary or permanent impacts to suitable habitat (aquatic and adjacent uplands) on the property would ultimately be assessed by the USFWS."~~

~~Although the likelihood is low, Elder Creek and adjacent uplands on the project site could provide potential habitat for the giant garter snake. The Species Assessment could not rule out the presence of giant garter snake on the project site. Therefore, mitigation measures recommend pre-construction surveys and implementation of protective measures for any individuals observed.~~

~~NORTHWESTERN POND TURTLE~~

~~The Northwestern pond turtle is a State species of special concern. The species is generally associated with perennial streams, creeks, ponds, and marshes. The Species Assessment indicates the reach of Elder Creek within the project site represents suitable habitat for the Northwestern pond turtle. Therefore, mitigation measures recommend pre-construction surveys and implementation of protective measures for any individuals observed.~~

~~VALLEY ELDERBERRY LONGHORN BEETLE~~

~~The Valley elderberry longhorn beetle is a federally threatened species that is completely dependent upon its host plant, elderberry (Sambucus sp.) shrubs, which have been documented as occurring at numerous locations in the vicinity of the site. While the Species Assessment reconnaissance level survey of the Roemer Ranch property did not observe any elderberry shrubs on site, it could not rule out the potential for occurrence and therefore recommended that determinate level surveys be conducted for the plant. Mitigation measures recommend pre-construction surveys for elderberry plants and, if observed, the implementation of avoidance, protective and/or mitigating measures consistent with USFWS guidelines.~~

~~SPECIAL STATUS PLANTS~~

~~The *Special-Status Plant Survey for Roemer Ranch (ECORP Consulting, Inc., September 6, 2005)* was conducted to identify and map the locations of special status plant species within the Roemer Ranch property. The plant surveys covered the entire Roemer Ranch property, although most of the survey effort was focused within the wetland and aquatic features on the property since they represented the potentially suitable habitat for the targeted species. The field surveys were conducted during May and June of 2005, which coincided with the blooming period for the targeted plant~~

~~species. The plant species targeted by the survey were dwarf downingia, Boggs Lake hedge hyssop, Ahart's dwarf rush, Greene's legenere, slender Orcutt grass, and Sanford's arrowhead. No special-status plant species were observed during the survey.~~

~~*Impact: Special Status Species*~~

~~The project will result in the loss of Swainson's hawk foraging habitat on the site, and based on the County's assessment methodology, the project impact is assessed at 37.7 acres. Mitigation for the loss of foraging habitat is required, and has been included. Mitigation for loss of Swainson's hawk foraging habitat will also compensate for any impacts to the white-tailed kite and Cooper's hawk, which forage on habitats similar to those of the Swainson's hawk. Pre-construction nesting surveys will also be required through mitigation, to ensure that construction activities do not result in the disturbance of any active raptor nests.~~

~~The site also contains potential nesting habitat for the burrowing owl, which is a ground-nesting raptor. Mitigation will require pre-construction nesting surveys for the species, and if active nests are discovered on the site, the applicant will be required to implement avoidance or relocation measures consistent with CDFG protocol for the species.~~

~~The project's on-site seasonal wetlands provide suitable habitat for the federally listed vernal pool fairy and tadpole shrimp as well as other branchiopods. Unless protocol surveys are completed that determine absence, it is presumed these species are present within the seasonal wetlands. Mitigation will require consultation with the USFWS prior to any disturbance within 250 feet of the seasonal wetlands to obtain any necessary incidental take permit, and the applicant must comply with any avoidance or mitigation measures for the species required through the consultation process.~~

~~Pre-construction surveys are also recommended for giant garter snake, northwestern pond turtle, and the Valley elderberry longhorn beetle's host plant to ensure that any potential impacts to these species, if present, can be avoided or mitigated.~~

~~With mitigation, Shehadeh Ranch impacts to special status species are ***less-than-significant.***~~

~~Cultural Resources~~

~~See Chapter 15 of Volume 1 for discussions of background, setting, and significance criteria for cultural resources within the Plan area.~~

~~As noted previously, the current 50.3 acre Shehadeh Ranch project site was previously part of a larger, individual project proposal (totaling 302± acres) known as Roemer Ranch within the FVGCP project area. In 2008, the Roemer Ranch project application was amended to include only the current 50.3 acre site, and the project was renamed to Shehadeh Ranch.~~

~~*Fieldwork/Analysis*~~

~~2004 Preliminary Cultural Resources Report for Roemer Ranch Project~~

~~In 2004, Peak & Associates prepared the *Preliminary Cultural Resources Report – Florin Vineyards*, which covered the previously proposed Roemer Ranch project area. A copy of this preliminary report is included in Appendix SH-8 of this EIR. The report indicates that Peak conducted an intensive field survey of the Roemer Ranch property, exclusive of any historic period buildings, in July 2004. No prehistoric period cultural resources were found during the intensive survey.~~

~~The report also states that research conducted prior to the field work indicated a rather low probability for the existence of historically significant structures in the project area. Peak reviewed historic USGS maps, as well as Assessor's building records where available, and concluded that there were a number of buildings within the Roemer Ranch property that could possibly be 50 years or older in age, one of which was located on the current Shehadeh Ranch property (a 1930 residence on APN 064-0080-010 at 9231 Florin Road). Peak's 2004 report concluded:~~

> ~~"Although five residences and two barns in the project area are known to be fifty years of age or more, the oldest one of these dates to 1930 and most are much more recent. Residential/farming structures dating to this era are rarely found to be historically significant unless they are very unusual architecturally. There is no reason to think that these small residences and utilitarian structures quality as significant."~~

~~A review of County Assessor's data indicates Shehadeh Ranch APN 064-0080-010 was developed with a 972 square foot residence constructed in 1930. The County's GIS database of 2002 aerial photography indicates the presence of a small structure on Shehadeh Ranch APN 064-0080-010 in 2002, but the structure is no longer present on the County's 2004 aerial photography.~~

~~2007 Cultural Resources Assessment for FVGCP Project Area~~

~~Peak & Associates also prepared the *Determination of Eligibility and Effect for Participating Properties Within the Florin Vineyard Gap Community Plan Project Area Final Report in October 2007.* At that time, the Shehadeh Ranch project was still included as part of the previous, larger Roemer Ranch proposal; Peak's findings for the Roemer Ranch property in the 2007 report are summarized below.~~

~~*Archaeological Survey*~~

~~The project site was subject to an intensive pedestrian survey between January 14, 2006 and March 26, 2006. The project area was walked by a team of archaeologists employing parallel transects with transect spacing no greater than 5 to 10 meters. No prehistoric cultural resources were recovered or noted during the survey.~~

~~*Historical Survey*~~

~~Peak & Associates conducted an historical evaluation and determination of eligibility for potential historical resources on the Roemer Ranch property. The Roemer Ranch property contains numerous single family homes and associated ancillary structures. Under current DERA policy, structures that are 50 years or older are evaluated for potential historic significance. Peak identified six small residential structures within the Roemer Ranch property that were 50 years or older, all of which were located on Hedge Avenue or Tokay Lane; no structures were identified within the boundaries of the current 50.3 acre Shehadeh Ranch project site. Peak evaluated the six identified residences within the Roemer Ranch property for eligibility and effect, and completed State of California Department of Parks and Recreation (DPR) Primary and Building/Structure/ Object (523) forms for the residences. Peak utilized criteria set forth at the state and federal level, and determined that the structures were not eligible under any criterion as a significant cultural resource.~~

~~*Impact: Cultural Resources*~~

~~The Shehadeh Ranch project site was previously developed with a small residence constructed in 1930. Aerial photos indicate the residence was removed sometime after 2002.~~

~~Although no additional cultural resource work is recommended at this time, there is a possibility of uncovering subsurface archaeological materials during the construction phases of the project which have been obscured from view due to natural reburial processes. Therefore, mitigation for subsurface cultural resources is included.~~

~~With mitigation for potential undiscovered subsurface prehistoric and historic cultural resources, environmental impacts to potentially sensitive cultural resources are considered ***less-than-significant***.~~

~~Hazardous Materials~~

~~The project site is not located on a known hazardous materials site, nor does it involve the transport, use, or storage of hazardous materials. The project is not expected to result in any hazardous materials impacts.~~

~~*Impact: Hazardous Materials*~~

~~Shehadeh Ranch impacts related to hazardous materials are ***less-than-significant***.~~

~~AGENCY-RECOMMENDED CONDITIONS OF APPROVAL~~

1. ~~**Sacramento Municipal Utility District**~~

   a. ~~Dedicate a 12.5-foot utility easement for underground facilities and appurtenances adjacent to all public street rights of ways.~~

2. ~~**Sacramento County Sheriff's Department**~~

   ~~Location/Street Layout~~

   a. ~~There does not appear to be any courts or cul-de-sacs within this project at this time, however there shall be no "dogleg" courts or cul-de-sacs. Law enforcement needs unobstructed views into each of these courts should a tactical situation arise.~~

   b. ~~All curbs shall be vertical in design. Rounded curbs shall be avoided whenever possible.~~

   c. ~~Additional access points to this project should be reviewed, allowing better traffic flow through and around this project. Stub roads should be connected to roads in adjoining projects as they are designed and approved.~~

   ~~Landscaping~~

   d. ~~Landscaping shall be of the type and situated in locations to maximize observation while providing the desired degree of aesthetics. Security planting materials are encouraged along fences and property lines and under vulnerable windows.~~

   ~~Fencing/Access Control~~

   e. ~~Vertical wrought-iron fencing material shall be used for all fences between private lots and open space, parks, right of ways, or other public access land. This is to allow visibility to those areas and encourage residents to view activities in those areas. In addition this will make those areas less attractive to loiterers and others who wish to use those locations for criminal or mischievous purposes. (This shall apply to lots 41-49 as shown on the map dated July 14, 2008.)~~

   ~~Lighting~~

   f. ~~There shall be on-street lighting to allow for adequate visibility by residents, law enforcement, and passersby during nighttime hours.~~

~~g. All lighting fixtures shall be of a type and kind to resist breakage and other vandalism.~~

~~h. Parking areas, roadways, and driveways shall be illuminated with high intensity discharge lighting with sufficient wattage to provide adequate illumination to provide a safe, secure environment for persons, property, and vehicles on site. Such lighting shall be equipped with vandal-resistant covers and photocell control. A lighting level of .25 to .50 foot-candles, maintained at ground level, is required for the site in general; entry intersections should be .50 or greater.~~

~~Addressing~~

~~i. A street number shall be displayed in a prominent location on the street side of the residence in such a position that the number is easily visible to approaching emergency vehicles.~~

~~j. The numerals shall be no less than six (6) inches in height and shall be of a contrasting color to the background to which they are attached.~~

~~k. The numerals shall be lighted at night.~~

~~Law Enforcement Staffing~~

~~l. Prior to recordation of final map, the property shall annex into the County of Sacramento Community Facilities District No. 2005-1 (Police Services). The annexation process takes approximately 6 months and the applicants must contact the County of Sacramento Infrastructure Finance Section at (916) 874-6525 at the earliest possible time to initiate the process and to obtain information concerning annexation costs.~~

~~m. Based on residency estimates of 2.7 people per home, the Sheriff's Department will require an additional .68 officers to maintain the state recommended ratio of 1 to 1000 officer/population staffing level.~~

~~3. Sacramento Metropolitan Fire District~~

~~a. Approved fire hydrants capable of providing the required fire flow for the protection of any and all structures shall be located along the route of the fire apparatus access roadways. The required fire hydrants shall be installed and operational prior to any construction or on-site storage of combustible materials. The minimum required fire flow for the protection of residential developments with an area per building not exceeding 3,600 square feet is 1,000 gallons per minute (gpm) at a pressure of 20 pounds per square inch (psi) for a two-hour duration. Fire hydrant installations for the protection of residential projects shall comply with the following requirements:~~

(1) All properties shall have a steamer fire hydrant within 250 feet of the property.

(2) A hydrant installed as a "blow off" for the water district does not meet the fire department fire hydrant requirements.

(3) Each approved fire hydrant shall have a minimum flow of 1,000 gallons per minute (gpm) for residential developments. Additional requirements apply to residential dwellings with building areas greater than or equal to 3,600 square feet.

b. Plans shall be submitted to the fire prevention bureau showing hydrant locations for review and approval prior to construction. Fire hydrant details and fire department notes shall be shown on the site plans or improvement drawings.

c. A maximum of 40 dwelling units shall be allowed for only one egress/access roadway from the proposed subdivision to a major arterial roadway such as Florin Road. Construction of 41 or more structures shall require a second Metro Fire approved egress/access roadway.

d. An emergency vehicle access from both directions of Florin Road into the two proposed project access roadways at Florin Road is required.

e. Approved Fire District apparatus access shall be provided into all unimproved and recreational areas for emergency medical and fire suppression purposes. Unimproved areas include, but are not limited to: greenbelts, wetlands, environmentally sensitive areas, open spaces, parks, bicycle and pedestrian trails and recreational areas. Access to the aforementioned sites shall comply with the following requirements:

(1) Access roadways designed for vehicle use shall be a minimum of 20-feet in width.

(2) Pedestrian, bicycle, and non-vehicle recreational trails shall be a minimum of 12-feet in width.

(3) Surfacing materials utilized for bicycle and pedestrian trails shall be designed to support the weight of Fire District emergency response vehicles.

(4) The Fire District shall determine the number and location of access points to unimproved areas.

f. Firebreaks shall be provided to separate unimproved areas, wetland, wild land, open space areas, detention areas, etc., from adjacent commercial, residential, and recreational development. Firebreaks shall provide a minimum of 30-feet of separation from combustible fencing, structures, and

~~ornamental vegetation. Where non-combustible fencing is provided, fire-resistive plants may be used to reduce or eliminate the firebreak subject to approval by the Fire District. An agreement for the upkeep and maintenance of the firebreak areas shall be provided.~~

~~g. Fencing for wetland, wild land, unimproved, open space, recreational areas, etc., shall be constructed of non-combustible materials. Fencing installed along the boundaries of unimproved areas shall be of the metal, open grate variety.~~

~~4. Southgate Recreation and Park District~~

~~Quimby Requirements: Parkland Dedication/In-Lieu Fees~~

~~a. Based on the 253 single family lots proposed for this subdivision, the estimated Quimby parkland dedication requirement for this project is approximately 3.69 acres. The District is willing to accept the 3.4 acre park site identified as Lot A. The District will accept in-lieu fees for the remaining parkland dedication balance.~~

~~Prior to recordation, the District shall review the final subdivision map and shall jointly determine final parkland dedication requirements and/or in-lieu fees with the developer and County.~~

~~Park Site Infrastructure~~

~~b. The developer shall assure that the parkland to be dedicated to the District is graded and improved pursuant to current County standards. The District shall review and approve improvement plans adjoining the park site (Lot A). Park site improvements include: adjoining streets with street lights fronting on the park, vertical curbs that extend 10 feet beyond the park site, a 6-foot wide attached concrete sidewalk on all park frontage streets and ADA compliant street crossings on all corners. Other park site infrastructure improvements include: electric, phone, storm drainage, sewer, and water stubs, connected water meters, and reduced pressure backflow preventers. In addition, all permit fees for the park site need to be paid including: building, sewer, water meter, water development and drainage. The District shall accept the completed park site after it has passed County inspections and we have received a current, clear title report.~~

~~Detention Basin~~

~~c. The District desires to work with the developer and County Water Resources in identifying potential recreational joint-uses for the 5.0 acre detention basin identified as Lot D. The District is willing to consider accepting ownership or an easement for all or part of this site depending on the identified joint use functions. The District will not however, take responsibility for operation or maintenance of the basins' drainage and detention functions.~~

~~Potential joint use possibilities include active sports fields, bicycle/pedestrian trails and/or landscape easements. In order to accommodate recreational uses, advance planning needs to occur to address design issues including but not limited to side slopes, access points, and improvements. Potential detention basin lot area improvements include sports field landscaping, perimeter landscaping including street frontages, bicycle/pedestrian paths, benches, and security lighting.~~

~~Whether joint-uses are realized for this basin or not, due to its location adjacent to a proposed park site, the District requests to work with the developer and County Water Resources on designing appropriate fencing and landscaping for the boundary between the detention basin and park site.~~

~~Open Space Dedication~~

~~d. This subdivision map identifies two open space lots; Lot C (3.4 acres) and Lot B (1.8 acres). The District is willing to accept ownership and management of the total 5.2 acres of open space depending on final requirements of the regulatory agencies related to these lots. The District does not give Quimby credit for property encumbered or otherwise with restrictions, including land with delineated wetlands or other sensitive habitat, or land located within the creek floodplain, and the District will not take responsibility for creek channel drainage maintenance or functions.~~

~~Open space lots shall be dedicated to the District as a gift with a clear title report and be fully developed and improved by the developer with plans and specifications to be approved by the District. The District requests review of all Army Corps of Engineers, U.S. Fish and Wildlife Service, California Department of Fish and Game and all other permitting agency submissions, comments and requirements as well as the final permit, conditions, and wetland delineations as they pertain to the open space property. The District will accept the completed open space areas only after it has been improved to the District requirements, have passed County inspections, and the conditions required are accepted by the Army Corps of Engineers (if applicable).~~

~~Open Space Improvements~~

~~e. Open space areas shall front on a public road per County of Sacramento General Plan requirements. The developer shall provide a vertical curb and 6 foot wide attached concrete sidewalks along all streets fronting on open space areas and shall install street lighting on the open space side of the street. For the open space areas that front on a public street, a "setback" area of approximately 10 feet (from back of sidewalk into the open space area) shall be minimally landscaped (to District's specifications) to provide an aesthetic transition into the open space area. The open space will have post and cable fencing along the back edge of the landscaped area and an~~

~~irrigation system shall be installed according to specifications provided by the District.~~

~~Any lots backing or siding onto the open space areas shall have a 6 foot high tubular steel fence constructed by the developer, and approved by the District. This fencing will belong to and be the responsibility of the residential property owner or developer.~~

~~Maintenance and Monitoring of Open Space~~

~~f. Prior to open space dedication, the District requests that adequate funding be available to pay for all costs associated with the repair, maintenance and monitoring in perpetuity of the identified open space in this subdivision through the provision of an endowment (if required by permitting agencies) and/or the designation of funds for this purpose in the financing districts.~~

~~Landscape Corridors on Florin Road~~

~~g. The District will accept the 25-foot wide landscape corridor lot along Florin Road identified as Lot E. The landscape corridor lot shall be dedicated to the District as a gift and shall be fully developed by the developer with plans and specifications to be approved by the District and pursuant to current County standards. The District requires 6 foot high masonry soundwalls for all lots that back-up or side-on to the landscape corridor. All masonry soundwalls shall be treated with graffiti-resistant coating and the design approved by the District. Landscape corridors shall have a detached 6 foot wide concrete sidewalk with vertical curb and ADA compliant street crossings on all corners. A Type 3 curb is required at the back of sidewalks for landscaped areas (except turf). The irrigation system shall be installed according to specifications provided by the District. The District does not require subdivision entrance lighting but requests the installation of conduit to an electric box within the landscape corridor for future installation of lighting, should it become necessary. The District shall accept the completed landscape corridor lot after is has passed inspections and received a clear title report. The District shall maintain the landscape corridor through assessment district proceeds.~~

~~Landscape Corridor Lots on Florin Road – Open Space~~

~~h. The District recommends the delineation of 25 foot wide landscape corridor lots on the Open Space sites (Lots C and B) on the north side of Florin Road, in order to provide a well maintained, consistent and continuous pedestrian system throughout the District. The landscape corridor lots shall be dedicated to the District as a gift and shall be fully developed by the developer with plans and specifications to be approved by the District and pursuant to current County standards. The landscape corridor will be required to have standard street improvements with a detached sidewalk but not a soundwall.~~

~~The landscape improvements may be more consistent with those required for open space street frontages than standard landscape corridor lots (see Comment "e" above). The landscape corridor should also continue across the Elder Creek crossing so that pedestrian access is continuous along this side of the street.~~

~~Gerber-Elder Creek Open Space Corridor Bicycle/Pedestrian Trail~~

~~i. On the Florin Vineyard Community Plan, the Elder and Gerber Creek drainage corridors have been identified as public open space corridors. The Community Plan also identifies these corridors as a potential location for recreation use such as bicycle/pedestrian trails. The Elder Creek open space corridor runs through the southeastern corner of the Shehadeh Ranch subdivision.~~

~~The District requests that the developer construct a trail segment along the creekway as recommended under the Community Plan guidelines, and per District specifications. The final location of trail access is to be mutually determined by the developer and the District. Trail design guidelines shall be provided to the developer by the District. Improvements along the bicycle/pedestrian trail and open space corridors in the Florin Vineyard Gap Community Plan area shall compliment the design planned in the North Vineyard Station Specific Plan area. The developer shall enter into a Development Requirement Agreement for these improvements and may be credited development fees for all agreed to bicycle/pedestrian trail improvements. Typically, the trail shall not be closer than 20 feet from the top of bank along the creek and outside of any environmental constraints. Trail setback from the rear or side of residential property lines and streets shall be as far as possible.~~

~~Improvement Plan Review and Approval~~

~~j. Prior to improvement plan approval, the developer shall submit improvement plans for this subdivision to the District. The District shall review and approve all improvements consistent with District requirements pertaining to the park site (Lot A), open space (Lots B and C), detention basin (Lot D) and the landscape corridor (Lot E) along Florin Road.~~

~~Inclusion in Financing Districts~~

~~k. The developer shall consent to the inclusion of this subdivision within the Florin Vineyard Financing District, which will be a Landscaping and Lighting Assessment District or a Mello Roos Community Facilities District, and the Southgate Landscaping and Lighting Assessment District – West Vineyard Zone. The developer shall be responsible for notification to all subsequent purchasers of parcels of land within this subdivision of the inclusion within said financing districts. These financing districts will be established by~~

~~Southgate for purposes of funding maintenance and operations; additional park and recreation capital improvements; community center maintenance and operations; and park and recreation programs.~~

~~Florin Vineyard Public Facilities Financing Plan~~

~~l. This subdivision will be included in the Southgate Recreation and Park District component of the future Florin Vineyard Public Facilities Financing Plan as determined by the Sacramento County Board of Supervisors. In the absence of an approved County financing plan, the District recommends that the County Board of Supervisors annex this subdivision to an existing plan which meets the current park and recreation needs of District residents or otherwise require an appropriate funding mechanism that will address the park land dedication, maintenance and development requirements of the District. The District reserves the right to revise parkland dedication requirements and financing mechanisms to adapt to changes resulting from modifications to the policy or the creation of a new plan by the County of Sacramento.~~

~~5. Sacramento Regional County Sanitation District (SRCSD)~~

~~a. Prior to approval of the Final Map, the applicant shall submit landscaping, utility, and improvement plans for SRCSD review and approval to ensure that the following conditions are met:~~

~~(1) Any improvement or proposed use that restricts SRCSD access to its existing easement for the purpose of operating, maintaining, and repairing its facilities shall not be permitted.~~

~~(2) Permanent structures, walls and footings shall not be permitted within the existing SRCSD easement. Any proposed use that restricts SRCSD access to its existing easement shall require the review and express written consent of the District Engineer. Even if the District Engineer has approved the use, SRCSD retains the right to remove all or any part of the approved use to allow SRCSD to use the easement at any time pursuant to the SRCSD easement rights. SRCSD shall not be liable for any cost of removal or replacement. Following the exercise of any use by SRCSD, the cost of replacement of any approved use shall be borne solely by the property owner. Allowable uses shall be as stated in the Sewer Easement Agreement.~~

~~(3) Construction staging and stockpiling within the SRCSD easement shall not be permitted unless express written permission is obtained from SRCSD.~~

~~(4) Landscaping other than the following: lawn or similar groundcover, areas planted with species whose mature growth does not exceed five (5) feet in height, and species which are not environmentally protected, shall not be permitted within the existing SRCSD easement.~~

~~(5) Proposed detention basin facilities shall not be permitted to overlap on the existing SRCSD easement area. Drainage shall flow away from the SRCSD easement.~~

~~(6) Any proposed utility crossing of an SRCSD interceptor shall be a maximum of 45 degrees from the line that is perpendicular to the centerline of the interceptor.~~

~~(7) Any proposed utility crossing of the SRCSD interceptor shall have a minimum vertical clearance of five feet.~~

~~(8) Parallel utilities (water, drain, electrical, etc.) shall not be allowed within the existing SRCSD easement area, unless express written approval is obtained from the District Engineer.~~

~~b. Direct lateral connections to the SRCSD interceptor system shall not be allowed.~~

~~6. Sacramento Area Sewer District (SASD)~~

~~a. Connection to the District's sewer system shall be required to the satisfaction of the District. District's Design Standards apply to sewer construction.~~

~~b. Each lot and each building with a sewage source shall have a separate connection to the District sewer system.~~

~~c. Private sewer service laterals will not be permitted to connect directly to the 108-inch diameter interceptor on southeast corner of the project.~~

~~d. The District shall require an approved sewer study prior to the approval of Final Map or submittal of improvement plans for plan check to the District, whichever comes first. The sewer study shall demonstrate the quantity of discharge and any "flow through sewage" along with appropriate pipe sizes and related appurtenances from this subject and other upstream areas and shall be done in accordance with the Districts' most recent "Minimum Sewer Study Requirements." The study shall be done on a no "Shed-Shift" basis unless approved by the District in advance and in compliance with the District Design Standards.~~

~~e. In order to obtain sewer service, construction of both off-site and on-site District sewer infrastructure will be required.~~

~~f. Sewer easements will be required. All sewer easements shall be dedicated to the District in a form approved by the District Engineer. All District sewer easements shall be at least 20 feet in width and ensure continuous access for installation and maintenance. The District will provide maintenance only in public right-of-ways and in easements dedicated to the District.~~

~~g. The subject project owner(s) and successors in interest thereof, shall be responsible for repair and/or replacement of all non-asphalt and/or enhanced surface treatments of street and drives (such as stamped/colored/decorative concrete, concrete pavers, etc.) within these easements damaged by District maintenance and repair operations, including landscaping, channelizations, lighting, fountain area, sidewalk, and any other appurtenances conflicting therein. This requirement shall be set forth in easement grant documents and be a covenant running with the land, be responsibility of successors in interest in future land transfers and divisions and by language approved by the District. The District will only replace asphalt and standard concrete roadway/driveway disturbed due to maintenance/repair of its sewer line. If the repair is of decorative or stamped concrete, the District will only replace with standard concrete.~~

~~h. The District requires their sewers to be located a minimum of 10 feet (measured horizontally from edge of pipe to edge of pipe) from all potable water lines. Separation of sewer line from other parallel utilities, such as storm drain and other 'dry' utilities (electrical, telephone, cable, etc.) shall be a minimum of 7 feet (measured horizontally from the center of pipe to the center of pipe). Any deviation from the above separation due to depth and roadway width must be approved by the District on a case by case basis. Prior to recording the Final Map, the applicant shall prepare a utility plan that will demonstrate that this condition is met.~~

~~i. All structures along private drives shall have a minimum 10-foot setback (measured horizontally from edge of collector pipe to edge of structure) so that the District can properly maintain the sewer line.~~

~~j. The trunk and collector sewer system for the project will not be accepted for operation and maintenance until the downstream sewer system serving the project is also accepted for operation and maintenance. All sewer facilities shall be accepted for operation and maintenance prior to issuance of a building permit.~~

~~7. Sacramento County Water Agency (SCWA)~~

~~a. Water supply will be provided by the Sacramento County Water Agency.~~

~~b. Provide separate public water service to each parcel. All water lines shall be located within a public right-of-way or within easements dedicated to SCWA. Easements shall be reviewed and approved by Sacramento County Water Agency prior to Improvement Plan approval or Final Map approval.~~

~~c. Destroy all abandoned wells on the proposed project site in accordance with the requirements of the Sacramento County Environmental Health Division. Clearly show all abandoned/destroyed wells on the improvement plans for the~~

~~project. Prior to abandoning any existing agricultural wells, applicant shall use water from agricultural wells for grading and construction.~~

~~d. Prior to the issuance of any building permits for the project, the project developer/owner shall pay Zone 40 development fees applicable at the time of building permit issuance in accordance with Title 4 of the Sacramento County Water Agency (SCWA) Code.~~

~~e. Prior to the issuance of any building permits for the project, the project shall conform to the specific provisions of the Sacramento County Landscape Water Conservation Ordinance (Chapter 14.10 of the Sacramento County Code) to the satisfaction of the County Landscape/Oak Tree Coordinator.~~

~~8. Sacramento County Department of Water Resources~~

~~a. Provide drainage easements and install facilities pursuant to the Sacramento County Floodplain Management Ordinance, Sacramento County Water Agency Code, and Sacramento County Improvement Standards, including any fees required by the Sacramento County Water Agency Code.~~

~~b. Offsite drainage improvements and easements shall be provided pursuant to the Sacramento County Floodplain Management Ordinance, and the Sacramento County Improvement Standards.~~

~~c. A Conditional Letter of Map Revision, pursuant to the Sacramento County Floodplain Management Ordinance, and the Sacramento County Improvement Standards, must be approved by FEMA prior to approval of improvements.~~

~~d. Detention basin land value will be credited in accordance with Title 2 of the Water Agency Code and the Finance Plan for the Specific Plan, as periodically amended. The Zone 11A date of valuation will be July 2008.~~

~~e. If this project precedes the adoption of a Florin Vineyard Specific Plan Drainage Fee, the proponent will pay the effective Supplemental Drainage Fee for North Vineyard Station in accordance with Section 2.81 of Title 2 of the Sacramento County Water Agency Code.~~

~~f. On-site source control measures shall be required for this project in accordance with the latest version of the City and County of Sacramento's Guidance Manual for On-Site Stormwater Quality Control Measures, which may be downloaded from http://www.sacstormwater.org/const/manuals/hc-on_site.html.~~

~~g. Provide a permanent concrete stamp, or other permanently applied message to the satisfaction of DWR not including paint, which reads "No Dumping-Flows to Creek" or other approved message at each storm drain inlet.~~

~~9. Sacramento County Department of Transportation~~

~~a. Grant the County right-of-way on Florin Road and install public street improvements based on a 96-foot modified thoroughfare (the six-foot separated sidewalk shall be installed in an adjacent pedestrian/landscape/public utility easement) pursuant to the Florin Vineyard Community Plan and the Sacramento County Improvement Standards.~~

~~b. Dedicate additional right-of-way on Florin Road and the southeastern corner of parcel 064-0080-010 for a traffic control signal pursuant to the North Vineyard Station Specific Plan and the Sacramento County Improvement Standards. Note: A bus stop turnout will be required on Florin Road.~~

~~c. Grant the County right-of-way on the "A" Drive and Florin Road intersection based on a 50-foot entrance street pursuant to the Sacramento County Improvement Standards. Note: The "A" Drive/Florin Road intersection will have an ultimate right-in, right-out configuration.~~

~~d. Grant the County right-of-way and install public street improvements along the park site based on a 30-foot half section for on-street parking. Note: If the park will be providing recreational areas such as soccer fields and/or baseball fields, then onsite parking will be required.~~

~~e. Grant the County right-of-way and install public street improvements, including vertical curb, gutter and sidewalk, along the Detention and Open Space lots pursuant to the Sacramento County Improvement Standards.~~

~~f. The proposed Traffic Circle must be designed and installed to the satisfaction of the Department of Transportation.~~

~~g. All garages shall be setback a minimum of 20 feet from the back of the sidewalk in accordance with the Sacramento County Zoning Code.~~

~~10. Sacramento County Land Division and Site Improvement Review Division~~

~~Rezone~~

~~a. Grant the County right-of-way for Florin Road, based on a 108-foot, pursuant to the Sacramento County Improvement Standards.~~

~~b. Dedicate a standard 12.5-foot Public Utility Easement for underground and overhead facilities and appurtenances adjacent to Florin Road.~~

~~Map~~

~~c. Grant the County right-of-way for the indicated streets and install public street improvements pursuant to the Sacramento County Improvement standards.~~

~~Streets adjacent to park sites shall have a 30-foot half street (24 feet measured between street centerline and back of curb).~~

~~d. Grant the County right-of-way for Florin Road, based on a 108-foot and install public street improvements pursuant to the Sacramento County Improvement Standards.~~

~~e. Grant the County right-of-way for 'A' Drive based on a 60-foot standard and install public street improvements pursuant to the Sacramento County Improvement Standards.~~

~~f. Dedicate additional right-of-way on Florin Road and 'A' Drive for intersection widening pursuant to the Sacramento County Improvement Standards and to the satisfaction of the Department of Transportation.~~

~~g. Construct a second point of public access to serve the area north of Lot 183 prior to the issuance of the 40th building permit north of 183 or apply for an exception per County Code 22.110.025 to allow a single point of access to serve this area.~~

~~h. Dedicate a standard 12.5-foot Public Utility Easement for underground facilities and appurtenances adjacent to all public ways.~~

~~i. Prior to recordation of a final map or certificate of compliance, dedicate land or pay in lieu fees, or both, for park purposes, as required by and in accordance with the procedures and standards set forth in Chapter 22.40, Title 22 of the Sacramento County Zoning Code.~~

~~j. Dedicate all landscape lots to the County of Sacramento and provide a maintenance entity with an ongoing funding source. The maintenance entity shall be approved and found acceptable by County representatives. Annexation to a current Lighting and Landscape District or a Mello Roos Community Finance District may be possible and is the preferred course of action.~~

~~k. Comply with all requirements of Chapter 1, Article 5, Title III, of the Sacramento County Zoning Code, relating to walls and landscape corridor adjacent to streets, including required maintenance provisions. Provide a maintenance entity with an ongoing funding source.~~

~~l. Prior to map recordation, the property shall be included in County Service Area No. 1 at a rate that will fund the full cost, including annual escalation factors, of operating and maintaining street and safety lights for this development. The applicant must contact Russ Childers of the County of Sacramento Department of Transportation at (916) 875-5123 to obtain information concerning costs and to initiate the process at the earliest possible time since this process takes about four months to complete.~~

~~11. Sacramento Regional Transit District~~

~~a. In light of the Bus Rapid Transit corridor designation, RD staff requests that an Irrevocable Offer of Dedication (IOD) for transit right-of-way be provided as a condition of approval and that it be noted on the tentative subdivision map. A 12.5 foot wide area the length of the subdivision and adjacent to South Watt Avenue is required to allow for the construction of one transit lane.~~

~~b. Contact Robert Hendrix, RT Facilities (916) 649-2759 to determine is a bus shelter pad shall be provided. If determined appropriate (by RT) provide a bus shelter pas as directed.~~

~~c. Transit information shall be displayed in a prominent location in the residential sales/rental office, through a homeowner's association, or with real estate transactions.~~

~~12. Sacramento County Department of Water Resources – Water Supply~~

~~a. Water supply will be provided by the Sacramento County Water Agency, per the provisions of the Master Water Study for the Florin Vineyard Community Plan dated December 2005.~~

~~b. Provide separate public water service to each parcel. All water lines shall be located within a public right-of-way or within easements dedicated to SCWA. Easements shall be reviewed and approved by Sacramento County Water Agency prior to Improvement Plan approval or Final Map approval.~~

~~c. Destroy all abandoned wells on the proposed project site in accordance with the requirements of the Sacramento County Environmental Health Division. Clearly show all abandoned/destroyed wells on the improvement plans for the project. Prior to abandoning any existing agricultural wells, applicant shall use water from agricultural wells for grading and construction.~~

~~d. Prior to issuance of building permits pay the Surface Water Component Fee for Private Wells as outlined in Title 4, Section 4.45.005 of the Sacramento County Water Agency (SCWA) Code.~~

~~e. Pluming systems for residential units shall be stubbed to the street right-of-way to facilitate future connections in the event of future public water service.~~

~~f. Test all water wells for arsenic at the time of construction.~~

~~g. The property owners shall participate in future groundwater management and well protection programs adopted by the Sacramento County Water Agency that are applied uniformly throughout Zone 40.~~

~~The following requirements are not project conditions subject to tentative map approval:~~

~~h.~~ ~~Prior to the issuance of any building permits for the project, the project developer/owner shall pay Zone 40 development fees applicable at the time of building permit issuance in accordance with Title 4 of the Sacramento County Water Agency (SCWA) Code.~~

~~i.~~ ~~Prior to the issuance of any building permits for the project, the project shall conform to the specific provisions of the Sacramento County Landscape Water Conservation Ordinance (Chapter 14.10 of the Sacramento County Code) to the satisfaction of the County Landscape/Oak Tree Coordinator.~~

~~PROJECT MITIGATION MEASURES~~

~~MITIGATION MEASURES FOR POTENTIAL SEWER IMPACTS:~~

~~SH-1~~. ~~The project's proposed detention facility (Lot D), which is consistent with the FVGCP DMP as it comprises a portion of Detention Basin E28, appears to encroach upon an existing Sacramento Regional County Sanitation District (SRCSD) permanent sewer easement over the Bradshaw 6A Interceptor facility, which is unacceptable to SRCSD.~~

~~Coordinate with the SRCSD and the County Department of Water Resources (DWR) and revise the proposed tentative subdivision map, as needed, to provide for a mutually acceptable location and design for detention facilities, which meets the purpose and intent of the FVGCP Drainage Master Plan and the Bradshaw 6A Interceptor Sewer Easement.~~

~~MITIGATION MEASURES FOR POTENTIAL DRAINAGE IMPACTS:~~

~~SH-2.~~ ~~Portions of the proposed project appear to be inconsistent with the FVGCP DMP. It appears that part of proposed Lot A (park site) needs to be included within Detention Basin E28, and that all of proposed Lot B (open space) needs to be included within Detention Basin E31, in order for the Shehadeh Ranch project to be consistent with the DMP. It also appears that revising the project to be consistent with the DMP may further encroach upon an existing Sacramento Regional County Sanitation District (SRCSD) permanent sewer easement over the Bradshaw 6A Interceptor facility, which is unacceptable to SRCSD.~~

~~Coordinate with the SRCSD and the County Department of Water Resources (DWR) and revise the proposed tentative subdivision map, as needed, to provide for a mutually acceptable location and design for detention facilities, which meets the purpose and intent of the FVGCP Drainage Master Plan and the Bradshaw 6A Interceptor Sewer Easement.~~

~~**SH-3.** Prior to the approval of improvement plans for individual development projects within the FVGCP area, the project proponent shall demonstrate to the satisfaction of DWR that all FVGCP DMP improvements necessary to provide adequate flood protection to the project, and necessary to provide adequate mitigation for the project's downstream drainage/flooding and water quality impacts, have been implemented.~~

~~MITIGATION MEASURES FOR POTENTIAL AIR QUALITY IMPACTS:~~

~~**SH-4.** The applicant shall implement the following mitigation in order to reduce construction-related PM10 emissions:~~

~~A. Keep soil moist at all times.~~

~~B. Maintain at least two feet of freeboard space on all haul trucks.~~

~~C. Use emulsified diesel or diesel catalysts on applicable heavy duty diesel construction equipment.~~

~~MITIGATION MEASURES FOR POTENTIAL NOISE IMPACTS:~~

~~**SH-5.** Provide a minimum 6-foot high solid masonry soundwall along the Florin Road frontage between the proposed landscape corridor (Lot E) and Lots 1-8. If a wall greater than 6 feet in height is desired, the County Zoning Code requires that a combination berm and solid masonry wall be constructed.~~

~~MITIGATION MEASURES FOR POTENTIAL WETLAND AND FEDERALLY LISTED BRANCHIOPOD IMPACTS:~~

~~**SH-6.** Prior to any grading, grubbing, or excavation within 250 feet of on-site wetlands, the applicant or owner shall obtain any/all applicable permits from the U.S. Fish and Wildlife Service (USFWS), U.S. Army Corps of Engineers, California Department of Fish and Game and the Central Valley Regional Water Quality Control Board for the proposed modifications to on-site wetlands and incidental take of federally listed fairy/tadpole shrimp species. In addition, the project applicant or property owner shall comply with General Plan Conservation Element Policy No. CO-96 as it pertains to no net loss of wetlands. If mitigation occurring through the state and federal permitting processes results in less than 1:1 compensation for the loss of wetland habitat, the applicant or owner shall be required to pay to the County of Sacramento an amount based on a rate of $35,000 per acre for the unmitigated/uncompensated wetlands. The payment shall be submitted to the Department of Planning and Community Development and shall be deposited in the Wetlands Restoration Trust Fund. A copy of any required permits, or written notification from the applicant that the permit authority has determined that a permit is not required, and verification of compliance with General Plan Conservation Element Policy No. CO-96 regarding no net loss of wetlands shall be submitted to the Department of Environmental Review and Assessment.~~

~~MITIGATION MEASURES FOR POTENTIAL SWAINSON'S HAWK IMPACTS:~~

~~**SH-7.** If construction, grading, or project-related improvements are to occur between March 1 and September 15, a focused survey for Swainson's hawk and other raptor nests in nearby trees (within ½ mile of the site) shall be conducted by a qualified biologist within 14 days prior to the start of construction work (including clearing and grubbing). If any active nests are located within ½ mile of proposed heavy equipment operations or construction activities, the project proponent shall then consult with CDFG to determine the appropriate course of action to reduce potential impacts upon nesting raptors and to determine under what circumstances equipment operation and construction activities can occur. If no active nests are found during the focused survey, no further mitigation will be required.~~

~~**SH-8.** Prior to the approval of improvement plans, building permits, or recordation of the final map, whichever occurs first, implement one of the following options to mitigate for the loss of 37.7 acres of Swainson's hawk foraging habitat on the project site:~~

~~A. The project proponent shall utilize one or more of the mitigation options (land dedication and/or fee payment) established in Sacramento County's Swainson's Hawk Impact Mitigation Program (Chapter 16.130 of the Sacramento County Code).~~

~~B. The project proponent shall, to the satisfaction of the California Department of Fish and Game, prepare and implement a Swainson's hawk mitigation plan that will include preservation of Swainson's hawk foraging habitat.~~

~~C. Should the County Board of Supervisors adopt a Swainson's hawk mitigation policy/program (which may include a mitigation fee payable prior to issuance of building permits) prior to the implementation of one of the measures above, the project proponent may be subject to that program instead.~~

~~MITIGATION MEASURES FOR POTENTIAL BURROWING OWL IMPACTS:~~

~~**SH-9.** Prior to construction activity (including site improvements, and building construction) a focused survey shall be conducted by a qualified biologist for burrowing owls where suitable habitat is present in the project area. Suitable habitat includes agricultural field margins, drainage ditches, and fallow fields. Surveys shall be conducted no less than 14 days and no more than 30 days prior to commencement of construction activities. Surveys shall be conducted in accordance with CDFG protocol (CDFG 1995).~~

~~A. If no occupied burrows are found in the survey area, a letter report documenting survey methods and findings shall be submitted to the County and no further mitigation is necessary.~~

~~B. If an occupied burrow is found the applicant shall contact the Department of Environmental Review and Assessment and consult with the California Department of Fish and Game (CDFG), prior to construction, to determine if avoidance is possible or if burrow relocation will be required.~~

~~C. If owls are to remain on-site, a minimum of 6.5 acres of foraging habitat for each occupied burrow needs to be permanently preserved according to CDFG guidelines.~~

~~D. In order to avoid direct impacts to owls, no activity shall take within 160 feet of an active burrow from September 1 to January 31 (wintering season) or 250 feet from February 1 through August 31 (breeding season). Protective fencing shall be in place, at the distances above, around the active burrows and no activity shall occur within the protected buffer areas.~~

~~E. Any impact to active owl burrows, relocation of owls or mitigation for habitat loss shall be done in accordance with CDFG guidelines. Written evidence from CDFG staff shall be provided to DERA attesting to the permission to remove burrows, relocate owls, mitigate for lost habitat, and provide a method for preservation of habitat in perpetuity.~~

~~MITIGATION MEASURES FOR POTENTIAL GIANT GARTER SNAKE AND NORTHWESTERN POND TURTLE IMPACTS:~~

~~**SH-10.** The project site shall be surveyed for giant garter snakes and the northwestern pond turtle by a qualified biologist within 24 hours prior to the start of construction activities (including clearing and grubbing) located within 200 feet of Elder Creek. Survey of the area shall be repeated if a lapse in construction activity of two weeks or greater occurs. If a giant garter snake and/or northwestern pond turtle is encountered during construction, activities shall cease until appropriate corrective measures have been completed or it has been determined that the snake and/or turtle will not be harmed. Giant garter snakes and northwestern pond turtles encountered during construction should be allowed to move away on their own. Capture and relocation of trapped or injured individuals shall only be attempted by personnel or individuals with current USFWS recovery permits. Any incidental take shall be reported to the USFWS at (916) 979-2725 and Department of Environmental Review and Assessment at (916) 874-7914 within one working day. Any giant garter snake and/or northwestern pond turtle sightings shall be reported within 24 hours to the Department of Environmental Review and Assessment at 874-7914.~~

~~MITIGATION MEASURES FOR POTENTIAL VALLEY ELDERBERRY LONGHORN BEETLE IMPACTS:~~

~~**SH-11.** Prior to project construction, the project applicant shall identify the locations of all potential VELB habitat at and within 100 feet of the project site and ensure that~~

~~all feasible efforts are made to avoid direct and indirect impacts. Should direct or indirect impacts to shrubs be unavoidable, then the applicant shall consult with the USFWS to determine mitigation and compensation requirements which shall include, but not be limited to, implementing the avoidance and mitigation requirements as described in the USFWS (1999) VELB guidelines. These measures include pre-construction surveys, avoidance within 100 feet of the dripline of elderberry shrubs containing stems measuring 1.0 inch or greater in diameter at ground level, restoration of any damage to the buffer area, transplanting shrubs that cannot be avoided, and replacement of damaged shrubs at a ratio ranging from 1:1 to 8:1. As described in the USFWS guidelines, all relocated shrubs must be transplanted to a USFWS-approved location.~~

~~MITIGATION MEASURES FOR POTENTIAL CULTURAL RESOURCE IMPACTS:~~

~~**SH-12**. Should any cultural resources, such as structural features, unusual amounts of bone or shell, artifacts, human remains, or architectural remains be encountered during any development activities, work shall be suspended and the Department of Environmental Review and Assessment shall be immediately notified at (916) 874-7914.~~

~~At that time, the Department of Environmental Review and Assessment will coordinate any necessary investigation of the find with appropriate specialists as needed. The project proponent shall be required to implement any mitigation deemed necessary for the protection of the cultural resources. In addition, pursuant to Section 5097.97 of the State Public Resources Code and Section 7050.5 of the State Health and Safety Code, in the event of the discovery of human remains, all work is to stop and the County Coroner shall be immediately notified. If the remains are determined to be Native American, guidelines of the Native American Heritage Commission shall be adhered to in the treatment and disposition of the remains.~~

14 TAYLOR PROPERTIES AT GERBER AND BRADSHAW ROADS

The effects of the proposed land use plans for the Florin-Vineyard Gap area are addressed in Volume 1 of this EIR. Impacts to environmental resources have been addressed therein for the overall plan area. This chapter discusses the site specific impacts of this particular project in the Florin-Vineyard Gap Community. Impacts, mitigation measures and conditions requested by Sacramento County's reviewing departments are provided within this chapter.

PROJECT INFORMATION

CONTROL NUMBER: 04-RZB-PMR-ABE-0226

NAME: TAYLOR PROPERTIES AT GERBER AND BRADSHAW ROADS REZONE, TENTATIVE PARCEL MAP, ~~AND~~ ABANDONMENT/RELOCATION OF DRAINAGE EASEMENTS **AND ABANDONMENT OF RIGHT-OF-WAY ON BRADSHAW AND GERBER ROADS**

LOCATION: The property is located on the southwest corner of Gerber and Bradshaw Roads, in the Vineyard Community (see Plate TGB-1).

ASSESSOR'S PARCEL NUMBERS: 121-0060-022

APPLICANT/DEVELOPER:

Edward R. Gillum

ENGINEER:

MacKay & Somps

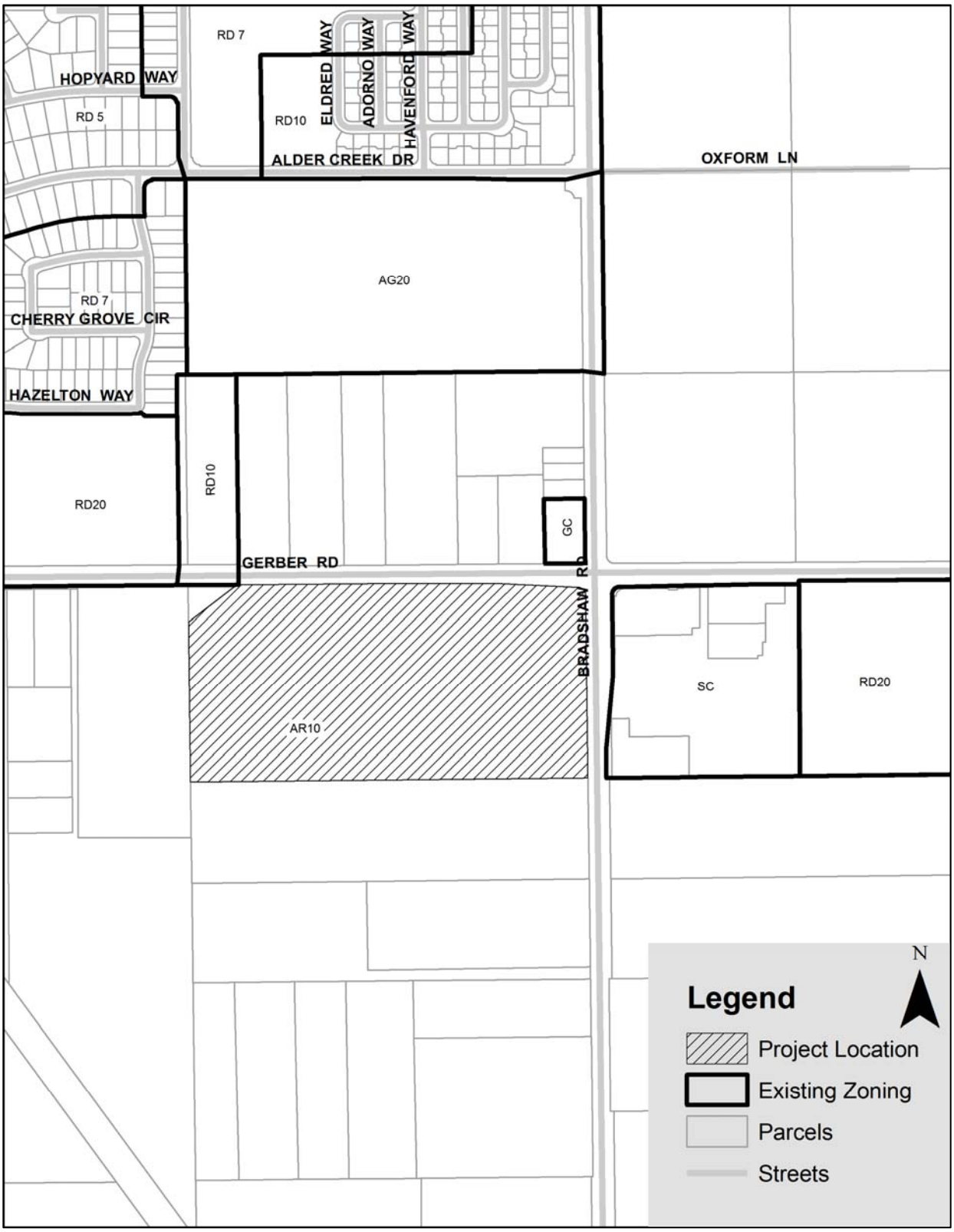
OWNER:

~~Davis Family Trust~~
~~Taylor/Village Sacramento~~
~~Investments Partners, LP~~
Gerber Bradshaw Southwest LP

DEVELOPER:

Taylor Properties

Plate TGB -1 Existing and Proposed Zoning for Taylor Properties at Gerber and Bradshaw Roads



PROJECT DESCRIPTION

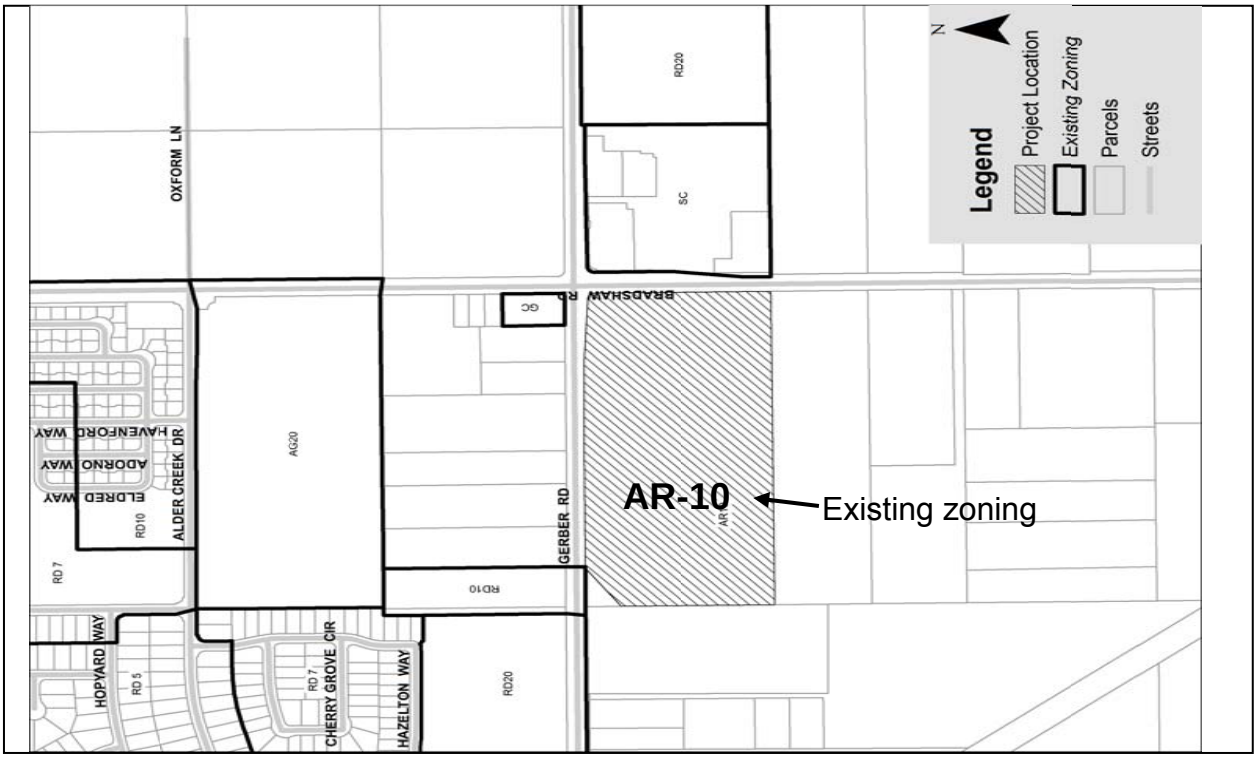
1. A **Rezone** of approximately ~~20~~ **19.7**± acres from AR-10 agricultural-residential and AR-10(F) agricultural residential flood combining to SC shopping center.(Plate TGB-2)

2. A **Tentative Parcel Map** to divide ~~20~~ **19.7**+ acres into ~~6~~ **7** parcels **(including Parcel A)** (Plate TGB-3).

3. An **Abandonment and Relocation** of existing drainage easement.

4. **An Abandonment of right-of-way on Bradshaw Road and Gerber Road.**

Plate TGB -2 Rezone Exhibit



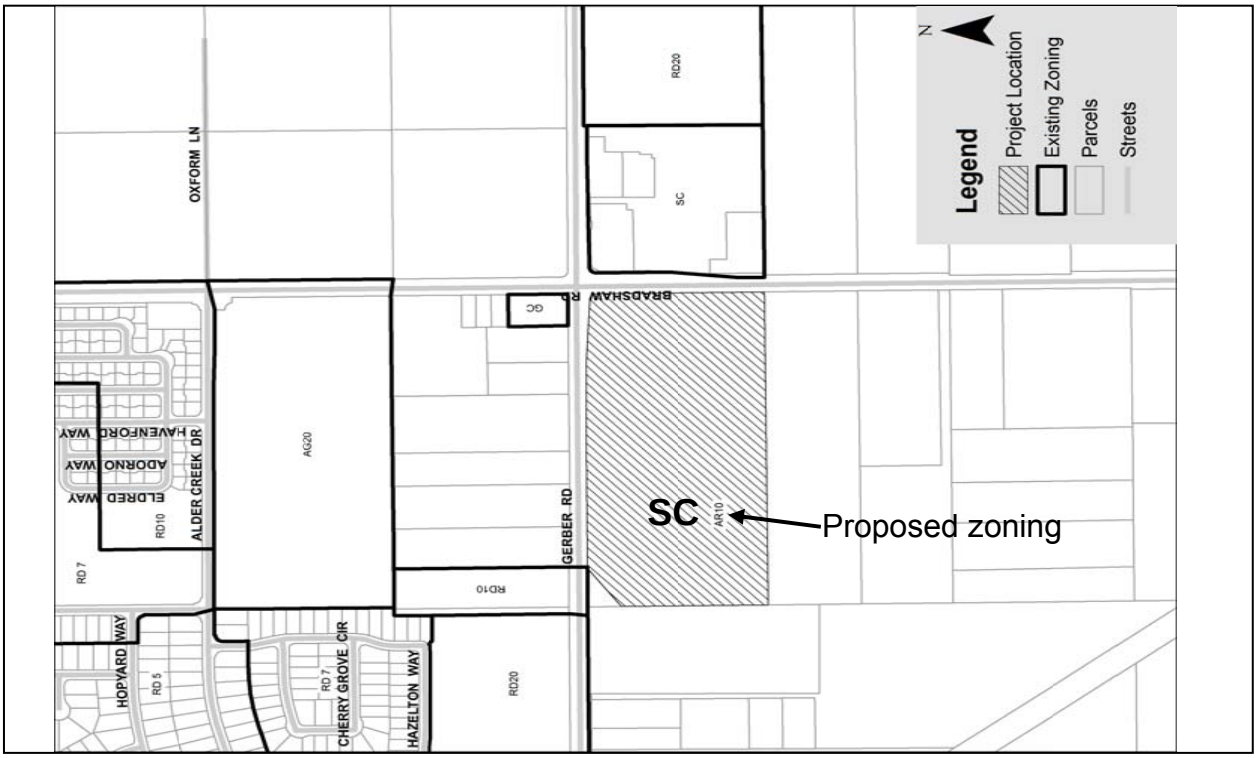
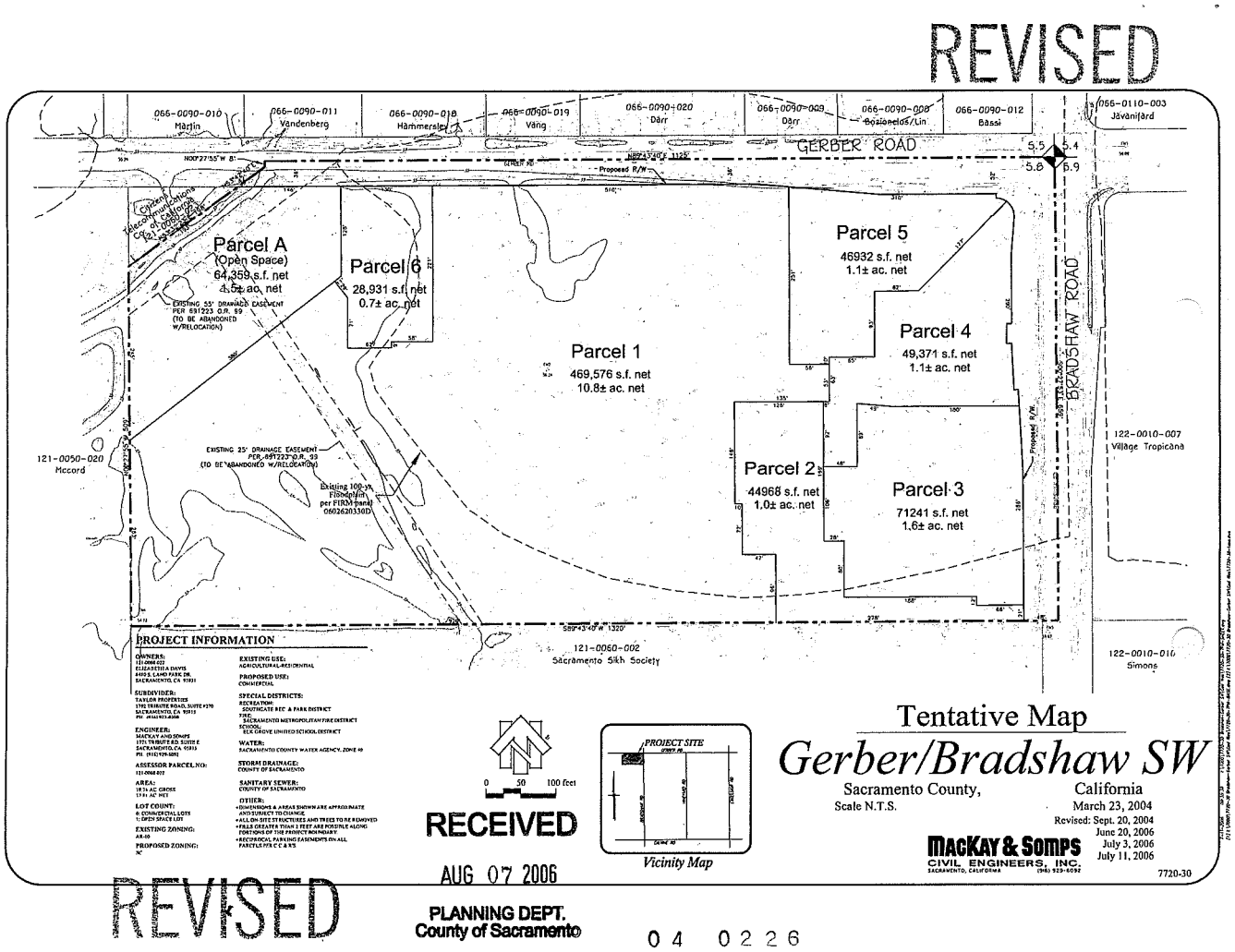


Plate TGB -3- Tentative Parcel Map



ENVIRONMENTAL SETTING

The project consists of one parcel in the southeastern portion of the Florin-Vineyard Gap Community Plan Area. The project site is located immediately west of Bradshaw Road and south of Gerber Road in a rural residential area. The site is a rectangular undeveloped field. Gerber Creek extends along the northwest corner of the project site. The northwest corner also contains a concentration of both native and non-native trees. The site is gently rolling, sloping to the northwest, with tributary drainages flowing perpendicular to Gerber Creek. A church is located to the south and rural residential development is located to the north and west. To the east, across Bradshaw Road, is an undeveloped lot zoned SC which is currently being developed by the same applicant as the "Taylor Properties" project (Control Number 02-CZB-UPB-PMR-PAB-0559). See Plate TGB-4. When complete, that development will be a shopping center that includes a gasoline station and drive-through restaurants.

ENVIRONMENTAL EFFECTS

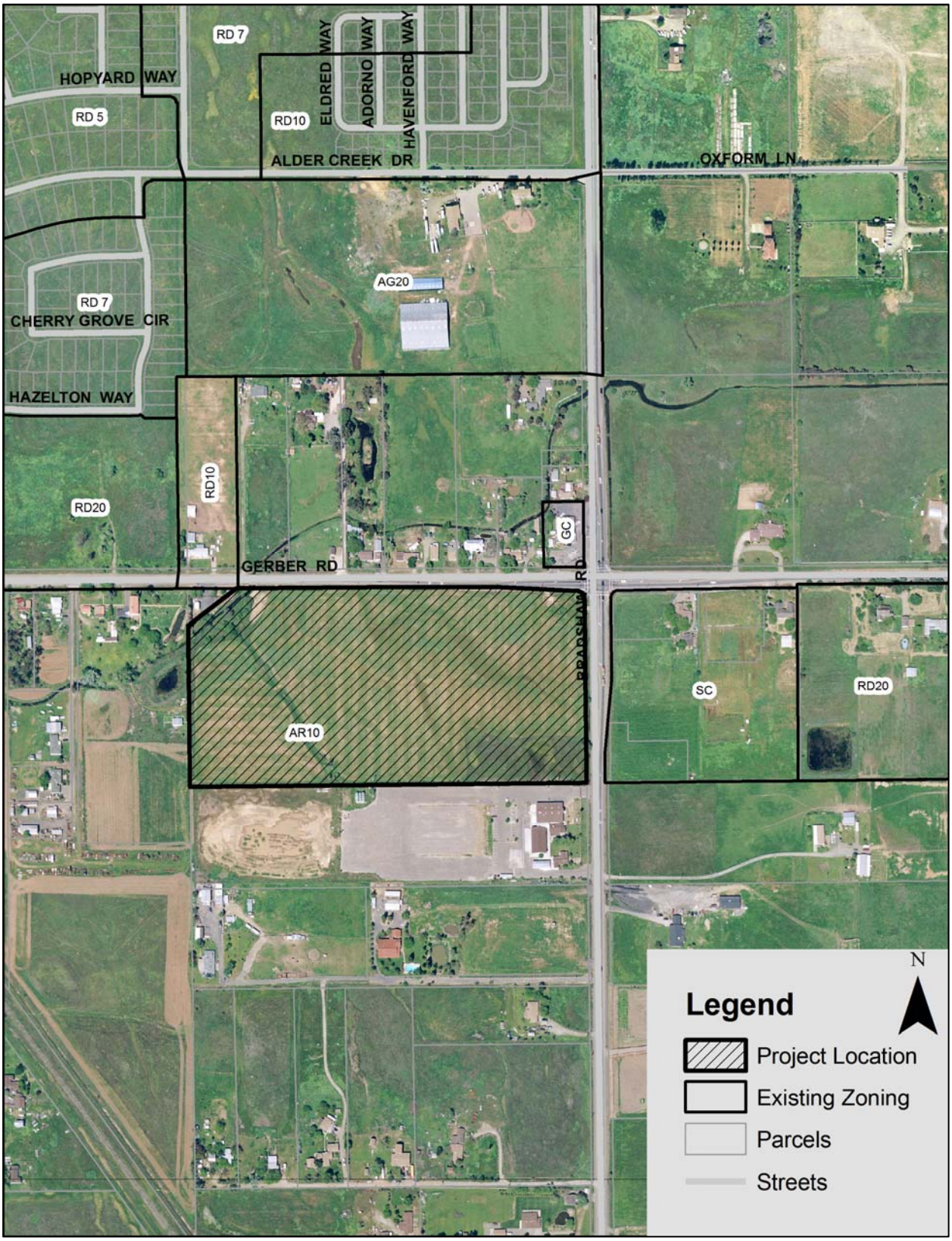
LAND USE

The 20± acre project site is currently undeveloped. The project site is zoned AR-10 (agricultural-residential) and AR-10(F) (agricultural-residential with a flood combining overlay). The project includes a rezone to SC (shopping center) and a parcel map to create six lots for development. The Sacramento County Zoning Code requires a minimum of 10 acres for each parcel in the AR-10 zone. Development within a flood-combining zone is subject to restrictions. The Zoning Code contains the following in regard to development within the flood combining zone:

> No building, structure, vehicle, sign, or area in any zone with which the (F) Combining Zone is combined shall be used, nor shall any building, structure, sign, or vehicle be erected, altered, moved, enlarged, or stored in any zone with which the (F) Combining Zone is combined, except as hereinafter specifically provided in this Chapter or elsewhere in this Code; nor shall any area, building, structure, vehicle, or sign be used in any manner so as to create problems inimical to the public health, safety, or general welfare, or so as to constitute a public nuisance.

The project proposes to remove the flood combining designation. Improvements made to Gerber Creek through the North Vineyard Station Specific Plan and the Florin Vineyard Gap Drainage Master Plan would remove portions of the subject property from the floodplain by moving or constricting two existing drainage easements. One of these easements follows Gerber Creek from the northeast to the southwest and the other is

Plate TGB -4. Aerial View



perpendicular to Gerber Creek draining southeast to northwest (see Plate TGB-2). A more detailed drainage discussion can be found in the Drainage section of this chapter.

The site is within the Urban Policy Area (UPA) and is designated on the current General Plan as an Urban Development Area (Plate TGB-5), both of which identify areas anticipated for urban development within the General Plan's 20-year planning horizon. The proposed General Plan designation for the project site is Commercial & Office (Plate TGB-6). This designation provides for a full range of neighborhood, community and regional shopping centers and a variety of business and professional offices. Uses include locally-oriented retail, professional offices, and regional commercial operations. The location and size of commercial areas is based on accessibility, historic development patterns, community and neighborhood needs, and minimization of land use conflicts. The project is consistent with the proposed General Plan land use designation for the site.

The CAC Land Use Plan (Plate TGB-7) designates the entire site SC (shopping center). **The CPAC Hybrid Land Use Plan designates the site for mixed uses with an underlying commercial designation, as does the Planning Commission Recommended Land Use Plan.** The project, as proposed, is consistent with the CAC, **CPAC Hybrid and Planning Commission Recommended** Land Use Plan designation**s** for this site. The Planning Department (PD) Land Use Option designates the eastern two-thirds of the site for SC and the western one-third of the site for RD-20 (20 residential units per acre) (Plate TGB-8). **The Planning Department Hybrid Plan designates the site for mixed uses with a similar 2/3 commercial and 1/3 residential split.** The project can be considered to be **generally** consistent with the Planning Department option**s** since the SC designation permits residential development up to 20 dwelling units/acre. ~~The conceptual site plan for the project proposes a commercial development plan for the site with a 141,000 square foot anchor store set back from the roadway, and surrounded on the west, north and south by a large parking lot. Five additional buildings, ranging is size from 4,500 square feet to 14,820 square feet, are also proposed for the project site (Plate TGB-9). One of these building is adjacent to the anchor store, two are adjacent to Gerber Road, and two are adjacent to Bradshaw Road. The conceptual site plan is consistent with the CAC Land Use Plan, but inconsistent with the PD Land Use Plan; as a result, modifications to this conceptual plan may be appropriate if the PD Land Use Plan is ultimately approved.~~

Impact: Land Use

The proposed project is not expected to create a use that is incompatible with the proposed Florin Vineyard Gap Community Plan. Potential land use impacts due to the project are ***less-than-significant***.

Plate TGB -5. Taylor Properties at Gerber and Bradshaw Roads Existing General Plan Designation

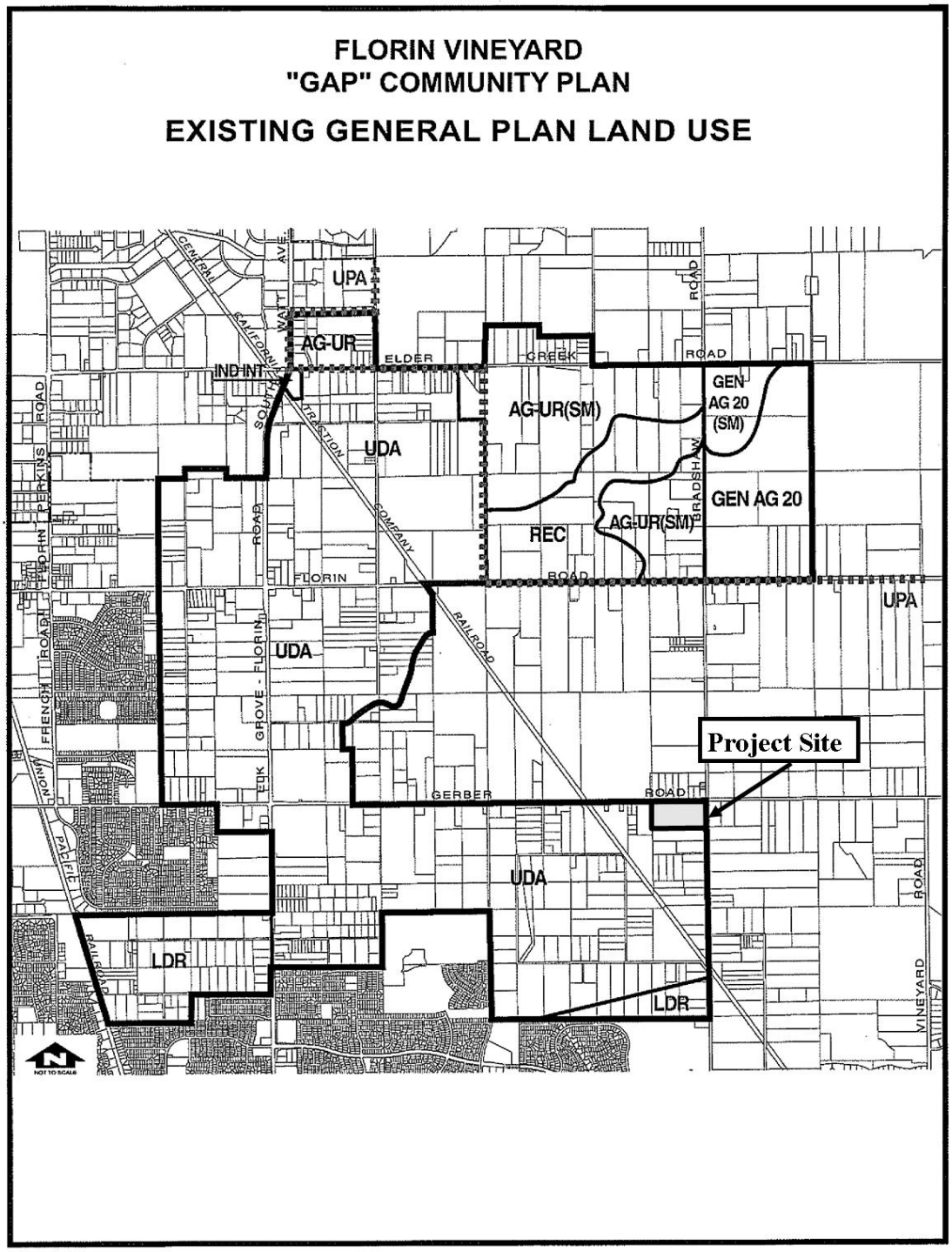


Plate TGB -6. Taylor Properties at Gerber and Bradshaw Roads Proposed General Plan Designation

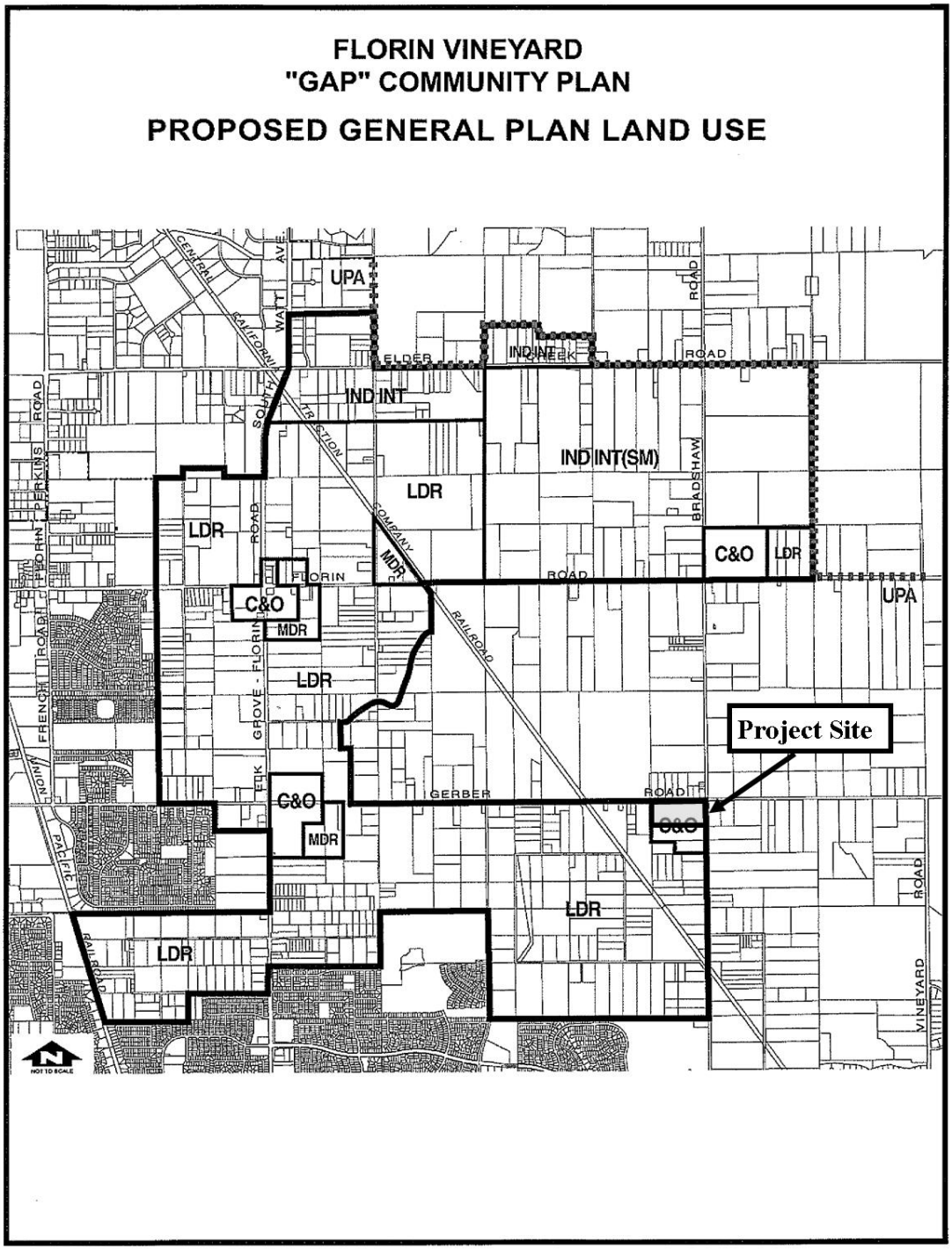


Plate TGB -7. Taylor Properties at Gerber and Bradshaw Roads CAC Land Use Plan Designation

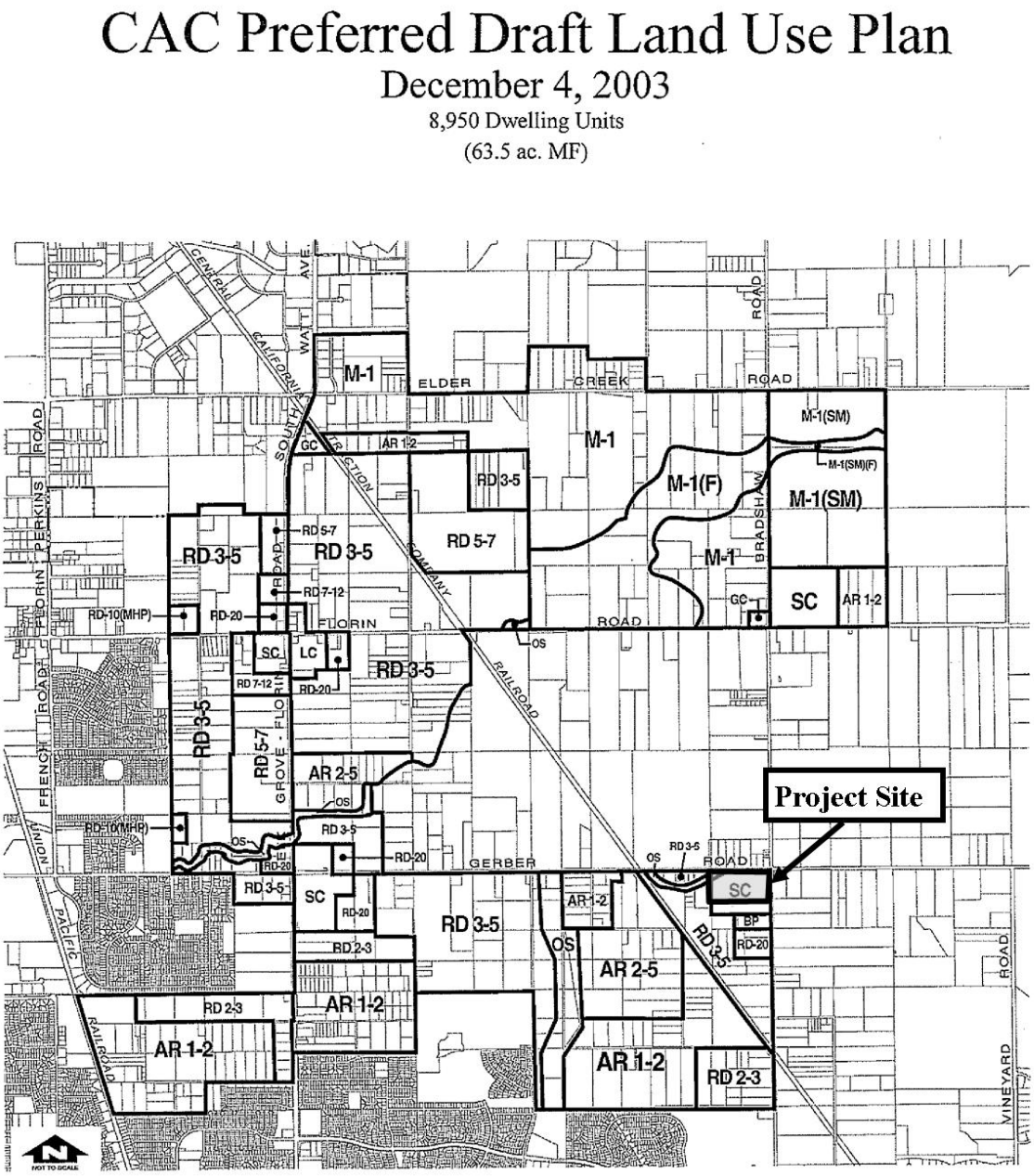


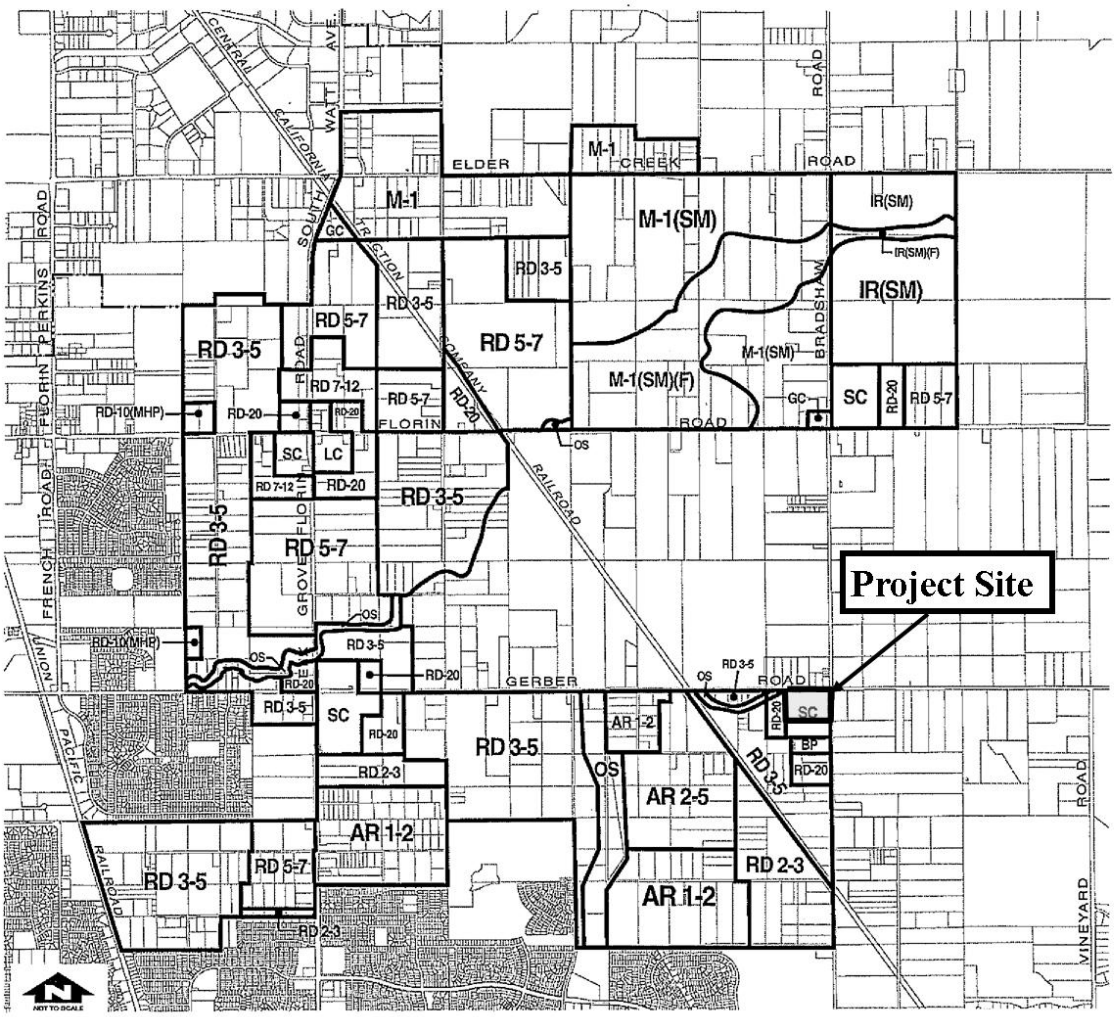
Plate TGB -8. Taylor Properties at Gerber and Bradshaw Roads Planning Department Land Use Plan Designation

Planning Department Draft Land Use Plan

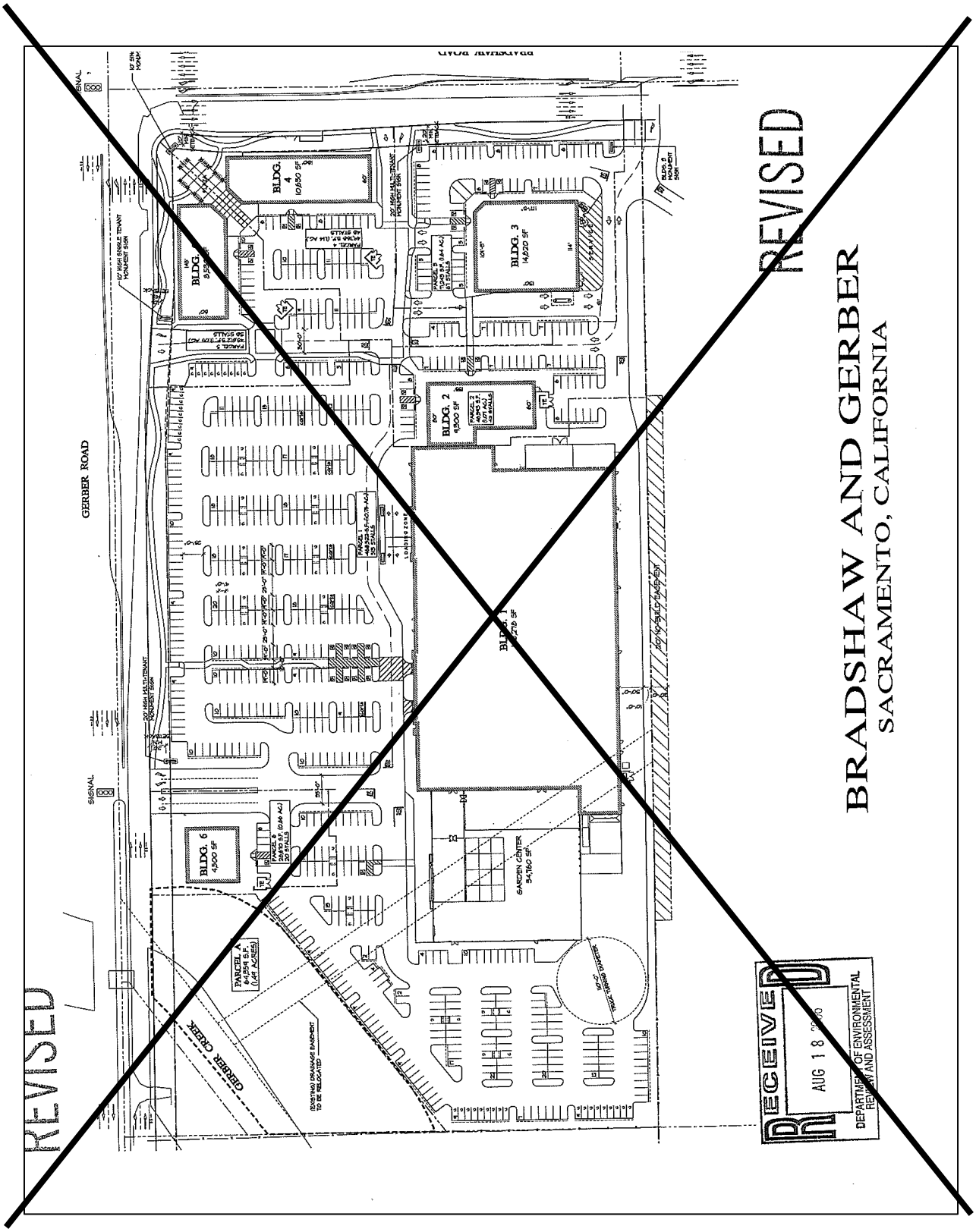
December 4, 2003

12,066 Dwelling Units

(130.5 ac. MF)



~~Plate TGB -9 Conceptual Site Plan~~



AGRICULTURAL RESOURCES

The project site is currently designated an Urban Development Area and zoned AR-10 and AR-10(F). The site is undeveloped, and no agricultural production appears to be a occurring on the site currently.

The state Department of Conservation has developed a system for classifying important farmland, including the Important Farmland map. This system classifies farmland based on its suitability for agricultural production. Generally, there are five categories thatcomprise this classification system. In order of relative agricultural importance they are Prime, Statewide, Unique, Local, Grazing and Urban. In addition, there are two non-farming designations: Other and Urban. The Sacramento County Important Farmland map (published July 2008) designates the project site as 'Other', which is defined as:

> Land not included in any other mapping category. Common examples include low density rural development, brush, timber, wetland and riparian areas not suitable for livestock grazing, confined livestock, poultry, or aquaculture facilities, strip mines, borrow pits, and water bodies smaller than 40 acres, vacant and nonagricultural land surrounded on all sides by urban development and greater than 40 acres is mapped as other land.

The County has recognized the importance of conserving farmlands to maintain the agricultural viability of the farming economy in Sacramento County. To that end the County adopted General Plan policy CO-56 to conserve farmland classified as Prime or Statewide. That policy states:

> Projects resulting in the conversion of more than fifty (50) acres of prime or statewide in importance farmland shall be deemed to have a significant environmental effect, as defined by CEQA.

The project site does not meet the General Plan criteria of being either Statewide or Prime Farmland, thus it is not protected for the purposes of farmland conservation.

IMPACT: AGRICULTURAL RESOURCES

Approval of the project would not result in the loss of Prime or Statewide in Importance Farmland, which are the two protected farmland categories in Sacramento County. Potential impacts to agricultural resources due to the development of the Taylor/Gerber-Bradshaw project are considered ***less-than-significant***.

PUBLIC SERVICES

The site is within the Urban Policy Area and public services are either available or anticipated. The UPA identifies areas slated for urban development during the 20 year planning horizon of the General Plan. Various providers submitted comments on this

project. Recommended conditions are listed ~~under "Agency Recommended Conditions of Approval" in this chapter~~ **in the *Planning Staff Report***.

Sheriffs, Fire and Emergency Services

The Sacramento County Sheriff provides law enforcement service to the project area. Sheriff staff (Rodrigues) reviewed the project and provided recommended conditions which are listed in the ~~"Agency Recommended Conditions of Approval" section of the report~~ ***Planning Staff Report***. Conditions address various design requirements meant to deter criminal activity and increase the Sheriff Department's tactical effectiveness when responding to criminal actions.

The Sacramento Metropolitan Fire District provides emergency and fire protection service in the project area. Standard safety and fire comments were submitted by Fire District staff (Olcese). Their conditions and requirements are listed in the ~~"Agency Recommended Conditions of Approval" of this report~~ ***Planning Staff Report***. Included with their comment is the following advisory:

> Applicant: it is highly recommended that the specific requirements for your project be obtained from the Fire District during the pre-construction planning stage. Specific requirements for bridges, fire hydrants, entry gate, and access roadways must be clearly understood and complied with. It is advisable to schedule a design review conference with the Fire District to provide any necessary requirement clarification.

Parks

The project site is within the Southgate Recreation and Park District (Park District). The Park District has indicated that although their Board has not had the opportunity to review and submit comments on the tentative parcel map dated July 11, 2006, that District comments will include a request for construction of a bicycle and pedestrian trail along the section of Gerber Creek open space corridor located within the northwestern portion of the project area. This request should not require a project revision.

Energy Service Providers

The Sacramento Municipal Utility District (SMUD) will be the electric service provider for the proposed project. SMUD recommended conditions of approval, including easements for overhead lines and underground utilities. Pacific, Gas and Electric (PG&E) will be the natural gas service provider. PG&E also recommended conditions of approval, including public utility easements for underground facilities.

Schools

The project proposes the entire parcel be rezoned to SC. As described in the Land Use section above, SC could accommodate multi-family uses, consistent with the zoning code requirements (Section 225-10). The project site is located in the Elk Grove Unified School District. The project was reviewed by Elk Grove Unified School District staff (Williams). Their review considered the effects of building multi-family housing. However, without a development plan it is conjecture to forecast such use. Whether the project is built-out with or without the multi-family component, fees to offset school impacts would be paid at the time of building permit issuance. The School District was the only service provider to consider the multi-family component in their review of the project. Below are their comments:

> The District is currently impacted, overcrowded and experiencing a high rate of growth. This and other development projects will have a negative impact upon the District's existing school facilities. The District does not have the financial capability to purchase school sites nor construct and furnish needed school facilities with local funds alone. Developer fees and Mello-Roos taxes collected by the District are not sufficient or timely to satisfy the need. The District relies on statewide school bonds to provide funding necessary to construct new school facilities.
>
> Without continued state funding, the District is in a school housing crisis. The District will continue to seek additional state funds to construct needed school facilities. Until such time as adequate facilities are available for current and project students, students may be housed on campuses that have exceeded their intended capacity.

Included with the District's comment letter are estimates of student generation and financial impacts resulting from the construction of the proposed project. According to the information submitted by the District, an estimated total of 47 kindergarten through 12th grade students would be added to the District by the project. These additional students will only be a minor addition to an existing overcrowding problem. Established case law, Goleta Union School District vs. The Regents of the University of California (36 Cal-App. 4th 1121, 1995), indicates that school overcrowding, standing alone, is not a change in the physical conditions, and cannot be treated as an impact on the environment.

Impact: Public Services

Various public service entities recommended Conditions of Approval for the project. While some of these comments may require project revisions, compliance will not result in additional environmental impacts. Singular impacts of the Taylor Properties project related to public services are ***less-than-significant***.

SEWER SERVICE

Sacramento Area Sewer District (SASD), formerly County Sanitation District 1 (CSD-1), and Sacramento Regional County Sanitation District (SRCSD) staff (Haggard) reviewed the project and submitted a comment letter. Recommended conditions are listed in the ~~"Agency-Recommended Conditions of Approval" section of the report~~ ***Planning Staff Report***. The district provided the following advisories:

> Any use of CSD-1 sewer easements, which is not compatible or interferes with the construction, reconstruction, operation, maintenance, or repair of the District's sanitary sewer(s), shall not be allowed. Each proposed use shall be reviewed and approved in writing by the District Engineer prior to the use of the easement by the Grantor. This includes landscaping.
>
> Construction of trunk-lines along Gerber Road will be completed or under construction along the subject Gerber Road frontage by spring 2007, providing connection capability. Bradshaw Road construction along the eastern frontage may need completion to provide any connectivity and may be necessary as part of this development.
>
> Trunk sewer design and construction may be reimbursed by CSD-1 under the terms of a Reimbursement Agreement. Prior to initiating design of any sewer facility, contact CSD-1 for details. It will be necessary to schedule a meeting to discuss reimbursement requirements with appropriate CSD-1 staff prior to any design. Failure to strictly comply with the provisions of CSD-1 Ordinances may jeopardize all sewer reimbursement.
>
> Developing this property will require the payment of sewer impact fees. Applicant should contact the Fee Quote Desk at (916) 876-6100 for sewer impact fee information.

The district will constructed a trunk line in Gerber Road, which the Taylor/Gerber-Bradshaw project will connect to for sewer service. The overall sewer capacity and infrastructure issues are addressed in Chapter 5. In order to obtain sewer service on the project site, the project will need to connect to the district's sewer system. The Taylor/Gerber-Bradshaw project contributes cumulatively to the need for the area-wide improvements, and thus will need to contribute its fair share toward the improvements needed for sanitary sewer facilities in the community plan area.

IMPACT: SEWER SERVICE

The project site has sewer service via the Gerber Road trunkline. The project will contribute its fair share toward the sewer service improvements, to address community plan-wide impacts. For this specific project, any additional sewer infrastructure improvements will take place in existing roadways and other developed right-of-ways or planned roadways and right-of-ways proposed as part of this project. The project will be required to pay fair-share fees through the Public Facilities Financing Plan for the plan

area. Therefore, no additional environmental impacts will result from sewer improvements. Singular project impacts related to sewer service for this project are ***less-than-significant***, however, mitigation is recommended to offset project-wide impacts.

WATER SUPPLY

The water purveyor for the project area is the Sacramento County Water Agency, which prepared the Master Water Study for the Florin-Vineyard Community Plan, Final Approved, December 2006. Their analysis included the Florin-Vineyard Gap Community Plan, including the Taylor/Gerber-Bradshaw project site. SCWA identifies two planned facilities in the vicinity of this project: 1) a new 48 inch pipeline along Bradshaw Road, and 2) a new 24 inch pipeline along Gerber Road. The analysis of water supply provided for the overall Florin-Vineyard Community Plan area adequately addresses the needs of this project. The project contributes cumulatively to the need for the area-wide improvements, and thus will be required to contribute fair-share fees through the Public Facilities Financing Plan towards the construction of those improvements. In addition, the future development of the site will also require additional improvement specific to the project itself. Recommended conditions from the Department of Water Resources ~~(April 23, 2008)~~ are listed in the ~~"Agency-Recommended Conditions of Approval" section in this chapter~~ ***Planning Staff Report***.

IMPACT: WATER SUPPLY

Water supply infrastructure improvements are needed for the build-out of the Florin Vineyard Gap Community Plan area. Any additional water supply infrastructure improvements specific to this project will take place in either existing roadways or planned roadways proposed as part of this project. Therefore, no additional environmental impacts will result from water supply improvements. The project will be required to pay fair-share fees through the Public Facilities Financing Plan for the Plan area. Project impacts related to water supply service for Taylor/Gerber-Bradshaw are ***less-than-significant***.

DRAINAGE AND HYDROLOGY

The project is located in between Gerber Creek and Laguna Creek, within the Gerber Creek Watershed. The 100-year floodplain covers the majority of the project site, as mapped in the Florin Vineyard Gap Community Plan Drainage Master Plan. This master plan was reviewed and approved by the County Department of Water Resources. (Plate TGB-10).

Drainage infrastructure improvements are needed for the build-out of the Florin Vineyard Gap Community Plan area. The project will need to incorporate on- and off-site drainage improvements and contribute to fair-share fees toward the construction of the area-wide improvements, as identified in the Public Infrastructure Financing Plan. The Drainage Master Plan exhibit for this project is shown on Plate TGB-11. County DWR examined the proposed project to provide comments and to determine

Plate TGB -10, Floodplain

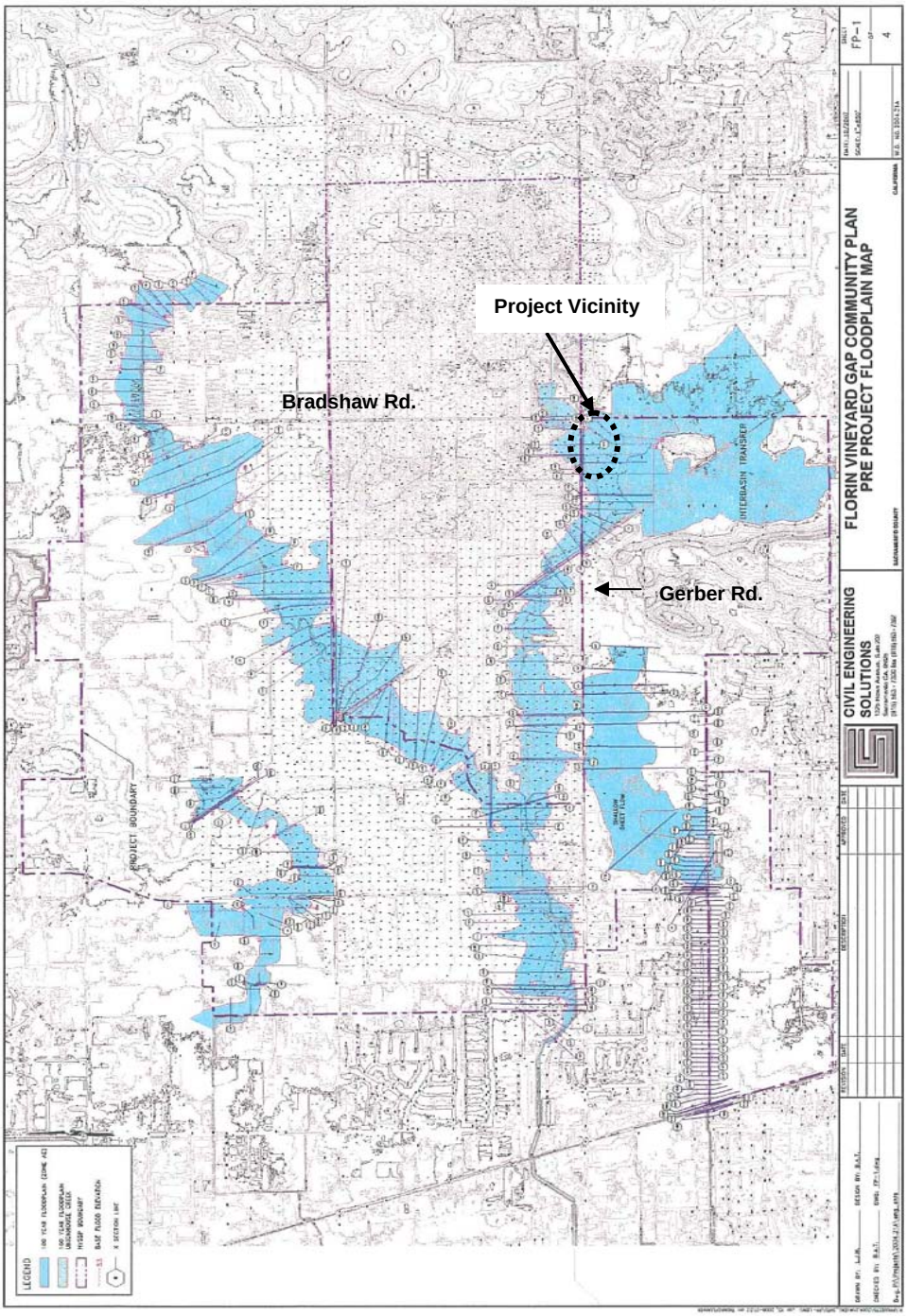
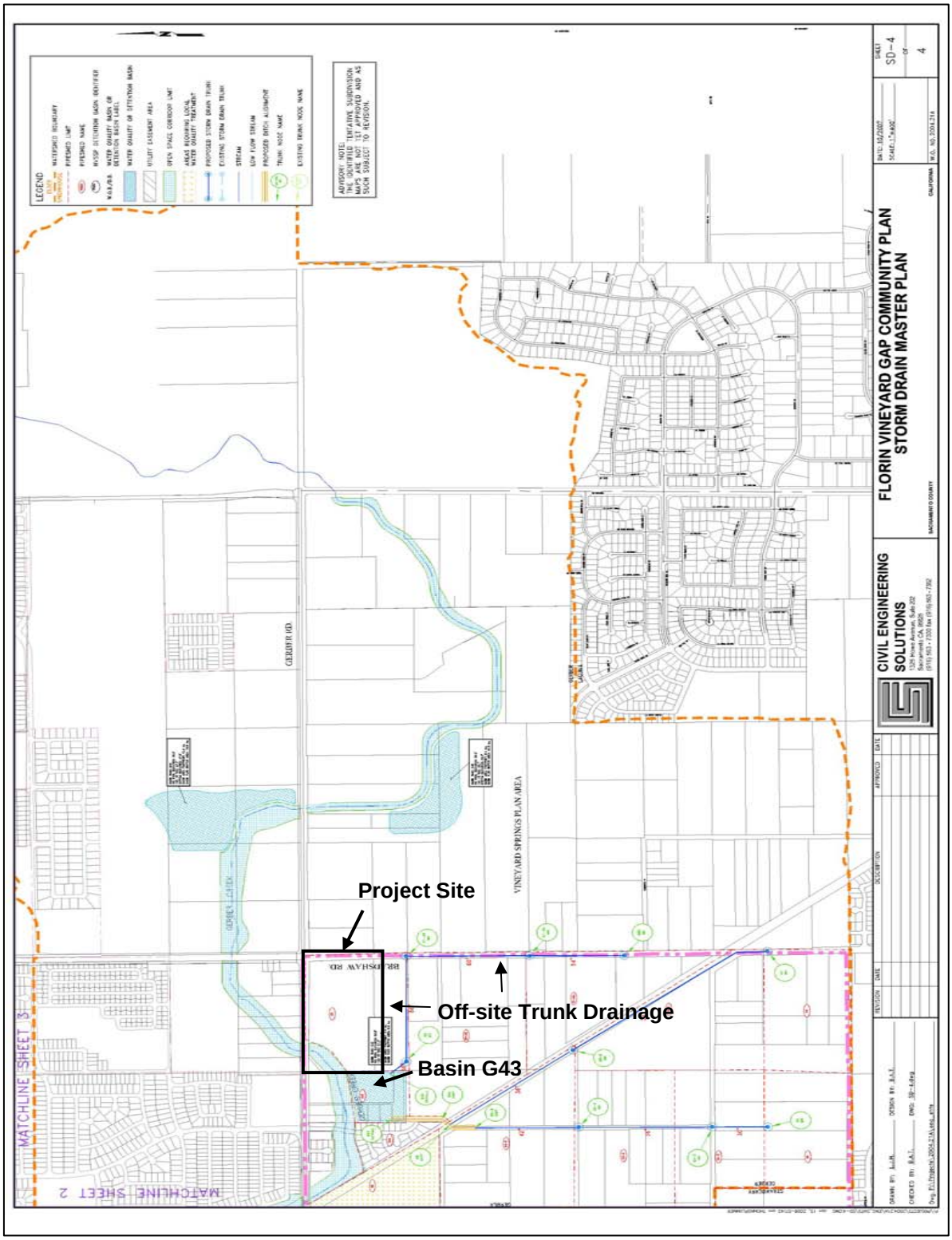


Plate TGB -11. Drainage Master Plan



consistency with the Drainage Master Plan. **DWR's updated recommendations are contained in the *Planning Staff Report*.** ~~DWR (Booth) submitted recommended conditions of approval including:~~

1. ~~Acquire right of way and construct drainage improvement in accordance with the drainage master plan from Bradshaw Road to Vineyard Pointe including Gerber Creek and Basin G43.~~
2. ~~Construct off-site trunk drainage as shown on the drainage master plan.~~

~~As illustrated on Plate TGB-11, DWR recommends that the project be required to construct Basin G43 and make drainage improvements along Gerber Creek from Bradshaw Road downstream to the Vineyard Pointe residential development project. This includes a reach of the creek parallel with and east of the Central California Traction railroad tracks. Basin G43 is a 5.9 acre basin (6.9 acre total) adjacent to the western boundary (off-site) of the proposed project. This detention basin will serve to detain drainage to the east while limiting outflow to the west. Biological impacts are unknown for constructing the detention basin, although a review of aerial imagery shows graded pastureland. Wetland features may be present given the proposed basin's proximity adjacent to Gerber Creek. DWR also recommends that the project be required to construct a trunk drainage between Bradshaw Road and Gerber Creek at basin G43. This trunk drainage will divert overland flows to the project's perimeter, thus replacing the natural swale that currently drains across the property. A trunk drainage pipe would also be required along Bradshaw Road.~~

The project is a component of the much larger community plan area and compliance with the drainage master plan will likely occur in phases. However, phasing of improvements was not identified at this time, since the phasing of land development is unknown. Implementation of improvements is likely to require the applicant join with other project applicants in the plan area to share the cost of drainage improvements. Should this project develop ahead of other instream drainage improvements, the applicant would be responsible for implementing the drainage improvements identified by the Department of Water Resources to avoid potential impacts. It is unknown whether it would be financially feasible for this site to be developed in isolation from upstream development proposals given drainage improvement costs and market conditions.

Impact: Drainage System

Drainage infrastructure improvements are needed for the build out of the Florin Vineyard Gap Community Plan area. Assuming drainage improvements identified in the approved drainage master plan are constructed to cohesively accommodate flows both upstream and downstream from the project, as well as the project itself, impacts from the project are ***less-than-significant***. Aside from the drainage improvements that are required on the master plan, on-site drainage improvements will also be required pursuant to the Sacramento County Floodplain Management Ordinance.

Master plan improvements are intended to mitigate the cumulative drainage, flooding and water quality impacts from development of the entire Plan area. Applicants within

the Florin Vineyard Gap area have expressed an interest in working with the Department of Water Resources to develop an alternative site-specific drainage plan as "interim improvements". The intent is that the applicant would still owe fees to support the overall drainage master plan improvements, and that the interim improvements would be replaced by ultimate master plan improvements once sufficient funds have been collected. Nonetheless, should this be allowed it could have an adverse effect on the ability of the County to achieve full implementation of the area-wide drainage master plan. Also, the direct effects of these potential interim improvements are themselves unknown. Therefore, if interim improvements that are inconsistent with the drainage master plan are permitted, Taylor Properties impacts are ***potentially significant***.

TRAFFIC AND CIRCULATION

The project site is located in the southwest quadrant of the intersection of Gerber Road and Bradshaw Road. Both roads are two lane roadways with left-hand turn lanes at the intersection. The current General Plan circulation diagram identifies future buildout of Bradshaw Road as a thoroughfare, which is typically six lanes, with a feeder line overlay to provide express public transit services. Gerber Road is identified as an arterial, which is typically four lanes.

The CAC **and CPAC Hybrid** Land Use Plan**s** assume~~s~~ development of the site as SC (shopping center). The Planning Department Land Use Plan**s** assume~~s~~ the site will develop as SC and RD-20. Partial development of the site under the RD-20 zone would create fewer projects trips than if the entire site was developed as SC. On average, SC zoning typically generates more traffic than RD. Therefore, the project as proposed (consistent with the zoning proposed in the CAC **and CPAC Hybrid** Land Use option**s**) would generate slightly more trips than development of the site under the Planning Department Land Use option**s**.

Sacramento County has developed quantitative thresholds for determining the significance of project-related impacts due to an alteration in the traffic generating potential of the project site. If a proposed project is expected to increase p.m. peak hour vehicle trips by 100 or more (or daily trips by 1,000 or more) over existing zoning of the subject property, a traffic study is required to further analyze impacts. If a proposed project is not expected to increase trips by these amounts, impacts are typically considered less-than-significant.

Table TGB-1 presents trip generation estimates for the site based on the existing and proposed zoning. This table was presented in a November 2006 memo from County Transportation. The project will create an additional 7,155 daily trips over what is currently generated for the site. Of those daily trips, 673 trips will occur during the P.M. peak hour of traffic.

Table TGB-1: Taylor/Gerber-Bradshaw Trip Generation

Condition	Zoning or Use (Area)	Source	Daily Trip Generation Rate	Daily Trips	P.M. Peak Hour Trip Rate	P.M. Peak Hour Trips
Existing Zoning	Ar-10 and AR-10(f) (20 Acres, 2DU)	ITE	9.7 VTE/AC	19	1.0 VTE/AC	2
Proposed Project	SC (20 Acres)	County	545 VTE/AC	10,248	54.5 VTE/AC	964
	Assuming a 30% reduction for pass-by trips for SC			-3,074		-289
	Total			7,174		675
Increase in trips for the proposed project as compared to the existing zoning				7,155		673

Notes: AC= Acres
VTE= Vehicle trip Ends
DU= Dwelling Unit
ITE= Institute of Transportation Engineers (Land Use No.)
SANDAG= San Diego Association of Governments

However, Taylor Properties is an individual project included within the greater Florin Vineyard Gap Community Plan project area, and a traffic analysis has been prepared to analyze the impacts of the entire Plan area. Therefore, no further traffic analysis is required for the Taylor Properties project. The results of the overall traffic impact analysis for the FVGCP area, prepared by Fehr & Peers traffic consultants, are fully described in Chapter 9 of Volume 1. The analysis concludes that development of the entire Plan area is expected to degrade transportation facilities to unacceptable levels, and some of the impacts cannot be mitigated to less-than-significant levels.

IMPACT: TRAFFIC

The project is expected to generate 7,155 daily trips (673 of which would occur during the PM peak hour) beyond what is currently allowed by the existing zoning. On a singular basis, it is possible that the Taylor Properties project could cause roadway facility operations to degrade to unacceptable levels of service, a potentially-significant impact. Development of the project will also contribute to area traffic generated by buildout of the Florin Vineyard Gap Community Plan area. Development of the entire Plan area is expected to degrade transportation facilities to unacceptable levels. The overall traffic impact analysis prepared for the Florin Vineyard Gap Community Plan identified mitigation measures that are included in the Public Facilities Financing Plan (PFFP) for the Plan area, and the project will be required to pay fair-share fees towards these improvements. However, some of the identified transportation impacts cannot be reduced to a less-than-significant level. Therefore, Taylor Properties traffic is considered ***potentially-significant*** on a singular basis, and will contribute cumulatively to ***significant-and-unavoidable*** traffic impacts identified for buildout of the entire FVGCP project area.

Access

The project site is located south of Gerber Road and west of Bradshaw Road. ~~The conceptural site plan (refer back to Plate TGB-9) submitted with the application depicts two access point to Bradshaw Road and two access points to Gerber Road. The applicant is proposing to install a new traffic signal at the western most project entrance on Gerber Road.~~ **The project does not currently include a conceptual site plan that identifies site access points; however, the size, number, and location of driveways are subject to approval by the Department of Transportation (DOT). In addition, ingress and egress to the site may require signalized access to allow left turns in and out of the project. Whether or not signalization occurs is also subject to DOT approval. Typically, DOT standards require a minimum one quarter mile between signals.**

The Sacramento County Department of Transportation (DOT) staff (Urquart) reviewed this project ~~(January 2005)~~ and had project-specific comments, which can be found in **the *Planning Staff Report*** ~~this chapter under the section titled "Agency Recommended Conditions of Approval"~~. The recommended conditions address access and right-of-way requirements. DOT recommends that the applicant coordinate the on-site circulation design with DOT prior to improvement plan submittal.

Impact: Access

Compliance with county improvement standards will be required and will ensure that Taylor Properties access-related environmental impacts area ***less-than-significant***.

Air Quality

Chapter 10, the Air Quality chapter of this EIR, contains detailed discussion on local, state and federal laws and standards applied to the regulation of air emissions.

Sacramento Metropolitan Air Quality Management District (SMAQMD) has established significance thresholds to determine if a proposed project's emission contribution significantly contributes to regional air quality impacts (Table TGB-2). A major source of construction emissions related to the proposed project is associated with site grading, in terms of both construction equipment and dust.

Table TGB-2: SMAQMD Significance Thresholds

	ROG[1] (lbs/day)	NO_X (lbs/day)	CO ($\mu g/m^3$)	PM_{10} ($\mu g/m^3$)
Construction (short-term)	None	85	CAAQS[2]	CAAQS
Operational (long-term)	65	65	CAAQS	CAAQS

1. Reactive Organic Gas
2. California Ambient Air Quality Standards

Construction Emissions/Short-Term Emissions

The proposed project includes a rezone and parcel map. Specific development plans ~~have been~~ **were originally** submitted for commercial (shopping center) use of the property with building footprint outlining building perimeter and square footage noted. The applicant ~~proposes~~ **proposed** building six structures on site anchored by a single large building, one much smaller adjacent building and four buildings on parking lot perimeter. Total square footage for the proposed project ~~is~~ **was** 163,690 square feet, of which 130,000 square feet ~~is~~ **was** the anchor building. **Although the applicant has indicated that the original development plan no longer applies to the site, it nonetheless represents a typical scenario for commercial development on the property; as such, the air quality analysis continues to rely on the original site plan.**

Construction-related emissions were estimated based on total square footage of proposed buildings, and methodology from the SMAQMD's Guide to Air Quality Assessment and on the urban emissions (URBEMIS) model (Appendix TGB-1). The model results indicate that up to 64.11 pounds of NO_x per day could be expected from the construction equipment operating on the site (Table TGB-3). The amount of NO_x does not exceed the threshold of 85 lbs/day. Thus, project NOx impacts are considered less than significant; no mitigation is necessary.

Table TGB-3: URBEMIS Results

	NO_x (lbs/day)
Construction Season One	49.40
Construction Season Two	64.11

Short-term air quality impacts are mostly due to dust (PM_{10}) generated by construction and development activities, and emissions from equipment and vehicle engines (NO_X) operated during these activities. PM_{10} is considered unhealthy because the particles are small enough to inhale and damage lung tissue, which can lead to respiratory problems. Dust generation is dependent on soil type and soil moisture, as well as the amount of total acreage actually involved in clearing, grubbing and grading activities. Some PM_{10} emissions during project construction can be reduced through compliance with institutional requirements for dust abatement and erosion control. These institutional measures are governed by the SMAQMD "District Rule 403-Fugitive Dust", and the Sacramento County Code relating to land grading and erosion control [Title 16, Chapter 16.44, Section 16.44.090(k)].

~~SMAQMD has assessed construction projects to determine what mitigation measures would be necessary to limit PM_{10} impacts for projects of various sizes; the results are contained within Appendix B of SMAQMD's "Guide to Air Quality Assessment". Appendix B states that projects disturbing ≤15 acres of land can be reduced to less-than-significant levels with the imposition of standard mitigation for PM_{10} emissions (Table TGB-4).~~ **Dispersion modeling conducted for projects of various sizes has**

resulted in the conclusion that projects involving more than 15 acres of active grading *at any one time* will result in significant impacts, even with standard dust abatement measures. The SMAQMD recommends assuming that approximately 25% of a project site will be actively graded at any one time. The proposed project encompasses approximately 20 acres, and it is anticipated the entire site will be graded to accommodate a shopping center, roadway improvements, and parking. For this project it is assumed ten acres would be graded per day.

~~**Table TGB-4:**~~
~~**Particulate Matter Screening Levels for Mitigating Construction PM10 Impacts**~~

~~Screening Level~~	~~Mitigation~~
~~5 acres and below~~	~~No mitigation recommended~~
~~5.1 acres-8 acres~~	~~Level One Mitigation~~ ~~• Water exposed soil twice daily~~ ~~• Maintain two feet of freeboard space on haul tracks~~
~~8.1acres-12 acres~~	~~Level Two Mitigation~~ ~~• Water exposed soil three times daily~~ ~~• Maintain two feet of freeboard space on haul tracks~~
~~12.1-15 acres~~	~~Level Three Mitigation~~ ~~• Keep soils moist at all times.~~ ~~• Maintain two feet of freeboard space on haul trucks~~ ~~• Use emulsified diesel or diesel catalysts on applicable heavy duty construction equipment.~~

~~Source: Guide to Air Quality Assessment in Sacramento County, Appendix B, Table B.1, July 2004.~~

Operational Emissions/Long Term Emissions.

Due to the size of the proposed project, operation emissions were also estimated using the Urbemis model **(Appendix TGB-1)**. Operation of the project is expected to generate 52.23 lbs/day of ROG and 60.57 lbs/day of NOx. The project's emissions would not exceed the SMAQMD threshold of 65 lbs/day for operational NOx. However, the project is also part of the much larger plan area. Requested changes in plan-wide allowable land uses and densities are expected to exceed the NOx threshold. Operational impacts are discussed in detail in Chapter 10.

Impact: Air Quality

Project specific construction equipment emissions are considered ***less-than-significant***; as are operational emissions. Refer to Chapter 10 for a detailed discussion on operational emissions and mitigation to offset impacts.

The proposed project would be developed on approximately 20 gross acres. It is assumed approximately 10 acres per day would be actively graded. ~~Appendix B of SMAQMD's guidelines states that projects disturbing ≤15 acres of land can be reduced to less-than-significant levels with the imposition of standard mitigation for PM_{10} emissions. For this project level three mitigation is recommended to ensure PM10 dust is curtailed to the greatest extent feasible.~~ **The SMAQMD's Guide to Air Quality**

Assessment includes a list of Basic Construction Emissions Control Practices that should be implemented on all projects, regardless of size. Dust abatement practices are required pursuant to SMAQMD Rule 403 and California Code of Regulations, Title 13, sections 2449(d)(3) and 2485; the SMAQMD Guide simply lays out the basic practices needed to comply. Since these are already required by existing rules and regulations, it is not necessary to include them as mitigation. Impacts from PM_{10} are ***less-than-significant*** with implementation of recommended mitigation.

CLIMATE CHANGE

The climate change analysis for the overall Florin Vineyard Gap Community Plan project is within Volume I of this EIR, Chapter 11. Chapter 11 outlines the significance thresholds, methodology, and impacts of the overall proposed project both to and from climate change. Each of the proposed individual projects contribute greenhouse gas emissions to this overall impact that are disclosed herein, but a separate significance determination specific to the individual projects is not provided. All of the individual projects contribute to a significant and unavoidable overall impact.

The Planning Department Draft Land Use Plan, with density bonuses, is used for this analysis. It involves the largest emissions volume, which makes it the most conservative approach. The Planning Department Plan will result in approximately 355,432 metric tons of greenhouse gas emissions. This can be broken down into two primary categories: residential (234,998 metric tons) and non-residential (120,434 metric tons). The non-residential category includes retail, office, medical, and manufacturing. With an estimated holding capacity of 13,875 residences, the per dwelling unit emissions rate for the Plan-area is 16.9 metric tons annually, and with an estimated non-residential square footage of 4,992,875, the per non-residential square-foot emissions rate for the Plan-area is 0.02 metric tons.

The proposed project is commercial, and is estimated to include up to 177,800 square feet of commercial space. Therefore, it is estimated that the project contributes 3,556 metric tons of greenhouse gas emissions to the cumulative total.

IMPACT: CLIMATE CHANGE

The analysis for the overall Community Plan concludes that impacts are significant, and require mitigation. The applicant has developed a mitigation plan entitled “Florin Vineyard Community Plan Area Plan Elements Addressing Climate Change” that includes project features designed to reduce GHG emissions directly or indirectly. **The GHG reduction plan, as amended January 28, 2010, has been endorsed by the SMAQMD.** This plan is described in detail within Volume I, Chapter 11. Measures in the mitigation plan are consistent with measures within the Air Quality Mitigation Plan for operational ozone precursors and with measures recommended by the California Attorney General (2008) and the California Air Pollution Control Officers Association. ~~In addition to a list of Plan-wide measures intended to reduce emissions by 42%, each~~

~~individual project must implement measures that reduce project-specific impacts by another 10%.~~ **The amended GHG reduction plan incorporates both area-wide community design elements and project specific elements selected by individual project applicants.** The Taylor Properties at Gerber and Bradshaw Roads project developer will be required to comply with this plan **by conforming to all applicable area wide measures and demonstrating project specific measures that have a total point value of at least 10 points.** ~~and demonstrate that the 10% reduction will be achieved. The balance of emissions remaining after this mitigation is applied will be offset through fair-share fee payment. The fees will either be paid to an established system such as the Chicago Climate Exchange or will be paid to SMAQMD for use in their program for local emissions reduction.~~ Although all feasible mitigation is required, the cumulative plan-wide impact remains ***significant and unavoidable***.

NOISE

The project would front the southwest corner of Gerber and Bradshaw roads, and would be susceptible to traffic noise. The County General Plan has identified a significance threshold of 65 db L_{dn}/CNEP in outdoor activity areas and an indoor threshold of 45 dB Ldn/CNEL. As a result of the Florin Vineyard Gap Community plan, future traffic volumes will increase. According to the Fehr and Peers Traffic study for the plan, Gerber Road is expected to substantially increase traffic volumes from approximately 9,000 to as many as 21,500 vehicles per day and Bradshaw Road will see traffic increase from 15,496 to as many as 29,100. The two roadways will be a major source of traffic noise once widening is complete. Traffic noise can be a problem for sensitive receptors such as residential housing. However, as proposed by the applicant the project is a rezone to commercial use, which is not considered a sensitive noise receptor.

The ~~conceptual site plan for the~~ project designates commercial uses for the entire site area; however, the Planning Department Land Use Plan option**s** include~~s~~ a medium density (20 units/acre) residential component fronting Gerber Road on the west side of the project site. As noted earlier, such a component is allowable under SC zoning; and if the Planning Department **or Planning Department Hybrid** Land Use Plan option is ultimately adopted, multifamily residential development is reasonably foreseeable on the western portion of the property.

Noise modeling was conducted identifying the distance where noise thresholds from Gerber Road traffic are exceeded. The Federal Highways Administration (FHWA) noise model (Appendix TGB-2) was used to calculate noise volume related to distance from roadway traffic noise (Table TGB-5). For instance, residential outdoor activity areas adjacent to Gerber Road would need to be set back approximately 144 feet from the centerline so as not to exceed the 65 dB L_{dn} threshold. Gerber is identified on the General Plan as an 84-foot wide, four lane arterial roadway, thus from center line to curb is 42 feet. Thus a setback of approximately 102 feet from edge of right-of-way would be required in order to meet the 65 dB noise standard without any other form of noise attenuation. The exterior noise standards are applied to the outdoor activity areas of a home. In the case of multi-family buildings, the outdoor activity area is defined as

the central gathering area for the community as a whole, such as the community pool and surrounding open areas.

Table TGB-5. Traffic Noise Contours

Ldn Countour, dB	Distance from Roadway Centerline
75	31
70	67
65	144
60	310

Interior noise levels for any residential structures must not exceed 45 dB. Data indicate that typical façade design and construction would result in an exterior to interior noise attenuation of a minimum of 25 dB with windows closed. Noise attenuation of 12 to 15 dB would be expected with windows partially opened. Therefore, if residential units are built 67 feet from the centerline of Gerber Road, standard construction methods would reduce noise impact to 45 dB (70 dB minus 25 dB). If residential units are constructed closer than 67 feet to the road's center line, improved insulation and sound dampening construction methods will be required, along with an acoustical analysis demonstrating noise reduction to 45 dB.

IMPACT: NOISE

The applicant's proposed shopping center project is not considered a sensitive receptor, thus current or future traffic noise is not considered a significant impact. In addition, the proposed project is not anticipated to impact the noise environment of surrounding land uses. Impacts are considered ***less-than-significant***.

However, if the site is developed with a medium density residential component fronting Gerber Road on the west side of the project site, consistent with the Planning Department **or Planning Department Hybrid** Land Use Plan option, there is a potential for both interior and exterior noise levels to exceed General Plan standards. If residential use becomes a component of the project, common residential outdoor activity areas would need to be constructed at least 144 feet from the center line of Gerber Road or incorporate noise attenuation measures, such as shielding behind structures, into their design to achieve the General Plan exterior noise standard of 65 dB L_{dn} or lower. To avoid interior noise impacts, residential units need to be at least 67 feet from Gerber Road's centerline or incorporate sound dampening construction methods into their design to achieve the General Plan interior noise standard of 45 dB L_{dn} or lower. With recommended mitigation, noise impacts are ***less than significant***.

BIOLOGICAL RESOURCES

The project site is a generally undeveloped open field that is bordered by rural residential development to the west and north, and a church to the south. East, across Bradshaw Road, the applicant is developing the site as commercial. It is generally level

terrain. Elevation is approximately 50 to 58 feet. Disturbed, non-native annual grasslands are present.

Several technical studies have been prepared to document biological resources on the site. May & Associates prepared a report titled *Preliminary Delineation of Waters of United States Including Wetlands at the Southwest Corner of Gerber and Bradshaw Road* (September 2003) (Appendix TGB-3). The delineation was verified by the U.S. Army Corp of Engineers on October 21, 2003. In 2007 Gibson and Skordal Wetland Consultants conducted a new wetland delineation and identified additional jurisdictional wetlands, which increased wetted acreage from 0.83 to 1.0645. The wetland delineation is depicted in Plate TGB-12. The U.S. Army Corps of Engineers reviewed the new delineation and issued a new verification letter on July 19, 2007. Wetland verification letters are valid for 5 years, at which point an applicant may request an extension or conduct a new wetland determination/delineation. A Special Status Species Evaluation was prepared by Gibson & Skordal in September 2004, and an Initial Arborist Report and Inventory Summary was prepared by Sierra Nevada Arborists on August 24, 2004. Conclusions in these reports are described below.

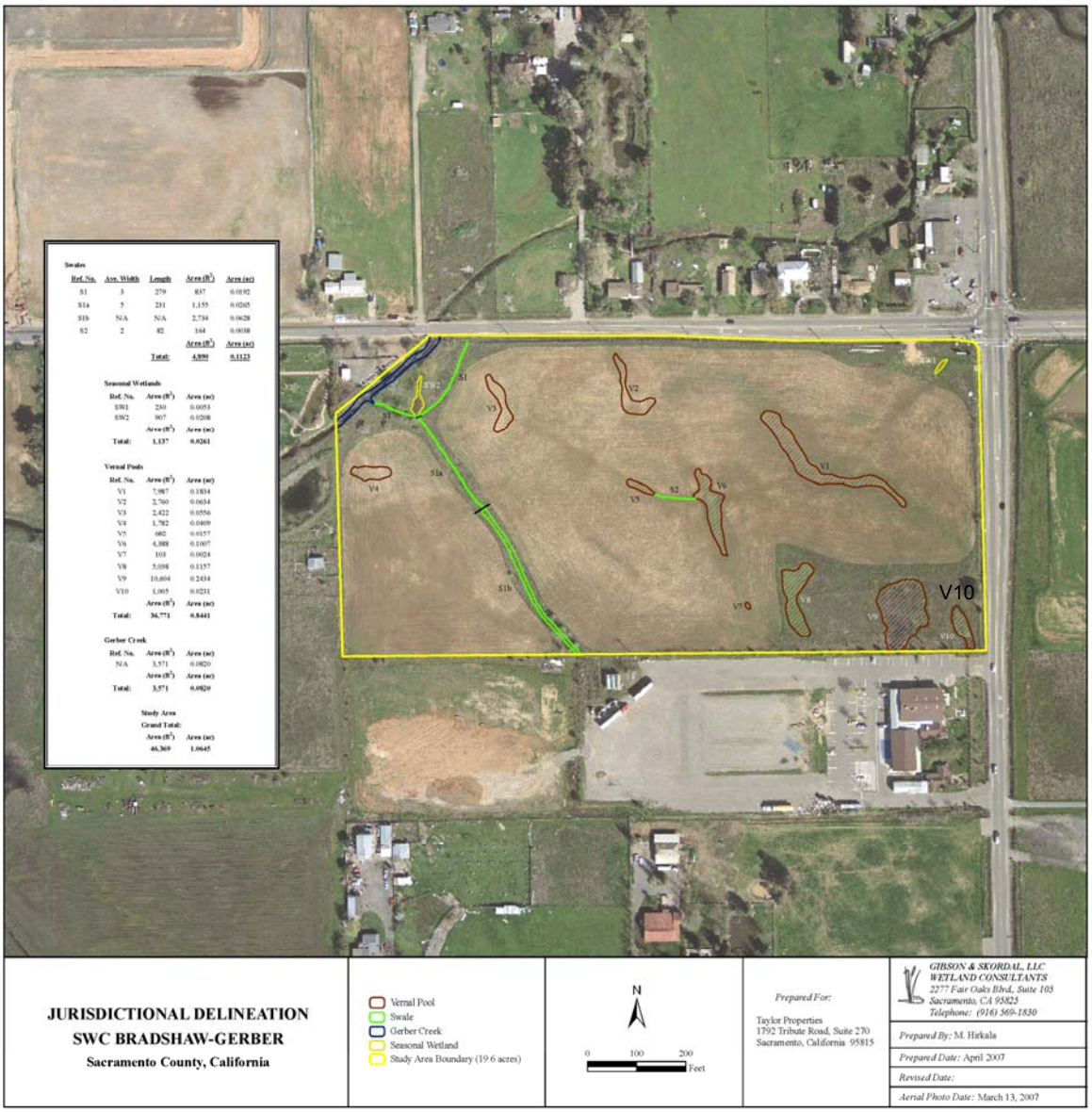
Jurisdictional Wetlands

Three wetland habitats were identified on the site, and comprise a total of 1.0645 acres of the site (Table TGB-6). The three types are vernal pools, seasonal wetland and swales. Vernal pools were found to be the prevalent wetland community on the project site with a total of 0.8441 acres identified. In addition, 0.082acres of Gerber Creek extends into the study area. The applicant intends to protect the Gerber Creek floodway which would also protect a portion of the adjacent vernal pools from direct impact. However, it is likely vernal pools will still be indirectly impacted by nearby development.

Table TGB-6. On-site Wetlands

	Seasonal Swale (Drains to Gerber Ck)	Seasonal Wetland	Vernal Pool	Gerber Creek	TOTAL
Acres	0.1123	0.0261	0.8441	.0820	1.0645

Plate TGB -12. Wetland Delineation



Seasonal swales totaling 0.1123 acres were identified in the northwest portion of the project site. The largest of the swales on the project site drains into Gerber Creek. The reports states that these swales are vegetated with annual rabbit-foot grass (*Polyogon monspeliensis*), bractless hedge hyssop (*Gratiola ebracteata*), Italian ryegrass (*Lolium multiflorum*), dwarf wholly-heads (*Psilocarphus brevissimus*), tarweed (*Hemizonia fitchii*), and butter-cup (*Ranunculus bonariensis*).

The report also identified Gerber Creek as an "Area Meeting the Definition of 'Other Waters'". Gerber Creek transects the northwest corner of the study area, flowing from northeast to southwest and comprises 0.0820 acres of the study area.

Impact: Wetlands and Jurisdictional Waters

The jurisdictional delineation identified 0.0820 acre of "waters" of the United States and 0.9825 acre of wetland for a total of 1.0645 acres. The delineation was verified by the US Army Corps of Engineers on July 19, 2007 (Appendix TGB-3). All "waters" are within Gerber Creek and will not be directly impacted. However, the proposed project would directly or indirectly impact all of the on-site wetlands.

It should be noted, however, that the wetland acreage impacted by the current project should be revised slightly downward due to prior mitigation required for the County-initiated *Bradshaw Road Widening Project* (Control Number: 02-0460) approved on August 8, 2006. Pursuant to USFWS direction, the Bradshaw Road project impacts were evaluated based on indirect impacts that occur within 50 feet of the roadway construction zone, rather than the programmatic guidance of 250 feet typically applied by the USFWS to define the extent of indirect impacts. The rationale for this buffer reduction was based on the knowledge that many Florin-Vineyard GAP Community Plan projects are in the planning stage, and that their development will likely be responsible for *direct* impacts to vernal pool resources. Within the 50-foot buffer, one 0.0231 acre vernal pool (V10) in the southeast corner of the project site was found to be indirectly impacted by the road widening project (refer back to plate TGP-12). Thus, mitigating the loss of vernal pool V10 is the responsibility of the Bradshaw Road project, not the proposed project. Wetland mitigation requirements for the Taylor Properties project should therefore be revised downward by 0.0231 acres to 0.9594 acres.

To assure no net loss of jurisdictional wetland resources and to assure project compliance with Section 404 of the Clean Water Act, mitigation is needed. Additionally, the site provides potential habitat for special status species (see discussion below). Development of the project, as proposed, would result in a significant impact to wetlands.

Mitigation is recommended to reduce the impact to a ***less-than-significant*** level.

Special Status Species

The Special Status Species Report prepared by Gibson & Skordal (September 2004) (Appendix TGB-4) identified twenty-four special status plant and animal species with the

potential to occur in the project vicinity. Table TGB-7 provides a list of the special status species, their listing status, habitat associations, and whether potential habitat occurs on the site. A more detailed discussion of special status species can be found in Chapter 12 of this EIR.

Table TGB-7. Evaluation of Special Status Species Habitat

	State/ CNPS Status	Federal Status	Habitat Association	Potential Habitat
Birds				
Accipiter cooperi (Coopers hawk)	Special Concern	None	Inhabits forested habitats, forest edge, and riparian habitat, may forage in adjacent grassland/fields.	Yes- Suitable foraging habitat & marginal nesting habitat.
Accipiter striatus (sharp-shinned hawk)	Special Concern	None	Inhabits forested habitats, forest edge, and riparian habitat, may forage in adjacent grassland/fields.	Yes- Suitable foraging & marginal nesting habitat
Agelaius tricolor (tricolored blackbird)	Special Concern	Species of Concern	Colonial nester in cattails, bulrush, or blackberries assoc w/ marsh habitat.	No
Athene cunicularia (burrowing owl)	Special Concern	Species of Concern	Nest is abandoned ground squirrel burrows associated with open grassland habitats.	Yes- marginal habitat present
Buteo swainsoni (Swainson's hawk)	Threatened	None	Nests in tall cottonwoods, valley oaks or willows. Forages, cropland, pasture, and grassland near riparian corridors.	Yes-suitable foraging & marginal nesting habitat
Circus cyaneus (northern harrier)	Special Concern	None	Forages in open grasslands, nests on ground in shrubby veg.	Yes- foraging only
Elanus leucurus (white-tailed kite)	Fully Protected	None	Nests in riparian corridors along streams and rivers, and forages in nearby grasslands and fields.	Yes- suitable foraging & nesting habitat present
Riparia riparian (bank swallow)	Threatened	Species of Concern	Colonial nester in vertical cliffs and banks associated with riparian zones along streams, rivers, and lakes.	No
Amphibian/Reptiles				
Ambystoma trigrinum (California Tiger Salamander)	Special Concern	Threatened	Breeds in ponds or other deeply ponded wetlands, and uses gopher holes and ground squirrel burrows in adjacent grasslands for upland refugia/foraging.	Yes- marginal habitat present, but not highly suitable for CTS
Clemmys marmorata marmorata (northwest pond turtle)	Special Concern	Species of Concern	Ponds, rivers, streams, wetlands, and irrigation ditches with associated marsh habitat.	Yes- potential habitat in creek
Scaphiopus hammondii (western spadefoot)	Special Concern	Species of Concern	Breeds in vernal pools, seasonal wetlands and associated swales. Forages and hibernates in adjacent grasslands.	Yes
Thamnophis gigas (giant garter snake)	Threatened	Threatened	Rivers, canals, irrigation ditches, rice fields, and other aquatic habitats with slow moving water and heavy emergent vegetation.	Yes- marginal habitat in creek, but not highly suitable for GGS
Invertebrates				
Branchinecta lynchi (vernal pool fairy shrimp)	None	Threatened	Vernal pools and other seasonally ponded wetlands.	Yes- potential habitat in VP's & SW's

	State/ CNPS Status	Federal Status	Habitat Association	Potential Habitat
Branchinecta mesovallenis (midvalley fairy shrimp)	None	None	Vernal pools and other seasonally ponded wetlands.	Yes- potential habitat in VP's & SW's
Desmocerus californicus dimorphus (valley elderberry longhorn beetle)	None	Threatened	Dependant upon elderberry plant (Sambucus mexicana) as primary host species	No
Lepidrurus packardi (vernal pool tadpole shrimp)	None	Endangered	Vernal pools and other deeply ponded seasonal wetlands.	Yes- potential habitat in VP's & SW's
Linderiella occidentalis (Calif. linderiella)	None	None	Vernal pools and other seasonally ponded wetlands.	Yes- potential habitat in VP's &SW's
Plants				
Downingia pusilla (dwarf downingia)	None	None	Vernal pools	Yes- potential habitat in VP & SW's
Gratiola heterosepala (Bogg's Lake hedge-hyssop)	Endangered/ CNPS-1B	None	Vernal pools and margins of lakes/ponds	Yes- potential habitat in VP & SW's
Jancus leiospermus var. aharti (Ahart's dwarf rush)	None/ CNPS-1B	Species of Concern	Vernal pools	Yes- potential habitat in VP's & SW's
Legenere limosa (legenere)	None/ CNPS-1B	Species of Concern	Vernal pools	Yes- potential habitat in VP's & SW's
Orcuttia tenuis (slender orcutt grass)	Endangered/ CNPS-1B	Threatened	Vernal pools	Yes- but no plants were found in field surveys
Orcuttia viscida (Sacramento orcutt grass)	Endangered/ CNPS-1B	Threatened	Vernal pools	Yes- but no plants were found in field surveys
Sagittaria sanforii (Sanford's arrowhead)	None/ CNPS-1B	Species of Concern	Deep aquatic habitats associated with canals, drainages, and ditches.	Yes- but no plants were found in field surveys

The report found that a number of raptors, including Swainson's hawk, sharp-shinned hawk, Cooper's hawk, white tailed kite, and northern harrier would have a reasonable potential for occurring in the study area based on the presence of suitable foraging habitat and/or marginal nesting habitat. The report also notes that the project site provides marginal foraging and nesting habitat for burrowing owls.

The report finds that portions of the drainages/seasonal wetlands may provide marginally suitable habitat for special status species including the giant garter snake or tiger salamander. A number of special status species including the federal or state listed bank swallow, tri-colored black bird, Bogg's Lake hedge-hyssop, California tiger salamander, Sacramento orcutt grass and valley elderberry longhorn beetle would have little if any potential for occurring in the study area based on the absence of suitable habitat at the site. Project impacts to special status species are discussed below.

VERNAL POOL SPECIES

As noted, the site contains 0.9825 acre of wetlands, including nine vernal pools, two seasonal wetlands and two swales. The species survey noted that the branchiopods are generally restricted to vernal pools and/or other seasonally ponded wetlands that sustain inundation during the winter before drying up in the late spring. Given this, all or most of the existing vernal pools and seasonal wetland in the study area provide potential habitat for special status branchiopods. Furthermore, a single wet season sampling survey was conducted by Helm Biological Consulting in 2006 that found branchiopods inhabiting a number of the pools (Appendix TGB-5).

Given the presence of vernal pool habitat, certain special status plant and animal species have the potential to occur including Ahart's dwarf rush, dwarf downingia, legenere, Bogg's Lake hedge-hyssop, Sacramento orcutt grass, and slender orcutt grass. In terms of animals, the spadefoot toad uses vernal pools for breeding habitat and the surrounding vernal pool grasslands for foraging, hibernicular, and protective habitats. The specific physical attributes that make such wetlands and adjacent uplands suitable for spadefoot are not well known, but suitable ponds must exhibit sufficient depth and surface area to persist at least several weeks. The project area also has potential habitat for California tiger salamander (CTS) (*Ambystoma californiense*). Ponds that can support CTS should typically sustain ponding into June, Juveniles and adults migrate from these pools to rodent burrows (ground squirrel, voles, and gofer) where they enter a dormant state during the dry months.

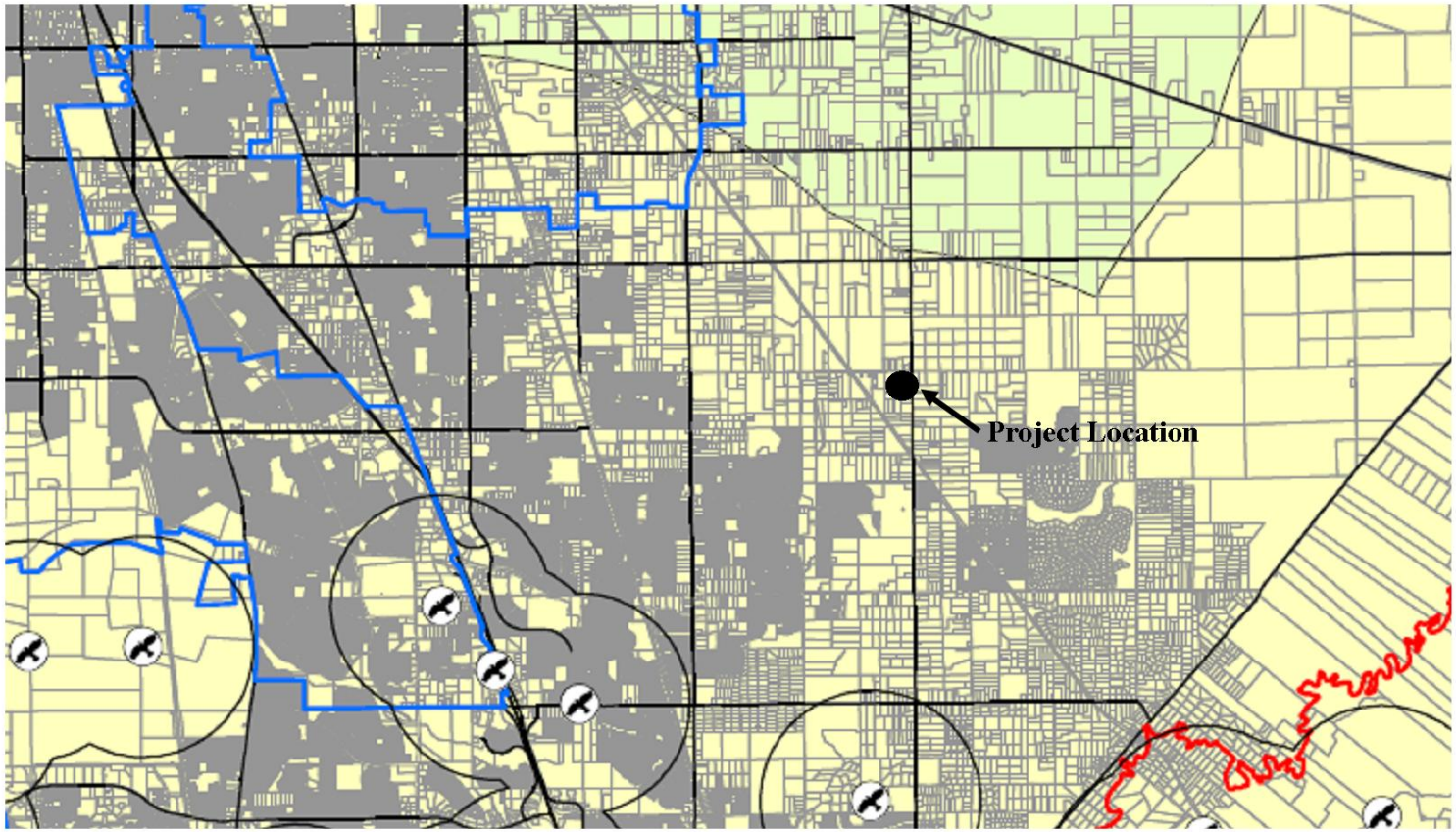
SWAINSON'S HAWK

The Swainson's hawk is a raptor currently listed as threatened in California by the California Department of Fish and Game (CDFG). Typical foraging habitat includes native grassland and alfalfa or other hay crops that provide suitable habitat for small mammals. Typical nesting habitat includes riparian forests, lone trees in open grasslands, oak groves, and roadside trees. A ten-mile radius is generally the maximum flight distance between active and successful nest sites and suitable foraging habitat.

Based on the California Natural Diversity Database historic records, Swainson's hawk nests have been documented within a 5-mile radius of the southwest corner of the project site. The project area occurs within a 10-mile radius of active nests. As discussed above, the Special Status Species Evaluation for this project found that potential foraging habitat is present on the project site, and the larger trees in the study area provide potential nesting habitat (Plate TGB-13).

Sacramento County and the Department of Fish and Game jointly developed a protocol for assessing impacts to the hawk in Sacramento County, based on a better understanding of how the hawks use habitat. The impact is tied directly to zoning changes and is calculated thusly: 25% of the impact occurs when a property is zoned from a density of AG-40 to AG-20, 50% of the impact occurs when a property zoned AG-20 is converted to AR-10, and the final 25% of the impact occurs when an AR-10 property is converted to AR-5 (or a more dense designation).

Plate TGB -13. Swainson's Hawk Locator Map



The project site is zoned AR-10, and will be rezoned to a more dense category. The project is responsible for the final 25% impact to foraging habitat. Multiplied by the 20 acres involved, the 25% assessment results in a total of 5 acres of impact.

NORTHERN HARRIER

The northern harrier occurs from annual grassland up to lodgepole pine and alpine meadow habitats, to elevations as high as 10,000 feet. It breeds from sea level to 5,700 feet in the Central Valley and Sierra Nevada, and up to 3,600 feet in northeastern California. The species frequents meadows, grasslands, open rangelands, desert sinks, and fresh and saltwater emergent wetlands, and is seldom found in wooded areas. Nests are built on the ground in tall herbaceous vegetation. Mitigation is recommended to minimize impact.

COOPER'S HAWK (ACCIPITER COOPERI)

Cooper's hawk is a breeding resident throughout most of the wooded portion of California. It breeds in the Sierra Nevada foothills, New York Mountains, Owens Valley, and other local areas in California. The species ranges from sea level to above 9,000 feet. Cooper's hawk prefers dense stands of live oak, riparian deciduous or other forest habitats near water. Mitigation is recommended to minimize impact.

BURROWING OWL (ATHENE CUNICULARIA)

Burrowing owls are listed as a state and federal species of concern. Burrowing owl habitat can be found in annual and perennial grasslands, deserts, and arid scrublands characterized by low-growing vegetation. Suitable owl habitat may also include trees and shrubs if the canopy covers less than 30 percent to the ground surface. Burrows are the essential component of burrowing owl habitat. Both natural and artificial burrows provide protection, shelter, and nest for burrowing owls (Henny and Blus 1981). Burrowing owls typically use burrows made by fossorial mammals, such as ground squirrels or badgers, but also may use man-made structures such as cement culverts; cement, asphalt, or wood debris piles; or openings beneath cement or asphalt pavement.

Although there is marginal nesting and foraging habitat available for borrowing owls, none were observed during field surveys. Mitigation is recommended to minimize impact.

WHITE TAILED KITE

The white-tailed kite (*Elanus leucurus*) is identified as a California State and federal Species of Concern. It is also protected under the California Fish and Game Code (Section 3503.5, 3513, and 3800) and is identified and protected as a Fully Protected Species (Section 3511). In addition, the species is afforded basic protection under the federal Migratory Bird Treaty Act. Nests are usually located on the edge of riparian habitats, or in hedgerows and groups of trees, and are commonly found adjacent to grasslands or agricultural fields. White-tailed kites generally inhabit low-elevation

grasslands, wetlands dominated by grasses, oak woodlands, and agricultural and riparian areas. Lightly grazed or ungrazed grasslands/pastures support larger prey populations and are thus considered more suitable, although intensively cultivated areas are also used. Mitigation is recommended to minimize impact.

GIANT GARTER SNAKE

The giant garter snake is designated as a federal threatened and state threatened species afforded special protection by U.S. Fish and Wildlife (FWS) and the California Department of Fish and Game (CDFG). The species is generally associated with larger canals, irrigation ditches, and other semi-permanent to permanent aquatic sites with slow moving water and an abundance of emergent vegetation. Although the giant garter snake has been documented within Elk Grove Creek and lower Morrison Creek situated to the west of Highway 99, there have not been any documented sightings on the east side of Highway 99, including around the project site.

The deeper portions of the channelized drainages/swales in the study area may provide marginal habitat for the giant garter snake during the peak irrigation season in late spring to early summer. However, the absences of documented sightings in or near the project area would indicate a low potential for this species to occur at this site. Mitigation is recommended to minimize potential impact to species.

NORTHWESTERN POND TURTLE

The western pond turtle is most commonly found in ponds, marshes, creeks, and irrigation ditches (Zeiner et al., 1988–1990). This species frequently basks on logs or other objects out of the water when water temperatures are low and air temperatures are greater than water temperatures. Mating typically occurs in late April or early May, but may occur year-round. Nests are located in upland locations that may be a considerable distance from the aquatic site (up to ¼ mile). Hatchling turtles are thought to emerge from the nest and move to aquatic sites in the spring. This species may occur in the vicinity of sloughs, channels, and canals.

The report indicates that the drainages/swales at the project site may provide marginally suitable habitat for this species. Mitigation is recommended to minimize potential impact to this species.

SANFORD'S ARROWHEAD

Sanford's arrowhead is a CDFG special status plant species. It is a tuberous, perennial herb that is frequently found in artificial drainage canals, which provide a similar substrate and hydrologic regime to the plant's natural habitat, which are sloughs and sluggish streams. Elimination of habitat appears to be the primary threat to this species. The CNDDB identified this species as occurring within the vicinity of the study area.

The Special Status Species Evaluation found that deeper portions of the drainages/swales in the study area provide suitable habitat for Sanford's arrowhead.

SPECIAL STATUS PLANTS

The Special Status Species Evaluation included the following statement regarding special status plants:

> "*Special status plant species identified on the CNDDB as occurring in the vicinity of the study area, or may potentially occur in the area, include Ahart's dwarf rush (Juncus leiospermus ahartii), Bogg's Lake hedge-hyssop (Gratiola heterosepala), dwarf downingia (Downinia pusilla), legenere (Legenere limosa), Sacramento orcutt grass (Orcuttia viscida), slender orcutt grass (Orcuttia tenuis), and Sanford's arrowhead (Sagittaria sanfordii).*
>
> *The vernal pools and seasonal wetlands in the study area may provide potential habitat for Ahart's dwarf rush, Bogg's Lake hedge-hyssop, dwarf downingia, legenere, Sacramento orcutt grass and slender orcutt grass. In addition, the reach of Gerber Creek in the study area provides suitable habitat for Sanford's arrowhead. The results of focused plant surveys conducted in May and September of this year indicate that Sacramento orcutt grass, slender orcutt grass, and Sanford's arrowhead do not presently occur at the site. Due to the late timing of field surveys and the affects of recent mowing activities, we were unable to determine presence or absence of Ahart's dwarf rush, Bogg's Lake hedge-hyssop, dwarf downingia, and legenere in the study area."*

IMPACT: SPECIAL STATUS SPECIES

VERNAL POOL BRANCHIOPODS IMPACTS

The special status species evaluation identified 0.9825 acres of potential branchiopod habitat which will likely be destroyed as a result of the project. The seasonal features have the potential to harbor federal protected branchiopods. A survey conducted by a qualified biologist in 2006 identified branchiopods on-site. According to the consultant, the site also has potential habitat for the spadefoot toad and the California tiger salamander, although no individuals were observed. Mitigation requirements for brachiopods can adequately mitigate the loss of potential habitat of special status amphibians by preserving and restoring vernal pool habitat elsewhere. Mitigation is recommended to reduce the impact to ***less-than-significant***.

SWAINSON'S HAWK FORAGING HABITAT IMPACTS

The project is 20± acres of undeveloped land. Swainson's hawk nests have been documented within a 5-mile radius, or closer, of the southwest corner of the site (refer back to Plate TGB-13). The 20-acre site has potential foraging habitat, equivalent to 5 acres, and marginal nesting habitat that will be lost with development. Impacts to Swainson's hawks are considered significant. Mitigation is recommended to reduce the

impact to a ***less-than-significant*** level. Implementation of this mitigation measure will also benefit other raptors that share habitat with the Swainson's hawk.

OTHER SPECIAL STATUS SPECIES IMPACTS

There is potential for raptor nests, burrowing owl, giant garter snake, northwestern pond turtle and/or plants to be found on-site based on limited existing habitat values, although none were observed nesting, resting, foraging or growing on site when field surveys were conducted. However, disturbing these species is considered a significant impact. To minimize this impact preconstruction surveys are recommended so as to avoid impacts. Implementation of recommended mitigation will reduce impacts to ***less-than-significant*** levels.

TREES

Several County policies recognize the value of preserving trees, especially oaks, and seek to protect all native and landmark trees through the development review process[1]. A landmark tree is defined as a non-native oak or any other tree that is especially prominent or stately[2]. Protected oaks are those living trees that measure 6 inches or greater in diameter at breast height (dbh), or multi-trunk trees totaling 10 inches or greater dbh[3]. Non-oak native trees (6-inches dbh at 4.5 feet above ground) include California black walnut (*Juglans hindsii*), California sycamore (*Plantanus racemosa*), Fremont cottonwood (*Populus fremontii*), California buckeye (*Aesculus californica*), California box elder (*Acer negundo californicum*), Oregon ash (*Fraxinus latifola*), Goodding's black willow (*Salix goodingii*), and California alder or white alder, (*Alnus rhombifolia*).

An arborist report was prepared for the project site (Sierra Nevada Arborists, August 24, 2004) (Appendix TGB-6). A total of 28 trees were documented in the report. Sixteen of the 28 may be protected under County policy. **Table TGB-8**, below, identifies these trees. The project site contains protected native oak and black walnut trees. Tree #s 76, 96, 97, 98, 101, 102, and 103 are valley oaks with a total of 66 inches dbh. Tree #s 82, 83,84, 85, 89, 90, 91, 94, and 95 are California black walnuts with a total of 140 inches dbh. ~~The site plan (Plate TGB-14) depicts the proposed development.~~ With the exception of the northwest corner **(Open Space Parcel A)**, the entire site ~~will~~ **is expected to** be developed. The native black walnuts are located in the proposed open space parcel in the northwest corner, and it is expected that those trees will be preserved. The native black walnut has hybridized with the non-native walnut making it

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[1] County Code, Chapter 19.04, "Tree Ordinance;" *Sacramento County General Plan*, "Conservation Element;" and County Code, Chapter 12.12, Tree Preservation and Protection Ordinance

[2] County Code, Chapter 19.04, "Tree Ordinance"

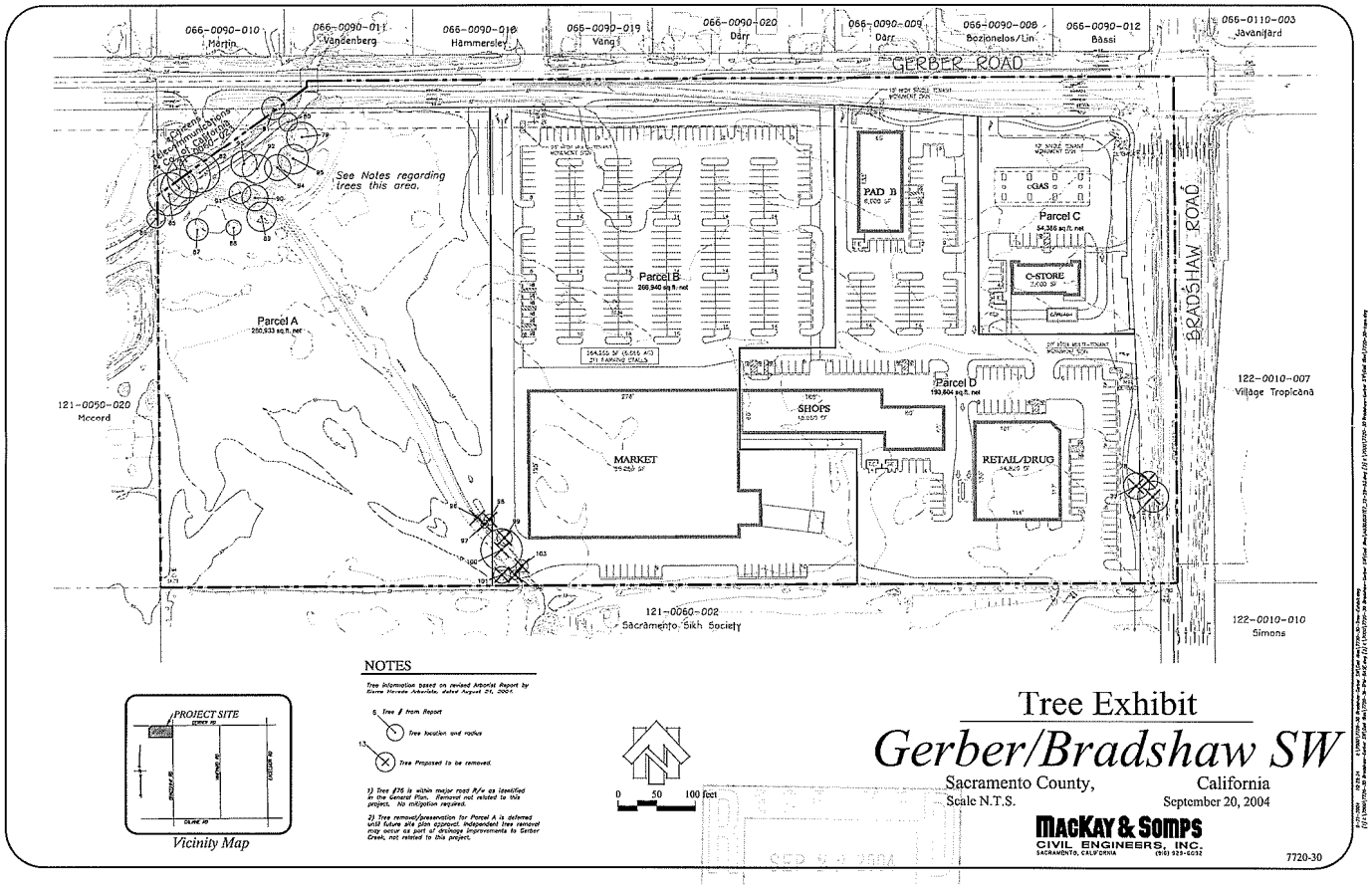
[3] *Sacramento County General Plan*, "Conservation Element"; and County Code, Chapter 12.12, Tree Preservation and Protection Ordinance

hard to distinguish between the two. However, natives are typically associated with stream-side and riparian vegetation, such as the trees associated with Gerber Creek. Standard preservation mitigation measures will ensure the project's impacts to on-site native walnuts will be less-than-significant. All on-site native oaks will be removed for the development. The loss of 96 inches dbh of native valley oak trees will require compensatory.

Table TGB-8. Trees at Gerber Creek

Tree #	Name	Multi-Stem	Total DBH	Recommendations
76	Valley Oak (*Quercus lobata*)	14,15	29	Clean out crown, prune to reduce weight; recommend annual inspection by an ISA Certified Arborist
82	California Black Walnut (*Juglans hindsii*)	--	9	Clean out crown
83	California Black Walnut (*Juglans hindsii*)	--	11	Clean our crown; recommend annual inspection by an ISA Certified Arborist
84	California Black Walnut (*Juglans hindsii*)	--	10	Clean out crown
85	California Black Walnut (*Juglans hindsii*)	13,14,16	43	Clean out crown
89	California Black Walnut (*Juglans hindsii*)	5,7,9	21	Clean out crown
90	California Black Walnut (*Juglans hindsii*)	--	10	Clean out crown
91	California Black Walnut (*Juglans hindsii*)	--	8	Clean out crown
94	California Black Walnut (*Juglans hindsii*)	3,7	10	Clean out crown
95	California Black Walnut (*Juglans hindsii*)	4,4,5,5	18	Clean out crown
96	Valley Oak (*Quercus lobata*)	2,3	5	Clean out crown
97	Valley Oak (*Quercus lobata*)	2,2	4	Clean out crown
98	Valley Oak (*Quercus lobata*)	--	4	Clean out crown
101	Valley Oak (*Quercus lobata*)	5,6	11	Clean out crown
102	Valley Oak (*Quercus lobata*)	--	4	Clean out crown
103	Valley Oak (*Quercus lobata*)	4,5	9	Clean out crown

Plate TGB -14.- Tree Exhibit



IMPACT: REMOVAL OF ON-SITE NATIVE TREES

Several trees are located on the 20+ acre project site. Seven native on-site oak trees (Tree #s 76, 96, 97, 98, 101, 102, and 103) will be lost with development of the project, for a total removal of 96 inches dbh. Compensatory mitigation is required to ensure Taylor Properties project impacts are ***less-than-significant***.

IMPACT: CONSTRUCTION-RELATED IMPACTS TO PROTECTED TREES

Native walnut trees located near Gerber Creek in the northwestern portion of the project site could be affected during the construction period. Mitigation is recommended to ensure the project's impacts are ***less-than-significant***.

CULTURAL RESOURCES

FIELDWORK/ANALYSIS

ARCHAEOLOGICAL/HISTORICAL SURVEY

The project site was subject to an intensive pedestrian survey between January 14, 2006 and March 26, 2006. The project area was walked by a team of archaeologists employing parallel transects with transect spacing no greater than 5 to 10 meters. No prehistoric cultural resources were recovered or noted during the survey. Additionally, there are no structures on the project site, and no evidence present that would suggest that there have been structures on the project site at one time.

IMPACT: CULTURAL RESOURCES

An archaeological/historical survey of the site did not identify any resources which could be adversely affected by the proposed project. Although no additional cultural resource work is recommended at this time, there is a possibility of uncovering subsurface archaeological materials during the construction phases of the project which have been obscured from view due to natural reburial processes. Therefore, mitigation for subsurface cultural resources is included.

With mitigation for potential undiscovered subsurface prehistoric and historic cultural resources, environmental impacts to potentially sensitive cultural resources are considered ***less-than-significant***.

~~AGENCY-RECOMMENDED CONDITIONS OF APPROVAL~~

~~1. Sacramento County Division of Development and Surveyor Services~~

~~a. Dedicate a standard 12.5-foot Public Utility Easement for underground facilities and appurtenances adjacent to all public ways.~~

~~b. Grant the County right-of-way for Bradshaw Road, based on a 108-foot standard and install street improvements pursuant to the Sacramento County Improvement Standards.~~

~~c. Grant the County right-of-way for Geber Road, based on an 84-foot standard and install street improvements pursuant to the Sacramento County Improvement Standards.~~

~~d. Dedicate additional right-of-way for intersection widening pursuant to the Sacramento County Improvement Standards and to the satisfaction of the Department of Transportation.~~

~~2. Sacramento County Department of Transportation~~

~~a. Annex the subject properties to the County of Sacramento, Community Facilities District 2004-2 to support the maintenance of the landscaped areas. The applicant shall dedicate the landscaped lots with landscape improvements to the County of Sacramento. Dedication shall occur after the annexation process is complete and not before. The annexation process takes approximately 6-months to complete. Contact Steve Hong 874-5368, Infrastructure Finance Section, Municipal Services Agency to initiate the annexation process. Final map recordation will not be approved until the annexation is complete.~~

~~b. Grant the County right-of-way to Bradshaw Road based on 96-foot modified thoroughfare (the six-foot meandering sidewalk shall be installed in an adjacent pedestrian/landscape easement) and install public street improvements pursuant to the Sacramento County Improvement Standards and to the satisfaction of the Department of Transportation.~~

~~c. Grant the County right-of-way on Gerber Road based on 72-foot modified arterial (the six-foot meandering sidewalk shall be installed in an adjacent pedestrian/landscape easement) and install public street improvements pursuant to the Sacramento County Improvement Standards and to the satisfaction of the Department of Transportation.~~

~~d. Dedicate additional right-of-way on Gerber Road and Bradshaw Road for intersection widening pursuant to the Sacramento County Improvement~~

~~standards and to the satisfaction of the Department of Transportation. Note: A bus turnout will be required on Bradshaw Road.~~

~~e. Visibility easements shall be included where needed pursuant to the Sacramento County Improvement Standards and to the satisfaction of the Department of Transportation. Easement locations will be determined at time of improvement plan submittal.~~

~~f. The size, number, and location of driveways shall be to the satisfaction of the Department of Transportation. Note: Driveway widths of 45 feet shall be provided on both Bradshaw and Gerber Roads.~~

~~g. A note shall be placed on the final map stating, "Reciprocal access and parking between parcels shown herein shall be granted/reserved prior to the sale and/or reconveyance of said parcels".~~

~~3. County Sanitation District 1~~

~~a. Connection to the District's sewer system shall be required to the satisfaction of CSD-1. Sacramento County Improvement Standards apply to sewer construction.~~

~~b. Each lot and each building with a sewage source shall have a separate connection to the CSD-1 sewer system.~~

~~c. In order to obtain sewer service, construction of CSD-1 sewer infrastructure will be required. Off-site sewer lines will be required as determined by the closest approved point of connection to the District's system.~~

~~d. An on-site collection system will be required for all pipes carrying waste from two or more buildings or sewage sources and shall consist of 8-inch (min.) pipes in public easements.~~

~~e. Sewer easements will be required. All sewer easements shall be dedicated to CSD-1 in a form approved by the District Engineer. CSD-1 will provide maintenance only in public right-of-ways and in minimum 20-foot wide easements dedicated to CSD-1 for the purpose of continuous access and maintenance.~~

~~f. The subject project owner(s) and any subsequent parcel buyers shall be responsible for repair and/or replacement of all non-asphalt and/or enhanced surface treatments of streets and drives within these easements damaged by District maintenance and repair operations. This requirement shall be set forth in easement grant documents and be a covenant running with the land, be responsibility of successors in interest in future land transfers and divisions and by language approved by the District. It shall also be shown on the final map in like language. Surface enhancements include but are not~~

~~limited to non-asphaltic paving, landscaping, lighting, curbing and all non-drivable street appurtenances.~~

~~g. CSD-1 requires their sewers to be located 10 feet from other parallel utilities (water, drain, electrical, etc.). Prior to recording the Final Map, the applicant shall prepare a utility plan that will demonstrate that this condition is met.~~

~~h. All structures along private drives shall have a minimum 10-foot setback so that CSD-1 can properly maintain sewer services.~~

~~i. The trunk and collector sewer system for the project will not be accepted for maintenance, and building occupancy will not be granted until the downstream sewer system serving the project is also accepted for maintenance.~~

~~4. Sacramento Metropolitan Fire District~~

~~a. A full and complete plan submittal review will have to be done by Sacramento Metro Fire including but not limited to Civil, Architectural, Sprinkler, and Fire Alarm plans.~~

~~Applicant: It is highly recommended that specific requirements for your project be obtained from the Fire District during the pre-construction planning stage. Specific requirement for bridges, fire hydrants, entry gates, and access roadways must be clearly understood and complied with. It is advisable to schedule a design review conference with the Fire District to provide any necessary requirement clarification.~~

~~If there are not immediate plans for construction or the on-site storage of combustible construction materials, the requirements applicable to construction may be held in abeyance until such time that construction occurs. If this property is sold prior to development, the seller must disclose the above requirements to the buyer.~~

~~b. Approved numbers or addresses shall be placed on all new or existing buildings in such a position as to be easily read from the street or road fronting the property. The minimum size of the numbers shall not be less than six (6) inches and shall be mounted immediately adjacent to a light source and shall also contrast with their background. Where multiple occupancies are serviced by vehicular access to the rear of the building via any driveway, alleyway, or parking lot the numbers or addresses shall be displayed on the rear of the building.~~

~~c. Approved fire hydrants capable of providing the required fire flow for the protection of any and all structures shall be located along the route of the fire apparatus access roadway. The required fire hydrants shall be installed and operational prior to any construction or on-site storage of combustible materials. The minimum required fire flow for the protection to residential~~

~~developments with an area per building not exceeding 3,600 square feet is 1,000 gallons per minute (GPM) at a pressure of 20 pounds per square inch (psi) for a two-hour duration. Fire hydrant installations for the protection of residential projects shall comply with the following requirements:~~

~~i. One fire hydrant shall be located between 150 and 250 feet from the end of the access roadway. The required access roadway shall extend to within 150 feet of all portions of the structure.~~

~~ii. A hydrant installed at the end of an access roadway as a "blow off" for the water district does not meet the fire department fire hydrant requirements.~~

~~iii. Existing 'wharf" type fire hydrants do not satisfy hydrant requirements for new construction, and per SCC-1240, must be upgraded to approved steamer type hydrants.~~

~~d. Plans shall be submitted to the fire prevention bureau showing hydrant locations for review and approval prior to construction. Fire hydrant details and fire department notes shall be shown on the site plans or improvement drawings.~~

~~e. Provide access roadways with all weather driving surfaces of not less than 20 feet of unobstructed width, 13 feet, 6 inches of vertical clearance, and turning radii of 25 feet inside and 50 feet outside dimension. The access roadways shall be capable of supporting the imposed loading of fire apparatus and shall extend to within 150 feet of all portions of the exterior walls of the first story of any proposed building.~~

~~f. All structures proposed for this project shall be equipped with an approved automatic fire sprinkler system. The automatic fire sprinkler system shall be designed to NFPA 13 standards.~~

~~g. Traffic calming measures, speed bumps, humps, etc. shall be installed in fire apparatus access roadways.~~

~~5. Sacramento County Sheriff's Department~~

~~Site Specific Conditions~~

~~a. Parking areas should be laid out to allow a high degree of observation. Close-in employee parking for people working late should be provided adjacent to the entrances.~~

~~b. Landscaping shall be of the type and situated in locations to maximize observation while providing the desired degree of aesthetics. Security planting materials are encouraged along fence and property lines and in any~~

~~other locations where the applicant wishes to restrict sitting, loitering, or cutting through landscaped areas.~~

~~c. All curbs shall be vertical in design. Rounded curbs shall be avoided whenever possible.~~

~~d. The Sheriff's Department does not suggest that a pay phone be installed on the premises. If a pay phone should be installed, it will make outgoing calls only, and not accept incoming calls.~~

~~e. Lighting~~

~~i. Parking lots, driveways, circulation areas, aisles, passageways, recesses, and grounds contiguous to buildings shall be provided with metal halide lighting with sufficient wattage to provide adequate illumination to make clearly visible the presence of any person on or about the premises during the hours of business darkness and provide a safe, secure environment for all persons, property, and vehicles on site. Such lighting shall be equipped with vandal-resistant covers. A lighting level of one foot-candle minimum, maintained at ground level is required.~~

~~ii. All exterior doors shall be provided with their own light source and shall be adequately illuminated at all hours to make clearly visible the presence of any person on or about the premises and provide adequate illumination for persons existing the building.~~

~~iii. The premises, while open or closed for business after dark, must be sufficiently lighted by use of interior night-lights.~~

~~iv. Exterior door, perimeter, canopy, and parking area lights shall be controlled by photocell and shall be left on during hours of darkness or diminished lighting.~~

~~f. Security personnel should be provided to monitor activity 24 hours, 7 days per week, including during time of construction.~~

~~g. External lighting requirements should consider general lighting level of one foot-candle minimum maintained at ground level for medium use facilities, utilizing High Intensity Discharge fixtures with vandal-resistant covers. This shall be consistent throughout the property, including loading zones and driveways on the rear of the building.~~

~~h. The currently listed parking lot on the south and east side of the development, behind the "Building 3 Market" and "Building 2 Shops" shall be eliminated. This lot has no visibility to the large lot and provides an attractive area for criminal activity against store employees or customers who choose to park in that location. The lack of continuous visibility is of concern.~~

~~i. All walking paths and sidewalks shall incorporate exposed aggregate or other materials to discourage skateboarding on the property.~~

~~j. The perimeter of the site shall be fenced during construction, and security lighting and patrols shall be employed as necessary.~~

~~k. The jamb on all aluminum frame swinging doors shall be so constructed or protected to withstand 1600 lbs. of pressure in both a vertical distance of three (3) inches and a horizontal distance of one (1) inch side of the strike.~~

~~l. Glass doors shall be secured with a deadbolt lock with minimum throw of one (1) inch. The outside ring should be free moving and case hardened.~~

~~m. All hatchway openings on the roof of any building shall be secured as follows:~~

~~i. If the hatchway is of wooden material, it shall be covered on the outside with at least 16 gauge sheet steel or its equivalent attached with screws.~~

~~ii. The hatchway shall be secured from the inside with a slide bar or slide bolts. The use of crossbar or padlock must be approved by the Fire Marshall.~~

~~iii. Outside hinges on all hatchway openings shall be provided with non-removable pins when using pin-type hinges.~~

~~n. The use of window signs shall not exceed the limits prescribed in the zoning ordinance and signs shall not be installed in such a fashion that visibility of the service counter is impaired for passing police units as well as customers and passersby. Natural surveillance and visibility is an important consideration in projects of this size.~~

~~6. Sacramento County Department of Water Resources~~

~~a. Provide drainage easements and install facilities pursuant to the Sacramento County Floodplain Management Ordinance, Sacramento County Water Agency Code, and Sacramento County Improvement Standards, including any fee required by the Sacramento County Water Agency Code.~~

~~b. Provide a floodplain easement pursuant to the Sacramento County Floodplain Management Ordinance, Sacramento County Water Agency Code, and Sacramento County Improvement Standards.~~

~~c. Offsite drainage improvements and easements shall be provided pursuant to the Sacramento County Floodplain Management Ordinance, and the Sacramento County Improvement Standards.~~

~~d. Acquire right of way and construct drainage improvements in accordance with the drainage master plan from Bradshaw Road to Vineyard Pointe including Gerber Creek and Basin 43.~~

~~e. Construct off-site trunk drainage as shown on the drainage master plan.~~

~~f. Submit to FEMA for a Letter of Map Revision, prior to Building Permit issuance.~~

~~g. A Conditional Letter of Map Revision, pursuant to the Sacramento County Floodplain Management Ordinance, and the Sacramento County Improvement Standards, must be approved by FEMA prior to approval of improvements.~~

~~h. Participate in any future Vineyard Community Plan Drainage Finance Programs administered by Water Resources.~~

~~i. There shall be no net loss of storage for any fill placed within the 100-year floodplain without in-kind excavation.~~

~~j. Incorporate stormwater quality measures in conformance with applicable County ordinances & standards, and state and federal law pursuant to table 2-1 of the County of Sacramento "Guidance manual for On-Site Stormwater Quality Control Measures [1]."~~

~~Incorporate stormwater quality measures in conformance with applicable County ordinances & standards, and state and federal law. The project may implement low impact development design pursuant to and consistent with "Start at the Source", latest edition as published by BASMAA. Such implementation may be able to reduce the stormwater quality treatment requirement.~~

~~Provide a permanent concrete stamp, or other permanently applied message to the satisfaction of DWR not including paint, which reads "No Dumping-Flows to Creek" or other approved message at each storm drain inlet.~~

~~Offsite Flood Control Detention Basin(s)~~

~~k. There shall be no interim detention allowed. Permanent flood control basins shall be in accordance with the Vineyard Springs and North Vineyard Station Drainage Master Plans, or as revised.~~

~~l. The Water Agency shall compensate developers for the acquisition of land for regionally beneficial off-line peak flow and storm water quality detention basins pursuant to an approved Drainage Master Plan and the Zone 11 Drainage Impact Fee Plan.~~

~~m. The Agency shall pay fair market value, hereby reserved pursuant to the California Subdivision Map Act, appraised at the date of the filing of the tentative parcel or subdivision map or use permit plus associated carrying costs. The Agency may terminate the reservation due to revised drainage master plan or disagreement of price. In no case will the compensation exceed the per acre value used in the Zone 11 Drainage Impact Fee Plan worksheet [$100,000 per acre plus ENR inflator since 8/16/04].~~

~~n. Compensation shall be in the form of a fee credit agreement and reimbursements shall be made pursuant to the Sacramento County Water Agency Code, Section 2.60.~~

~~o. The credit amount shall be adjusted by an appropriate percentage pursuant to Section 2.55.020 of the Sacramento County Water Agency Code to account for inefficiencies of the system.~~

~~7. Pacific Gas & Electric~~

~~a. Dedicate a standard 12.6 foot Public Utility Easement for underground facilities and appurtenances adjacent to Gerber Road and Bradshaw Road.~~

~~b. Dedicate the Private Drives and Common Areas as public utility easements for underground facilities and such underground and aboveground appurtenances and additional areas as required within the Common Areas as required to provide service as a public utility easement for underground facilities and appurtenances except for those areas where structures.~~

PROJECT MITIGATION MEASURES

MITIGATION MEASURES FOR POTENTIAL IMPACTS TO DRAINAGE:

TGB-1. Prior to the approval of improvement plans for individual development projects within the FVGCP area, the project proponent shall demonstrate to the satisfaction of DWR that all FVGCP DMP improvements necessary to provide adequate flood protection to the project, and necessary to provide adequate mitigation for the project's downstream drainage/flooding and water quality impacts, have been implemented.

~~MITIGATION MEASURE FOR PM10 EMISSIONS~~

~~TGB-2. The applicant shall implement the following mitigation in order to reduce construction-related PM10 emissions:~~

~~a. Keep soil moist at all times.~~

~~b. Maintain at least two feet of freeboard space on all haul trucks.~~

~~c. Use emulsified diesel or diesel catalysts on applicable heavy duty diesel construction equipment.~~

MITIGATION MEASURE FOR IMPACTS TO NOISE

TGB-3. If multi-family residential units are developed on the western portion of the site, consistent with the Planning Department **or Planning Department Hybrid** Land Use Plan option, then the following shall apply:

a. Any common residential outdoor activity area(s) shall be placed a minimum of 144 feet from the centerline of Gerber Road. If the setback requirement is not met, the project shall include design features that attenuate noise at the outdoor activity areas to 65 dB L_{dn} or less, as substantiated by an acoustical analysis, prepared by a qualified acoustical consultant and verified by the Department of Environmental Review and Assessment. The acoustical analysis shall use cumulative-plus-project traffic conditions as described in the Traffic Impact Study for the Florin Vineyard Gap Community Plan project.

b. Any residential units placed less than 67 feet from the centerline of Gerber Road shall be designed and constructed to achieve an interior noise level of 45 dB Ldn or less. An acoustical analysis substantiating the required noise level reduction, prepared by a qualified acoustical consultant, shall be submitted to and verified by the Department of Environmental Review and Assessment prior to the issuance of any residential building permits for the site. The acoustical analysis shall use cumulative-plus-project traffic conditions as described in the Traffic Impact Study for the Florin Vineyard Gap Community Plan project.

MITIGATION MEASURES FOR POTENTIAL IMPACTS TO WETLANDS AND JURISDICTIONAL WATERS:

TGB-4. Prior to any grading, grubbing, or excavation within 50 feet of on-site wetlands, the applicant or owner shall obtain any/all applicable permits from the U.S. Fish and Wildlife Service (USFWS), U.S. Army Corps of Engineers, California Department of Fish and Game and the Central Valley Regional Water Quality Control Board for the proposed modifications to on-site wetlands. In addition, the project applicant or property owner shall comply with General Plan Conservation Element Policy No. CO-96 as it pertains to no net loss of wetlands. If mitigation occurring through the state and federal permitting processes results in less than 1:1 compensation for the loss of wetland habitat, the applicant or owner shall be required to pay to the County of Sacramento an amount based on a rate of $35,000 per acre for the unmitigated/ uncompensated wetlands. The payment shall be submitted to the Department

of Planning and Community Development and shall be deposited in the Wetlands Restoration Trust Fund. A copy of any required permits, or written notification from the applicant that the permit authority has determined that a permit is not required, and verification of compliance with General Plan Conservation Element Policy No. CO-96 regarding no net loss of wetlands shall be submitted to the Department of Environmental Review and Assessment.

MITIGATION MEASURES FOR POTENTIAL IMPACTS TO VERNAL POOL BRANCHIOPODS:

TGB-5. Prior to construction within 250 feet of the vernal pools on the project site, the applicant shall either conduct determinate surveys, according to U.S. Fish and Wildlife Service approved protocol, for listed vernal pool branchiopods or presence of these species shall be assumed.

a. If determinate surveys show that no listed vernal pool branchiopods are present in the vernal pool(s), no further mitigation is required.

b. If presence is assumed or confirmed, total avoidance requires establishment of minimum 250 feet buffers with fencing around the perimeter of shrimp habitat to be preserved. There shall be no construction activity within fenced area(s).

c. A request for consultation with the U.S. Fish and Wildlife Service and DERA will be required if the applicant requires a reduction in the 250 feet buffer.

d. If direct impacts (fill or excavation) to the pools are to occur, the applicant shall consult with the U.S. Fish and Wildlife Service and U.S. Army Corps of Engineers to obtain permits and establish compensatory mitigation for impacts to vernal pool species.

MITIGATION MEASURES FOR POTENTIAL IMPACT TO SWAINSON'S HAWK FORAGING HABITAT:

TGB-6. Prior to the approval of Improvement Plans, Building Permits, or recordation of the final map, whichever occurs first, implement one of the following options to mitigate for the loss of 5± acres of Swainson's hawk foraging habitat on the project site:

a. The project proponent shall, to the satisfaction of the California Department of Fish and Game, prepare and implement a Swainson's hawk mitigation plan that will include preservation of Swainson's hawk foraging habitat.

b. The project proponent shall utilize one or more of the mitigation options (land dedication and/or fee payment) established in Sacramento County's *Swainson's Hawk Impact Mitigation Program* (Chapter 16.130 of the Sacramento County Code).

c. Should the County Board of Supervisors adopt a Swainson's hawk mitigation policy/program (which may include a mitigation fee payable prior to issuance of building permits) prior to the implementation of one of the measures above, which may exempt this project, the project proponent may be subject to that program instead.

MITIGATION MEASURES FOR IMPACTS TO NESTING RAPTORS (INCLUDING SWAINSON'S HAWK):

TGB-7. If construction, grading, or project-related improvements are to occur between March 1 and September 15, a focused survey for raptor nests on the site and on nearby trees (within one half mile [rural] of the site) shall be conducted by a qualified biologist within 14 days prior to the start of construction work (including clearing and grubbing). If no active nests are found during the focused survey, no further mitigation will be required.

If an active nest(s) is found, the Department of Environmental Review and Assessment and the California Department of Fish and Game shall be contacted to determine appropriate protective measures.

MITIGATION MEASURES FOR IMPACT TO BURROWING OWL HABITAT:

TGB-8. Prior to construction activity (including site improvements, and building construction) a focused survey(s) shall be conducted by a qualified biologist for burrowing owls where suitable habitat is present in the project area. Suitable habitat includes agricultural field margins, drainage ditches, and fallow fields. Surveys shall be conducted no less than 14 days and no more than 30 days prior to commencement of construction activities. Surveys shall be conducted in accordance with CDFG protocol (CDFG 1995).

a. If no occupied burrows are found in the survey area, a letter report documenting survey methods and findings shall be submitted to the Department of Environmental Review and Assessment and no further mitigation is necessary.

b. If an occupied burrow is found the applicant shall contact the Department of Environmental Review and Assessment and consult with the California Department of Fish (CDFG), prior to construction, to determine if avoidance is possible or if burrow relocation will be required.

c. If owls are to remain on-site, a minimum of 6.5 acres of foraging habitat for each occupied burrow needs to be permanently preserved according to CDFG guidelines.

d. In order to avoid direct impacts to owls, no activity shall take place within 160 feet of an active burrow from September 1 to January 31 (wintering season) or 250 feet from February 1 through August 31 (breeding season). Protective fencing shall be place, at the distances above, around the active burrows and no activity shall occur within the protected buffer areas.

e. Any impact to active owl burrows, relocation of owls or mitigation for habitat loss shall be done in accordance with CDFG guidelines. Written evidence from CDFG staff shall be provided to DERA attesting to the permission to remove burrows, relocate owls, mitigate for lost habitat, and provided a method for preservation habitat in perpetuity.

MITIGATION MEASURES FOR IMPACT TO GIANT GARTER SNAKE HABITAT:

TGB-9. To avoid impacts to giant garter snake the following guidelines should be followed:

a. The applicant shall consult with the US Fish and Wildlife Service (USFWS) and California Department of Fish and Game regarding the giant garter snake (this may occur during the U.S. Army Corps Section 404 permitting process.)

b. Confine any ground disturbing activity (i.e. clearing, grubbing, grading, and excavation) in giant garter snake habitat to May 1 to October 1, which is the snake's active period.

c. Construction personnel should receive USFWS approved worker environmental awareness training. Prior to construction activities, a qualified biologist approved by the Service shall instruct all construction personnel about 1) the life history of the giant garter snake; 2) the importance of the habitat to the giant garter snake; and 3) the terms and conditions of the biological opinion. Proof of this instruction shall be submitted to the Sacramento Fish and Wildlife Office.

d. Twenty-four hours prior to construction activities, a qualified biologist who is approved by the USFWS's Sacramento Office shall survey the project area. The biologist will provide the Service with a field report form documenting the monitoring efforts within 24-hours of commencement of construction activities. The monitoring biologist needs to be available thereafter; if a snake is encountered during construction activities the monitoring biologist shall have the authority to stop construction activities until appropriate corrective measures have been completed or it is determined that the snake will not be harmed. Giant garter snakes encountered during construction activities should be allowed to move away from construction activities on their own. Capture and relocation of trapped or injured individuals can only be attempted by personnel or individuals with current Service recovery permits pursuant to section 10

(a) 1(A) of the Act. A biologist shall be required to report any incidental take to the Service immediately by telephone (916) 979-2725 and by written letter addressed to the Chief, Endangered Species Division, within one working day. The project area shall be re-inspected whenever a lapse in construction activity of two week or greater has occurred.

e. If this project is subject to any permits from the USFWS all conditions of the approval from the agency shall supersede all of the above GGS mitigation and monitoring.

MITIGATION MEASURES FOR IMPACT TO NORTHWESTERN POND TURTLE HABITAT:

TGB-10. In an effort to prevent impacts to pond turtles the following shall be performed:

a. Areas within the project site having suitable northwestern pond turtle habitat shall be surveyed for northwestern pond turtles by a qualified biologist within 24 hours prior to the start of construction activities (including clearing and grubbing) located within 200 feet of suitable habitat. Survey of the area shall be repeated if a lapse in construction activity of two weeks or greater occurs. If no active turtles are found during the focused survey, submit a written report with date, name of biologist to the Department of Environmental Review and Assessment. Upon receiving the report, no further mitigation will be required.

b. If a northwestern pond turtle is encountered during construction, activities shall cease until appropriate corrective measures have been completed or it has been determined that the turtle will not be harmed.

c. Northwestern pond turtles encountered during construction should be allowed to move away on their own. Trapped or injured individuals shall be move out of harms way outside of the construction zone but within suitable turtle habitat (wetland).

d. Any incidental take shall be reported to the Department of Environmental Review and Assessment at (916) 874-7914 within one working day.

MITIGATION MEASURE FOR SPECIAL STATUS PLANT SPECIES

TGB-11. Rare plant surveys will be required in vernal pool habitats prior to any grading, grubbing, or excavation within 250 feet of a vernal pool or other suitable habitat. The rare plant surveyor shall have experience as a botanical field investigator and familiarity with the local flora and potential rare plants in the habitats to be surveyed.

The surveys shall be conducted when the rare plants at the site will be easiest to identify (i.e. flowering stage), and when the plants reach that stage of maturity. A minimum of three site visit shall be required, during the plants flowering period in order to determine absence. Each site visit must be no less than 7 days apart.

Submit a written report to the Department of Environmental Review and Assessment. The survey report should include a brief description of the vegetation, survey results, photographs, time spent surveying, date of surveys, a map showing the location of the survey route and any rare plant populations and copies of any rare plant occurrence forms. Notify DFG and USFWS if species are found and apply for "take" authorization (state law section 2081 of the Fish and Game Code and federal Endangered Species Act) prior construction.

MITIGATION MEASURES FOR REMOVAL OF ON-SITE NATIVE OAK TREES:

TGB-12. The removal of 66 inches dbh of the on-site native oak trees (Tree #s 76, 96, 97, 98, 101, 102, and 103) shall be compensated by planting native oak trees (valley oak/*Quercus lobata*, interior live oak/*Quercus wislizenii*, blue oak/*Quercus douglasii*) equivalent to the dbh inches lost based on the ratios listed below, at locations that are authorized by the Department of Environmental Review and Assessment. On-site preservation of native oak trees that are less than 6 inches (<6 inches) may also be used to meet this compensation requirement.

Equivalent compensation based on the following ratio is required:

- One preserved native oak tree <6 inches dbh on site= 1 inch dbh
- One depot seedling (40 cubic inches or larger)=1 inch dbh
- One 15-gallon tree= 1 inch dbh
- One 24-inch box tree= 2 inches dbh
- One 36-inch box tree= 3 inches dbh

Replacement tree planting shall be completed prior to the issuance of building permits or a bond shall be posted by the applicant in order to provide funding for purchase, planting, irrigation, and 3-year maintenance period, should the applicant default on replacement tree mitigation. The bond shall be in an amount equal to the prevailing rate of the County Tree Preservation Fund.

Prior to the approval of Improvement Plans or building permits, a Replacement Tree Planting Plan shall be submitted to the Environmental Coordinator for approval. The Replacement Tree Planting Plan(s) shall include the following elements:

1. Species, size and locations of all replacement plantings and <6-inch dbh trees to be preserved

2. Method of irrigation

3. If planting in soils with a hardpan/duripan or claypan layer, include the Sacramento County Standard Tree planting Detail L-1, including the 10-foot deep boring hole to provide for adequate drainage;

4. Planting, irrigation, and maintenance schedules;

5. Identification of the maintenance entity and a written agreement with that entity to provide care and irrigation of the trees for a 3-year establishment period, and to replace any of the replacement trees which do not survive during that period.

6. Designation of 20 foot root zone radius and landscaping to occur within the radius of oak trees <6-inches dbh to be preserved on-site.

No replacement tree shall be planted within 15 feet of the driplines of existing oak trees or landmark size trees that are retained on-site, or within 15 feet of a building foundation or swimming pool excavation. The minimum spacing for replacement trees shall be 20 feet on-center. Examples of acceptable planting locations are publicly owned lands, common areas, and landscaped frontages (with adequate spacing). Generally unacceptable locations are utility easements (PUE, sewer, storm drains), under overhead utility lines, private yards of single family lots (including front yards), and roadway medians.

If tree replacement plantings are demonstrated to the satisfaction of the Environmental Coordinator to be infeasible for any or all trees removed, then compensation shall be through payment into the County Tree Preservation Fund. Payment shall be made at a rate of $325.00 per dbh inch removed but not otherwise compensated, or at the prevailing rate at the time payment into the fund is made.

MITIGATION MEASURES FOR POTENTIAL CONSTRUCTION-RELATED IMPACT TO PROTECTED TREES:

TGB-13. All native walnut that are 6 inches dbh or larger on the project site, all portions of adjacent off-site native walnut and oak trees that are 6 inches dbh or larger which have driplines that extend onto the project site, and all off-site native walnut and oak trees that are 6 inches dbh or larger which may be impacted by

utility installation and/or improvements associated with this project, shall be preserved and protected as follows:

a. 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 of each tree. Limbs must not be cut back in order to change the dripline. The area beneath the dripline is a critical portion of the root zone and defines the minimum protected area of each tree. Removing limbs that make up the dripline does not change the protected area.

b. Any protected trees on the site that require pruning shall be pruned by a certified arborist prior to the start of construction work. All pruning shall be in accordance with the American National Standards Institute (ANSI) A300 pruning standards and the International Society of Arboriculture (ISA) "Tree Pruning Guidelines."

c. Prior to initiating construction, temporary protective fencing shall be installed at least one foot outside the driplines of the protected trees within 100-feet of construction related activities, in order to avoid damage to the tree canopies and root systems.

d. 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 protected trees. Small metallic numbering tags for the purpose of preparing tree reports and inventories shall be allowed.

e. No vehicles, construction equipment, mobile home/office, supplies, materials or facilities shall be driven, parked, stockpiled or located within the driplines of protected trees.

f. No grading (grade cuts or fills) shall be allowed within the driplines of protected trees.

g. Drainage patterns on the site shall not be modified so that water collects or stands within, or is diverted across, the dripline of any protected tree.

h. No trenching shall be allowed within the driplines of protected trees. If it is absolutely necessary to install underground utilities within the dripline of a protected tree, the utility line shall be bored and jacked under the supervision of a certified arborist.

i. The construction of impervious surfaces within the driplines of protected trees shall be stringently minimized. When it is absolutely necessary, a piped aeration system per County standard detail shall be installed under the supervision of a certified arborist.

j. All portions of any required masonry wall that will encroach into the dripline protection area of any protected tree shall be constructed using

grade beam wall panels and posts set no closer than 10 feet on center. Any wrought iron fencing shall be similarly installed, with posts set no closer than 10 feet on center. Posts shall be spaced in such a manner as to maximize the separation between the tree trunks and the posts in order to reduce impacts to the trees.

k. Trunk protection measures, per Sacramento County standards, shall be used for all protected trees where development/construction activity, including installation of any required masonry wall and wrought iron fence, occurs within 10 feet of the trunk of a tree.

l. No sprinkler or irrigation system shall be installed in such a manner that sprays water or requires trenching within the driplines of protected trees. An above ground drip irrigation system is recommended.

m. Landscaping beneath oak trees may include non-plant materials such as bark mulch, wood chips, boulders, etc. The only plant species which shall be planted within the driplines of oak trees are those which are tolerant of the natural semi-arid environs of the trees. A list of such drought-tolerant plant species is available at the Department of Environmental Review and Assessment. Limited drip irrigation approximately twice per summer is recommended for the understory plants.

MITIGATION MEASURE FOR POTENTIAL CONSTRUCTION-RELATED IMPACTS TO CULTURAL RESOURCES:

TGB-14. Should any cultural resources, such as structural features, unusual amounts of bone or shell, artifacts, human remains, or architectural remains be encountered during any development activities, work shall be suspended and the Department of Environmental Review and Assessment shall be immediately notified at (916) 874-7914.

At that time, the Department of Environmental Review and Assessment will coordinate any necessary investigation of the find with appropriate specialists as needed. The project proponent shall be required to implement any mitigation deemed necessary for the protection of the cultural resources. In addition, pursuant to Section 5097.97 of the State Public Resources Code and Section 7050.5 of the State Health and Safety Code, in the event of the discovery of human remains, all work is to stop and the County Coroner shall be immediately notified. If the remains are determined to be Native American, guidelines of the Native American Heritage Commission shall be adhered to in the treatment and disposition of the remains.

MITIGATION MEASURE COMPLIANCE

Comply with the Mitigation Monitoring and Reporting Program (MMRP) for this project as follows:

1. **It shall be the responsibility of the project applicant to reimburse the County for all expenses incurred in the implementation of the Mitigation Monitoring and Reporting Program (MMRP), including any necessary enforcement actions. The applicant shall pay an initial deposit of $14,400.00, which includes administrative costs of $800.00. Over the course of the project, DERA will regularly conduct cost accountings and submit invoices to the applicant when the County monitoring costs exceed the initial deposit.**

2. **Until the MMRP has been recorded and the administrative portion of the MMRP fee has been paid, no final parcel map or final subdivision map for the subject property shall be approved. Until the balance of the MMRP fee has been paid, no encroachment, grading, building, sewer connection, water connection or occupancy permit from Sacramento County shall be approved.**

15 CASELMAN RANCH

The effects of the proposed land use plans for the Florin-Vineyard Gap projects are addressed in Volume 1 of this EIR. Impacts to environmental resources have been addressed therein for the overall plan area. This chapter discusses the site specific impacts of this particular project in the Florin-Vineyard Gap Community. Impacts, mitigation measures and conditions requested by Sacramento County's reviewing departments are provided within this chapter.

PROJECT INFORMATION

CONTROL NUMBER: 04-RZB-SDP-SPP-UPP-AHS-0233

NAME: Caselman Ranch Rezone, Tentative Subdivision Map, **Special Development Permit, Use Permit** and Affordable Housing Plan

LOCATION: The property is located at the northwest corner of Caselman Road and Elk Grove-Florin Road, in the South Sacramento community.

ASSESSOR'S PARCEL NUMBER: 115-0091-002, 003, 004, 005, 006 and 007

OWNER/APPLICANT:

Caselman Properties LP, a California Limited Partnership

~~**OWNER:**~~

~~Satvros and Eleni Vathis~~

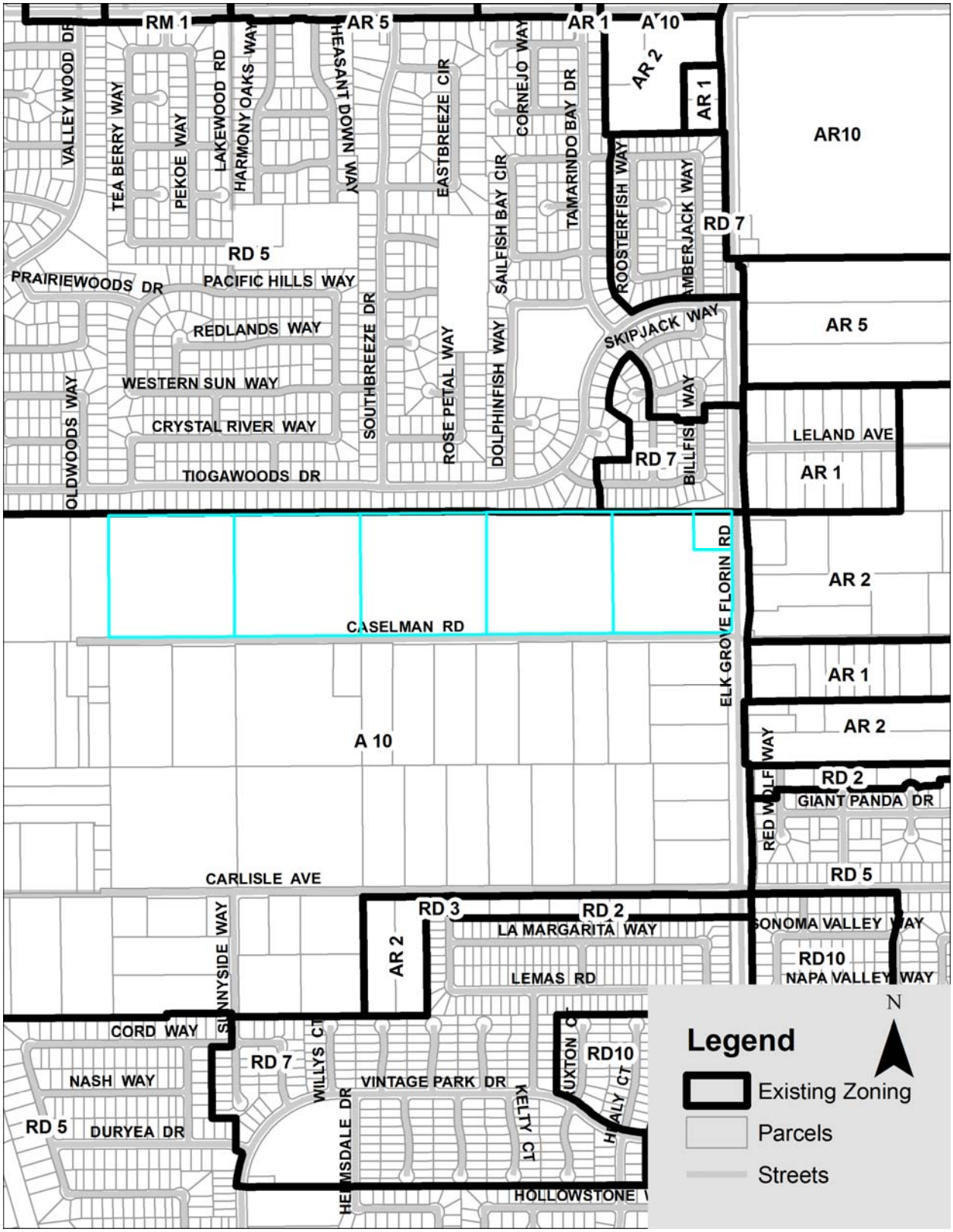
ENGINEER:

Morton and Pitalo

DEVELOPER:

Carson Development Company

Plate CSR-1 Location and Zoning



PROJECT DESCRIPTION

1. A **Rezone** of a total of 50± acres from A-10 agricultural-residential to RD-5 (30± acres) and to RD-7 (20± acres) residential (see Plate CSR -2).

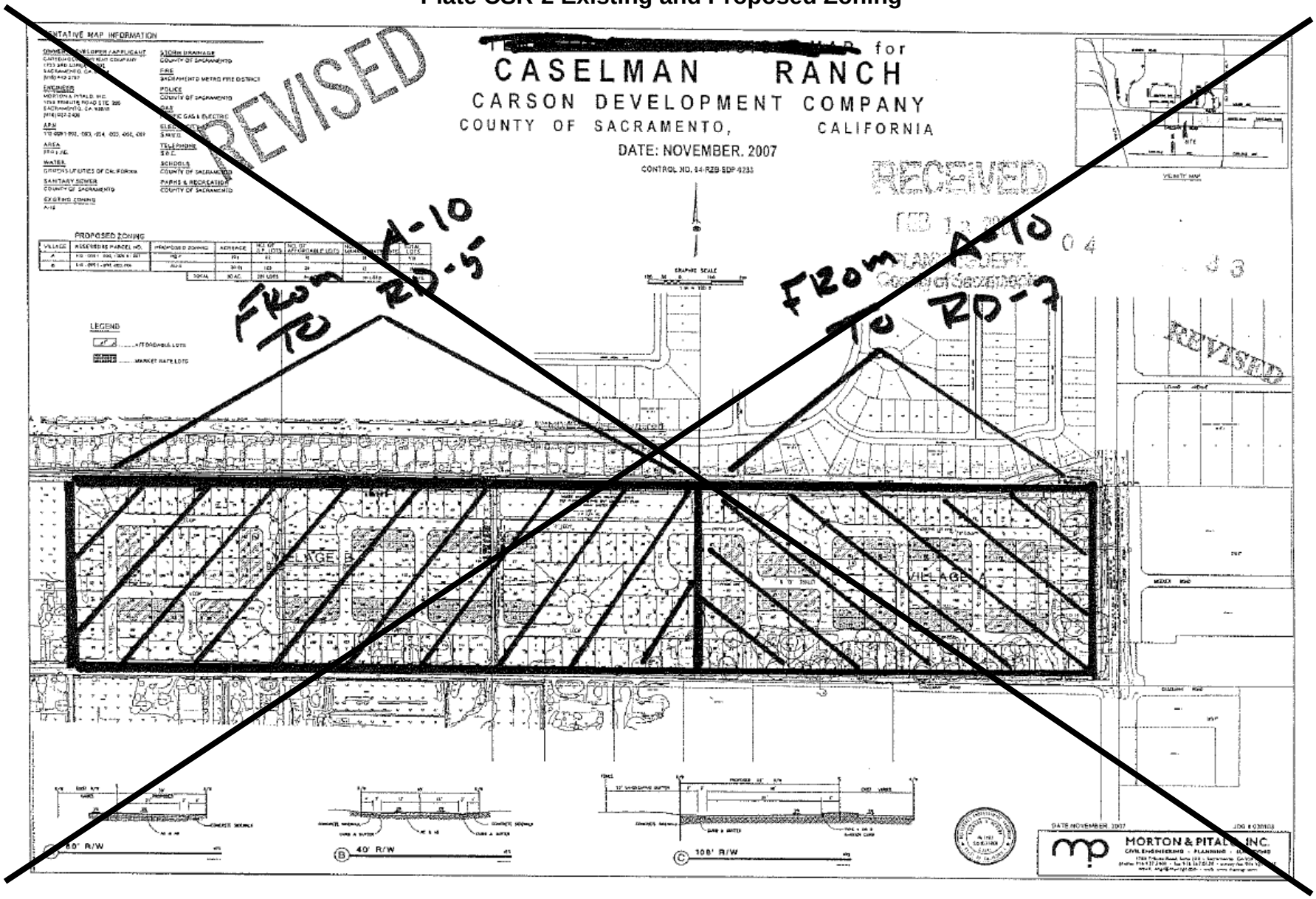
2. A **Tentative Subdivision Map** to divide the 50± acres into ~~281~~ **181** single-family lots, **80 half-plex lots, 1 park site lot (Lot D), 1 treatment basin lot (Lot C), and 2 landscape lots (lots adjacent to Elk Grove-Florin Road)** (see Plate CSR -3).

3. **A Special Development Permit to deviate from the development standards for minimum lot area and public street frontage for the half-plex lots.**

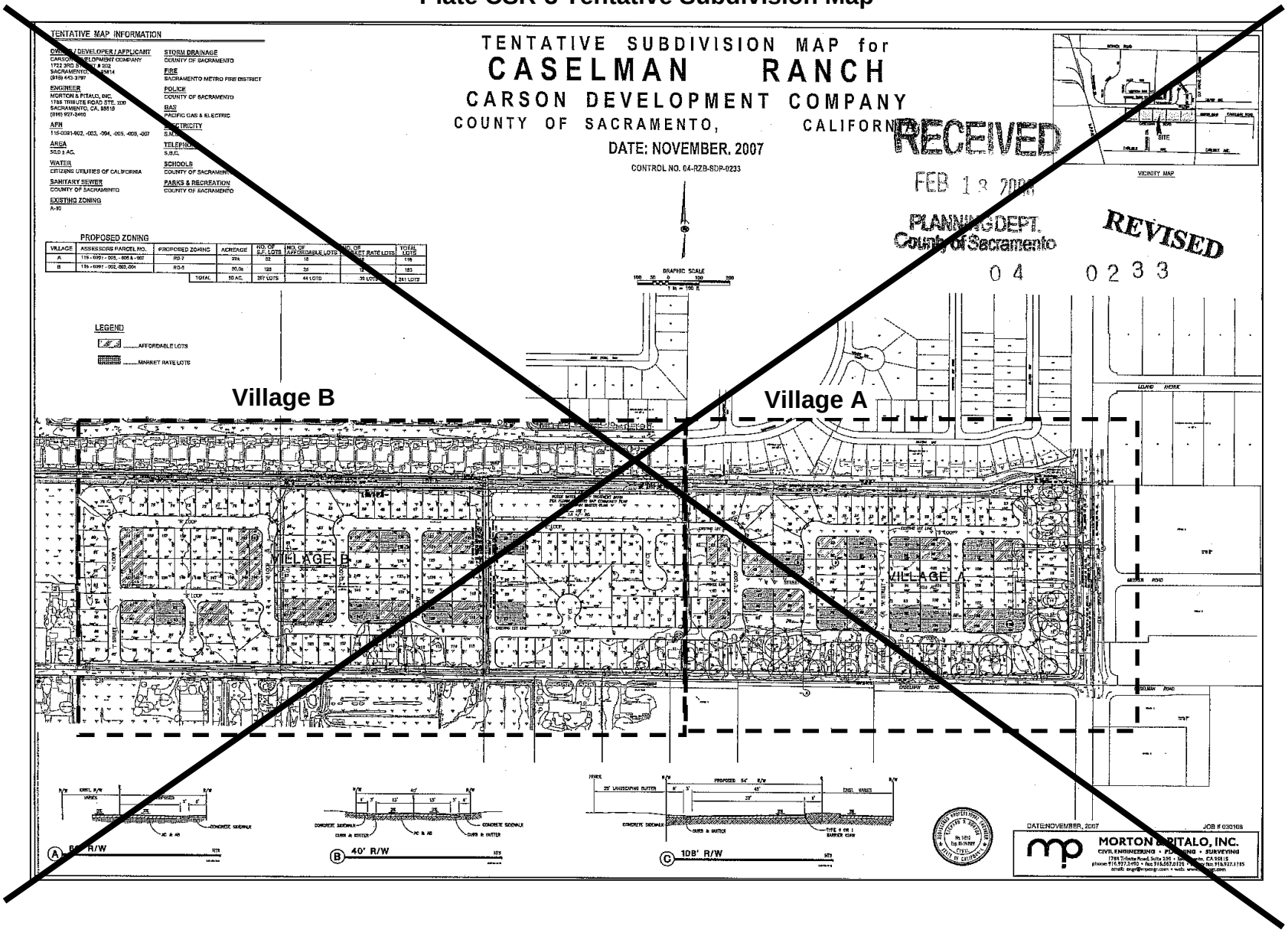
4. **A Use Permit to create 80 half-plex lots.**

5. An **Affordable Housing Plan** consisting of on-site construction of affordable lots distributed throughout the project.

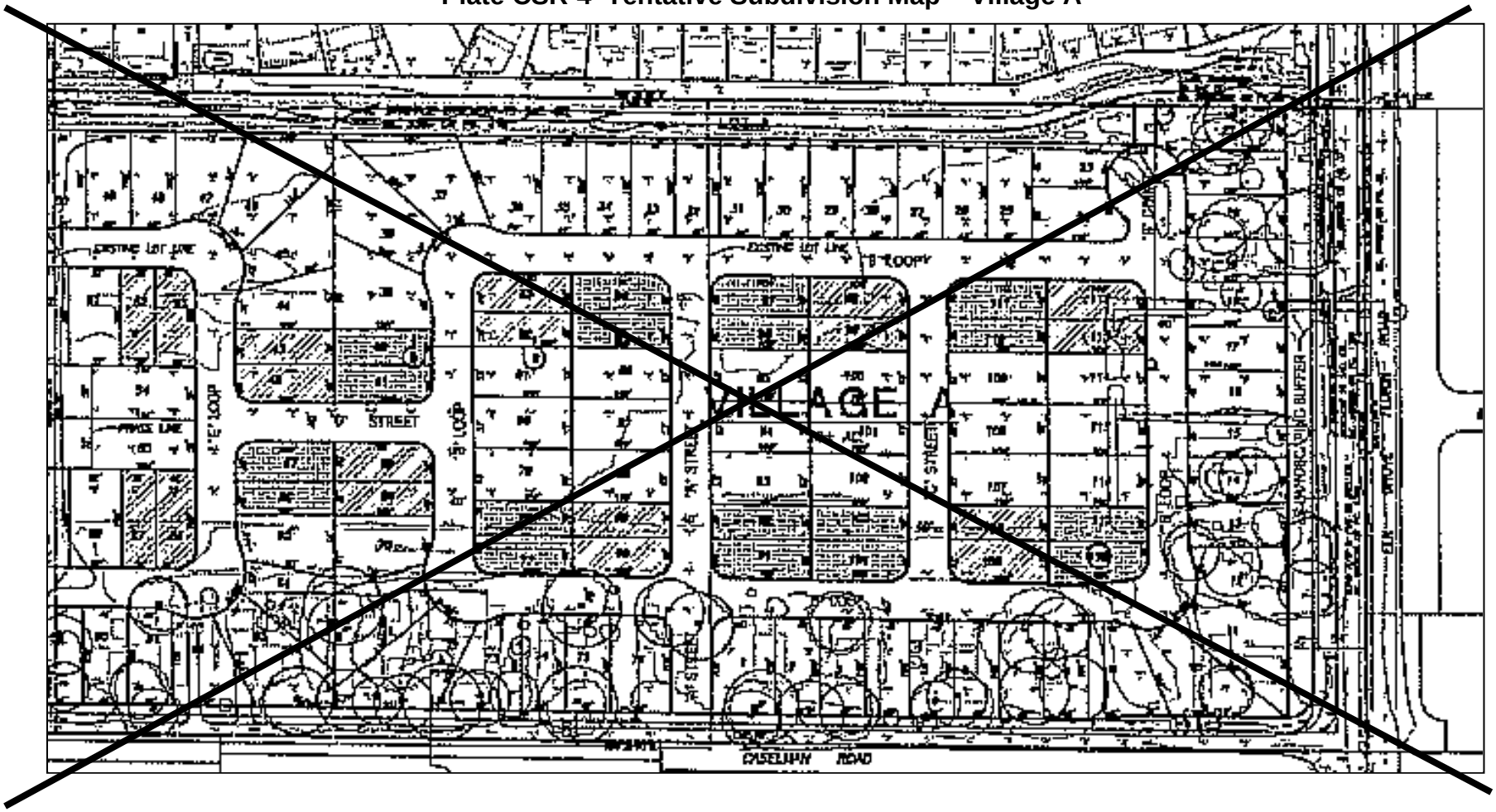
~~Plate CSR-2 Existing and Proposed Zoning~~



~~Plate CSR-3 Tentative Subdivision Map~~



~~Plate CSR-4 Tentative Subdivision Map – Village A~~



~~Plate CSR-5 Tentative Subdivision Map – Village B~~

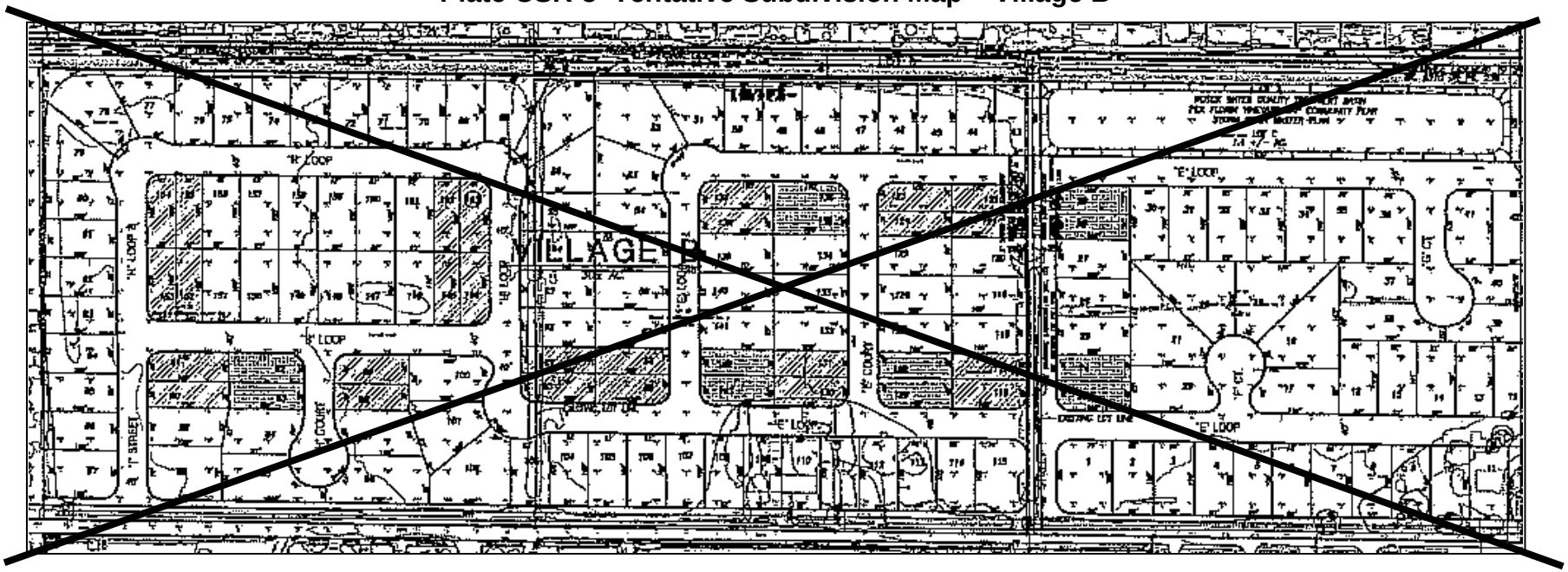


Plate CSR -2 Existing and Proposed Zoning

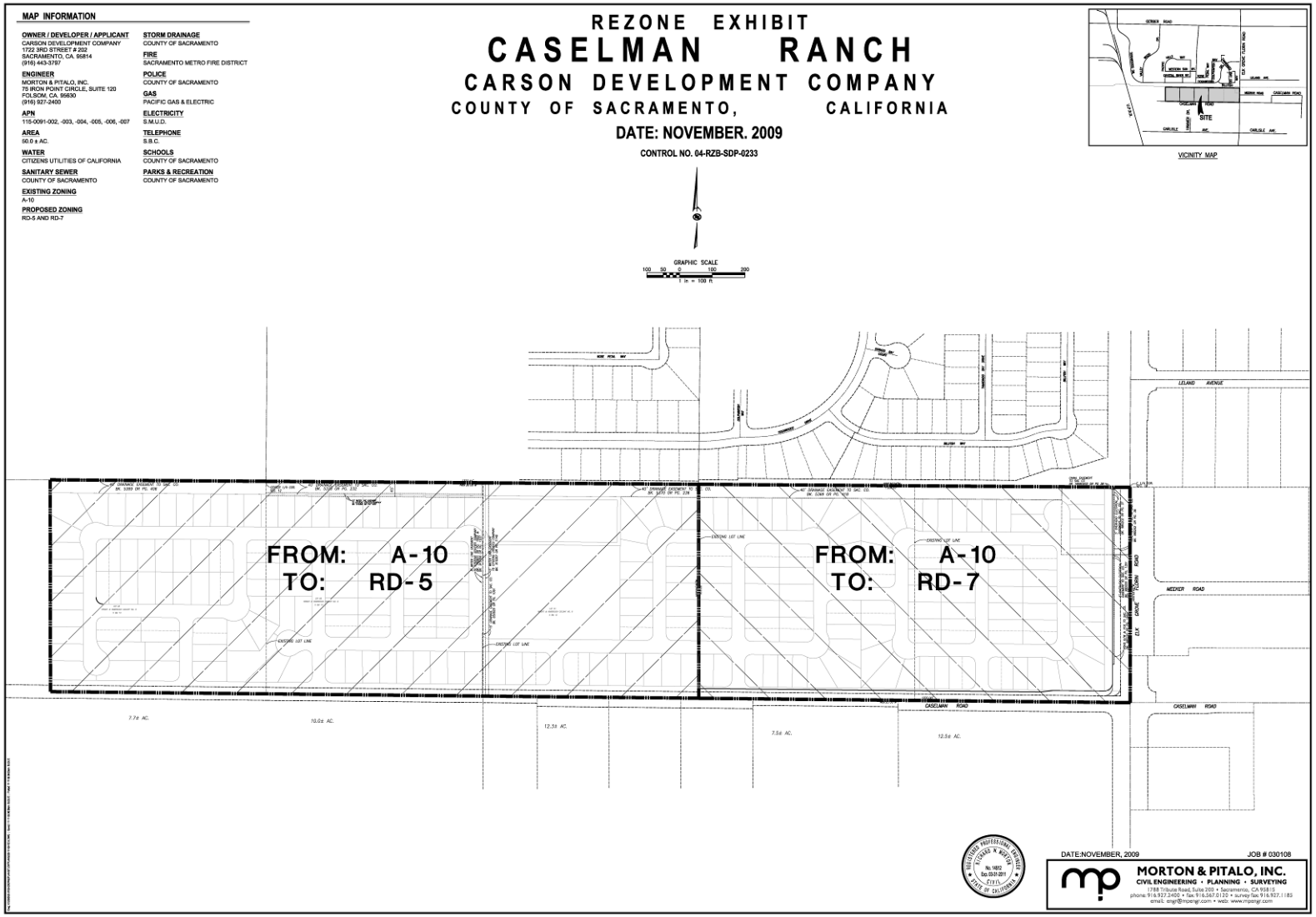
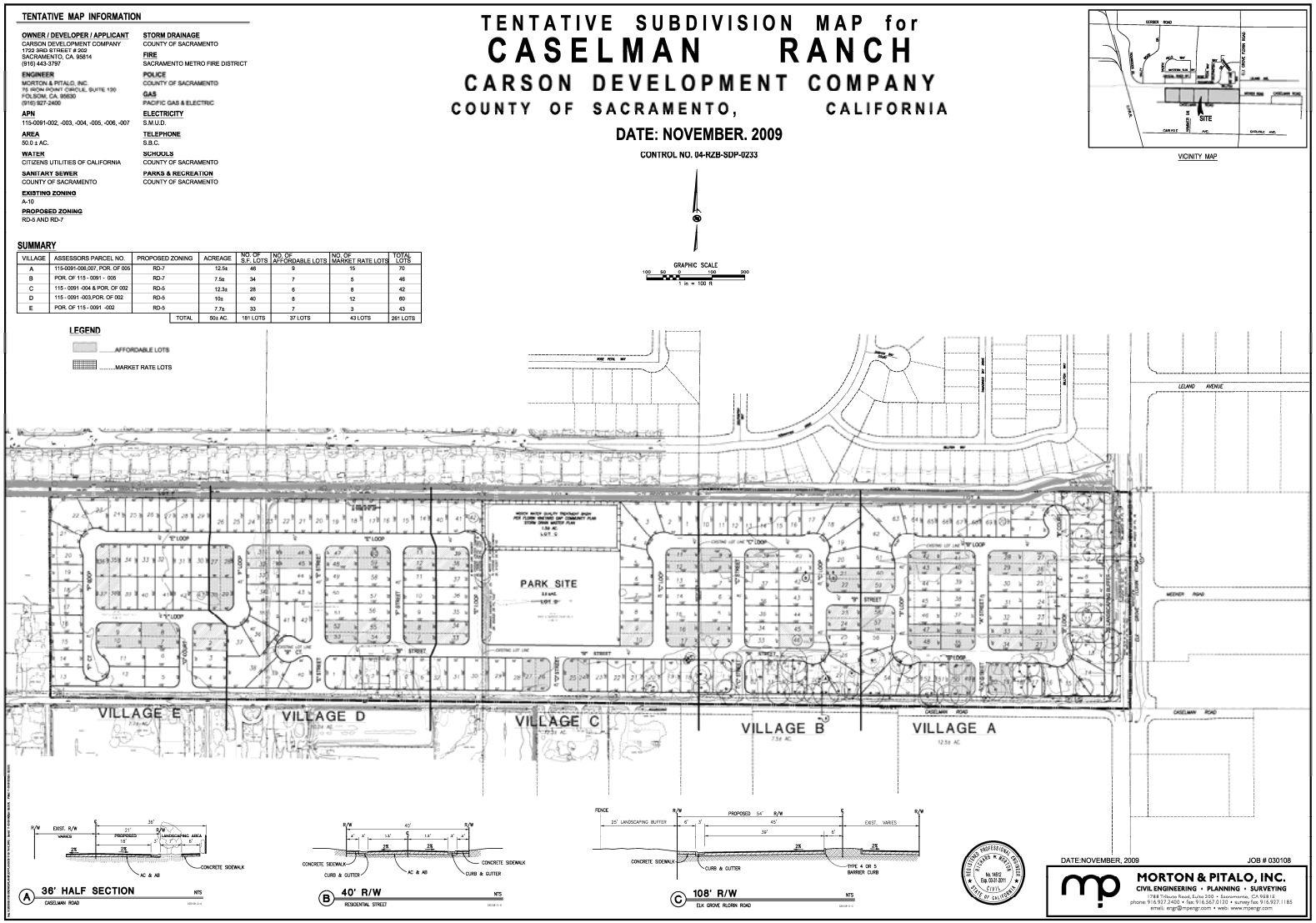


Plate CSR -3 Tentative Subdivision Map



VILLAGE	ASSESSORS PARCEL NO.	PROPOSED ZONING	ACREAGE	NO. OF S.F. LOTS	NO. OF AFFORDABLE LOTS	NO. OF MARKET RATE LOTS	TOTAL LOTS
A	115-0091-006,007, POR. OF 005	RD-7	12.5±	46	9	15	70
B	POR. OF 115 - 0091 - 005	RD-7	7.5±	34	7	6	46
C	115 - 0091 -004 & POR. OF 002	RD-5	12.3±	28	6	8	42
D	115 - 0091 -003,POR. OF 002	RD-5	10±	40	8	12	60
E	POR. OF 115 - 0091 -002	RD-5	7.7±	33	7	3	43
		TOTAL	50± AC.	181 LOTS	37 LOTS	43 LOTS	261 LOTS

Plate CSR -4 Tentative Subdivision Map – Villages A & B

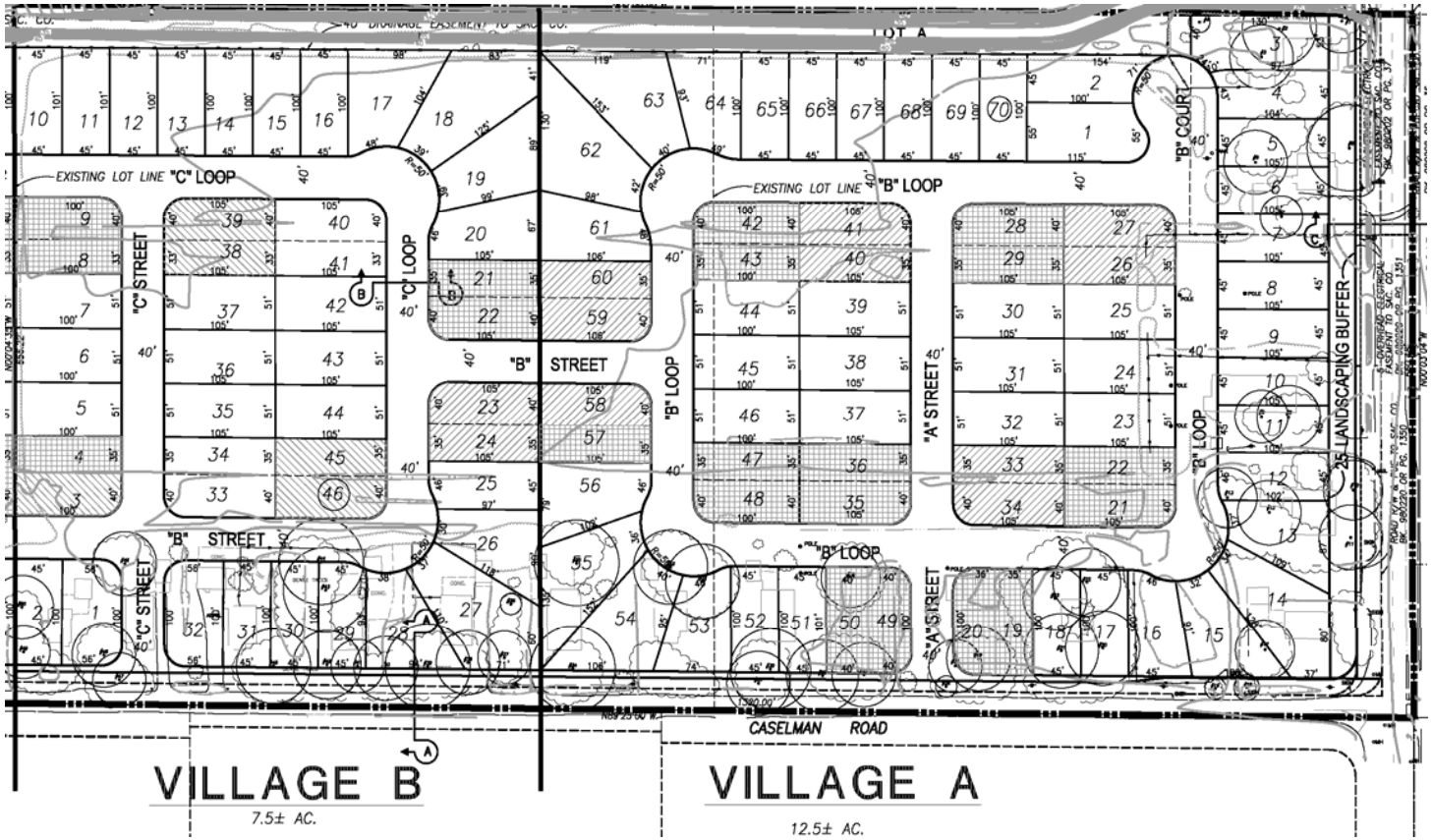
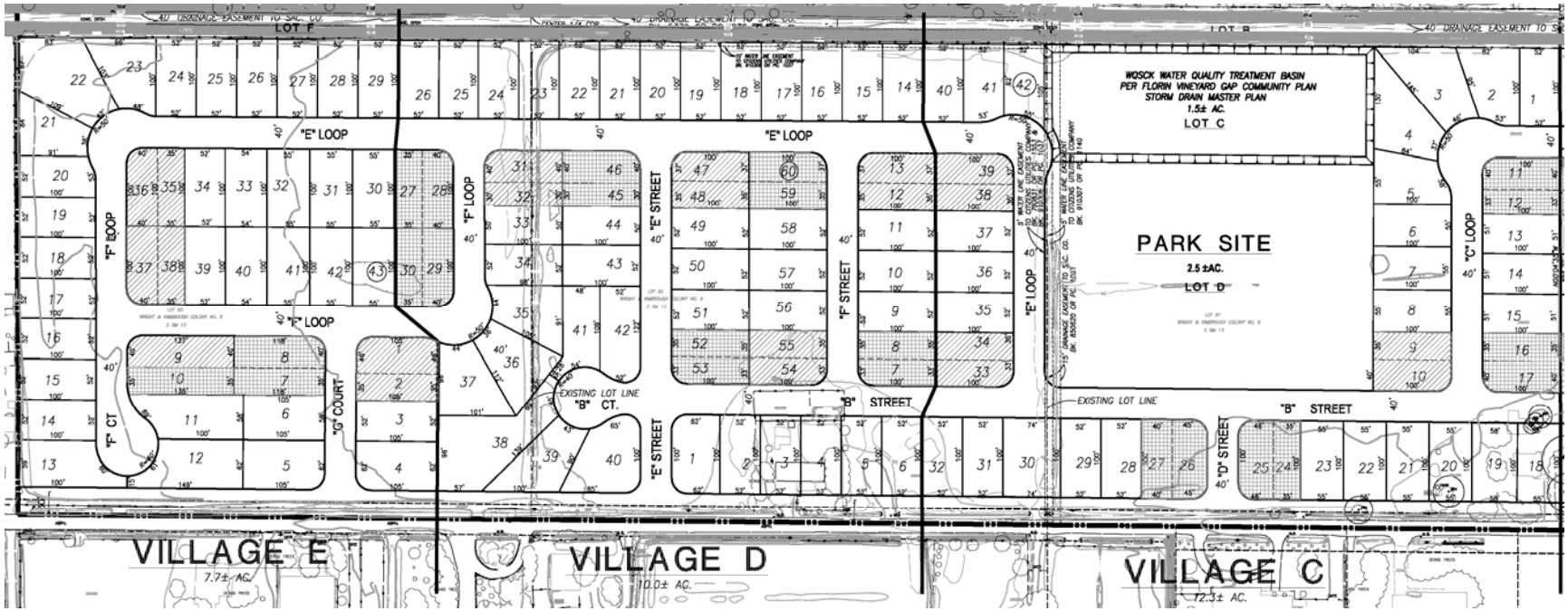


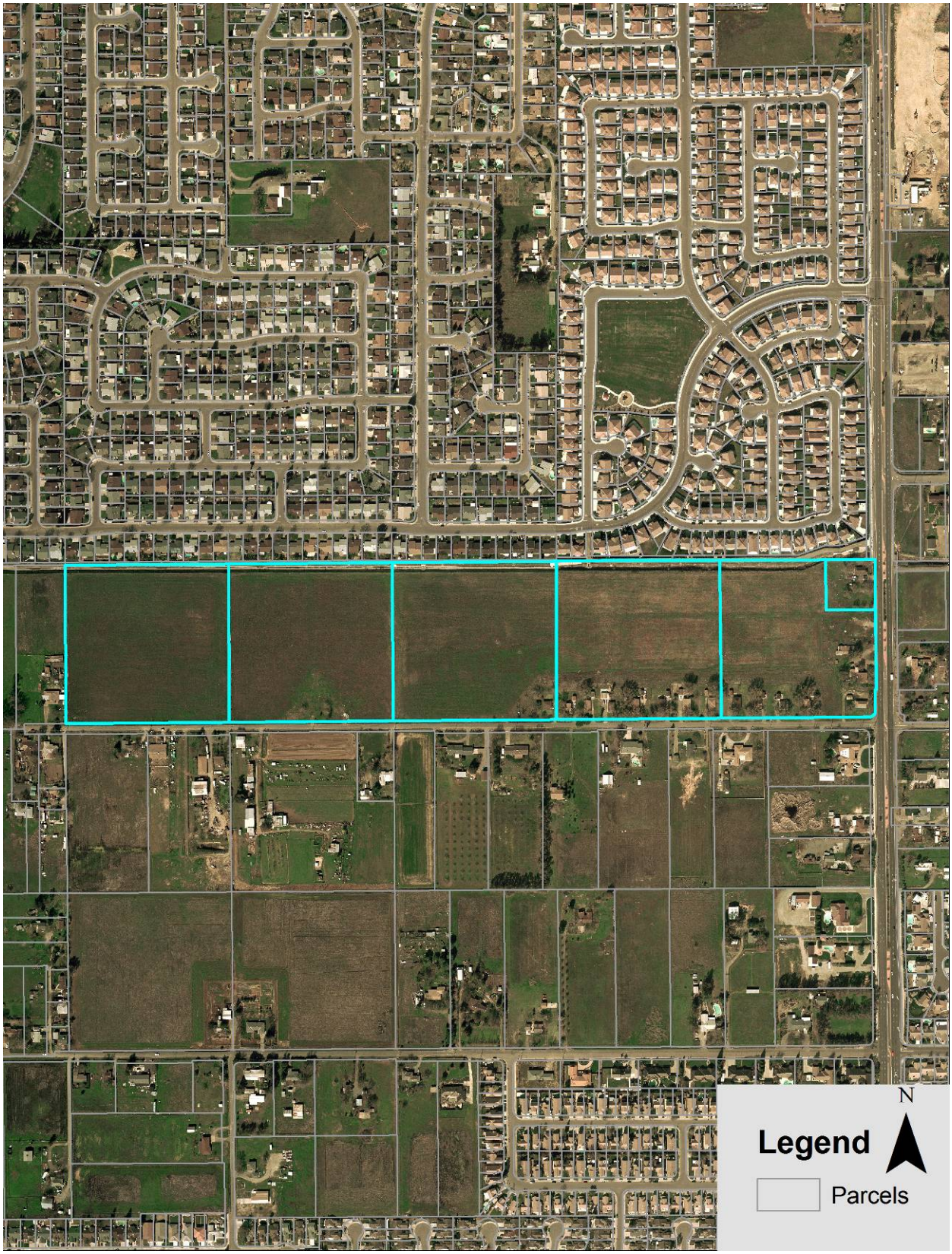
Plate CSR -5 Tentative Subdivision Map – Villages C, D and E



ENVIRONMENTAL SETTING

The project site is located in the eastern portion of the County. It consists of six relatively flat, adjacent rectangular parcels in the southern portion of the Florin-Vineyard Gap Community Plan Area, along the proposed Community Plan boundary. The properties to the north of the project site are not within the proposed Community Plan. Two parcels front Elk Grove-Florin Road and the other four front on Caselman Road. The site contains several ranchette-style residences and is bordered on the south, east and west by rural residential land uses zoned A-10 and AR-2. Low density residential development is located to the north, zoned RD-5 and RD-7. Trees are located around the residential structures. The majority of the project site is undeveloped open field (see Plate CRS-6). Debris from illegal dumping was observed at the project site during a July 2007 site visit.

Plate CSR-6 Aerial of Project Area



ENVIRONMENTAL EFFECTS

LAND USE

As proposed, the Caselman Ranch project will rezone the approximately 50-acre subject property from A-10 to RD-5 (~~163~~ **145** units) and RD-7 (~~118~~ **116** units). See Plate CSR -2, Plate CSR -3, with close-ups on Plate CSR -4 and Plate CSR -5. Under the existing agricultural-residential zoning, the site density would be limited to one home for every ten acres. The proposed RD-5 and RD-7 zoning would increase the allowable densities to 5 homes per acre on 30 acres, and 7 homes per acre on 20.3 acres.

The proposed project will use public water and sewer

The existing Sacramento County General Plan designation of the project area is Urban Development Area (UDA); as part of the overall Florin-Vineyard Gap Community Plan project the General Plan designation of the site would be amended to Low Density Residential (see Plate CSR-7). The proposed project is consistent with the proposed designation. According to the Sacramento County General Plan:

> The Low Density Residential designation provides for areas of predominantly single family housing with some attached housing units. It allows urban densities between one and twelve dwelling units per acre, resulting in population densities ranging from approximately 2.5 to 30 persons per acre. Typical low-density development includes detached single-family homes, duplexes, triplexes, fourplexes, townhouses, lower density condominiums, cluster housing and mobile home parks.

As part of the overall Florin-Vineyard Gap Community Plan project, two Draft Land Use Plans have been proposed – one by the CAC and one by the Planning Department. In the case of the areas encompassed by the proposed project, the Planning Department Draft Land Use Plan identifies the site uses as RD 3 – 5 for on the western portion and RD 5 – 7 on the eastern portion (Plate CSR-9). The CAC Plan identifies uses as RD 2 – 3 (Plate CSR-8). The project is consistent with the Planning Department Draft Land Use Plan, but not with the CAC Draft Land Use Plan. **Additionally, the project is consistent with the two alternative Land Use Plans prepared subsequent to the Draft EIR and with the Planning Commission Recommended Land Use Plan. Both the CPAC Hybrid Land Use Plan and the Planning Department Hybrid Land Use Plan designate the Caselman Ranch site as RD 3-5 and RD 5-7, as does the Planning Commission Recommended Land Use Plan.**

Plate CSR-7 Proposed General Plan Land Use

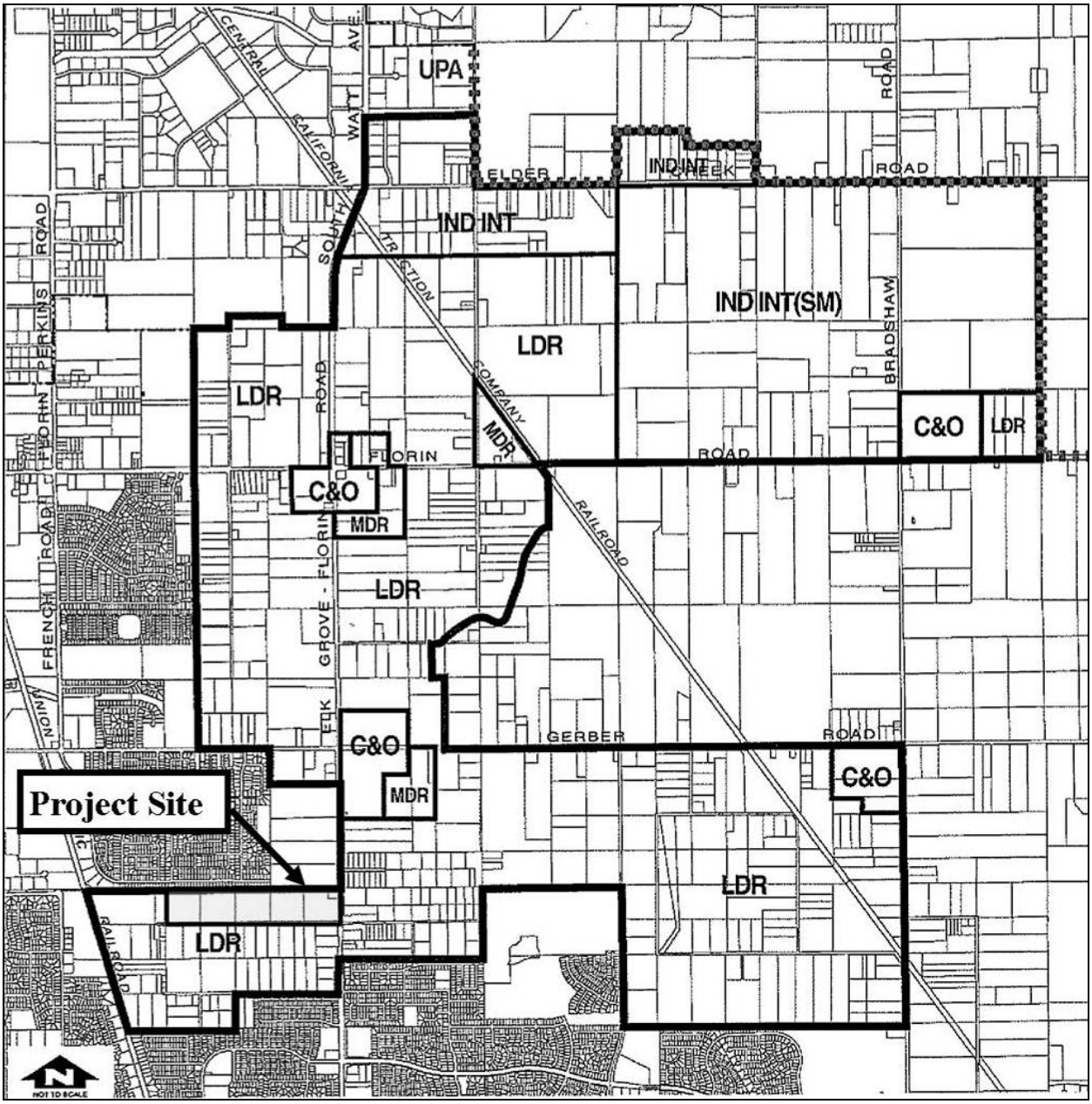


Plate CSR-8 CAC Draft Land Use Plan

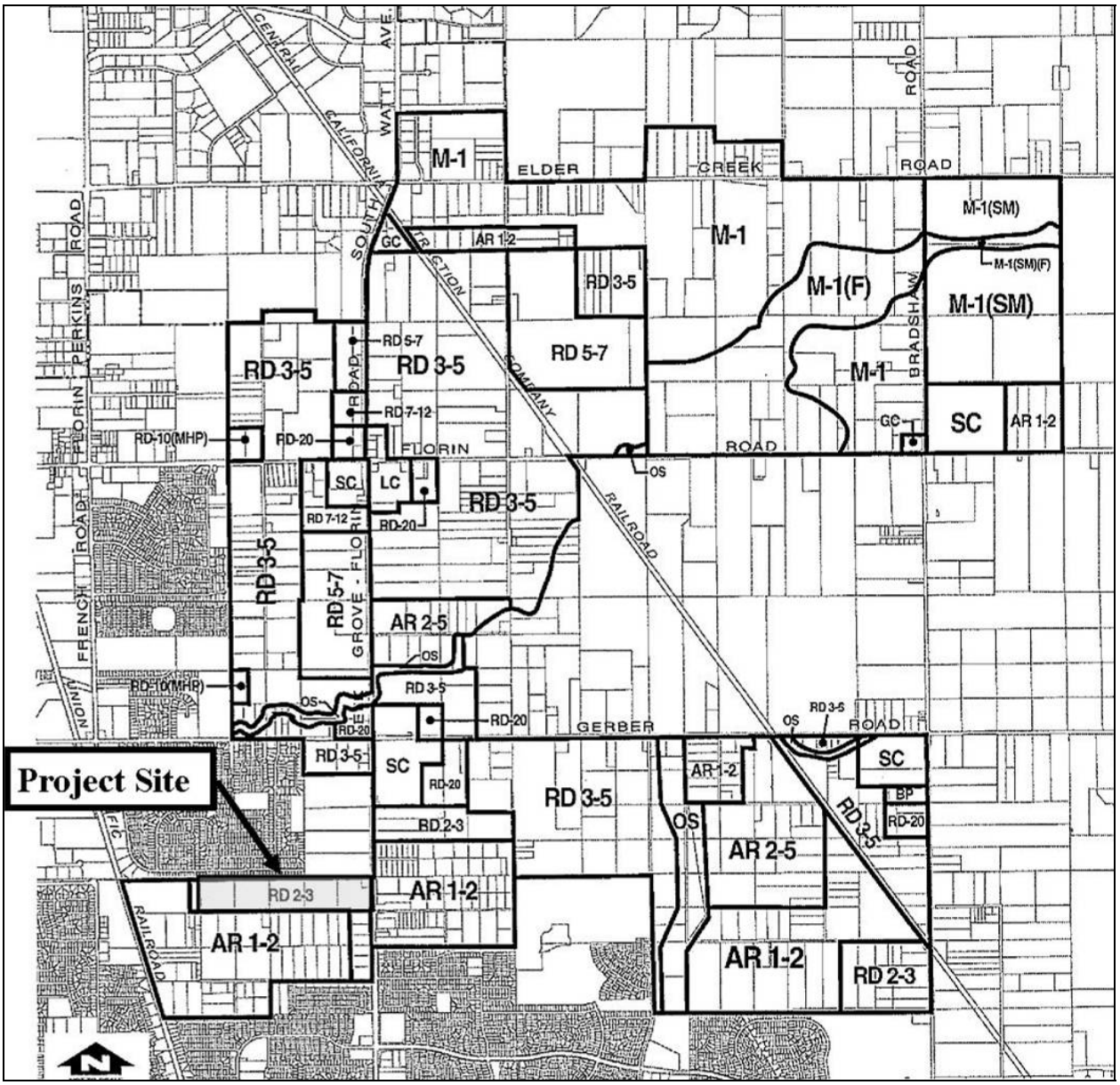
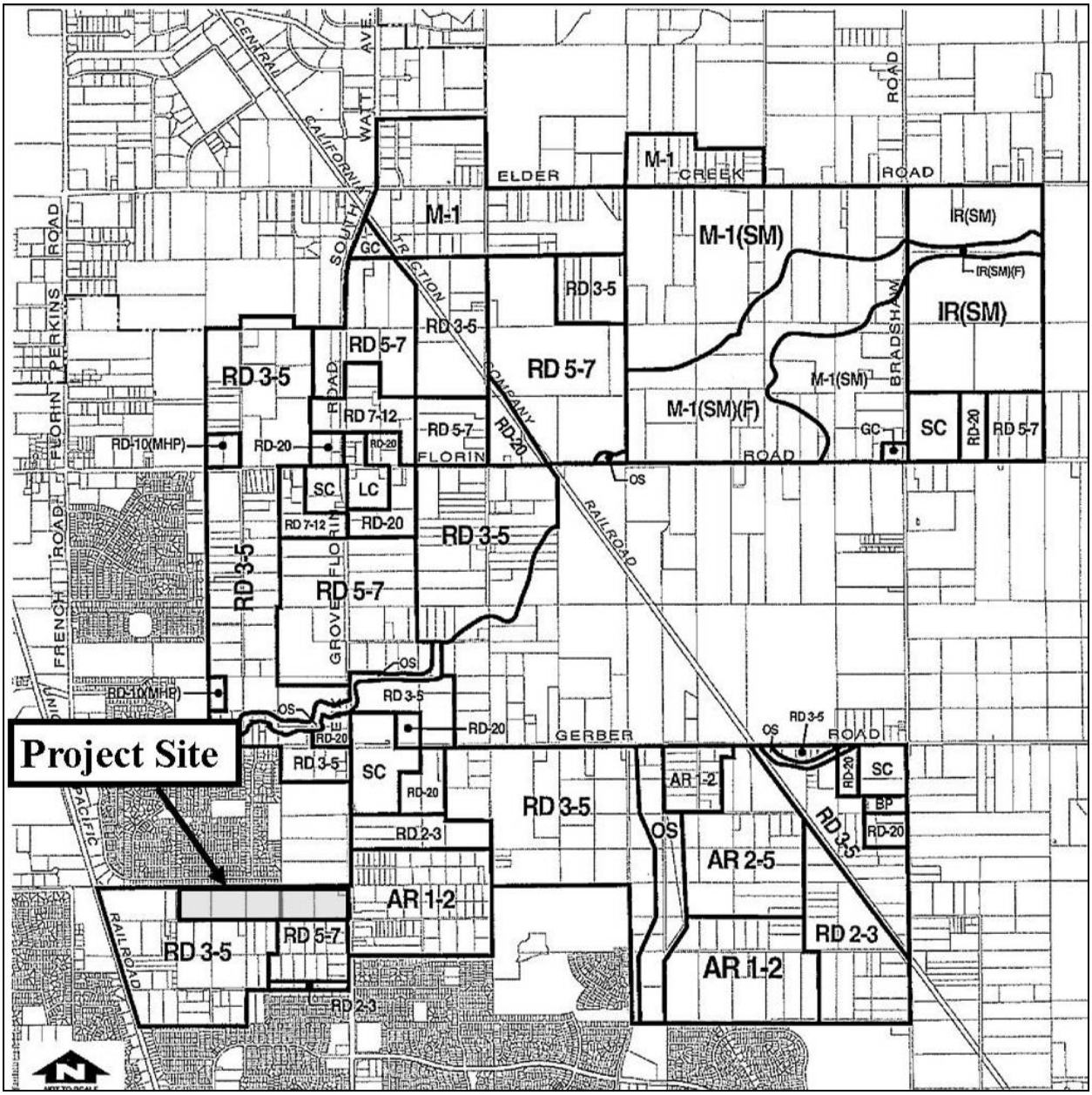


Plate CSR-9 Planning Department Draft Land Use Plan



Under the Land Use Plan recommended by the CAC **and the CPAC Hybrid Land Use Plan**, surrounding land uses are proposed to be mostly Agricultural Residential Density 1 – 2 to the south and east, with a small area of Residential Density 2 – 3 to the south. Under the Planning Department Land Use Plan **the Planning Department Hybrid Land Use Plan, and the Planning Commission Recommended Land Use Plan**, surrounding land uses are proposed to be Residential Density 3 – 5 and Residential Density 5 – 7 to the south, and Agricultural Residential Density 1 – 2 to the east. Existing zoning on surrounding lands is RD-5 and RD-7 to the north, AR-2 to the east, and A-10 to the south and west, (see Plate CSR-1). There are no other individual projects within the overall Florin-Vineyard Gap Community Plan proposed near the Caselman Ranch project at this time.

IMPACT: LAND USE

The proposed project will not conflict with any applicable land use plan, nor will the project create a use that is incompatible with the proposed Florin-Vineyard Gap Community Plan project. Potential land-use-related Caselman Ranch environmental impacts are ***less-than-significant***.

AGRICULTURAL RESOURCES

The Sacramento County General Plan protects Prime Farmland or Farmland of Statewide Importance, and the CEQA Guidelines protect Prime Farmland, Farmland of Statewide Importance, and Unique Farmland. The California Department of Conservation map of Sacramento County Important Farmland 2006 (published July 2008) designates the project site as Urban and Built Up Land and Farmland of Local Importance, which are not protected farmland designations.

IMPACT: AGRICULTURAL LAND

The site does not contain any protected farmlands, so impacts due to the Caselman Ranch project are ***less-than-significant***.

PUBLIC SERVICES

The project site is located within the County Urban Services Boundary and is within the active service area of a variety of public utility and service districts. The additional development of this site is expected to increase the demands on public services to some degree. Service providers were given the opportunity to review and comment on the proposed project. Those providers that submitted specific public service comments are noted **below and/or** in the ~~"Agency Recommended Conditions of Approval" section~~ ***Planning Staff Report***.

Elk Grove Unified School District

The proposed subdivision would be served by the Elk Grove Unified School District (District). The District submitted the following comments:

> "The District is currently impacted, overcrowded and experiencing a high rate of growth. This and other development projects will have a negative impact upon the District's existing school facilities. The District does not have the financial capability to purchase school sites nor construct and furnish needed school facilities with local funds alone. Developer fees and Mello-Roos taxes collected by the District are not sufficient or timely to satisfy the need. The District relies on statewide school bonds to provide funding necessary to construct new school facilities.
>
> Without continued state funding, the District is in a school housing crisis. The District will continue to seek additional state funds to construct needed school facilities. Until such time as adequate facilities are available for current and projected students, students may be housed on campuses that have exceeded their intended capacity."

The letter also notes that the current residential development fee for education is $4.93 per square foot (the fee is subject to change annually). While the construction of the proposed subdivision will further overcrowd an already constrained school system, established case law, Goleta Union School District v. The Regents of the University of California (36 Cal-App. 4th 1121, 1995), indicates that school overcrowding, standing alone, is not a change in the physical conditions, and cannot be treated as an impact on the environment.

Sacramento Municipal Utility District

The Sacramento Municipal Utility District (SMUD) will be the energy service provider for the proposed project. SMUD's recommended Conditions of Approval are presented in the ~~"Agency-Recommended Conditions of Approval" section of this chapter~~ ***Planning Staff Report***. SMUD did note that there is an existing 69kV overhead facility and appurtenances adjacent to the south side of Caselman Road. SMUD is requiring the developer to disclose this information to future/potential owners.

Pacific Gas and Electric Company (PG&E) provides natural gas to the area. PG&E staff (Kennedy) reviewed this project and submitted recommended conditions of approval that can be found in the "Agency-Recommended Conditions of Approval" section of this chapter.

Southgate Recreation and Park District

The project site is within the Southgate Recreation and Park District (Park District). The Park District submitted standard comments and a list of recommended conditions of approval for the proposed project, which is addressed in the ~~"Agency-Recommended~~

~~Conditions of Approval" section of this chapter~~ ***Planning Staff Report***. ~~The comments were submitted on an earlier version of the project, but nonetheless they still apply.~~

Subsequent to release of the Draft EIR, the Park District noted that due to the withdrawals of previous applications in this area of the FVGCP, the District may reconsider parkland dedication requirements for this project. The District will consider requesting a parkland dedication requirement of 2-3 acres adjacent to the southern boundary of the proposed 1.4 acre detention basin identified in the revised map dated November 2007. The revised subdivision map includes a 2.5 acre park site at this location (see Plate CSR -3**).**

Police Services

The Sacramento County Sheriff's Department provides law enforcement service to the area. Staff (Rodrigues) reviewed the project. Based on residency estimates of 2.7 people per home, the Sheriff's Department will require an additional ~~0.79~~ **0.70** officers to maintain the 1 to 1,000 officer/population staffing level. In addition, the Sheriff's Department provided standard comments related to site layout, access and circulation, which are contained within the ~~"Agency-Recommended Conditions of Approval" section~~ ***Planning Staff Report***.

Fire Protection Services

The Sacramento Metropolitan Fire District staff (Keehn) reviewed the project and identified requirements and areas of concern. The complete Conditions of Approval are located within the ~~"Agency-Recommended Conditions of Approval" section~~ ***Planning Staff Report***, and most of these are standard conditions that do not identify any areas of particular concern and do not require site redesign. However, one comment offered identifies a serious access concern:

> The limited number of egress/access roadways from the subdivision to Caselman Road presents a severe emergency access and aggress problem. Streets A, J, and I could easily each have the residents of 60 to 120+ dwellings attempting to use one roadway as a means of exiting from the subdivision area in an emergency situation. The same roadway would be used by emergency vehicles attempting to respond into the subdivision areas. Metro Fire cannot support this proposal with the proposed roadway design.

The site plans include three roads connecting to Caselman Drive, which is the only access point to Elk Grove-Florin Road. The comments highlight the concern that though this access scheme may be sufficient for day-to-day business, it does not provide sufficient access points in an emergency situation. **Under the revised site plan, the number of access roads connecting to Caselman Drive has been increased from three to five, while the total number of residences has decreased from 281 to 261. Additionally, County Department of Transportation is**

recommending a condition of approval that would require an additional access point be provided directly to Elk Grove-Florin Road at the location of Lot 6 in Village A. Fire District staff (Stewart) has indicated that these revisions meet the Fire District's needs for emergency access.

IMPACT: PUBLIC SERVICES

Various public service entities recommended conditions of approval for the project. While some of these comments may require project revisions, compliance will not result in additional environmental impacts. Singular Caselman Ranch project impacts related to public services are ***less-than-significant***.

SEWER SERVICE

The Sacramento Area Sewer District (SASD) and the Sacramento Regional County Sanitation District (SRCSD) staff reviewed the project. The site is outside the current service area of SASD and SRCSD but within the Urban Service Boundary. The project site can have sewer services, provided that specific conditions are met. Recommended conditions are listed in the ~~"Agency-Recommended Conditions of Approval" section of this chapter~~ ***Planning Staff Report***.

The following advisories were provided:

> District policy prohibits gates that prevent access within sewer easements unless District standards for accessibility through gates are met.
>
> Any use of District sewer easements, which is not compatible or interferes with the construction, reconstruction, operation, maintenance, or repair of the District's sanitary sewer(s), shall not be allowed. Each proposed use shall be reviewed and approved in writing by the District Engineer prior to the use of the easement by the Grantor. This includes landscaping.
>
> Developing this property will require the payment of sewer impact fees. Impact fees for the District shall be paid prior to filing and recording the Final Map or issuance of Building Permits, whichever is first. Applicant should contact the Fee Quote Desk at 876-6100 for sewer impact fee information.

The overall sewer capacity and infrastructure issues are addressed in Chapter 6 of the EIR. This overall discussion identifies the major infrastructure required to serve the overall Community Plan. For this specific project, any additional sewer infrastructure improvements will take place in either existing roadways or roadways proposed as part of this project. A pump station for this general area may also be required, if gravity sewer is infeasible.

IMPACT: SEWER SERVICE

Any additional sewer infrastructure improvements specific to this project will take place in either existing roadways or planned roadways proposed as part of this project or the overall Community Plan project. Therefore, no additional environmental impacts will result from sewer improvements. The project will be required to pay fair-share fees through the Public Facilities Financing Plan for the Plan area. Caselman Ranch sewer impacts are ***less-than-significant***.

WATER SUPPLY

The water purveyor for the project area is the California American Water Company, who prepared a Water Supply Assessment for the areas within the Florin-Vineyard Gap Community Plan where they have service, including the project site. The analysis of water supply provided for the overall Florin-Vineyard Community Plan (see Chapter 7, Water Supply) area adequately addresses the needs of this project.

IMPACT: WATER SUPPLY

The project site does not currently have water service. As noted, any additional water infrastructure improvements specific to this project will take place in either existing roadways or planned roadways proposed as part of this project. Therefore, no additional environmental impacts will result from water improvements. The project will be required to pay fair-share fees through the Public Facilities Financing Plan for the Plan area. Caselman Ranch impacts related to water supply are ***less-than-significant***.

DRAINAGE AND HYDROLOGY

The project site is immediately south of a 40-foot wide drainage easement that connects to Union House Creek. The project is within the Federal Emergency Management Agency (FEMA) Flood Zones AE and X, as determined by the 1998 FEMA Flood Insurance Rate Map (FIRM), panel numbers 060262-0330 and -0310. Flood Zone X is described as "areas of 500-year flood; areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 100-year flood." Flood Zone AE is described as a special flood hazard area inundated by 100-year flood. The general location of the project site, in relation to these flood zones, is depicted on Plate CSR-10. **Plate CSR-11 shows the FVGCP Drainage Master Plan facilities planned for the project area. The current site plan includes a 1.5 acre lot (Lot C) containing water quality treatment basin WQSCK.**

The Sacramento County Department of Water Resources reviewed the project and provided ~~general comments~~ **updated recommendations that are contained in the *Planning Staff Report*** ~~in addition to the following comment:~~

> ~~Minimum pad/flood elevations shall be required pursuant to the Sacramento County Floodplain Management Ordinance.~~

~~Stand alone, this project would construct about 3,450 feet of trunk storm drain pipe, acquire and construct basins WQSK and UHDET2.~~

~~Subject property and associated off-site improvements may contain Waters of the State or Waters of the U.S. Any alterations or work within these areas will require applicable State Fish and Game and U.S. Army Corps of Engineers permits prior to grading or building permit issuance.~~

~~Zone 11A allows no credit for land value associated with stormwater quality basins.~~

~~The comment that begins with "stand alone" describes the Master Plan improvements that will need to be in place before the project can be developed.~~

IMPACT: DRAINAGE

Aside from the standard drainage improvements that will be required on the site pursuant to the Sacramento County Floodplain Management Ordinance, area-wide improvements are necessary to manage drainage within the entire Plan area. The project will be required to pay fair-share fees through the Public Facilities Financing Plan for the Plan area. Caselman Ranch impacts are ***less-than-significant***.

Individual applicants within the Florin Vineyard Gap area have expressed an interest in working with the Department of Water Resources to develop an alternative site-specific drainage plan as "interim improvements". The intent is that the applicant would still owe fees to support the overall drainage master plan improvements, and that the interim improvements would be replaced by ultimate master plan improvements once sufficient funds have been collected. Nonetheless, should this be allowed it could have an adverse effect on the ability of the County to achieve full implementation of the area-wide drainage master plan. Also, the direct effects of these potential interim improvements are themselves unknown. Therefore, if interim improvements that are inconsistent with the drainage master plan are permitted, Caselman Ranch impacts are ***potentially-significant***.

Plate CSR-10 Existing Floodplain in Project Vicinity

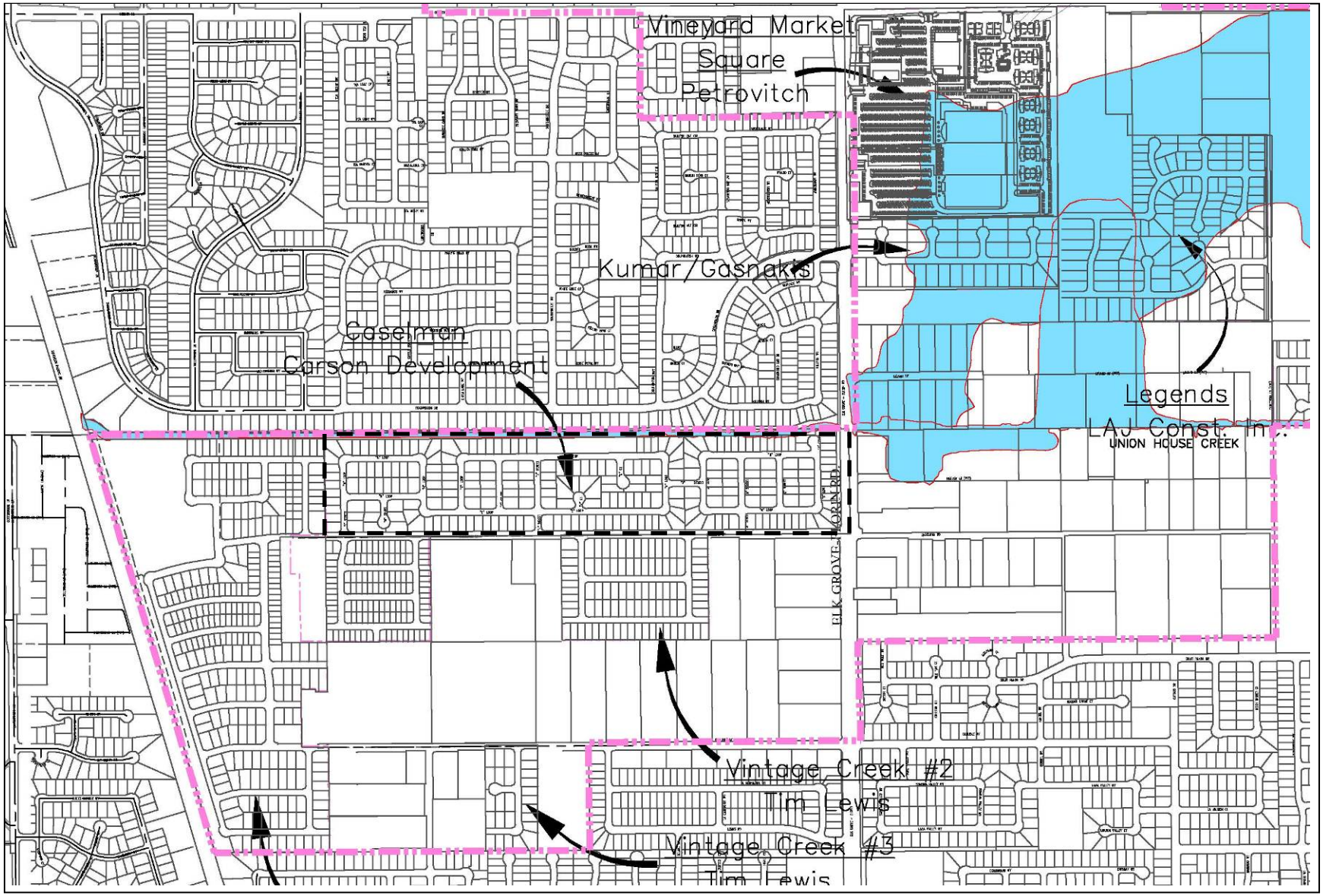
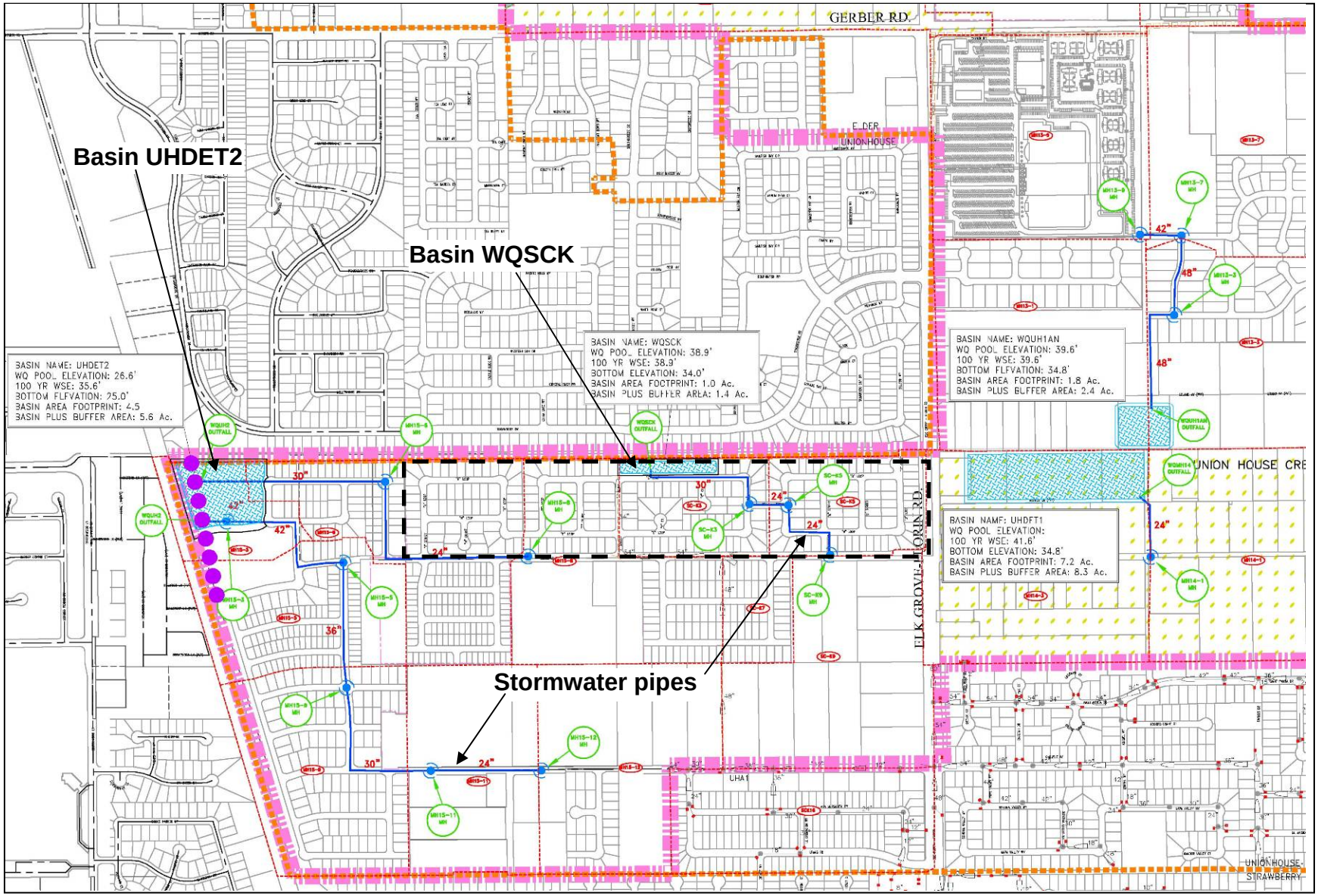


Plate CSR-11 Drainage Master Plan in Project Vicinity



TRAFFIC AND CIRCULATION

Sacramento County has developed quantitative thresholds for determining the significance of project-related impacts due to an alteration in the traffic generating potential of the project site. If a proposed project is expected to increase p.m. peak hour vehicle trips by 100 or more over existing zoning of the subject property, a traffic study is required to further analyze impacts. If a proposed project is not expected to increase p.m. peak hour trips by 100 or more impacts are typically considered less than significant. The ~~281~~ **261** lots proposed as part of the project would contribute approximately ~~2,689~~ **2,497** daily and ~~284~~ **264** peak trips. On an individual level, a traffic study for the proposed project would be required, and stand-alone traffic impacts could be significant. However, a Traffic Impact Study was prepared for the analysis of the Community Plan as a whole, and the results of that analysis are contained within Chapter 9. Thus a separate traffic study for this project was not necessary. The Department of Transportation submitted recommended conditions of approval for the project (see "Agency-Recommended Conditions of Approval" section).

ACCESS

The project site is located west of Elk Grove-Florin Road and north of Caselman Road. All proposed residential development would occur north of Caselman Road. The site layout includes ~~three~~ **five** minor roadways connecting to the existing Caselman Road. Caselman Road would provide one access point to Elk Grove-Florin Road near the southeast corner of the project site. Currently, Caselman Road begins approximately ½ mile east of Elk Grove-Florin Road and extends westerly to its terminus just east of the Southern Pacific Railroad tracks, west of Caselman Ranch.

The project was reviewed by the Department of Transportation staff (Urquhart), Development and Surveyor Services staff (Santiago), Sheriff's Department staff (Rodrigues), and Sacramento Metropolitan Fire District staff (Kheen). The complete lists of **updated** comments are provided in the ~~"Agency-Recommended Conditions of Approval" section of this report~~ ***Planning Staff Report***. The following Sacramento Metropolitan Fire District comment is non-standard, and highlights a problem with the project access:

> The limited number of egress/access roadways from the subdivision to Caselman Road presents a severe emergency access and egress problem. Streets A, J, and I could easily each have the residents of 60 to 120+ dwellings attempting to use one roadway as a means of exiting from the subdivision area in an emergency situation. The same roadway would be used by emergency vehicles attempting to respond into the subdivision areas. Metro Fire cannot support this proposal with the proposed roadway design.

In a phone conversation on December 4, 2008, Mr. Kheen of the Sacramento Metropolitan Fire District explained that to resolve the above concern, the applicant

needs to build a loop road at the western end of Caselman Road that would connect to Carlisle Road to the south. This would require obtaining off-site right-of-way over as many as six separate parcels, and depending on the alignment may also go through a single-family home. If the road were to require the removal of the home, the developer would need to buy the property from the owner or reach some other financial agreement.

Plate CSR-12 Fire District Access Request

<u>Under the revised site plan, the number of access roads connecting to Caselman Drive has been increased from three to five, while the total number of residences has decreased from 281 to 261. Additionally, County Department of Transportation is recommending a condition of approval that would require an additional access point be provided directly to Elk Grove-Florin Road at the location of Lot 6 in Village A. Fire District staff (Stewart) has indicated that these revisions meet the Fire District's needs for emergency access.</u>

Public Transit Services

The Sacramento Regional Transit District (RT) provides public transportation service to Sacramento County. RT staff (Smith) reviewed the proposed project and provided the following comment:

> Regional Transit (RT) does not currently provide service in the immediate area, although bus routes 4, 5, and 55 operate just went of the property.

RT's 20-Year Transit Master Plan identifies Elk Grove-Florin Road as a Bus Rapid Transit (BRT) Corridor. The applicant shall provide a 12.5 foot wide Irrevocable Offer of Dedication along the east property line adjacent to Elk Grove-Florin Road for a BRT lane.

Project proponents shall consider the impact of project design on transit accessibility. Physical barriers such as walls, cul-de-sacs, circuitous street patterns, and speed bumps all impede access to transit. The subdivision design shall provide at a minimum pedestrian/bicycle access directly to Elk Grove-Florin Road.

IMPACT: TRAFFIC AND CIRCULATION

The project is expected to generate ~~2,804~~ **2,497** daily trips (~~296~~ **264** of which would occur during the PM peak hour). This change is potentially a significant impact to traffic. Additionally, development of the site will contribute to area traffic generated by buildout of the Florin-Vineyard Gap Community Plan area. Development of the entire plan area is expected to degrade transportation facilities to unacceptable levels. The overall Traffic Impact Study prepared for the Florin Vineyard Gap Community Plan identified mitigation measures that will be part of the Infrastructure Financing Plan for the plan area. The project will be required to pay fair-share fees towards these improvements, which will ensure that impacts are ***less-than-significant***.

~~Completing the loop road discussed in the section above may be cost-prohibitive, or may be infeasible because a property owner may not be willing to grant the right-of-way. However, because the comment indicates that the current access design presents a "severe emergency access and egress problem", the improvement is necessary in order to avoid a significant public safety impact related to access. Mitigation is included which requires the construction of this road, or other access modification that is satisfactory to the Sacramento Metropolitan Fire District. With mitigation, Caselman Ranch access impacts are *less-than-significant*. Should the improvement be found infeasible, Caselman Ranch public safety impacts related to access will be *significant-and-unavoidable*.~~ **Compliance with recommended access improvements from the DOT and LDSIR will ensure access-related environmental impacts from the Caselman Ranch project are *less-than-significant*.**

AIR QUALITY

SMAQMD has established significance thresholds to determine if a proposed project's emission contribution significantly contributes to regional air quality impacts (Table CSR-1). Construction emissions can be separated into dust generation due to site activities and construction equipment exhaust. Operational emissions are the emissions resulting from the completed project, such as emissions from yard-care equipment and vehicle trips to and from the home.

Table CSR-1 SMAQMD Significance Thresholds

	ROG[1] (lbs/day)	NO_x (lbs/day)	CO ($\mu g/m^3$)	PM_{10} ($\mu g/m^3$)
Construction (short-term)	None	85	CAAQS[2]	CAAQS
Operational (long-term)	65	65	CAAQS	CAAQS

1. Reactive Organic Gas
2. California Ambient Air Quality Standards

CONSTRUCTION EMISSIONS/SHORT-TERM IMPACTS

DUST (PM_{10}) EMISSIONS

Short-term air quality impacts are mostly due to dust (PM_{10}) generated by construction and development activities, and emissions from equipment and vehicle engines (NO_x) operated during these activities. Dust generation is dependent on soil type and soil moisture, as well as the amount of total acreage actually involved in clearing, grubbing and grading activities. Clearing and earthmoving activities comprise the major source of construction dust generation, but traffic and general disturbance of the soil also contribute to the problem. Sand, lime or other fine particulate materials may be used during construction, and stored on-site. If not stored properly, such materials could become airborne during periods of high winds. The effects of construction activities include increased dust fall and locally elevated levels of suspended particulates. PM_{10} is considered unhealthy because the particles are small enough to inhale and damage lung tissue, which can lead to respiratory problems.

Some PM_{10} emissions during project construction can be reduced through compliance with institutional requirements for dust abatement and erosion control. These institutional measures include the SMAQMD "District Rule 403-Fugitive Dust" and in the Sacramento County Code relating to land grading and erosion control [Title 16, Chapter 16.44, Section 16.44.090(K)]. Refer to Chapter 11 for a discussion of impacts related to overall development of the Community Plan. ~~SMAQMD assessed construction projects to determine what mitigation measures would be necessary for projects of various sizes; the results are contained within Appendix B of SMAQMD's "Guide to Air Quality Assessment". Appendix B states that projects disturbing ≤15 acres of land can be reduced to less than significant levels with the imposition of standard mitigation for PM_{10} emissions, and that project disturbing less than 5 acres do not need mitigation.~~ A combination of DERA and SMAQMD guidelines recommend assuming that at least 10 acres a day or 25% of the site is actively graded, whichever is higher. With 50 acres, 25% of the site is 12.5 acres of active grading each day.

The SMAQMD's Guide to Air Quality Assessment includes a list of Basic Construction Emissions Control Practices that should be implemented on all projects, regardless of size. Dust abatement practices are required pursuant to SMAQMD Rule 403 and California Code of Regulations, Title 13, sections 2449(d)(3) and 2485; the SMAQMD Guide simply lays out the basic practices

needed to comply. Since these are already required by existing rules and regulations, it is not necessary to include them as mitigation.

OZONE PRECURSOR EMISSIONS

The Urban Emissions Model (URBEMIS) 9.2.4 was used to calculate the expected NO_x emissions from the project due to construction activities **(Appendix CR-3)**. The beginning construction year was assumed to be 2008, with construction lasting through two construction seasons (typically late spring to early fall is a season). The first season generally involves the demolition of any existing structures, site preparation and grading and some portions of actual building construction. The second season is purely building construction. The results of this modeling indicate that the project will not exceed the significance thresholds (see Table CSR-2) in either construction season.

Table CSR-2 URBEMIS Results

	NO_x (lbs/day)
Construction Season One	66.92
Construction Season Two	63.27

OPERATIONAL EMISSIONS/LONG-TERM IMPACTS

The screening threshold for residential projects is 656 units **(375 units in the 2009 version of the SMAQMD Guide)**. The project falls well below that threshold. However, the project is also part of the larger Plan area proposals. Cumulatively, changes to allowable densities within the Plan area will far exceed the screening threshold. This issue is discussed in detail in the Air Quality chapter of this EIR, Chapter 10.

IMPACT: AIR QUALITY

SMAQMD guidance indicates that ~~mitigation for particulate matter~~ **Basic Construction Emissions Control Practices, as required by existing rules and regulations,** will reduce impacts to less-than-significant levels so long as active grading does not exceed 15 acres per day. The proposed project involves 12.5 acres of active grading, so ~~mitigation will reduce~~ Caselman Ranch construction air quality impacts related to particulate matter ~~to~~ **are** ***less-than-significant*** ~~levels~~. URBEMIS modeling indicates that construction NO_x emissions will not exceed thresholds, so Caselman Ranch construction NO_x impacts are ***less-than-significant***.

Singular Caselman Ranch impacts related to operational emissions are ***less-than-significant***. However, when considered cumulatively with all the other development proposed or planned within the Plan area, operational air quality impacts are significant – this is discussed in the analysis of Air Quality impacts for the entire Community Plan in Chapter 10.

CLIMATE CHANGE

The climate change analysis for the overall Florin Vineyard Gap Community Plan project is within Volume I of this EIR, Chapter 11. Chapter 11 outlines the significance thresholds, methodology, and impacts of the overall proposed project both to and from climate change. Each of the proposed individual projects contribute greenhouse gas emissions to this overall impact that are disclosed herein, but a separate significance determination specific to the individual projects is not provided. All of the individual projects contribute to a significant and unavoidable overall impact.

The Planning Department Draft Land Use Plan, with density bonuses, is used for this analysis. It involves the largest emissions volume, which makes it the most conservative approach. The Planning Department Plan will result in approximately 355,432 metric tons of greenhouse gas emissions. This can be broken down into two primary categories: residential (234,998 metric tons) and non-residential (120,434 metric tons). The non-residential category includes retail, office, medical, and manufacturing. With an estimated holding capacity of 13,875 residences, the per dwelling unit emissions rate for the Plan-area is 16.9 metric tons annually, and with an estimated non-residential square footage of 4,992,875, the per non-residential square-foot emissions rate for the Plan-area is 0.02 metric tons.

The proposed project is residential, and includes ~~281~~ **261** units. Therefore, it is estimated that the project contributes ~~4,749~~ **4,411** metric tons of greenhouse gas emissions to the cumulative total.

IMPACT: CLIMATE CHANGE

The analysis for the overall Community Plan concludes that impacts are significant, and require mitigation. The applicant has developed a mitigation plan entitled "Florin Vineyard Community Plan Area Plan Elements Addressing Climate Change" that includes project features designed to reduce GHG emissions directly or indirectly. **The GHG reduction plan, as amended January 28, 2010, has been endorsed by the SMAQMD.** This plan is described in detail within Volume I, Chapter 11. Measures in the mitigation plan are consistent with measures within the Air Quality Mitigation Plan for operational ozone precursors and with measures recommended by the California Attorney General (2008) and the California Air Pollution Control Officers Association. ~~In addition to a list of Plan-wide measures intended to reduce emissions by 42%, each individual project must implement measures that reduce project-specific impacts by another 10%.~~ **The amended GHG reduction plan incorporates both area-wide community design elements and project specific elements selected by individual project applicants.** The Caselman Ranch project developer will be required to comply with this plan **by conforming to all applicable area wide measures and demonstrating project specific measures that have a total point value of at least 10 points.** ~~and demonstrate that the 10% reduction will be achieved. The balance of emissions remaining after this mitigation is applied will be offset through fair-share fee payment. The fees will either be paid to an established system such as the Chicago Climate Exchange or will be paid to SMAQMD for use in their program for local~~

~~emissions reduction.~~ Although all feasible mitigation is required, the cumulative plan-wide impact remains ***significant and unavoidable***.

NOISE

The Sacramento County General Plan Policy NO-7 establishes a significance threshold of 65 dB L_{dn}/CNEL for outdoor activity areas (backyards) and of 45 dB L_{dn}/CNEL or less in indoor areas. Small two-lane residential streets (called "collectors") carry very low traffic volumes and are not significant noise sources, so none of the proposed streets internal to the project will generate significant noise. Typically, potential sources of significant noise include airports, some commercial activities, industrial activities, and large volumes of traffic. The project site is not near enough to any existing or proposed airports, commercial areas, or industrial areas to be significantly affected by noise from these sources. The project site does front Elk Grove-Florin Road, which will carry sufficient traffic volumes to warrant a noise analysis.

As a result of the Florin Vineyard GAP Community Plan project, future traffic volumes will increase substantially. To account for this future growth, traffic volumes used in the noise analysis were obtained from the Traffic Study discussed in Chapter 9 of this EIR. According to the Traffic Study discussion of cumulative conditions, Elk Grove-Florin Road will carry traffic volumes of 45,700 daily trips (under the Planning Department Draft Land Use Plan with density bonuses, which has the highest proposed densities). Based on this data, an analysis of potential exterior and interior noise impacts associated with traffic on Elk Grove-Florin Road was conducted using the Federal Highways Administration (FHWA) Traffic Noise Prediction Model (RD-77-108).

The exterior noise standards are applied to the outdoor activity area of the typical home – the backyard. The distance from the noise source is measured from the centerline of the road to a point 10 feet inside the backyard. In the case of the proposed project, this is 64 feet. The FHWA model analysis indicates that the backyards of homes along the roadway will be exposed to 74 dB noise levels in cumulative conditions. The 70 dB noise contour is located 110 feet from the centerline of Elk Grove-Florin Road, and the 65 dB contour is located 238 feet from the centerline of Elk Grove-Florin Road.

There are several potential means of attenuating or avoiding substantial noise in outdoor activity areas: setbacks, soundwalls, or other noise-shielding structures. In order to use setbacks, all proposed backyards would need to be a minimum of 238 feet from the centerline of the roadway. As proposed, the project does not adhere to this setback, so this method of noise control is not available. Revising the project to place the nearest home at 238 feet would give up a large portion of land that would otherwise be considered developable, and the future site developer may not consider this to be an ideal solution.

As designed, a sound wall at the rear of the proposed landscape lots along the roadway would reduce noise to acceptable levels. Further modeling to determine the necessary soundwall height indicates that an 8-foot tall barrier would reduce noise levels to 65 dB. The 6-foot barrier required by the Park District would reduce noise levels to 68 dB.

Therefore, a minimum 8-foot tall barrier will be required in order to reduce future exterior noise levels to acceptable levels, based on the current project plans. Though the developer may prefer the soundwall option, soundwalls have fallen into disfavor in the neighborhood planning and public health communities, because they create barriers to walkability and decrease the desire of people to walk and bike by making the streetscape less attractive. Instead of a soundwall, the developer could choose to have the lots front onto Elk Grove-Florin Road, which would place the backyards behind the houses, where they would be screened from noise. Alternatively, the developer could propose to create small courtyard areas in each affected backyard that would provide a shielded outdoor space without requiring a continuous masonry wall. This method, and any other non-standard method, would need an acoustical analysis to demonstrate that it would achieve the necessary attenuation.

Interior noise levels for any structures built on the proposed parcels must not exceed 45 dB. Data indicate that typical façade design and construction would result in an exterior to interior noise attenuation of a minimum of 25 dB with windows closed. Noise attenuation of 12 to 15 dB would be expected with windows partially opened. This noise attenuation, combined with the attenuation that may result if a soundwall is installed, will ensure that the interior noise environment will not exceed the threshold. Either the 6-foot soundwall recommended by the Park District or the 8-foot soundwall offered as mitigation in this document would suffice. However, should no soundwall be constructed, any exterior environment exposed to more than 70 dB of noise will result in an interior environment that exceeds the threshold. If all of the homes are placed a minimum of 110 feet from the centerline of Elk Grove-Florin Road, interior noise impacts will be below the threshold. Otherwise, a noise barrier may be necessary, or the developer could use more robust construction materials that provide greater noise buffering.

Impact: Noise

Exterior noise levels inside the backyards of the lots nearest Elk Grove-Florin Road will exceed the acceptable thresholds established by the County General Plan, and interior noise levels may exceed standards. Mitigation Measure CR-4 requires that all outdoor activity areas be designed so that noise levels are 65 dB L_{dn} or less, in accordance with the above discussion. Mitigation Measure CR-5 requires that houses built within 110 feet of the centerline of Elk Grove-Florin Road must provide a barrier or other noise attenuation method that ensures interior noise levels do not exceed the General Plan standard of 45 dB. With mitigation, Caselman Ranch impacts are ***less-than-significant***.

Biological Resources

The project site is composed of six parcels that form a 50-acre rectangle located northwest of the intersection of Elk Grove-Florin Road and Caselman Road. Several residences are located along the southern and eastern perimeter of the project, adjacent to Caselman Road and Elk Grove-Florin Road. Native and non-native trees are

located around the homes. The majority of the project site undeveloped open space with no trees.

The Biological Baseline Information Report for the Florin-Vineyard Gap Community Plan has the following description of the Caselman Ranch project:

> "*The majority of the site contains lands historically ditched, drained, disced, and irrigated for various agricultural uses. Presently, the site supports non-native annual grassland with various internal relic irrigation canals. Several private residences with maintained lawns are located in the southeast corner along Caselman Road. Approximately 0.1396 acre of depressional seasonal wetlands was delineated within the 48 acre parcel (Gibson & Skordal, 2004). Situated around the houses are several trees including mulberry, olive, valley oak, sycamore, California walnut and various fruit species.*
>
> *Habitat type present: non-native annual grasslands, seasonal wetlands, trees/shrubs, urban areas.*
>
> *Based on the presence of suitable habitat, the following special status species may be present:*
>
> *Mammals: none*
>
> *Fish: none*
>
> *Birds: Cooper's hawk, sharp-shinned hawk, burrowing owl, Swainson's hawk, northern harrier, white-tailed kite.*
>
> *Reptiles/Amphibians: none*
>
> *Invertebrates: none*
>
> *Plants: none*"

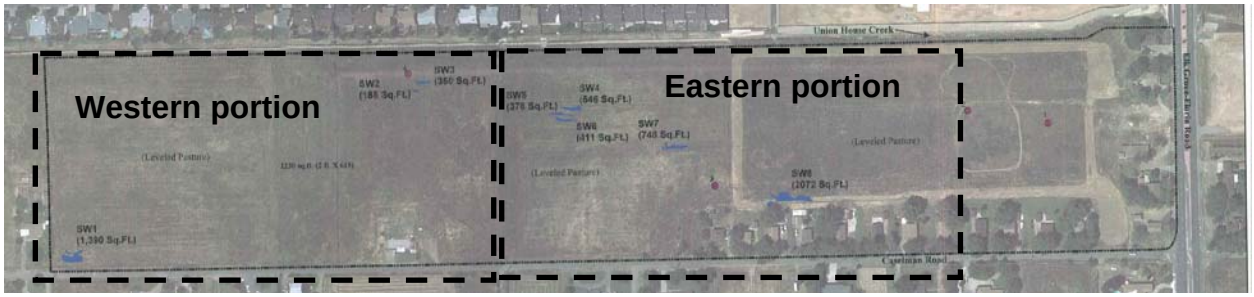
Wetlands, Creeks, and Other Surface Waters

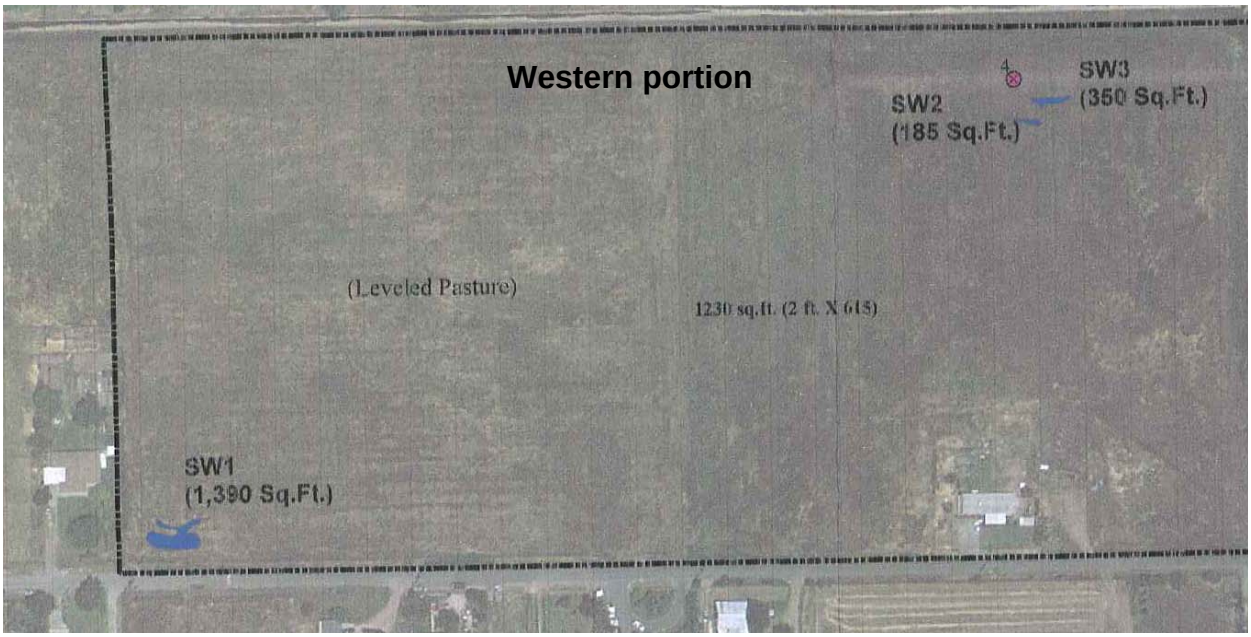
A Jurisdictional Delineation and Special Status Species Evaluation (Evaluation) was prepared for the Caselman Ranch project by Gibson & Skordal, LLC (prepared June 2004, and revised July 2007, Appendix CR-1). It identifies eight depressional seasonal wetlands on the project site, for a total of 0.1396 acres (Plate CSR-13). The proposed design of the project involves development of the entire site, which will fill all of the identified wetlands.

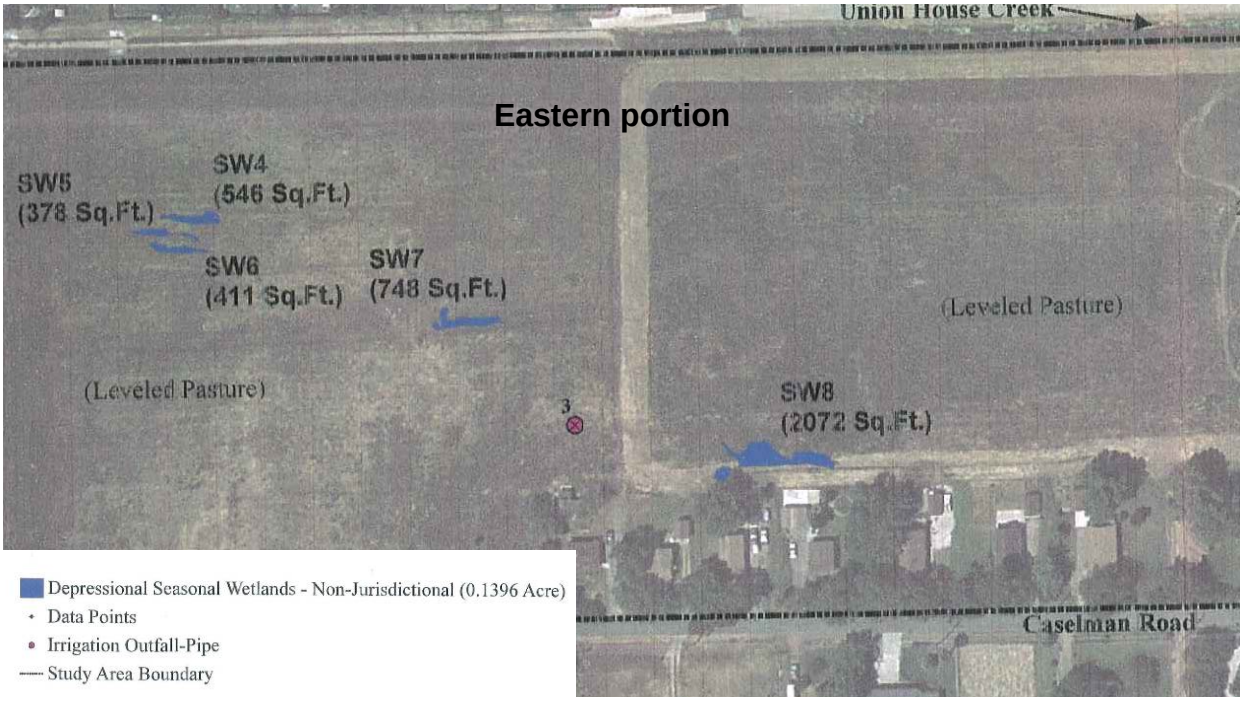
Special Status Species

The Biological Baseline Information Report prepared by Gibson & Skordal indicates that suitable habitat is present on the project site for several birds.

Plate CSR-13 Wetland Delineation







SWAINSON'S HAWK (*BUTEO SWAINSONI*) AND OTHER RAPTORS

The Swainson's hawk is a migratory raptor that over-winters in South America and breeds in North America, Canada and Mexico. Currently, the Swainson's hawk is listed as a threatened species pursuant to the California Endangered Species Act (CESA). At a Federal level, the Swainson's hawk is provided protection under the Migratory Bird Treaty Act (MBTA). The Sacramento County Swainson's Hawk Ordinance specifies mitigation that must be applied for loss of foraging habitat.

There are known Swainson's hawk nest sites between 1 – 5 miles of the project site. CDFG recommends implementing the mitigation measures set forth in the CDFG Staff Report Regarding Mitigation for Impacts to Swainson's Hawks (*Buteo swainsoni*) in the Central Valley of California (November 1, 1994). These state that no intensive new disturbances (e.g., heavy equipment operation associated with construction, etc.) should be initiated within ¼ mile of an active Swainson's hawk nest in an urban setting or within ½ mile in a rural setting between March 1 and September 15. The project does not appear to be located within ½ mile of an active nest site. Therefore, construction activities on the project site would not be expected to impact an active nest.

The Evaluation concludes that the site provides suitable foraging habitat for the Swainson's hawk. Sacramento County and the Department of Fish and Game jointly developed a protocol for assessing impacts to the hawk, based on a better understanding of how the hawks use habitat. The impact is tied directly to zoning changes and is calculated thusly: 25% of the impact occurs when a property is zoned from a density of AG-40 to AG-20, 50% of the impact occurs when a property zoned AG-20 is converted to AR-10, and the final 25% of the impact occurs when an AR-10 property is converted to AR-5 (or a more dense designation).

The project consists of a proposal to rezone 50 acres of potential foraging habitat zoned A-10 (or AR-10) to RD-5 and RD-7. Based on the methodology, the rezone of the 50 acres results in an impact assessment of 25%. Multiplied by the 50 acres involved, the 25% assessment results in a total of 12.5 acres of impact.

COOPER'S HAWK AND SHARP-SHINNED HAWK

Both the Cooper's hawk (*Accipter cooperi*) and sharp-shinned hawk (*Accipiter striatus*) forage and breed in forested areas, including riparian habitat, and are state-listed Species of Special Concern. Nesting season begins in spring, with full fledge occurring by the end of summer. The project site contains nesting and foraging habitat for the both species.

NORTHERN HARRIER

The northern harrier has long wings and tail and forages by flying low over the ground in open grasslands and marshes. The male of the species is white below with a light grey back and hood, while the female is mottled brown. Nests are constructed on the ground in shrubby vegetation. The project site does not contain nesting and foraging habitat.

BURROWING OWL

The burrowing owl is a ground-dwelling, opportunistic feeder that nests in the abandoned burrows of small mammals or, in some cases, in culverts, pipes or nest boxes. The breeding season is March to August. The species is protected by the Federal Migratory Bird Treaty Act and is listed by the state as a Species of Special Concern.

No burrowing owls were observed on the site during the field surveys, but habitat is present on the site and the species could move onto the site by the time the project is implemented.

WHITE-TAILED KITE

The white-tailed kite requires relatively open habitat for foraging, and trees (isolated or within stands) for nesting and roosting. Habitats favoring prey populations (ungrazed or little grazed grasslands, agriculture, and grass-dominated wetlands) support more kites. The white-tailed kite breeds from February to October, with the nesting peak from May to August; nests are typically found at the crowns of dense oak, willow or other large trees. The site contains foraging and nesting habitat for the species.

OTHER RAPTORS

Other raptors that have no specific special status are protected by the Migratory Bird Treaty Act and Section 3503.5 of the Fish and Game Code. These other raptors include species such as the red-tailed hawk and red-shouldered hawk.

TREES

Several County policies recognize the value of preserving trees, especially oaks, and seek to protect all native and landmark trees through the development review process[1]. A landmark tree is defined as a non-native oak or any other tree that is especially prominent or stately[2]. Protected oaks are those living trees that measure 6 inches or greater in diameter at breast height (dbh), or multi-trunk trees totaling 10 inches or greater dbh[3]. Non-oak native trees (6-inches dbh at 4.5 feet above ground) include California black walnut (*Juglans hindsii*), California sycamore (*Plantanus racemosa*), Fremont cottonwood (*Populus fremontii*), California buckeye (*Aesculus californica*), California box elder (*Acer negundo californicum*), Goodding's Black Willow (*Salix goodingii*), and California Alder or White Alder, (*Alnus rhombifolia*).

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[1] County Code, Chapter 19.04, "Tree Ordinance;" *Sacramento County General Plan*, "Conservation Element;" and County Code, Chapter 12.12, Tree Preservation and Protection Ordinance

[2] County Code, Chapter 19.04, "Tree Ordinance"

[3] *Sacramento County General Plan*, "Conservation Element"; and County Code, Chapter 12.12, Tree Preservation and Protection Ordinance

The site contains native and ornamental trees. An arborist report was prepared by Connor Arborist Services (August 30, 2004) to document on-site trees. The report documents native trees four inches in trunk diameter and larger, as well as non-native trees with trunk diameters nineteen inches and larger. The complete arborist report is attached as Appendix CR-2. Table CSR-3 below provides a summary of the on-site trees that are protected under the County's Tree Preservation Ordinance. These trees are also depicted in Plate CSR-14.

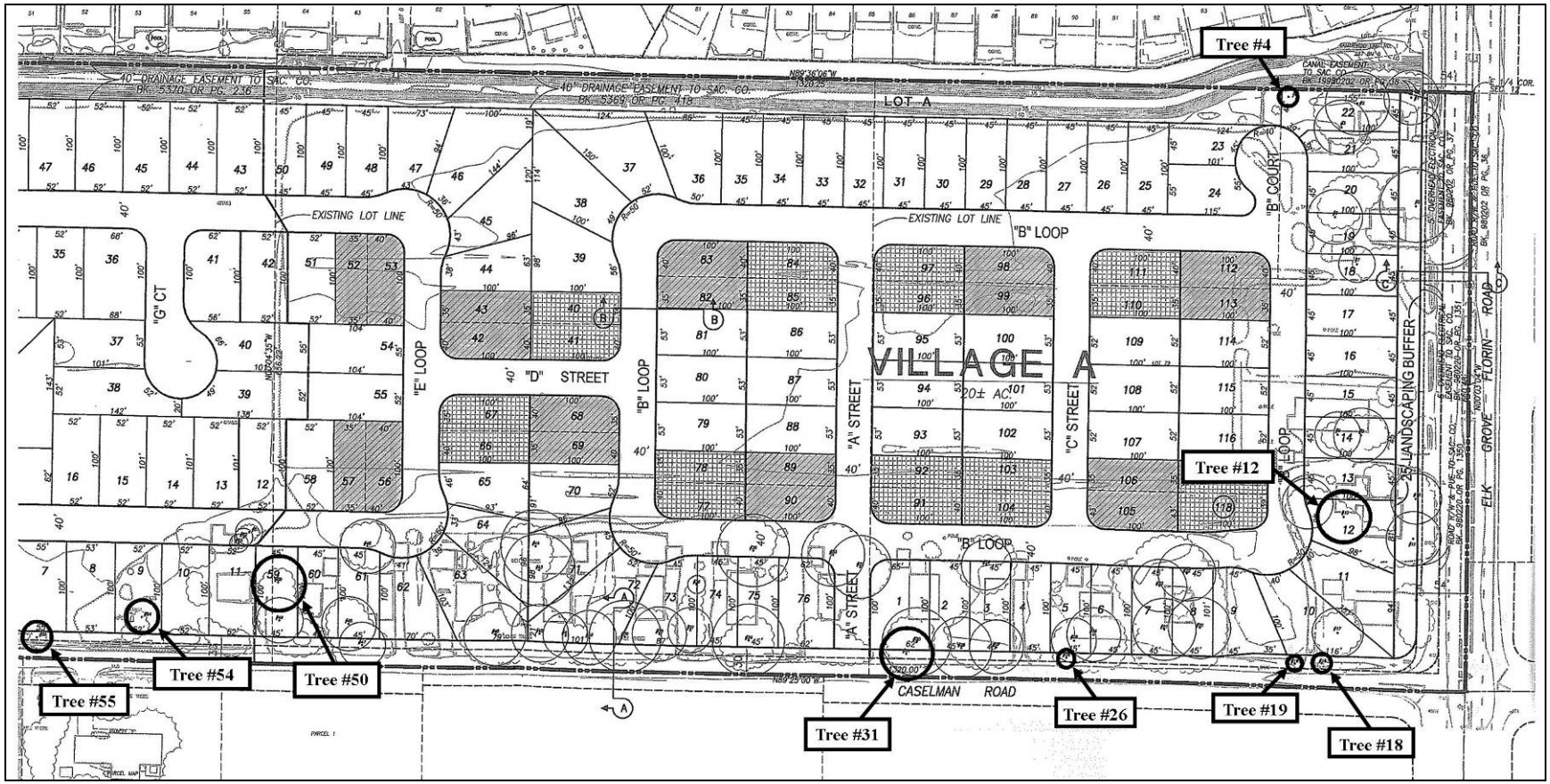
The full development of the site at the densities indicated will result in a loss of nearly all protected trees on the project site. Compensatory mitigation will be required for trees that are removed, unless the tree is in poor health and has been recommended for removal by the arborist. The arborist report identifies tree #19, a black walnut, as a tree in poor health and recommends removal. No compensation will be required for tree #19. It appears that sufficient area is available to save tree #4 (valley oak) and tree #54 (black walnut). These two trees shall be protected during construction and retained on the project site. Compensatory mitigation is required for the loss of 21 inches dbh of valley oaks (tree #50) and 91 inches dbh of California black walnuts (trees #12, #18, #26, #31 and #55).

Table CSR-3 Trees at Caselman Ranch

Tree #	Name	Multi-Stem	Total DBH	Recommendations
4	Valley Oak (*Quercus lobata*)		7	No work necessary
12	California Black Walnut (*Juglans hindsii*)		22	Prune and fertilize
18	California Black Walnut (*Juglans hindsii*)		15" at 3 feet	Prune and fertilize
19	California Black Walnut (*Juglans hindsii*)	Multiple 5-3 inch trunks	Not provided	Remove- poor health
26	California Black Walnut (*Juglans hindsii*)	4,4,4,4	16	No work necessary
31	California Black Walnut (*Juglans hindsii*)		25" at 2 feet	Prune and fertilize
50	Valley Oak (*Quercus lobata*)		21	Prune and inspect annually
54	California Black		17	Prune, fertilize,

	Walnut (*Juglans hindsii*)			irrigate
55	California Black Walnut (*Juglans hindsii*)	7,6	13	Prune, fertilize, irrigate

Plate CSR-14 Trees at Caselman Ranch



Impact: Biological Resources

As a result of the proposed project, 0.1396 acres of wetland habitat on the project site will be filled and will require compensation. Mitigation Measure CR-6 stipulates that the applicant ensure that there is no net-loss of wetland acreage, and that all applicable permits are obtained. With mitigation, Caselman Ranch impacts are ***less-than-significant***.

As discussed, the project will eliminate all of the Swainson's hawk foraging habitat on the project site. Based on the assessment methodology, the project impact is assessed as 12.5 acres. Mitigation for the loss of foraging habitat, commensurate with the requirements of the Swainson's Hawk Ordinance, is required, and has been included as Mitigation Measure CR-7. Mitigation for loss of Swainson's hawk foraging habitat will also compensate for any impacts to other raptors that forage on similar habitats. Pre-construction nesting surveys will also be required through Mitigation Measure CR-9, to ensure that construction activities do not result in the disturbance of any active raptor nests. With mitigation, Caselman Ranch impacts are ***less-than-significant***.

The site also contains potential nesting habitat for the burrowing owl, which is a ground-nesting raptor. Mitigation Measure CR-8 that requires pre-construction nest surveys for the species be conducted no more than 30 days prior to onset of construction. The Measure further states that if active nests are discovered on the property, that no construction take place within 250 feet of the nesting site until the young have fledged and are able to exit the burrow. Passive relocation can be performed on fledged birds that remain outside the nesting season (between February and August), and 6.5 acres of foraging habitat should be preserved for each active burrow that will be impacted by project activities. With mitigation, Caselman Ranch impacts are ***less-than-significant***.

Compensatory mitigation is required for the loss of 21 inches dbh of valley oaks (tree #50) and 91 inches dbh of California black walnuts (trees #12, #18, #26, #31 and #55). Protective mitigation is included for the benefit of trees #4 and #54. With mitigation, Caselman Ranch impacts to tree resources are ***less-than-significant***.

Cultural Resources

See Chapter 15 for discussions of background, setting, and significance criteria for cultural resources within the Plan area.

Fieldwork/Analysis

Archaeological Survey

The project site was subject to an intensive pedestrian survey between January 14, 2006 and March 26, 2006. The project area was walked by a team of archaeologists employing parallel transects with transect spacing no greater than 5 to 10 meters. No prehistoric cultural resources were recovered or noted during the survey.

HISTORICAL SURVEY

Peak & Associates have conducted a historical evaluation and determination of eligibility for potential historical resource on the project site.

The project site consists of a string of small residences that face Caselman Avenue or Elk Grove Florin Road. According to the Assessor's building records, dates of 1918 and 1919 were given for ages of a few of the structures on the project site. However, the property owner states that the houses were built in the 1940s or 1950s and moved to the site from east Sacramento to serve as rental properties. According to Peak, this explanation is more in line with the appearance of the houses, which are mostly in the Minimal traditional style popular immediately after World War II. Thus Peak concludes that the earlier dates must represent houses that were there prior to the existing houses which occupied larger lots when the area was an agricultural colony.

Peak utilized criteria set forth at the state and federal level, and determined that the structures were not eligible under any criterion as a significant cultural resource. Thus the structures on the project site are not considered important historic resources and, therefore, destruction of these buildings would not constitute a significant environmental impact.

IMPACT: CULTURAL RESOURCES

Although no additional cultural resource work is recommended at this time, there is a possibility of uncovering subsurface archaeological materials during the construction phases of the project which have been obscured from view due to natural reburial processes. Therefore, mitigation for subsurface cultural resources is included.

With mitigation for potential undiscovered subsurface prehistoric and historic cultural resources, environmental impacts to potentially sensitive cultural resources are considered ***less-than-significant***.

HAZARDOUS MATERIALS

In 1978/79 the federal government banned nearly all uses of friable asbestos in building materials. Therefore, existing structures that predate 1979 potentially contain asbestos in their building materials. The improper removal of asbestos-containing materials could pose a health and safety risk to people in the vicinity if friable asbestos exposure occurs.

The project site contains some buildings constructed before the 1970's and abatement asbestos surveys are required for each of the structures within the project area which are intended to be razed or otherwise disturbed. The Sacramento Metropolitan Air Quality Management District (SMAQMD) adopted Rules and Regulations require evaluation of potential asbestos-containing materials prior to the demolition or renovation of any structures. SMAQMD Rule 902 requires that a survey be conducted by an investigator certified by the Division of Occupational Health and Safety. If asbestos is found to be present, it must be removed and disposed of in accordance with

specific procedures set forth in Rule 902 to ensure the protection of public health and safety.

In addition to the potential of asbestos on the project site, there is potential for exposure to hazardous materials from illegally dumped debris in the area. As development occurs, all debris, trash, refuse, and abandoned, discarded, and/or out-of-service items must be removed from the affected properties and disposed of or recycled off-site in compliance with local and state regulations.

IMPACT: HAZARDOUS MATERIALS

Compliance with SMAQMD Rule 902 and other local and state regulations is required. Because the project must comply with these rules and regulations, exposure to asbestos containing materials and household hazardous materials is considered a ***less-than-significant*** impact.

~~AGENCY-RECOMMENDED CONDITIONS OF APPROVAL~~

1. ~~**Sacramento County Division of Development and Surveyor Services**~~

~~Rezone:~~

a. ~~Grant the County right-of-way for Elk Grove-Florin Road, based on a 108' standard and install public street improvements pursuant to the Sacramento County Improvement Standards.~~

b. ~~Grant the County right-of-way for Caselman Road, based on a 60-foot standard and install public street improvements pursuant to the Sacramento County Improvement Standards.~~

c. ~~Dedicate additional right-of-way on Caselman road and Elk Grove-Florin Road for intersection widening pursuant to the Sacramento County Improvement Standards and to the satisfaction of the Department of Transportation.~~

~~Subdivision Map:~~

d. ~~Grant the County right-of-way for Elk Grove-Florin Road, based on a 108-foot standard and install public street improvements pursuant to the Sacramento County Improvement Standards.~~

e. ~~Grant the County right-of-way for Caselman Road, based on a 60-foot standard and install public street improvements pursuant to the Sacramento County Improvement Standards.~~

f. ~~Dedicate a standard 12.5-foot Public Utility Easement for underground facilities and appurtenances adjacent to all public ways.~~

g. ~~Prior to recordation of a final map or certificate of compliance, dedicate land or pay in lieu fees, or both, for park purposes, as required by and in accordance with the procedures and standards set forth in Chapter 22.40, Title 22 of the Sacramento County Zoning Code.~~

h. ~~Comply with all requirements of Chapter 1, Article 5, Title III, of the Sacramento County Zoning Code, relating to walls and landscape corridor adjacent to streets, including required maintenance provisions. Provide a maintenance entity with an ongoing funding source. The maintenance entity shall be approved and determined acceptable by county representatives.~~

i. ~~Prior to map recordation, the property shall be included in County Service Area No. 1 at a rate that will fund the full cost, including annual escalation factors, of operating and maintaining street and safety lights for this development. The applicant must contact Russ Childers of the County of Sacramento Department of Transportation at 916-875-5123 to obtain information concerning costs and to initiate the process at the earliest possible time since this process takes about four months to complete.~~

~~2. Sacramento County Department of Transportation~~

a. ~~Grant the County right-of-way on Elk Grove-Florin Road based on a 108-foot standard thoroughfare pursuant to the Sacramento County Improvement Standards and to the satisfaction of the Department of Transportation. Match the improvements to the north.~~

b. ~~Stop signs shall be installed where needed to the satisfaction of the Department of Transportation. Traffic control locations will be determined at time of improvement plan submittal.~~

c. ~~Annex the subject properties tot eh County of Sacramento, Community Facilities District 2004-2 to support the maintenance of the landscaped areas/open space. The applicant shall dedicate the landscaped lots with landscape improvements to the County of Sacramento. Dedication shall occur after the annexation process is complete and not before. The annexation process takes approximately 6 months to complete. Contact Steve Hong 874-5368, Infrastructure Finance Section, Municipal Services Agency to initiate the annexation process. Final map recordation will not be approved until the annexation is complete.~~

~~3. Sacramento Area Sewer District~~

a. ~~Connection to the District's sewer system shall be required to the satisfaction of District. District's Design Standards apply to sewer construction.~~

~~b. Each lot and each building with a sewerage source shall have a separate connection to the District sewer system.~~

~~c. In order to obtain sewer service, construction of both on-site and off-site District sewer infrastructure will be required.~~

~~d. The District shall require an approved sewer study prior to the approval of the Final Map or submittal of improvement plans for plan check to the District, which ever comes first. The sewer study shall demonstrate the quantity of discharge and any "flow through sewage" along with appropriate pipe sizes and related appurtenances from this subject and other upstream areas and shall be done in accordance with the District's most recent "Minimum Sewer Study Requirements". The study shall be based on a "no shed shift" standard unless approved in advance by the District and in compliance with Sacramento County Improvement Standards.~~

~~e. Off-site sewer lines will be required as determined by the nearest approved point of connection.~~

~~f. Sewer easements will be required. All sewer easements shall be dedicated to the District, in a form approved by the District Engineer. All District sewer easements shall be at least 20 feet in width and ensure continuous access for installation and maintenance. The District will provide maintenance only in public right-of-ways and in easements dedicated to The District.~~

~~g. The District requires their sewers to be located 10 feet (measured horizontally from edge of pipe to edge of pipe) from all potable water lines. Separation of sewer llines from other parallel utilities, such as storm drain and other "dry" utilities (electrical, telephone, cable, etc.) shall be a minimum of 7 feet (measured horizontally from center of pipe to center of pipe). Any deviation from the above separation due to depth and roadway width must be approved by the District on a case-by-case basis. Prior to recording the Final Map, the applicant shall prepare a utility plan that will demonstrate that this condition is met.~~

~~h. All structures along private drives shall have a minimum 10-foot setback (measured horizontally from edge of collector pipe to edge of structure) so that the District can properly maintain the sewer line.~~

~~4. Sacramento County Department of Water Resources~~

~~a. Construct drainage improvements in accordance with the drainage master plan for Florin Vineyard.~~

~~b. Participate in the finance plan for Florin Vineyard Community Plan~~

~~c. Provide drainage easements and install facilities pursuant to the Sacramento County Floodplain Management Ordinance, Sacramento County Water~~

~~Agency Code, and Sacramento County Improvement Standards, including any fee required by the Sacramento County Water Agency Code.~~

~~d. Acquire a portion of 115-0091-057 as needed and construct basin UHDET2 in accordance with the Florin Vineyard Drainage Master Plan. Any Zone 11A drainage credit for land associated with the basin shall be in accordance with Title 2 of the Sacramento County Water Agency; and the date of valuation shall be set by this condition, pursuant to reservation agreement language in the Subdivision Map Act, at the date of application for this subdivision map (2004) and in no case shall the credit exceed $100,000 per acre (2004).~~

~~e. Incorporate stormwater quality measure in conformance with applicable County ordinances and standards, and state and federal law pursuant to Table 2-1 of the County of Sacramento "Guidance Manual for On-Site Stormwater Quality Control Measure."~~

~~f. Provide a permanent concrete stamp, or other permanently applied message to the satisfaction of DWR not including paint, which reads "No Dumping-Flows to Creek" or other approved message at each storm drain inlet.~~

~~5. Sacramento Municipal Utilities District (SMUD)~~

~~a. Dedicate a 12.5-foot public utility easement for underground facilities and appurtenances adjacent to all public street rights of ways.~~

~~b. The owner/developer must disclose to future/potential owners the existing 69kV electrical facilities.~~

~~6. Pacific Gas & Electric (PG&E)~~

~~a. Dedicate a standard 12.5 foot Public Utility Easement for underground facilities and appurtenances adjacent to all public ways, private drives and/or Irrevocable Offer of Dedication.~~

~~7. Sacramento Metropolitan Fire District~~

~~a. The limited number of egress/access roadways from the subdivision to Caselman Road presents a severe emergency access and egress problem. Streets A, J, and I could easily each have the residents of 60 to 120+ dwellings attempting to use one roadway as a means of exiting from the subdivision area in an emergency situation. The same roadway would be used by emergency vehicles attempting to respond into the subdivision areas. Metro Fire cannot support this proposal with the proposed roadway design.~~

~~b. Approved fire hydrants capable of providing the required fire flow for the protection of any and all structures shall be located along the route of the fire apparatus access roadways. The required fire hydrants shall be installed and operational prior to any construction or on-site storage of combustible~~

~~materials. The minimum required fire flow for the protection of residential developments with an area per building not exceeding 3,600 square feet is 1,000 gallons per minute (gpm) at a pressure of 20 pounds per square inch (psi) for a two-hour duration.~~

~~c. Fire hydrant installations for the protection of residential projects shall comply with the following requirements:~~

~~i. All properties shall have a steamer fire hydrant located within 250 feet of the property. Fire hydrants shall be spaced at a maximum of 500 feet on center from each other for dwellings and 300 feet for commercial buildings.~~

~~ii. A hydrant installed as a "blow off" for the water district does not meet the fire department hydrant requirements.~~

~~iii. Each approved fire hydrant shall have a minimum flow of 1,000 gpm for residential developments. Additional requirements apply to residential dwellings with building areas greater than or equal to 3,600 square feet.~~

~~d. Plans shall be submitted to the fire prevention bureau showing hydrant locations for review and approval prior to construction. Fire hydrant details and fire department notes shall be shown on the site plans or improvement drawings.~~

~~e. Roadways shall meet all Sacramento County Public Street requirements. Traffic calming measures, speed bumps, humps, etc., shall not be installed in fire apparatus access roadways.~~

~~f. Approved fire hydrants shall be spaced at 500-foot intervals the portions of Caselman Road and Elk Grove-Florin Road that are part of this subdivision proposal. Where water mains extend along streets where hydrants are not needed for protection of structures or similar fire problems, fire hydrants may be provided at spacing not to exceed 1,000 feet to provide for transportation hazards. Metro Fire retains the authority to determine all hydrant locations. All fire hydrants shall be capable of supplying a minimum fire flow of 1,000 gpm at 20 psi of pressure in residential areas.~~

~~g. Approved Fire District apparatus access shall be provided into all unimproved and recreational areas for emergency medical and fire suppression purposes. Unimproved areas include, but are not limited to: greenbelts, wetlands, environmentally sensitive areas, open spaces, parks, bicycle and pedestrian trails, and recreational areas. Access to the aforementioned sites shall comply with the following requirements:~~

~~i. Access roadways designed for vehicle use shall be a minimum of 20 feet in width. Pedestrian, bicycle, and non-vehicle recreational trails shall be a minimum of 12 feet in width.~~

ii. ~~Surfacing materials utilized for bicycle and pedestrian trails shall be designed to support the weight of Fire District emergency response vehicles.~~

iii. ~~The Fire District shall determine the number and location of access points to unimproved areas.~~

h. ~~Firebreaks shall be provided to separate unimproved areas, wetland, wild land, open space areas, etc., from adjacent commercial, residential, and recreational development. Firebreaks shall provide a minimum of 30-feet of separation from combustible fencing, structures, and ornamental vegetation. Where non-combustible fencing is provided, fire-resistant plants may be used to reduce or eliminate the firebreak subject to approval by the Fire District. An agreement for the upkeep and maintenance of the firebreak areas shall be provided.~~

i. ~~Fencing for wetland, wild land, unimproved, open space, recreational areas, etc., shall be constructed of non-combustible materials. Fencing installed along the boundaries of unimproved areas shall be of the metal, open grate variety.~~

j. ~~The installation of approved traffic control equipment may be required on all signal lights installed or modified as part of this project to allow emergency fire apparatus to activate the traffic signal.~~

k. ~~If there are no immediate plans for construction or the on-site storage of combustible construction materials, the requirements applicable to construction may be held in abeyance until such time that construction occurs. If this property is sold prior to development, the seller must disclose the above requirements to the buyer.~~

l. ~~Approved numbers or addresses shall be placed on all new or existing buildings in such a position as to be easily read from the street or road fronting the property. Numbers shall be mounted immediately adjacent to a light source and shall also contrast with their background.~~

m. ~~All roadways and cul-de-sacs shall meet Sacramento County Department of Transportation standards for length and width.~~

~~8. Sacramento County Sheriff's Department~~~~.~~

a. ~~All curbs shall be vertical in design. Rounded curbs shall be avoided whenever possible.~~

b. ~~Landscaping shall be of the type and situated in locations to maximize observation while providing the desired degree of aesthetics.~~

~~c. Vertical wrought-iron fencing material shall be used for all fences between private lots and open space, parks, right-of-ways or other public access land.~~

~~d. There shall be on-street lighting to allow for adequate visibility by residents, law enforcement, and passersby during nighttime hours.~~

~~e. All lighting fixtures shall be of a type and kind to resist breakage and other vandalism.~~

~~f. Parking areas, roadways, and driveways shall be illuminated with high intensity discharge lighting with sufficient wattage to provide adequate illumination to provide a safe, secure environment for persons, property, and vehicles on site. Such lighting shall be equipped with vandal-resistant covers and photocell control. A lighting level of 0.25 to 0.500 foot-candles, maintained at ground level, is required for the site in general; entry intersections should be 0.50 or greater.~~

~~g. A street number shall be displayed in a prominent location on the street side of the residence in such a position that the number is easily visible to approaching emergency vehicles.~~

~~i. The numerals shall be no less than three (3) to four (4) inches in height and shall be of a contrasting color to the background to which they are attached.~~

~~ii. The numerals shall be lighted at night.~~

~~h. Prior to recordation of Final Map, the property shall annex into the County of Sacramento Community Facilities District No. 2005-1 (Police Services). The annexation process takes approximately 6 months and the applicants must contact the County of Sacramento Infrastructure Finance Section at the earliest possible time to initiate the process and to obtain information concerning annexation costs.~~

~~9. Southgate Recreation and Park District~~~~.~~

~~a. The District requires a 25-foot wide landscape corridor along Elk Grove-Florin Road and will accept the 25-foot Landscaping Buffer as shown on the revised map dated March 2006. The corridor lot shall be dedicated to the District as a gift and shall be fully developed by the developer with plans and specifications to be approved by the District and pursuant to current County Standards. The District requires 6-foot high masonry sound walls for all lots that back up or side on tot eh landscape corridor to provide consistency with other landscape corridors within the District. All masonry soundwalls shall be treated with graffiti-resistant coating, and the materials and design are to be approved by the District. Landscape corridors shall have a Type 2 vertical curb and gutter, a 6-foot wide meandering sidewalk separate from traffic, and ADA compliant street crossings on all corners. A Type 3 curb is required at~~

~~the back of sidewalks for landscaped areas (except turf). The irrigation system shall be installed according to specifications provided by the District. The District does not require subdivision entrance lighting but requests the installation of wiring and connection to the electric boxes, on the corner of Elk Grove-Florin Road and Caselman Road for future installation of lighting, should it become necessary. The District shall accept the completed landscape corridor lots after they have passed inspections and received a clear title report. The District shall maintain the landscape corridors through assessment district proceeds or other yet-to-be-determined funding mechanisms.~~

~~b. This subdivision map identifies a 40-foot wide drainage corridor on the north side of the subdivision (Lots A, B, and D). The District assumes that this area will be owned and/or maintained by the County of Sacramento for purposes of drainage and maintenance. The Southgate Recreation and Park District has not ownership or maintenance responsibilities as it relates to thee lots.~~

~~c. The Developer shall consent to the inclusion of this subdivision within the Florin-Vineyard Financing District, which will be a landscaping and Lighting Assessment District or a Mello Roos Community Facilities District, and the Southgate District-wide Landscaping and Lighting Assessment District. This ensures that adequate funding is available to pay for all costs associated with the repair, maintenance and monitoring in perpetutity for the capital improvements; additional improvements and ongoing maintenance and operation of the park facilities, open space property, trails and related improvements. The Developer shall be responsible for notification to all subsequent purchasers of parcels of land of the inclusion within said financing districts.~~

~~d. As determined by the Sacramento County Board of Supervisors, this subdivision will be included in the Southgate Recreation and Park District component of the Florin-Vineyard Public Facilities Financing Plan. In the absence of an approved County Plan, the District recommends that the County Board of Supervisors annex this subdivision to an existing plan which meets the current park and recreation needs of Southgate or otherwise require an appropriate funding mechanism that will address the park land dedication, maintenance and development requirements of the Southgate District. The District reserves the right to revise parkland dedication requirements and financing mechanisms to adapt to changes resulting from modifications to the policy or the creation of a new plan by the County of Sacramento.~~

~~10. Sacramento Regional Transit District~~

~~a. The applicant shall provide a 12.5 foot wide Irrevocable Offer of Dedication along the east property line adjacent to Elk Grove-Florin Road for a BRT lane.~~

PROJECT MITIGATION MEASURES

MITIGATION MEASURES FOR POTENTIAL DRAINAGE IMPACT:

CSR-1. Prior to the approval of improvement plans for individual development projects within the FVCP area, the project proponent shall demonstrate to the satisfaction of DWR that all FVCP DMP improvements necessary to provide adequate flood protection to the project, and necessary to provide adequate mitigation for the project's downstream drainage/flooding and water quality impacts, have been implemented.

~~MITIGATION MEASURES FOR SAFETY-RELATED ACCESS IMPACTS:~~

~~**CSR-2.** Prior to issuance of building permits, either the western end of Caselman Road shall be connected to Carlisle Road via a loop street, or some other access modification shall be implemented that is satisfactory to the Sacramento Metropolitan Fire District.~~

~~MITIGATION MEASURES FOR POTENTIAL AIR QUALITY IMPACTS:~~

~~**CSR-3.** The applicant shall implement the following mitigation in order to reduce construction-related PM10 emissions:~~

~~A. Keep soil moist at all times.~~

~~B. Maintain at least two feet of freeboard space on all haul trucks.~~

~~C. Use emulsified diesel or diesel catalysts on applicable heavy duty diesel construction equipment.~~

MITIGATION MEASURE FOR POTENTIAL NOISE IMPACT:

CSR-4. One of the following shall apply for exterior noise attenuation:

A. Construct a minimum 8-foot tall, combination earthen berm and masonry wall noise barrier along the Elk Grove-Florin Road frontage.

B. The outdoor activity area of all residential backyards within 238 feet of the centerline of Florin Road shall be shielded from traffic noise, either through strategic placement of the houses, usage of a backyard courtyard concept, or other attenuation method. An acoustical analysis shall be submitted to the Department of Environmental Review and Assessment which demonstrates that a noise level of 65 dB Ldn or less (under cumulative traffic conditions) is attained within the outdoor activity areas of all affected properties.

CSR-5. One of the following shall apply for interior noise attenuation:

A. All residences shall be at least 110 feet from the centerline of Elk Grove-Florin Road.

B. If a minimum 6-foot soundwall is constructed, there will be no restriction on single-story homes, but all second stories shall be at least 110 feet from the centerline of Elk Grove-Florin Road.

C. An acoustical study shall be submitted to the Environmental Coordinator demonstrating that the interior noise levels within residences within 110 feet of the centerline of Elk Grove-Florin Road will be attenuated to 45 dB. Any construction within 110 feet of the centerline of Elk Grove-Florin Road shall be built using the construction materials and techniques outlined in the acoustical analysis.

MITIGATION MEASURE FOR POTENTIAL WETLANDS IMPACTS:

CSR-6. Prior to any grading, grubbing, or excavation within 50 feet of on-site wetlands, the applicant or owner shall obtain any/all applicable permits from the U.S. Fish and Wildlife Service (USFWS), U.S. Army Corps of Engineers, California Department of Fish and Game and the Central Valley Regional Water Quality Control Board for the proposed modifications to on-site wetlands. In addition, the project applicant or property owner shall comply with General Plan Conservation Element Policy No. CO-96 as it pertains to no net loss of wetlands. If mitigation occurring through the state and federal permitting processes results in less than 1:1 compensation for the loss of wetland habitat, the applicant or owner shall be required to pay to the County of Sacramento an amount based on a rate of $35,000 per acre for the unmitigated/uncompensated wetlands. The payment shall be submitted to the Department of Planning and Community Development and shall be deposited in the Wetlands Restoration Trust Fund. A copy of any required permits, or written notification from the applicant that the permit authority has determined that a permit is not required, and verification of compliance with General Plan Conservation Element Policy No. CO-96 regarding no net loss of wetlands shall be submitted to the Department of Environmental Review and Assessment.

MITIGATION MEASURES FOR POTENTIAL SPECIAL STATUS SPECIES IMPACTS:

CSR-7. Prior to the approval of improvement plans, building permits, or recordation of the final map, whichever occurs first, or, if only a rezone is requested, prior to final adoption of the zoning agreement, implement one of the following options to mitigate for the loss of 12.5 acres of Swainson's hawk foraging habitat on the project site:

A. The project proponent shall utilize one or more of the mitigation options (land dedication and/or fee payment) established in Sacramento County's Swainson's Hawk Impact Mitigation Program (Chapter 16.130 of the Sacramento County Code).

B. The project proponent shall, to the satisfaction of the California Department of Fish and Game, prepare and implement a Swainson's hawk mitigation plan that will include preservation of Swainson's hawk foraging habitat.

C. Should the County Board of Supervisors adopt a Swainson's hawk mitigation policy/program (which may include a mitigation fee payable prior to issuance of building permits) prior to the implementation of one of the measures above, the project proponent may be subject to that program instead.

CSR-8. Prior to construction activity (including site improvements, and building construction) a focused surveys shall be conducted by a qualified biologist for burrowing owls where suitable habitat is present in the project area. Suitable habitat includes agricultural field margins, drainage ditches, and fallow fields. Surveys shall be conducted no less than 14 days and no more than 30 days prior to commencement of construction activities. Surveys shall be conducted in accordance with CDFG protocol (CDFG 1995).

A. If no occupied burrows are found in the survey area, a letter report documenting survey methods and findings shall be submitted to the County and no further mitigation is necessary.

B. If an occupied burrow is found the applicant shall contact the Department of Environmental Review and Assessment and consult with the California Department of Fish (CDFG), prior to construction, to determine if avoidance is possible or if burrow relocation will be required.

C. If owls are to remain on-site, a minimum of 6.5 acres of foraging habitat for each occupied burrow needs to be permanently preserved according to CDFG guidelines.

D. In order to avoid direct impacts to owls, no activity shall take within 160 feet of an active burrow from September 1 to January 31 (wintering season) or 250 feet from February 1 through August 31 (breeding season). Protective fencing shall be place, at the distances above, around the active burrows and no activity shall occur within the protected buffer areas.

E. Any impact to active owl burrows, relocation of owls or mitigation for habitat loss shall be done in accordance with CDFG guidelines. Written evidence from CDFG staff shall be provided to DERA attesting to the

permission to remove burrows, relocate owls, mitigate for lost habitat, and provided a method for preservation habitat in perpetuity.

CSR-9. If construction occurs between March 1 and September 15, pre-construction surveys for Swainson's hawk and other raptor nesting sites shall be conducted by a qualified raptor biologist. If any active nests are located within a half mile of proposed heavy equipment operations or construction activities, the project proponent shall then consult with the California Department of Fish and Game to determine the appropriate course of action to reduce potential impacts upon nesting raptors and to determine under what circumstances equipment operation and construction activities can occur.

MITIGATION MEASURES FOR TREE IMPACTS:

CSR-10. The removal of 21 inches dbh of on-site native oaks (tree #21) shall be compensated by planting native oak trees (valley oak/Quercus lobata, interior live oak/Quercus wislizenii, and blue oak/Quercus douglasii) equivalent to the dbh inches lost, based on the ratios listed below, at locations that are authorized by the Department of Environmental Review and Assessment. The removal of native California Black Walnut Trees and 91 inches dbh of on-site native black walnuts (tree #12, #18, #26, #31, and #55) shall be compensated by planting native black walnuts (*Juglans hindsii*) equivalent to the dbh inches lost, based on the ratios listed below, at locations that are authorized by the Department of Environmental Review and Assessment.

Equivalent compensation based on the following ratio is required:

- one deepot seedling (40 cubic inches or larger) = 1 inch dbh
- one 15-gallon tree = 1 inch dbh
- one 24-inch box tree = 2 inches dbh
- one 36-inch box tree = 3 inches dbh

Prior to the approval of Improvement Plans or building permits, a Replacement Oak/Black Walnut Tree Planting Plan shall be prepared by a certified arborist or licensed landscape architect and shall be submitted to the Environmental Coordinator for approval. The Replacement Oak/Black Walnut Tree Planting Plan(s) shall include the following minimum elements:

1. Species, size and locations of all replacement plantings;
2. Method of irrigation;
3. The Sacramento County Standard Tree Planting Detail L-1, including the 10-foot deep boring hole to provide for adequate drainage;

4. Planting, irrigation, and maintenance schedules;

5. Identification of the maintenance entity and a written agreement with that entity to provide care and irrigation of the trees for a 3-year establishment period, and to replace any of the replacement oak trees which do not survive during that period.

No replacement tree shall be planted within 15 feet of the driplines of existing oak trees, black walnuts or landmark size trees that are retained on-site, or within 15 feet of a building foundation or swimming pool excavation. The minimum spacing for replacement trees shall be 20 feet on-center. Examples of acceptable planting locations are publicly owned lands, common areas, and landscaped frontages (with adequate spacing). Generally unacceptable locations are utility easements (PUE, sewer, storm drains), under overhead utility lines, private yards of single family lots (including front yards), and roadway medians.

If tree replacement plantings are demonstrated to the satisfaction of the Environmental Coordinator to be infeasible for any or all trees removed, then compensation shall be through payment into the County Tree Preservation Fund. Payment shall be made at a rate of $325.00 per dbh inch removed but not otherwise compensated, or at the prevailing rate at the time payment into the fund is made.

MITIGATION MEASURES FOR CONSTRUCTION PERIOD TREE IMPACTS:

CSR-11. All oak trees not identified for removal that are 6 inches dbh or larger on the project site, all healthy landmark trees on the site, all portions of adjacent off-site trees which have driplines that extend onto the project site, and all off-site oak trees which may be impacted by utility installation and/or improvements associated with this project, shall be preserved and protected as follows:

A. 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 of the tree. Limbs must not be cut back in order to change the dripline. The area beneath the dripline is a critical portion of the root zone and defines the minimum protected area of the tree. Removing limbs which make up the dripline does not change the protected area.

B. Chain link fencing or a similar protective barrier shall be installed one foot outside the driplines of the oak tree prior to initiating of project construction, in order to avoid damage to the trees and their root system.

C. No signs, ropes, cables (except cables which may be installed by a certified arborist to provide limb support) or any other items shall be attached to the oak trees.

D. No vehicles, construction equipment, mobile home/office, supplies, materials or facilities shall be driven, parked, stockpiled or located within the dripline of the oak trees.

E. Any soil disturbance (scraping, grading, trenching, and excavation) is to be avoided within the dripline of the oak trees. Where this is necessary, an ISA Certified Arborist will provide specifications for this work, including methods for root pruning, backfill specifications and irrigation management guidelines.

F. Before grading or excavation for footings, walls, or trenching within five feet outside the driplines of protected oak trees, root pruning shall be required at the limits of grading or excavation to cut roots cleanly to a depth of the excavation or 36 inches (whichever is less). Roots shall be cut by manually digging a trench and cutting exposed roots with a saw, vibrating knife, rock saw, narrow trencher with sharp blades or other approved root-pruning equipment under the supervision of an ISA Certified Arborist.

G. All underground utilities and drain or irrigation lines shall be routed outside the driplines of oak trees. If lines must encroach upon the dripline, they should be tunneled or bored under the tree.

H. If temporary haul or access roads must pass within the driplines of oak trees, a roadbed of six inches of mulch or gravel shall be created to protect the soil. The roadbed shall be installed from outside of the dripline and while the soil is in a dry condition, if possible. The roadbed material shall be replenished as necessary to maintain a six-inch depth.

I. Any herbicides placed under paving materials must be safe for use around trees and labeled for that use. Any pesticides used on site must be tree-safe and not easily transported by water.

J. Drainage patterns on the site shall not be modified so that water collects or stands within, or is diverted across, the dripline of the oak tree.

K. No sprinkler or irrigation system shall be installed in such a manner that it sprays water within the dripline of the oak tree.

L. Tree pruning required for clearance during construction must be performed by an ISA Certified Arborist or Tree Worker.

M. Landscaping beneath the oak tree may include non-plant materials such as boulders, decorative rock, wood chips, organic mulch, non-compacted decomposed granite, etc. Landscape materials shall be kept two (2) feet away from the base of the trunk. The only plant species which shall be planted within the dripline of the oak tree are those which are tolerant of the natural semi-arid environs of the trees. Limited drip irrigation

approximately twice per summer is recommended for the understory plants.

MITIGATION MEASURE FOR POTENTIAL CULTURAL RESOURCES IMPACTS:

CSR-12. Should any cultural resources, such as structural features, unusual amounts of bone or shell, artifacts, human remains, or architectural remains be encountered during any development activities, work shall be suspended and the Department of Environmental Review and Assessment shall be immediately notified at (916) 874-7914.

At that time, the Department of Environmental Review and Assessment will coordinate any necessary investigation of the find with appropriate specialists as needed. The project proponent shall be required to implement any mitigation deemed necessary for the protection of the cultural resources. In addition, pursuant to Section 5097.97 of the State Public Resources Code and Section 7050.5 of the State Health and Safety Code, in the event of the discovery of human remains, all work is to stop and the County Coroner shall be immediately notified. If the remains are determined to be Native American, guidelines of the Native American Heritage Commission shall be adhered to in the treatment and disposition of the remains.

MITIGATION MEASURE COMPLIANCE

Comply with the Mitigation Monitoring and Reporting Program (MMRP) for this project as follows:

1. **The proponent shall comply with the MMRP for this project, including the payment of a fee to cover the Department of Environmental Review and Assessment staff costs incurred during implementation of the MMRP. The MMRP fee for this project is $12,000.00. This fee includes administrative costs of $800.00.**

2. **Until the MMRP has been recorded and the administrative portion of the MMRP fee has been paid, no final parcel map or final subdivision map for the subject property shall be approved. Until the balance of the MMRP fee has been paid, no encroachment, grading, building, sewer connection, water connection or occupancy permit from Sacramento County shall be approved.**

16 GARDNER COUNTRY ESTATES

The effects of the proposed land use plans for the Florin-Vineyard Gap projects are addressed in Volume 1 of this EIR. Impacts to environmental resources have been addressed therein for the overall plan area. This chapter discusses the site specific impacts of this particular project in the Florin-Vineyard Gap Community. Impacts, mitigation measures and conditions requested by Sacramento County's reviewing departments are provided within this chapter.

PROJECT INFORMATION

CONTROL NUMBER: 04-RZB-SDP-AHS-0234

NAME: Gardner Country Estates Rezone, Tentative Subdivision Map and Affordable Housing Plan

LOCATION: The property is located on the west side of Gardner Avenue, approximately 3,000 feet south of Florin Road, in the South Sacramento Community. The property is also located on the south side of Charlemagne Drive, a private street (see Plate GCE-1).

ASSESSOR'S PARCEL NUMBER: 065-0160-011

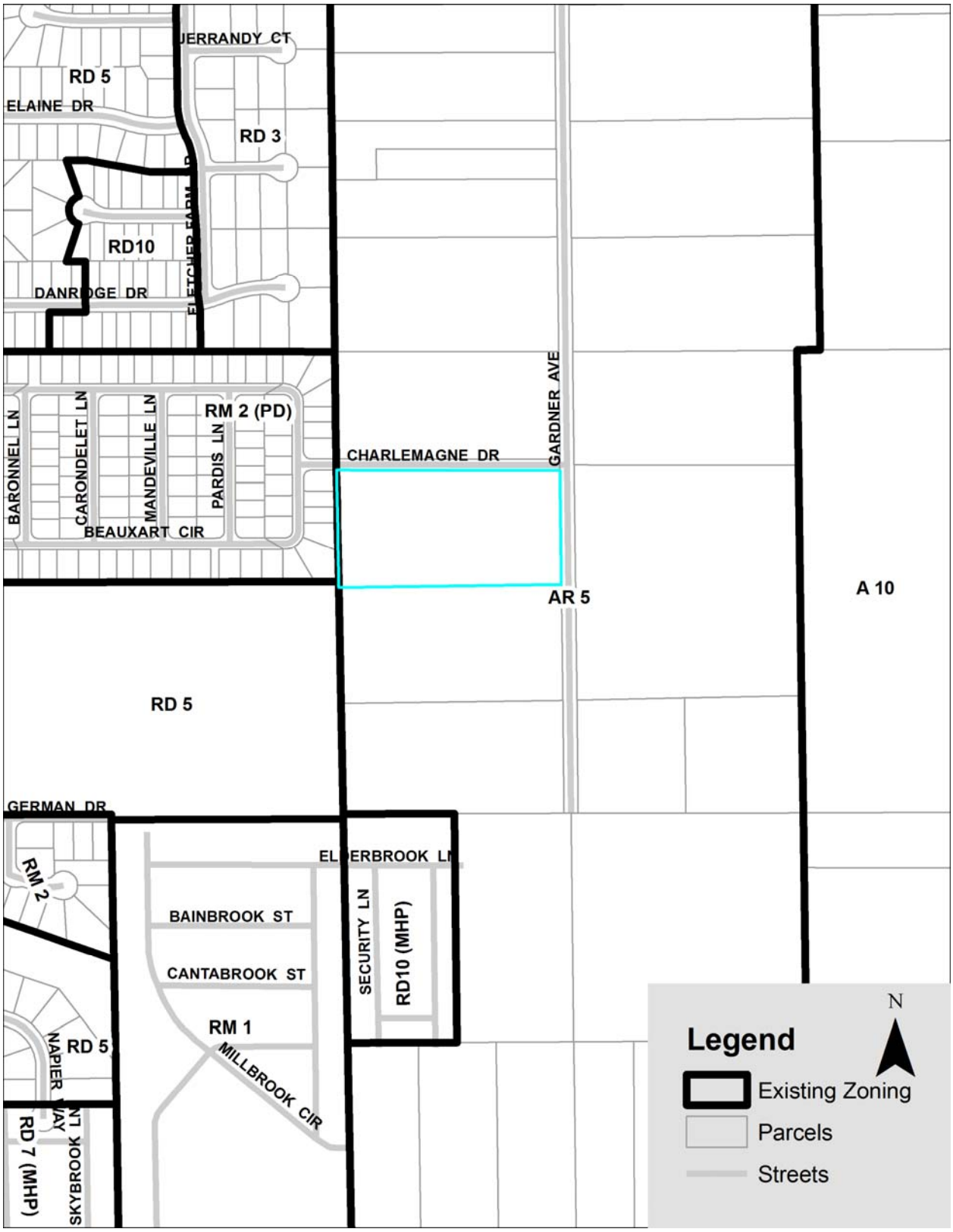
OWNER:

MHL Investments, Inc.
c/o D.C. MacDonald

APPLICANT/ENGINEER:

Rose's Engineering

Plate GCE-1
Location and Zoning



PROJECT DESCRIPTION

1. A **Rezone** of approximately 5 acres from AR-5 agricultural-residential to RD-5 residential **and LC limited commercial** (seePlate GCE -2).

2. A **Tentative Subdivision Map** to divide approximately 5 acres into ~~23 single-family lots and 3 duplex lots~~ **26 residential lots (16 single-family lots and 10 half-plex lots), 4 live work lots and one landscaping lot** (see Plate GCE -3)**.**

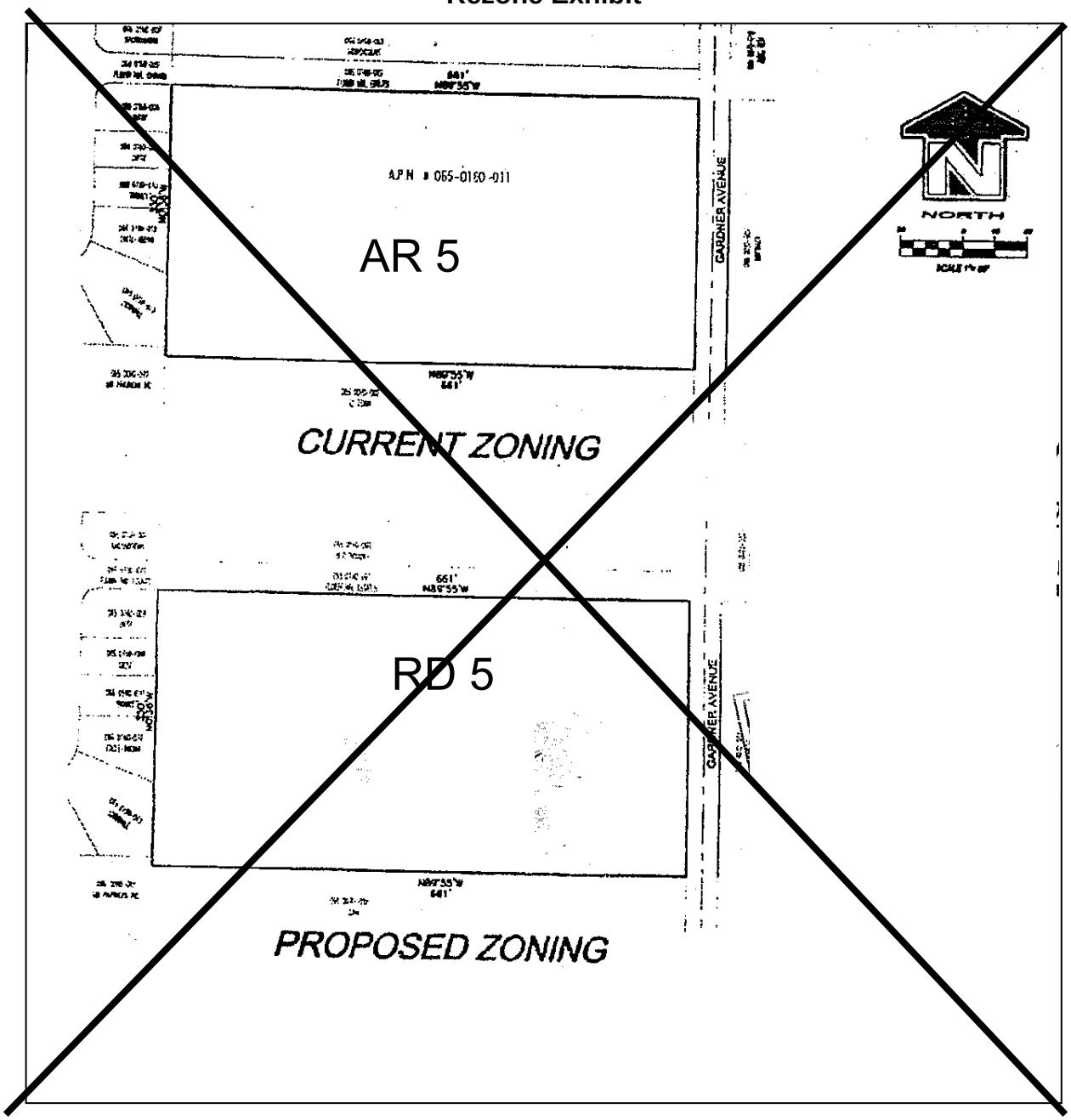
~~3. A **Density Bonus** of 4 units in the RD-5 zone~~.

3. **A Special Development Permit to allow an affordable housing density bonus of five single-family lots as permitted by the Affordable Housing Ordinance to off-set those units lost to affordable housing.**

4. **A Special Development Permit to reduce the RD-5 zone lot area, lot width, lot depth and public street frontage requirements.**

5. An **Affordable Housing Plan** consisting of on-site construction of ~~low income, for sale~~ affordable housing.

~~Plate GCE-2~~
~~Rezone Exhibit~~



~~Plate GCE-3~~
~~Tentative Subdivision Map~~

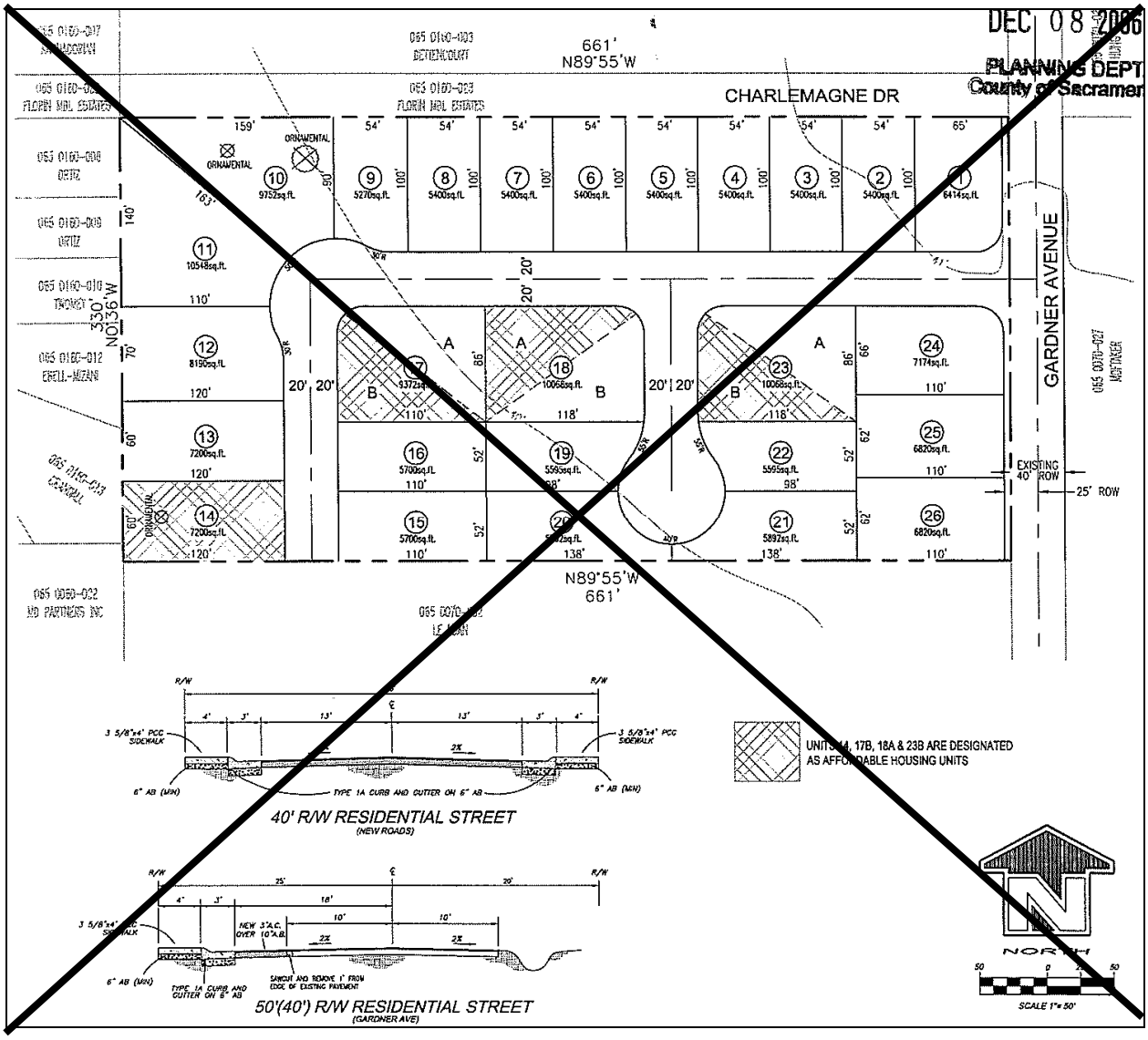


Plate GCE -2 Rezone Exhibit

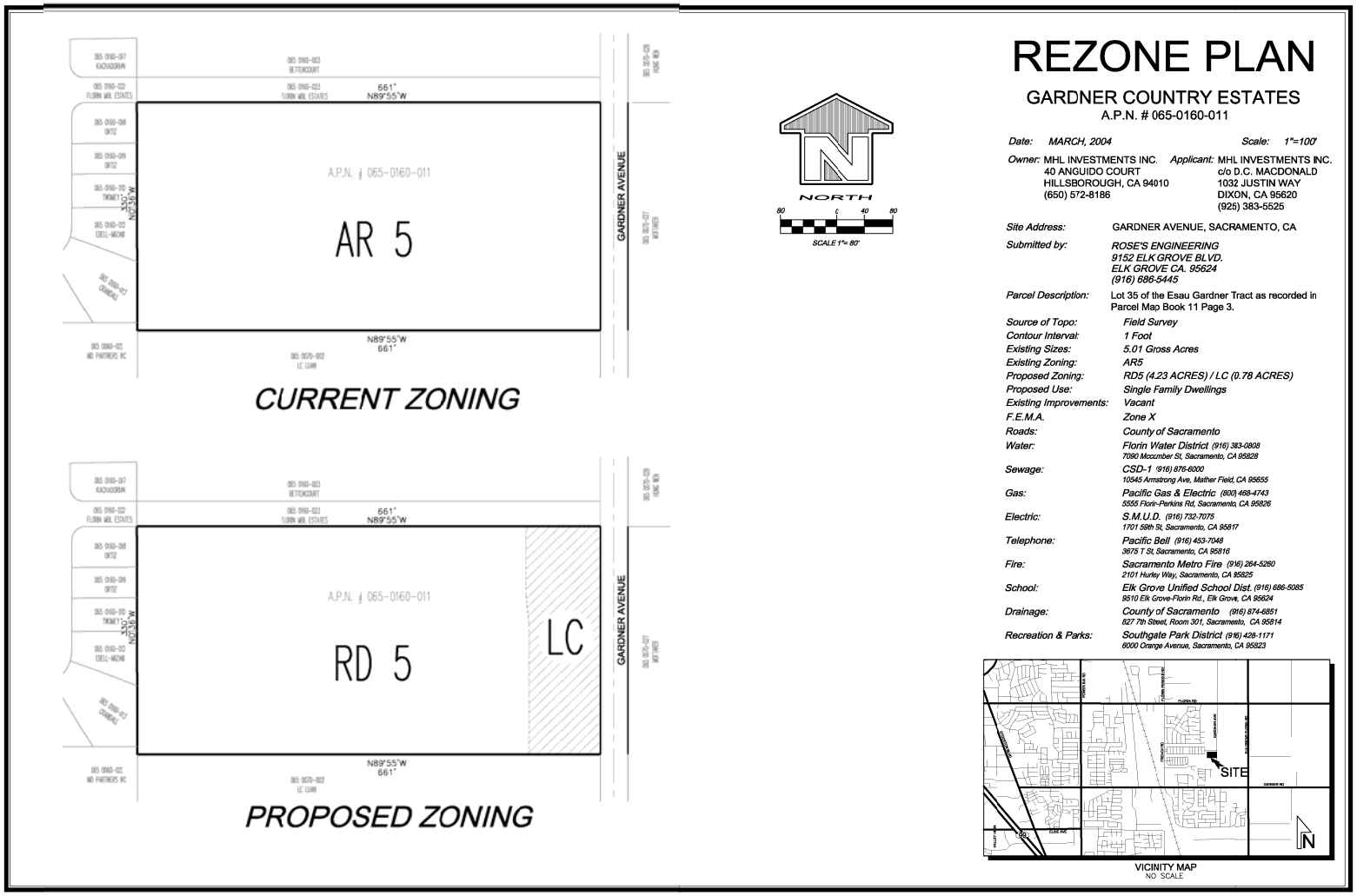
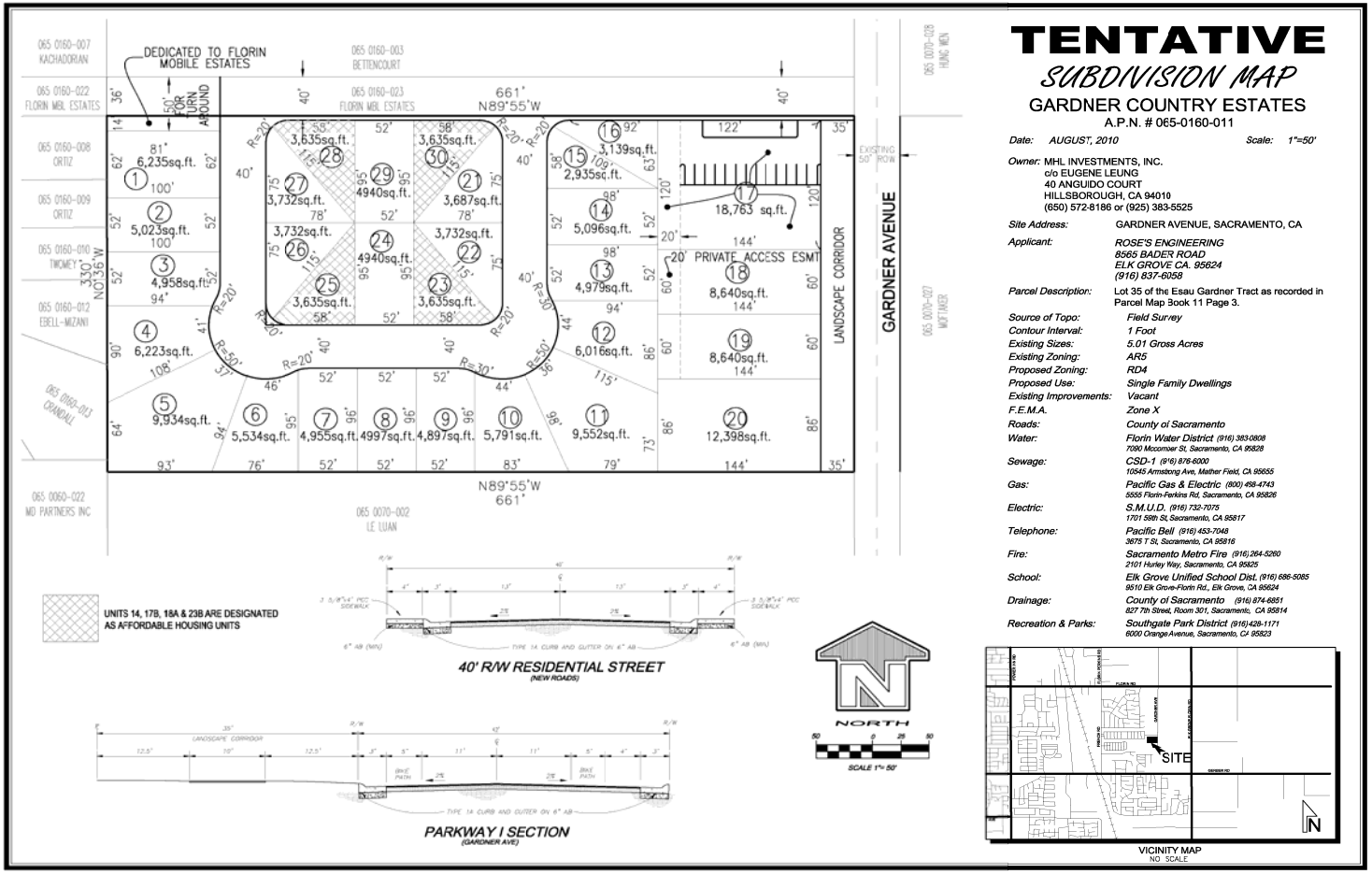


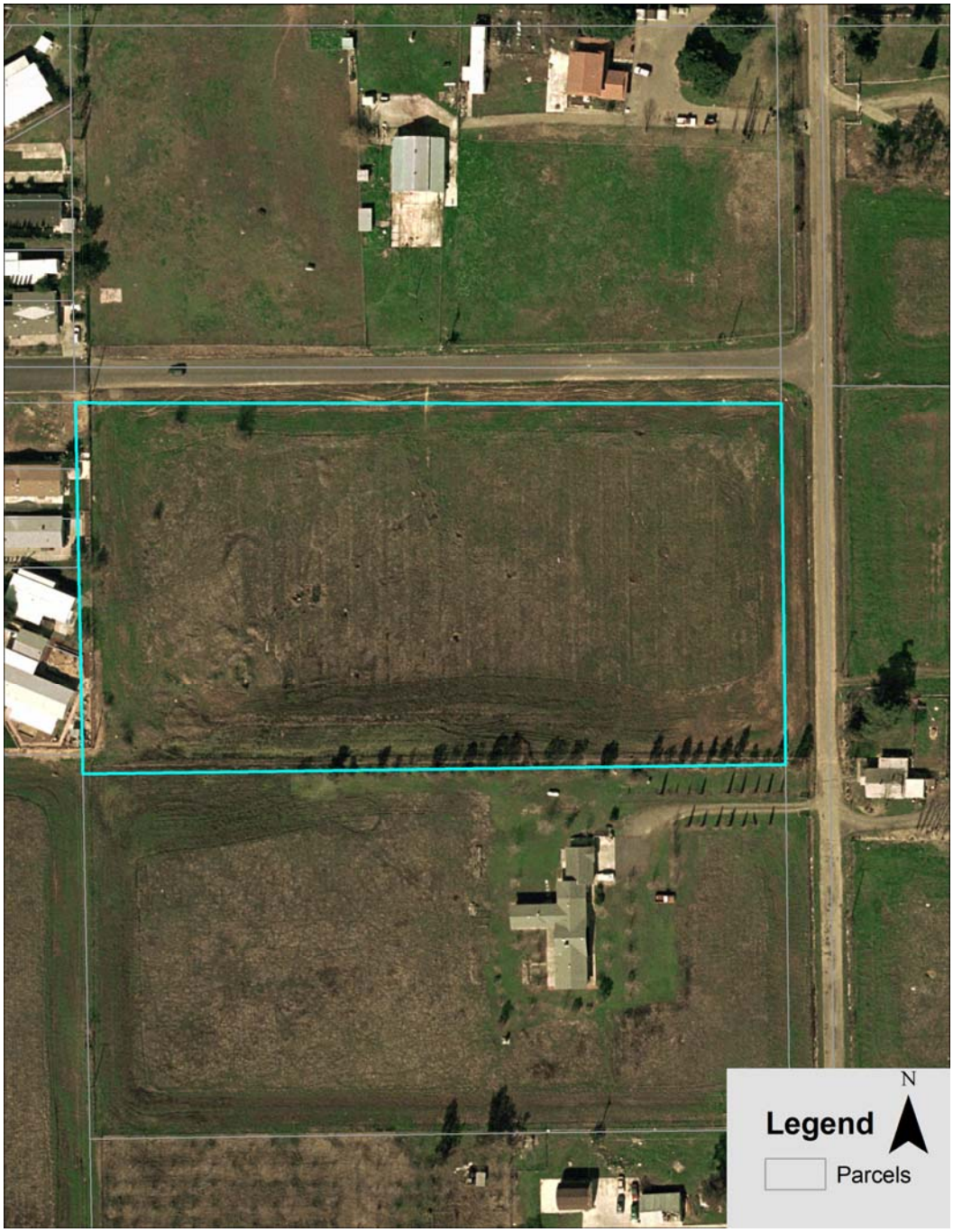
Plate GCE -3 Subdivision Map



ENVIRONMENTAL SETTING

The project site encompasses one 5 acre rectangular parcel on the southwestern corner of Gardner Avenue and Charlemagne Drive. The site is on the west-central boundary of the proposed Florin Vineyard Gap Community Plan, so the property to the west is not within the proposed Community Plan. Properties to the north, east, and south are zoned AR-5, and properties to the west are zoned RM-2. The site is surrounded by open fields and rural residential parcels on the northern, eastern, and southern sides, and by a mobile home park on the western side. The site is undeveloped grassland that appears to be disced on an annual basis (see Plate GCE-4).

Plate GCE-4 Aerial Photo of Project Site



ENVIRONMENTAL EFFECTS

LAND USE

As proposed, the Gardner Country Estates project will rezone the approximately 5-acre subject property from AR-5 to RD-5 **and LC** (seePlate GCE -2) and divide the property into ~~23 single-family lots and three duplex lots~~ **26 residential lots (16 single-family lots and 10 half-plex lots) and 4 live work lots** (see Plate GCE -3). Under the existing agricultural-residential zoning, the site density would be limited to one home for every five acres. The proposed RD-5 zoning would increase the allowable densities to 5 homes for every acre. **Additionally, the proposed LC zoning would intensify uses on the site by allowing commercial uses on the property; the applicant proposes to limit commercial uses on the site to only allow "live work' whereby commercial uses must be combined with living quarters on the four proposed "live work" lots.**

For single-family, interior lots the proposed RD-5 zoning allows a minimum lot area of 5,200 square feet if public water and sewer are in use, of 10,000 square feet where either public water or sewer (but not both) are in use, and 1 acre if neither public water nor public sewer are in use. The proposed project will use public water and sewer. Each **residential** lot is also required to have a minimum width of 52 feet. There are separate requirements for the proposed ~~duplex~~ **half-plex** lots, which require minimum lot sizes of ~~8,500~~ **4,250** square feet **(4,200 square feet for corner lots)**, and a minimum of ~~80~~ **40** feet in lot width and public street frontage. Under the provisions of the Affordable Housing Ordinance, a project with on-site construction of affordable housing may be allowed additional units beyond the number allowed by the zoning; this is called a density bonus. The project includes ~~four~~ **five** additional units of density bonus. The density of the Tentative Subdivision Map complies with the zoning requirements, considering the bonus allowed through the Affordable Housing Ordinance. **However, some of the lots do not meet the RD-5 lot area, width and/or public street frontage requirements. A Special Development Permit has been requested to address the deviation from standards. There is no minimum lot size requirement in the LC zone if public water and sewer are in use; however, the project proposes lot sizes of 8,640 to 18,763 square feet to accommodate the proposed live work units.**

The existing Sacramento County General Plan designation of the project area is Urban Development Area (UDA); as part of the overall Florin-Vineyard Gap Community Plan project the General Plan designation of the site would be amended to Low Density Residential (see Plate GCE-5). The proposed project is consistent with the proposed designation. According to the Sacramento County General Plan:

> The Low Density Residential designation provides for areas of predominantly single family housing with some attached housing units. It allows urban densities between one and

> twelve dwelling units per acre, resulting in population densities ranging from approximately 2.5 to 30 persons per acre. Typical low-density development includes detached single-family homes, duplexes, triplexes, fourplexes, townhouses, lower density condominiums, cluster housing and mobile home parks.

As part of the overall Florin-Vineyard Gap Community Plan project, two Draft Land Use Plans ~~have been~~ **were originally** proposed – one by the CAC and one by the Planning Department. In the case of the areas encompassed by the proposed project, the Planning Department Draft Land Use Plan designations and the CAC Draft Land Use Plan designations are identical; the site would be designated for RD-3 to 5 uses (see Plate GCE-6 and Plate GCE-7). **During the hearing process, three additional Land Use Plans were proposed; all three plans – the CPAC Hybrid Land Use Plan, the Planning Department Hybrid Land Use Plan, and the Planning Commission Recommended Land Use Plan designate the site for RD 3-5 uses. Although the project proposes LC zoning on a portion of the site in order to accommodate live work uses, the Planning Department has determined that the project can be considered "all" residential, and therefore consistent with the RD 3-5 designation on all 5 plans.** The proposed project is compatible with the changes to land use designations proposed as part of the overall Florin-Vineyard Gap Community Plan project.

Under ~~both the~~ **all five draft** Land Use Plan**s** ~~recommended by the Planning Department and the Land Use Plan recommended by the Citizen's Advisory Committee~~, surrounding land uses are proposed to be Residential Density 3 – 5 units. While existing zoning on surrounding lands is AR-5 to the north, east and south and RM-2 to the west (see Plate GCE-1), other individual projects within the overall Florin-Vineyard Gap Community Plan project are proposed to the north and east. The project to the east, entitled "Gerber Creek" proposes a Rezone ~~of the adjacent land~~ to ~~RD-5~~ **RD-4 and RD-7 and is located within an area proposed for RD 5-7 zoning under all five draft Land Use Plans**.

Impact: Land Use

The proposed project will not significantly conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect, nor will the project create a use that is incompatible with the proposed Florin-Vineyard Gap Community Plan project. Potential land-use-related Gardner Country Estates environmental impacts are ***less-than-significant***.

Plate GCE-5
Proposed General Plan Land Use

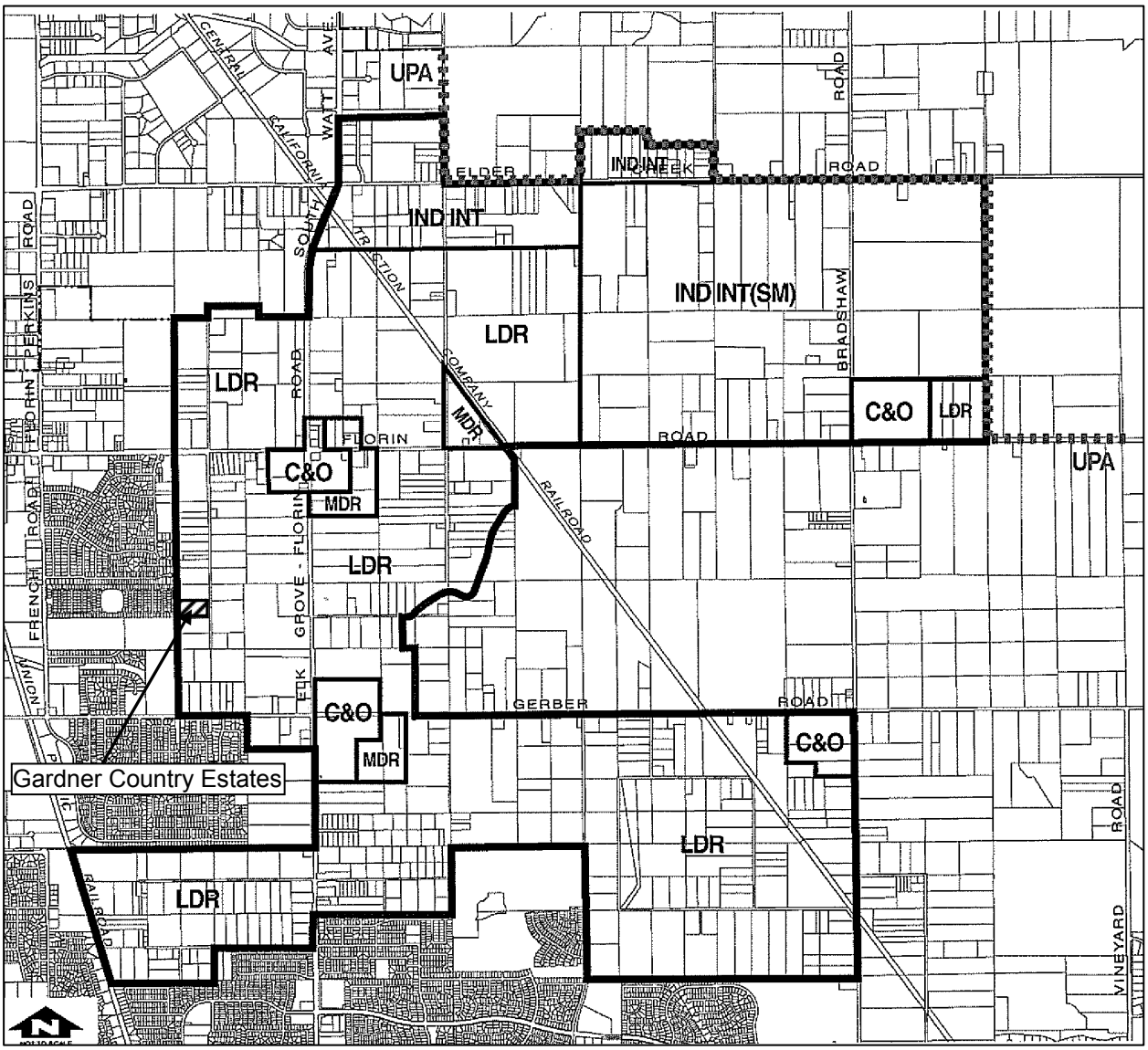


Plate GCE-6
Planning Department Draft Land Use Plan

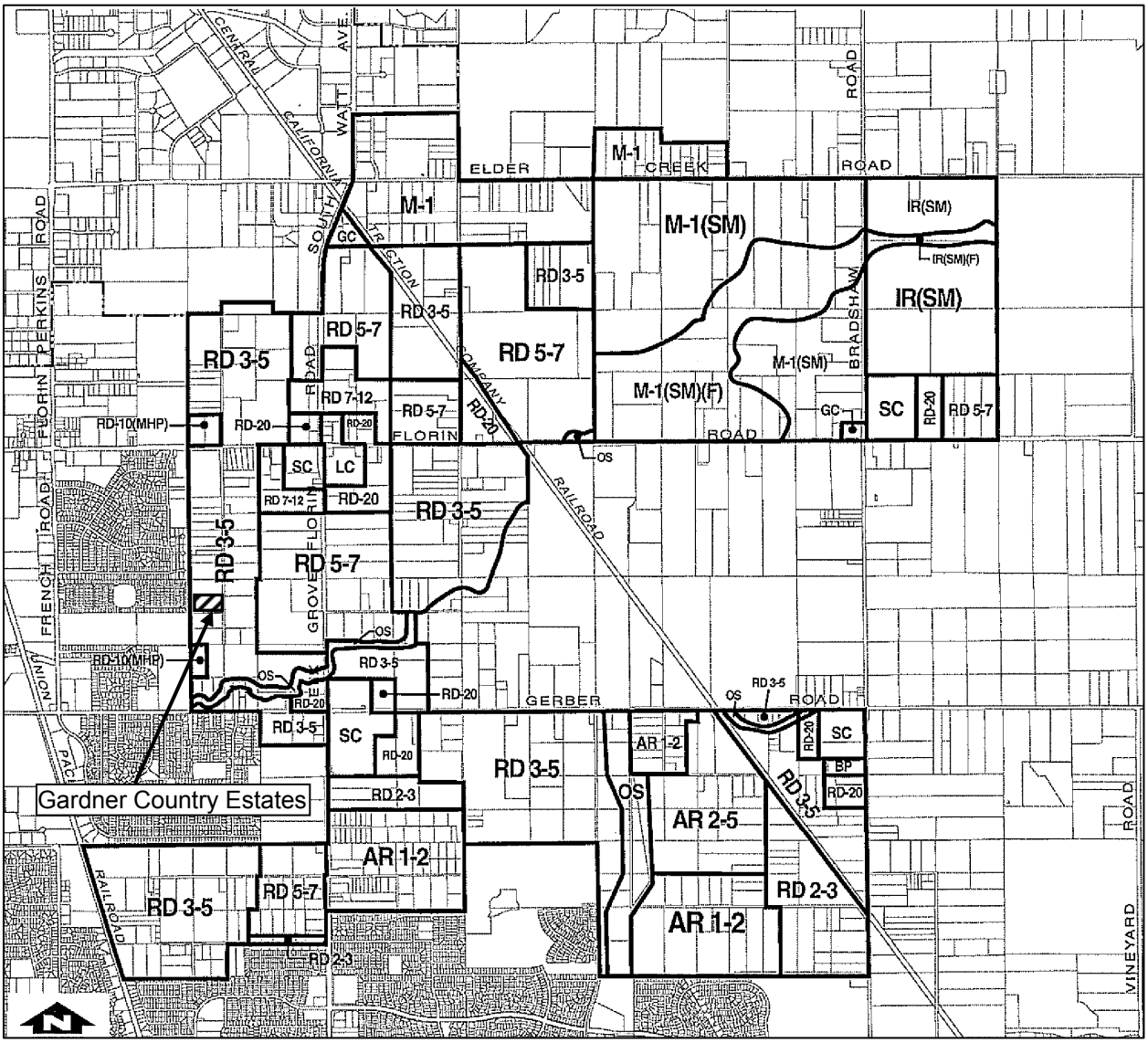
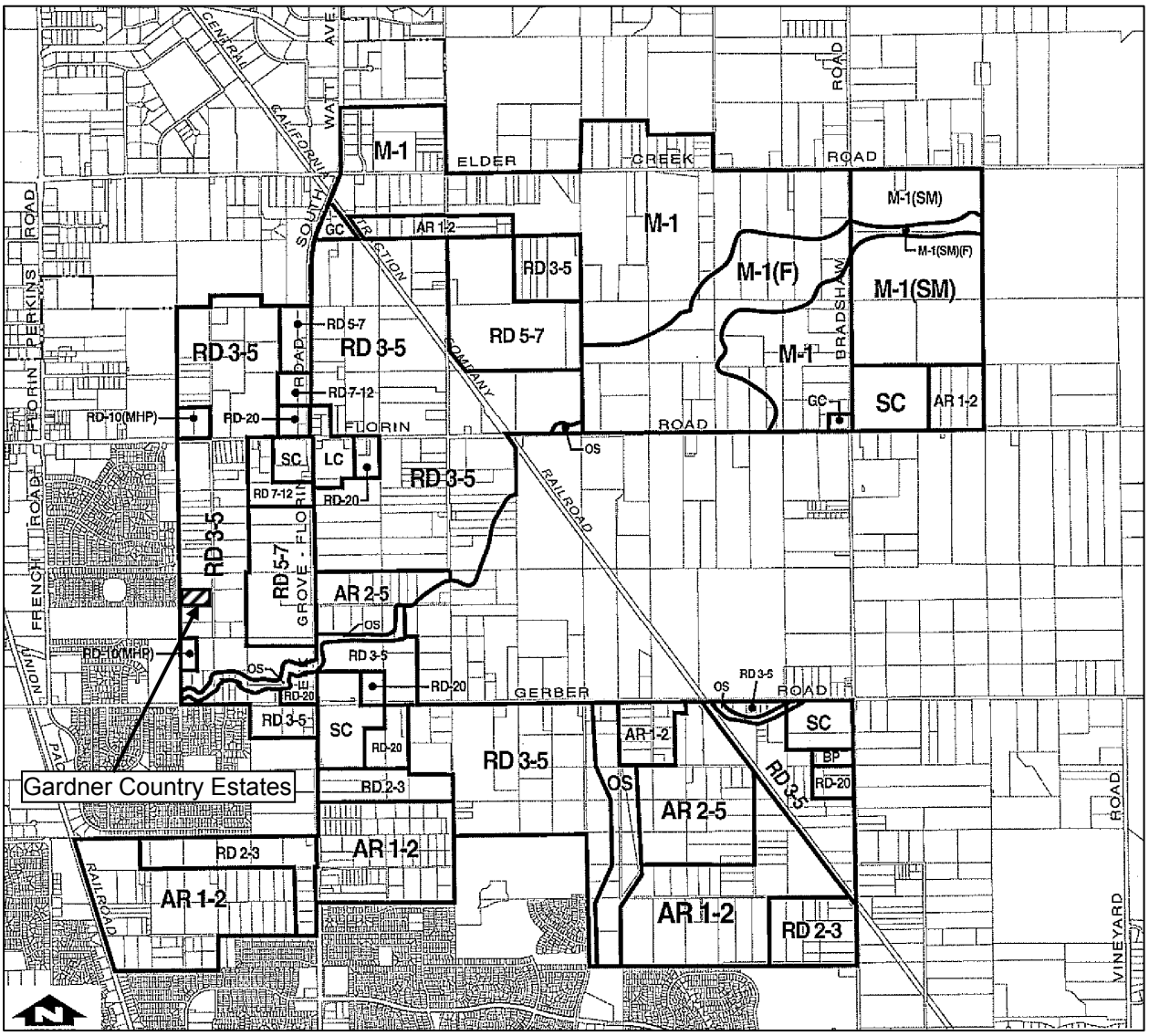


Plate GCE-7
CAC Draft Land Use Plan



AGRICULTURAL LAND

The Sacramento County General Plan protects Prime Farmland or Farmland of Statewide Importance, and the CEQA Guidelines protect Prime Farmland, Farmland of Statewide Importance, and Unique Farmland. The California Department of Conservation map of Sacramento County Important Farmland 2006 (published July 2008) designates the project site as Urban and Built Up Land, which is not a farmland designation.

IMPACT: AGRICULTURAL LAND

The site does not contain any protected farmlands, so impacts due to the Gardner Country Estates project are ***less-than-significant***.

PUBLIC SERVICES

The project site is located within the County Urban Services Boundary and is within the active service area of a variety of public utility and service districts. The additional development of this site is expected to increase the demands on public services to some degree. Service providers were given the opportunity to review and comment on the proposed project. Those providers that submitted specific public service comments are noted in the ~~"Agency Recommended Conditions of Approval" section~~ ***Planning Staff Report***.

ELK GROVE UNIFIED SCHOOL DISTRICT

The proposed subdivision would be served by the Elk Grove Unified School District (District). The District submitted the following comments:

> "The District is currently impacted, overcrowded and experiencing a high rate of growth. This and other development projects will have a negative impact upon the District's existing school facilities. The District does not have the financial capability to purchase school sites nor construct and furnish needed school facilities with local funds alone. Developer fees and Mello-Roos taxes collected by the District are not sufficient or timely to satisfy the need. The District relies on statewide school bonds to provide funding necessary to construct new school facilities.
>
> Without continued state funding, the District is in a school housing crisis. The District will continue to seek additional state funds to construct needed school facilities. Until such time as adequate facilities are available for current and projected students, students may be housed on campuses that have exceeded their intended capacity."

The letter also notes that the current residential development fee for education is $3.95 per square foot (the fee is subject to change annually). Established case law (Goleta Union School District v. The Regents of the University of California (36 Cal-App. 4th

1121, 1995)), indicates that school overcrowding, standing alone, is not a change in the physical conditions, and cannot be treated as an impact on the environment. Individually, the project may contribute to school overcrowding but will not require construction of new facilities. However, as part of the overall cumulative effects of the Florin Vineyard Gap Community Plan, new school facilities will be required. This is discussed in the analysis section for the overall Community Plan, Chapter 5.

Sacramento Municipal Utility District

The Sacramento Municipal Utility District (SMUD) will be the energy service provider for the proposed project. SMUD recommended two conditions of approval (refer to the ~~"Agency-Recommended Conditions of Approval" section~~ ***Planning Staff Report***), but provided no other comments.

Southgate Recreation and Park District

The project site is within the Southgate Recreation and Park District (Park District). The Park District submitted comments and a list of recommended conditions of approval for the proposed project, but they were based on an earlier version of the project. The comments and recommended conditions specifically reference lots and other project aspects that no longer apply and would be confusing, so they have not been included in the "Agency-Recommended Conditions of Approval" section. However, their basic content is still discussed here. **The most current staff recommendations are included in the *Planning Staff Report*.**

Many of the conditions are standard: maintenance and design of landscape corridors, soundwalls, park site infrastructure, etc. However, there is one condition that is non-standard and requires further discussion. The Park District has stated that Gardner Avenue should be designed as a "Parkway". Parkways are public streets that incorporate large landscape areas, both in medians and as part of the road shoulders. To accommodate these landscaped areas, Parkways require larger right-of-way dedications; this may result in the loss of proposed lots on the project site. The issue is discussed further in the "Access" section. **The proposed subdivision map has been subsequently revised and now shows a 35-foot landscape corridor along Gardner Avenue, adjacent to the proposed LC live work lots.** Whether the eastern site area adjacent to Gardner Avenue is developed with houses**, commercial structures,** or graded and developed with street and landscaping, impacts to existing resources will be the same.

Impact: Public Services

Various public service entities recommended conditions of approval for the project. While some of these comments may require project revisions, compliance will not result in additional environmental impacts. Singular Gardner Country Estates project impacts related to public services are ***less-than-significant***.

SEWER SERVICE

Sacramento Area Sewer District (SASD, formerly called County Sanitation District-1) and the Sacramento Regional County Sanitation District reviewed the project and SASD offered the following advisories:

> If a lifting and/or pumping station is required to serve this project, the applicant shall submit a Hazardous Materials Plan (HMP) to SASD. The HMP shall satisfy state and SASD requirements, and shall be approved by SASD prior to acceptance of the facility.
>
> If a lifting and/or pumping station is required to serve this project, the applicant shall install all necessary infrastructures (electrical power and wiring, telemetry, piping, manholes, wells, gates, etc.) for the complete operation of the facility at full development and final maximum service capacity as identified in applicable approved sewer studies. The only exception to this requirement is the pump size, which shall be installed in accordance with the initial designed service capacity.
>
> If interim sewer infrastructure (such as sewer pipes, manholes, and lifting and/or pumping stations) is required to serve this project, the applicant shall be responsible for the cost to SASD to decommission and abandon such interim sewer infrastructure. The mechanism to capture these costs shall be approved and accepted by SASD prior to recordation of the Final Map or approval of Improvement Plans for plan check to SASD, whichever comes first.
>
> Any use of SASD sewer easements, which is not compatible or interferes with the construction, reconstruction, operation, maintenance, or repair of the District's sanitary sewer(s) shall not be allowed. Each proposed use shall be reviewed and approved in writing by the District Engineer prior to the use of the easement by the Grantor. This includes landscaping.
>
> Developing this property will require the payment of sewer impact fees. Impact fees for SASD shall be paid prior to filing and recording the Final Map or issuance of Building Permits, whichever is first. Applicant should contact the Fee Quote Desk at (916) 876-6100 for sewer impact fee information.

The overall sewer capacity and infrastructure issues are addressed in Chapter 6 of the EIR. This overall discussion identifies the major infrastructure required to serve the overall Community Plan. For this specific project, any additional sewer infrastructure improvements will take place in either existing roadways or roadways proposed as part of this project. A pump station for this general area may also be required, if gravity sewer is infeasible.

IMPACT: SEWER SERVICE

The project site does not currently have sewer service. As noted, any additional sewer infrastructure improvements specific to this project will take place in either existing roadways or planned roadways proposed as part of this project or the overall Community Plan project. Therefore, no additional environmental impacts will result from sewer improvements. The project will be required to pay fair-share fees through the Public Facilities Financing Plan for the Plan area. Gardner Country Estates sewer impacts are ***less-than-significant***.

WATER SUPPLY

The water purveyor for the project area is the Sacramento County Water Agency. The Master Water Supply Study for the Florin-Vineyard Community Plan was prepared by the Sacramento County Water Agency. The analysis covered the Florin-Vineyard Gap Community Plan, including the project site. The report identifies a new pipeline along Gerber Road, which is within the project vicinity. The analysis of water supply provided for the overall Florin-Vineyard Community Plan (see Chapter 7, Water Supply) area adequately addresses the needs of this project.

IMPACT: WATER SERVICE

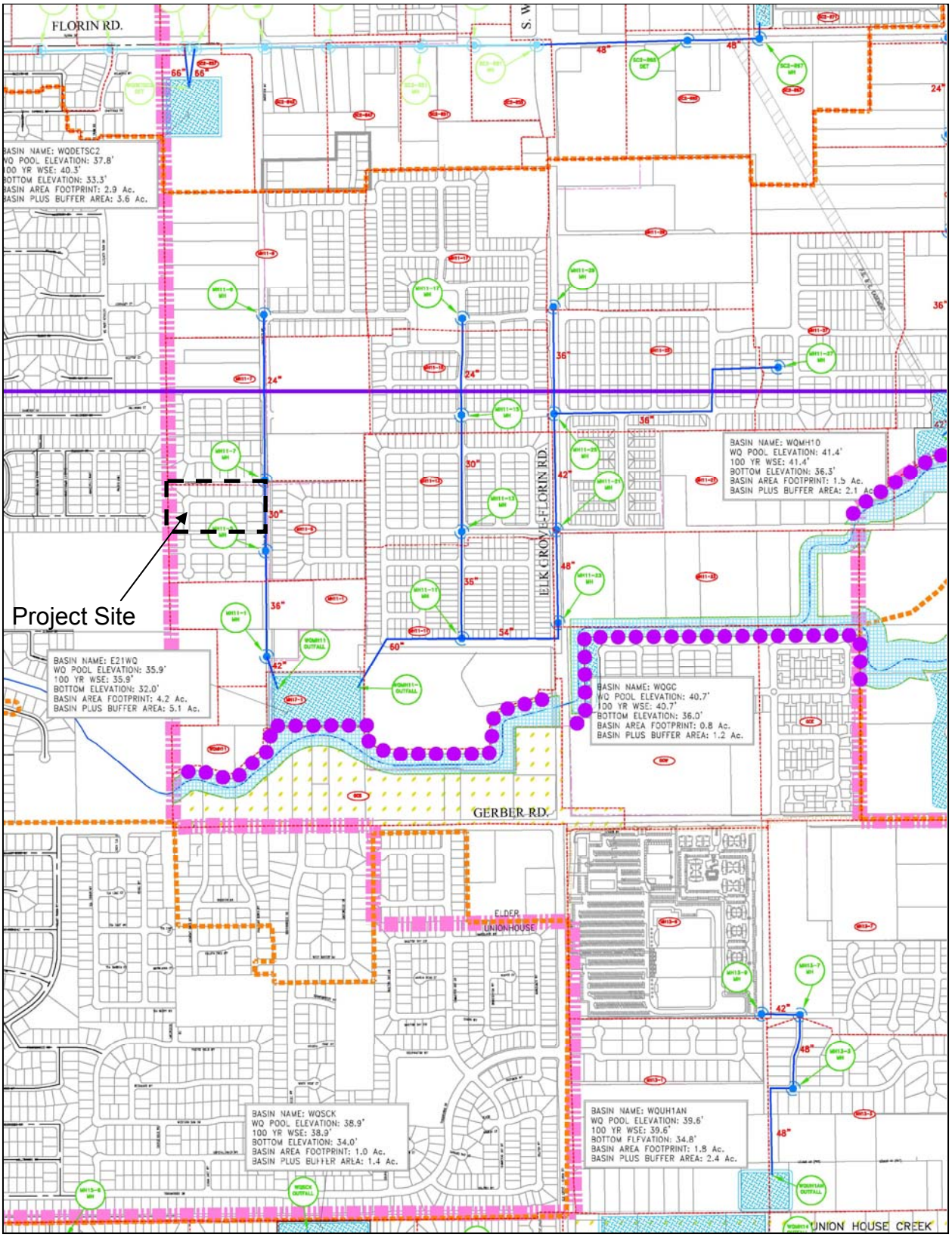
The project site does not currently have water service. As noted, any additional water infrastructure improvements specific to this project will take place in either existing roadways or planned roadways proposed as part of this project. Therefore, no additional environmental impacts will result from water improvements. The project will be required to pay fair-share fees through the Public Facilities Financing Plan for the Plan area. Gardner Country Estates impacts related to water supply are ***less-than-significant***.

DRAINAGE AND HYDROLOGY

The project site is within the Federal Emergency Management Agency (FEMA) Flood Zone X, as determined by the 1998 FEMA Flood Insurance Rate Map, panel number 060262-0310 F. Flood Zone X describes areas both within the 500-year floodplain and areas outside the 500-year floodplain.

The Department of Water Resources recommended conditions of approval for the project (see the ~~"Agency-Recommended Conditions of Approval" section~~ ***Planning Staff Report* for the most current recommendations**). It was also identified that off-site improvements required for the project include those identified within the North Vineyard Station Drainage Master Plan and a new storm drain pipe flowing south in the right-of-way of Gardner Avenue. No significant adverse drainage impacts are expected from the project.

Plate GCE-8 Drainage Master Plan In Project Vicinity



Impact: Drainage and Hydrology

Aside from the standard drainage improvements that will be required on the site pursuant to the Sacramento County Floodplain Management Ordinance, area-wide improvements are necessary to manage drainage within the entire Plan area. The project will be required to pay fair-share fees through the Public Facilities Financing Plan for the Plan area. Gardner Country Estates impacts are ***less-than-significant***.

Some individual applicants within the Florin Vineyard Gap area have expressed an interest in working with the Department of Water Resources to develop an alternative site-specific drainage plan as "interim improvements". The intent is that the applicant would still owe fees to support the overall drainage master plan improvements, and that the interim improvements would be replaced by ultimate master plan improvements once sufficient funds have been collected. Nonetheless, should this be allowed it could have an adverse effect on the ability of the County to achieve full implementation of the area-wide drainage master plan. Also, the direct effects of these potential interim improvements are themselves unknown. Therefore, if interim improvements that are inconsistent with the drainage master plan are permitted, Gardner Country Estates impacts are ***potentially-significant***.

Traffic and Circulation

Sacramento County has developed quantitative thresholds for determining the significance of project-related impacts due to an alteration in the traffic generating potential of the project site. If a proposed project is expected to increase p.m. peak hour vehicle trips by 100 or more over existing zoning of the subject property, a traffic study is required to further analyze impacts. If a proposed project is not expected to increase p.m. peak hour trips by 100 or more impacts are typically considered less than significant. The 26 **residential** lots proposed as part of the project would contribute approximately 249 daily and 26 peak trips, **while the 1.1 acre LC zoned portion of the site could contribute approximately 600 daily and 60 peak trips if fully developed with commercial uses, for a total of 849 daily and 86 peak trips,** which is ~~far~~ less than the thresholds above. On an individual level, a traffic study for the proposed project is not required. Stand-alone, traffic generation impacts are expected to be less-than-significant. However, a Traffic Impact Study was necessary for the analysis of the Community Plan as a whole, and the results of that analysis are contained within Chapter 9. The Department of Transportation submitted recommended conditions of approval for the project (see "Requests/Requirements of Various Agencies" section).

Access

Access through the project site will consist of a 40-foot wide public street through the mid-northern side of the project that extends off of ~~Gardner Avenue. One cul-de-sac and a through street will run to the south from this proposed street. Until the property to the south of the site is developed, the through street will remain an unconnected stub. There is also~~ an existing public street, Charlemagne Drive, that extends along the northern property boundary. ~~This means that all the parcels on the northern boundary~~

~~of the project will have public street frontage on both the front and rear sides of the lots.~~ **Access to the four proposed live work lots is proposed via a private access easement along the rear (west) property lines of the live work lots, adjacent to the rear property lines of four residential lots.** This could be considered a nuisance to the future residents of the lots.~~-~~

The project plans provide the proposed cross-section for Gardner Avenue. The cross-section shows a right-of-way of ~~up to 50~~ **42** feet **plus an additional 35 foot landscape easement, consistent with Parkway 1 facility requirements**~~. Sacramento County Land Development and Surveyor Services has requested a 56-foot right of way, and the Park District has identified Gardner Avenue as a Parkway~~ (see Plate GCE-9 for Parkway cross-sections). A Parkway 1 facility would either require 77 feet or 55 feet of roadway and landscape right-of-way (depending on which side of the street the primary landscape easement is located); **the submitted map shows 77 feet of roadway and landscape right-of-way/easement.**~~, and a Parkway 2 facility would require 62 feet of roadway and landscape right-of-way. Even with a 77-foot roadway and landscaping area, proposed lots 24 – 26 would not be lost. These lots would be smaller, but with a 1-foot expansion of the rear yard, these lots would still meet the minimum size standard of 5,200 square feet. However, proposed lot 1 must be at least 62 feet wide to meet the zoning code requirements for a corner RD-5 lot, a standard that cannot be met once the appropriate Parkway right-of-way is included.~~

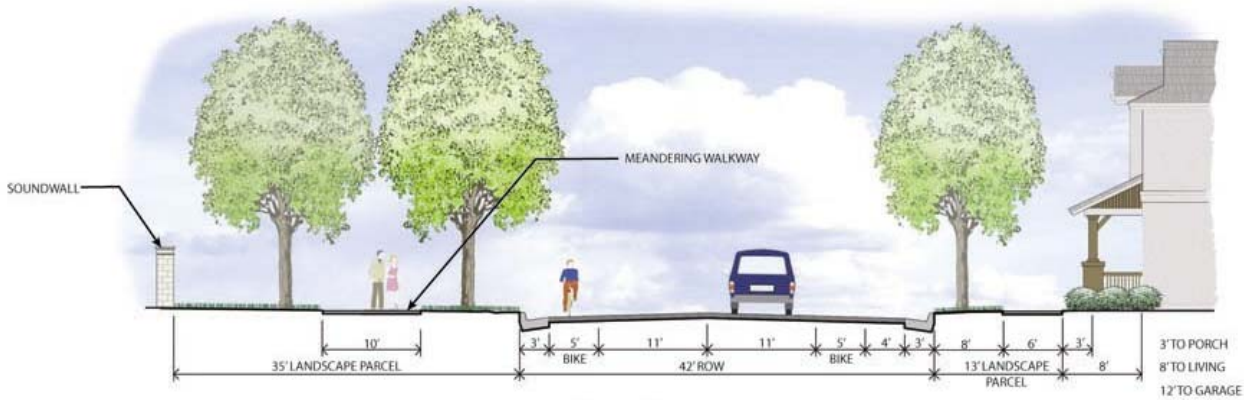
~~The applicant has declined to change the map in response to the comments by the Southgate Recreation and Park District. Therefore, if the hearing body decides to retain the Parkway requirement, the applicant will need to revise the map during the hearing process.~~

Impact: Traffic and Circulation

On an individual level, this project would not cause roadway facility operation to degrade to unacceptable levels of service – Gardner Country Estates impacts are ***less-than-significant***. However, development of the site will contribute to area traffic generated by buildout of the Florin-Vineyard Gap Community Plan area. Development of the entire plan area is expected to degrade transportation facilities to unacceptable levels. The overall Traffic Impact Study prepared for the Florin Vineyard Gap Community Plan identified mitigation measures that will be part of the Infrastructure Financing Plan for the plan area. The project will be required to pay fair-share fees towards these improvements.

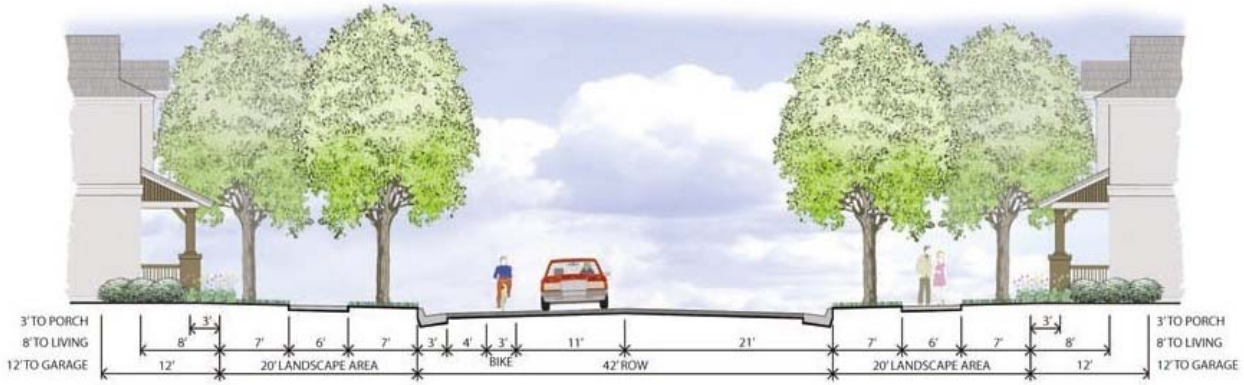
Whether the project includes standard streets or a Parkway, the project will have the same site-specific environmental impacts, and will have the same impacts related to the provision of access. However, the provision of a Parkway would encourage walking and bicycling, which could help reduce air quality impacts associated with project operation (refer to the “Air Quality” section). Gardner Country Estates access-related environmental impacts are ***less-than-significant***.

Plate GCE-9 Parkway Cross Sections



Section
Scale: 1/8" = 1'-0"

Parkway I
with Class II Bike Lane



Section
Scale: 1/8" = 1'-0"

Parkway II
with Class II Bike Lane

AIR QUALITY

SMAQMD has established significance thresholds to determine if a proposed project's emission contribution significantly contributes to regional air quality impacts (Table GCE-1). The major source of emissions related to the proposed project are associated with site grading.

Table GCE-1
SMAQMD Significance Thresholds - Ozone Precursor Emissions

	ROG[1] (lbs/day)	NO_x (lbs/day)	CO ($\mu g/m^3$)	PM_{10} ($\mu g/m^3$)
Construction (short-term)	None	85	CAAQS[2]	CAAQS
Operational (long-term)	65	65	CAAQS	CAAQS

1. Reactive Organic Gas
2. California Ambient Air Quality Standards

CONSTRUCTION EMISSIONS/SHORT-TERM IMPACTS

Short-term air quality impacts are mostly due to dust (PM_{10}) generated by construction and development activities, and emissions from equipment and vehicle engines (NO_x) operated during these activities. Dust generation is dependent on soil type and soil moisture, as well as the amount of total acreage actually involved in clearing, grubbing and grading activities. Clearing and earthmoving activities comprise the major source of construction dust generation, but traffic and general disturbance of the soil also contribute to the problem. Sand, lime or other fine particulate materials may be used during construction, and stored on-site. If not stored properly, such materials could become airborne during periods of high winds. The effects of construction activities include increased dust fall and locally elevated levels of suspended particulates. PM_{10} is considered unhealthy because the particles are small enough to inhale and damage lung tissue, which can lead to respiratory problems.

Some PM_{10} emissions during project construction can be reduced through compliance with institutional requirements for dust abatement and erosion control. These institutional measures include the SMAQMD "District Rule 403-Fugitive Dust" and there are other measures in the Sacramento County Code relating to land grading and erosion control [Title 16, Chapter 16.44, Section 16.44.090(K)]. Refer to Chapter 10 for a discussion of impacts related to overall development of the Community Plan. ~~SMAQMD assessed construction projects to determine what mitigation measures would be necessary for projects of various sizes; the results are contained within Appendix B of SMAQMD's "Guide to Air Quality Assessment". Appendix B states that projects disturbing ≤15 acres of land can be reduced to less-than-significant levels with the imposition of standard mitigation for PM_{10} emissions, and that project disturbing less than 5 acres do not need mitigation.~~ **Dispersion modeling conducted for projects of various sizes has resulted in the conclusion that projects involving more than 15 acres of active grading *at any one time* will result in significant impacts, even with**

standard dust abatement measures. The proposed project site is approximately five acres in size~~, and will require mitigation for particulate matter emissions~~. **The SMAQMD's Guide to Air Quality Assessment includes a list of Basic Construction Emissions Control Practices that should be implemented on all projects, regardless of size. Dust abatement practices are required pursuant to SMAQMD Rule 403 and California Code of Regulations, Title 13, sections 2449(d)(3) and 2485; the SMAQMD Guide simply lays out the basic practices needed to comply. Since these are already required by existing rules and regulations, it is not necessary to include them as mitigation.**

Table 2.2 of SMAQMD's "Guide to Air Quality Assessment" provides screening thresholds for NO_x emissions. Table 2.2 of SMAQMD's "Guide to Air Quality Assessment" provides screening thresholds for NO_x emissions. According to the table, single-family residential projects of 28 units or less will not exceed significance thresholds. The project consists of ~~23~~ **26** single-family units and ~~3 duplex lots~~ **4 live work units**. ~~Though this results in 29 living spaces, the screening threshold is based on the amount of land volume and the size of the buildings estimated that SMAQMD estimates is involved with each "unit". Duplex lots are approximately the same size as a standard corner lot for the proposed RD-5 zoning, and the building volume will be quite similar as well, so each duplex should be treated as one "unit", and the total comes to 26 – which is under the threshold~~. **To estimate the ozone precursor emissions produced by construction equipment, the urban emissions model (URBEMIS 9.2.4) was used. The model results indicate that approximately 42.83 lbs/day of NO_x can be expected during the first construction season, and approximately 56.58 lbs/day of NO_x can be expected during the second construction season (Appendix LV-1). Construction-related NO_x emissions would not exceed thresholds, and therefore, no mitigation is required.**

Table GCE-2 URBEMIS Results

	NO_x (lbs/day)
Construction Season One	**42.83**
Construction Season Two	**56.58**

Operational Emissions/Long-Term Impacts

The SMAQMD "Guide" contains screening thresholds for various project types. If a project falls below the threshold, impacts are expected to be less-than-significant, and if a project meets or exceeds the threshold, modeling of the air quality impacts is required. The screening threshold for residential projects is 656 units. The project falls well below that threshold. However, the project is also part of the larger Plan area proposals. Cumulatively, changes to allowable densities within the Plan area will far exceed the screening threshold. This issue is discussed in detail in the Air Quality chapter of this EIR, Chapter 10.

IMPACT: AIR QUALITY

The project site consists of approximately 5 acres of land, all of which will undergo grading for the purposes of construction. Appendix B of SMAQMD's "Guide to Air Quality Assessment" states that projects disturbing between 5 and 15 acres require mitigation for PM_{10} emissions; with mitigation, Gardner Country Estates impacts due to construction-related PM_{10} emissions are ***less-than-significant***.

~~The project consists of 23 single-family units and 3 duplex lots, which falls below the screening thresholds for construction-related NO_x emissions.~~ **URBEMIS results indicate that the construction-related NO_x emissions from the project will fall below the threshold of significance.** Gardner Country Estates impacts due to construction-related NO_x emissions are ***less-than-significant***.

Singular operational impacts due to the proposed project do not meet SMAQMD screening thresholds; therefore, Gardner Country Estates operational air quality impacts are ***less-than-significant***. Refer to Chapter 10 for the discussion of Plan-wide cumulative impacts.

CLIMATE CHANGE

The climate change analysis for the overall Florin Vineyard Gap Community Plan project is within Volume I of this EIR, Chapter 11. Chapter 11 outlines the significance thresholds, methodology, and impacts of the overall proposed project both to and from climate change. Each of the proposed individual projects contribute greenhouse gas emissions to this overall impact that are disclosed herein, but a separate significance determination specific to the individual projects is not provided. All of the individual projects contribute to a significant and unavoidable overall impact.

The Planning Department Draft Land Use Plan, with density bonuses, is used for this analysis. It involves the largest emissions volume, which makes it the most conservative approach. The Planning Department Plan will result in approximately 355,432 metric tons of greenhouse gas emissions. This can be broken down into two primary categories: residential (234,998 metric tons) and non-residential (120,434 metric tons). The non-residential category includes retail, office, medical, and manufacturing. With an estimated holding capacity of 13,875 residences, the per dwelling unit emissions rate for the Plan-area is 16.9 metric tons annually, and with an estimated non-residential square footage of 4,992,875, the per non-residential square-foot emissions rate for the Plan-area is 0.02 metric tons.

The proposed project is residential, and includes ~~29~~ **30** units. Therefore, it is estimated that the project contributes ~~490~~ **507** metric tons of greenhouse gas emissions to the cumulative total.

IMPACT: CLIMATE CHANGE

The analysis for the overall Community Plan concludes that impacts are significant, and require mitigation. The applicant has developed a mitigation plan entitled "Florin

Vineyard Community Plan Area Plan Elements Addressing Climate Change" that includes project features designed to reduce GHG emissions directly or indirectly. **The GHG reduction plan, as amended January 28, 2010, has been endorsed by the SMAQMD.** This plan is described in detail within Volume I, Chapter 11. Measures in the mitigation plan are consistent with measures within the Air Quality Mitigation Plan for operational ozone precursors and with measures recommended by the California Attorney General (2008) and the California Air Pollution Control Officers Association. ~~In addition to a list of Plan-wide measures intended to reduce emissions by 42%, each individual project must implement measures that reduce project-specific impacts by another 10%.~~ **The amended GHG reduction plan incorporates both area-wide community design elements and project specific elements selected by individual project applicants.** The Gardner Country Estates project developer will be required to comply with this plan **by conforming to all applicable area wide measures and demonstrating project specific measures that have a total point value of at least 10 points.** ~~and demonstrate that the 10% reduction will be achieved. The balance of emissions remaining after this mitigation is applied will be offset through fair-share fee payment. The fees will either be paid to an established system such as the Chicago Climate Exchange or will be paid to SMAQMD for use in their program for local emissions reduction.~~ Although all feasible mitigation is required, the cumulative plan-wide impact remains ***significant and unavoidable***.

NOISE

The Sacramento County General Plan Policy NO-7 establishes a significance threshold of 65 dB L_{dn}/CNEL for outdoor activity areas (backyards) and of 45 dB L_{dn}/CNEL or less in indoor areas. Small two-lane residential streets (called "collectors") carry very low traffic volumes and are not significant noise sources, so none of the proposed streets internal to the project will generate significant noise. Typically, potential sources of significant noise include airports, some commercial activities, industrial activities, and large volumes of traffic. The project site is not near enough to any existing or proposed airports, commercial areas, or industrial areas to be significantly affected by noise from these sources. The project site does front a street, Gardner Avenue, but the street is a 40-foot wide, residential collector street that carries low traffic volumes and is not a significant existing source of noise. However, project implementation will increase the traffic volumes carried by the roadway.

As a two-lane roadway, the capacity of Gardner Avenue is 20,000 average daily vehicle trips (ADT). The Federal Highway Administration Traffic Noise Prediction Model (FHWA-RD-77-108) was used to predict the noise volumes that would result from 20,000 ADT on a roadway such as Gardner Avenue. The results indicate that the 65 dB contour line will be approximately 115 feet from the centerline of Gardner Avenue. This places the 65 dB contour approximately ~~¾ of the way~~ **28 feet** into proposed Lots **17 – 20, the proposed live work lots.** ~~24 – 26 and approximately halfway into proposed Lot 2~~.

When houses face the street, the backyards are shielded from the street noise, but houses that are side-on or back onto the street, the backyards are not protected from

noise. Gardner Avenue is planned as a Parkway, and will have large landscaping areas between the roadway and the beginning of residential**/commercial** property. These landscaping areas will increase the distance of the noise source to the residences. The Parkway diagrams also indicate that residences should front onto Gardner Avenue, rather than have backyards or side yards facing the street. ~~Proposed Lots 24 – 26 conform to this requirement, so the backyards of these lots will be adequately shielded from noise by the houses. Proposed Lots 1 and 2 are in a side-on orientation to Gardner Avenue, and will require some protection from noise~~. **As proposed, commercial structures would face Gardner Avenue, with a residential units behind the commercial structure on each lot (see** Plate GCE -10 **for the applicant's conceptual drawing of the mixed use area). If developed in this fashion, the backyard areas would be located more than 115 feet from the centerline of Gardner Avenue and adequately shielded from traffic noise. However, if differently configured, residential backyards could be subject to noise impacts from Gardner Avenue, requiring mitigation.**

Impact: Noise

Mitigation is included requiring all lots with at least ¾ of the parcel within 115 feet of the centerline of Gardner Avenue be designed so that the house on the lot faces the street, be provided with a sound wall, or be designed with a rear-yard courtyard. With mitigation, Gardner Country Estates noise impacts are ***less-than-significant***.

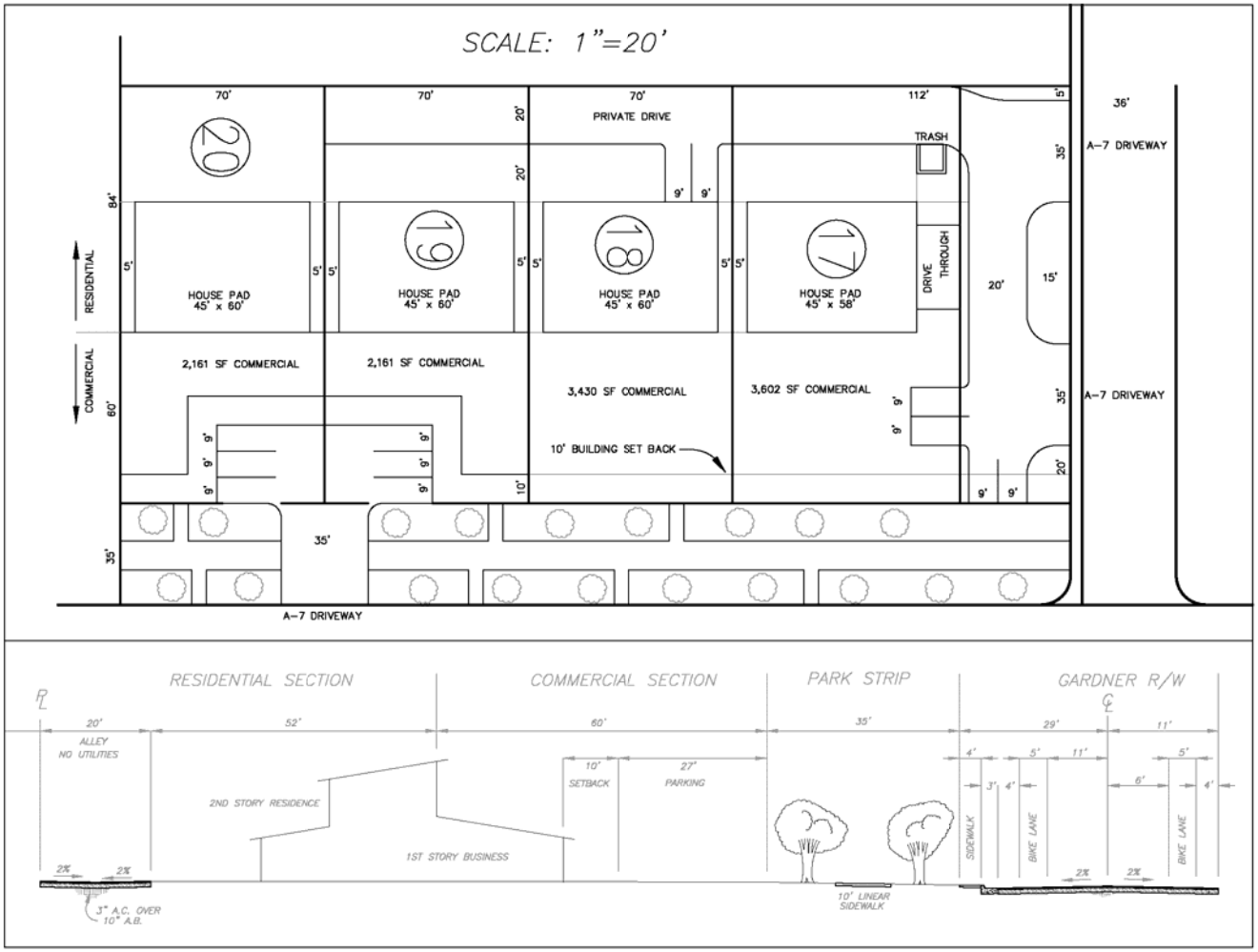
Biological Resources

The site does not contain any native trees, or large non-native trees; there are two small ornamental trees in the northwestern corner of the site. The rest of the site is comprised of annual grassland. When staff visited the project site, the site had recently been disced. Discing activities are usually performed as part of weed control activities and agricultural activities. There were traces on some older aerial photos of a small depressional area on the western side of the site, but the depression was not evident during the site visit, possibly due to the discing (which may be an annual occurrence).

Impact: Biological Resources

The project site does not contain any protected trees, wetlands, or other sensitive natural habitats or resources. Gardner Country Estates impacts are ***less-than-significant***.

Plate GCE -10 Conceptual Drawing of Mixed Use (Live Work) Area



CULTURAL RESOURCES

See Chapter 15 for discussions of background, setting, and significance criteria for cultural resources within the Plan area.

FIELDWORK/ANALYSIS

ARCHAEOLOGICAL/HISTORICAL SURVEY

The project site was subject to an intensive pedestrian survey between January 14, 2006 and March 26, 2006. The project area was walked by a team of archaeologists employing parallel transects with transect spacing no greater than 5 to 10 meters. No prehistoric cultural resources were recovered or noted during the survey. Additionally, there are no structures on the project site, and no evidence present that would suggest that there have been structures on the project site at one time.

IMPACT: CULTURAL RESOURCES

Archaeological/historical survey of the site did not identify any resources which could be adversely affected by the proposed project. Although no additional cultural resource work is recommended at this time, there is a possibility of uncovering subsurface archaeological materials during the construction phases of the project which have been obscured from view due to natural reburial processes. Therefore, mitigation for subsurface cultural resources is included.

With mitigation for potential undiscovered subsurface prehistoric and historic cultural resources, environmental impacts to potentially sensitive cultural resources are considered ***less-than-significant***.

HAZARDOUS MATERIALS

The project is not located on a known hazardous materials site, nor does it involve the transport, use, or storage of hazardous materials. Gardner Country Estates impacts are ***less-than-significant***.

~~AGENCY-RECOMMENDED CONDITIONS OF APPROVAL~~

1. ~~**Sacramento Area Sewer District (fka County Sanitation District 1)**~~

   a. ~~Connection to the District's sewer system shall be required to the satisfaction of SASD. Sacramento County Improvement Standards apply to sewer construction.~~

   b. ~~Each lot and each building with a sewage source shall have a separate connection to the SASD sewer system.~~

c. ~~Off-site construction will be required. The project will not be permitted to connect to the existing sewer facilities immediately to the west.~~

d. ~~Sewer easements will be required. All sewer easements shall be dedicated to SASD in a form approved by the District Engineer. All SASD sewer easements shall be at least 20 feet in width and ensure continuous access for installation and maintenance. SASD will provide maintenance only in public right-of-ways and in easements dedicated to SASD.~~

e. ~~SASD requires their sewers to be located 10 feet from other parallel utilities (water, drain, electrical, etc.). Prior to recording the Final Map, the applicant shall prepare a utility plan that will demonstrate that this condition is met.~~

f. ~~The trunk and collector sewer system for this project will not be accepted for maintenance, and building occupancy will not be granted until the downstream sewer system serving the project is also accepted fro maintenance.~~

~~2. Sacramento Municipal Utility District~~

a. ~~Dedicate a 12.5-foot public utility easement for underground facilities and appurtenances adjacent to all public street rights-of-ways.~~

b. ~~Show SMUD's existing underground Grant of Right of Way recorded in Book 19960617 Page 0250.~~

~~3. Land Development Surveyor Services~~

a. ~~Provide off-site right-of-way for Gardner Avenue to a 56-foot width from Gerber Road to the north boundary of this Rezone and install Class C street improvements.~~

b. ~~Grant the County right-of-way for Gardner Avenue, based on a 56-foot standard and install public street improvements pursuant to the Sacramento County Improvement Standards.~~

c. ~~Grant the County right-of-way for both cul-de-sac streets, based on a 40-foot standard and install public street improvements pursuant to the Sacramento County Improvement Standards.~~

d. ~~Dedicate a standard 12.5-foot Public Utility Easement for underground facilities and appurtenances adjacent to all public ways, private drives and/or Irrevocable Offer of Dedication (IOD).~~

e. ~~Prior to recordation of a final map or certificate of compliance, dedicate land or pay in lieu fees, or both, for park purposes, as required by and in accordance with the procedures and standards set forth in Chapter 22.40, Title 22 of the Sacramento County Code.~~

~~4. Sacramento County Sheriff's Department~~

~~a. All curbs shall be vertical in design. Rounded curbs shall be avoided whenever possible.~~

~~b. Landscaping shall be of the type and situated in locations to maximize observation while providing the desired degree of aesthetics.~~

~~c. Vertical wrought-iron fencing material shall be used for all fences between private lots and open space, parks, right-of-ways or other public access land.~~

~~d. There shall be on-street lighting to allow for adequate visibility by residents, law enforcement, and passersby during nighttime hours.~~

~~e. All lighting fixtures shall be of a type and kind to resist breakage and other vandalism.~~

~~f. Parking areas, roadways, and driveways shall be illuminated with high intensity discharge lighting with sufficient wattage to provide adequate illumination to provide a safe, secure environment for persons, property, and vehicles on site. Such lighting shall be equipped with vandal-resistant covers and photocell control. A lighting level of .25 to .500 foot-candles, maintained at ground level, is required for the site in general; entry intersections should be .50 or greater.~~

~~g. A street number shall be displayed in a prominent location on the street side of the residence in such a position that the number is easily visible to approaching emergency vehicles.~~

~~i. The numerals shall be no less than three (3) to four (4) inches in height and shall be of a contrasting color to the background to which they are attached.~~

~~ii. The numerals shall be lighted at night.~~

~~5. Sacramento Metropolitan Fire District~~

~~a. All private road parcel splits or subdivisions shall have a road maintenance agreement (RMA) recorded with the Public Recorders office having jurisdiction. It shall include~~

~~i. The roadway surface to the original design or better.~~

~~ii. Abatement of plant or tree growth over the pavement edge to thirteen feet, six inches (13', 6") vertical height. (Exception: Fire Department approved areas involving oak trees).~~

iii. ~~No Parking – Fire Lane painting as needed or sign installation replacement or repair when removed or damaged.~~

b. ~~A copy of the road maintenance agreement shall be provided with the first (1st) submittal for the improvement or Civil drawings for fire department review.~~

c. ~~Provide approved steamer type fire hydrants for residential areas located as follows:~~

   i. ~~One fire hydrant shall be located between 150 to 250 feet from the end of the access roadway. The required access roadway shall extend to within 150 feet of any portion of the exterior wall of a building.~~

   ii. ~~A hydrant installed at the end of an access roadway, as a "blow off" for the water district does not meet the fire department requirements.~~

   iii. ~~Existing "wharf" fire hydrants are not acceptable to meet the requirements for new construction.~~

   iv. ~~Each steamer hydrant shall have a minimum flow of 1000 gpm for residential areas.~~

   v. ~~Additional requirements apply for residential dwellings having areas greater than 3,600 square feet.~~

d. ~~Plans shall be submitted to the fire prevention bureau showing hydrant locations for review and approval prior to construction. Fire hydrant detail and fire department notes shall be shown on the plans or improvement drawings.~~

e. ~~Provide access roadways with all-weather driving surface of not less than 20 feet of unobstructed width, with a minimum turning radius of 38 feet inside/58 feet outside dimension capable of supporting the imposed loads of fire apparatus and having a minimum of 13 feet, 6 inches of vertical clearance. The access roadway shall be extended to within 150 feet of all portions of the exterior walls of the first story of any building. Exception: The required clear width may be reduced to a minimum of 16 feet for access roadways serving only 1 or 2 single family dwellings. It may not be reduced to the last two dwellings on a road serving more than 2 dwellings.~~

f. ~~When the "access roadway" length exceeds 150 feet from the public road, an approved fire apparatus turn-around shall be provided. The fire apparatus turn-around shall conform to any of the designs shown on Sacramento Metropolitan Fire District Standard 444.302. The intent is for the turn-around to be located within 100 feet of the end of the access roadway. All parcels zoned as "Residential" (RD) shall be provided with a finished surface of pavement consisting of 2 inches of asphalt concrete (AC) over 6 inches of~~

~~aggregate base (AB) or the equivalent in "all" concrete or approved comparable surface. This includes existing gravel driveways.~~

~~g. There shall be no parking on any street narrower than 28 feet. Streets that are wider than 36 feet shall be allowed parking on both sides. Measurements shall be from gutter-line or edge-of-pavement to the same on the other side of the roadway. On private streets, marking of the fire lanes per the Sacramento Metro Fire Lane Standard may be required. Contact the Fire Prevention Bureau for a copy of the fire lane standard.~~

~~h. Provide approved address numbers on the building in such a position as to be plainly visible and legible from the street or road fronting the property. Said numbers shall contrast with their background and on all new buildings, shall be illuminated at night. In order to meet this requirement, the following methods are acceptable:~~

~~i. Name the access road and ensure that the new addresses be listed for the newly named "street" and meet the requirement above, or~~

~~ii. Provide approved address numbers on the homes and for each of the homes on the access drive, provide approved address numbers posted next to the entrance to the access drive, facing the public street in an approved manner to meet the above requirement.~~

~~i. Should security gates be considered for this project, the developer shall obtain a copy of the Sacramento County Fire Code, Amendment VII, Emergency Access Gates and Barriers. The design of the entry shall conform to this standard.~~

~~6. Sacramento County Department of Water Resources~~

~~a. Provide drainage easements and install facilities pursuant to the Sacramento County Floodplain Management Ordinance, Sacramento County Water Agency Code, and Sacramento County Improvement Standards, including any fee required by the Sacramento County Water Agency Code.~~

~~b. Offsite drainage improvements and easements shall be provided pursuant to the Sacramento County Floodplain Management Ordinance, and the Sacramento County Improvement Standards.~~

~~c. A Conditional Letter of Map Revision, pursuant to the Sacramento County Floodplain Management Ordinance, and the Sacramento County Improvement Standards, must be approved by FEMA prior to approval of improvements.~~

~~d. Detention basin land may only be credited at amounts allowed by the Water Agency code and date of valuation is hereby reserved at the date of this application. In any case, Zone 11A will not pay more than $100,000 per acre~~

~~in accordance with the Fee Plan and as adjusted annually by the Engineering News Record construction cost index.~~

~~e. Incorporate stormwater quality measures in conformance with applicable County ordinances & standards, and state and federal law. The project may implement low impact development design pursuant to and consistent with "Start at the Source", latest edition as published by BASMAA. Such implementation may be able to reduce the stormwater quality treatment requirement.~~

~~f. Provide a permanent concrete stamp, or other permanently applied message to the satisfaction of DWR not including paint, which reads "No Dumping-Flows to Creek" or other approved message at each storm drain inlet.~~

PROJECT IMPACTS AND MITIGATION

MITIGATION MEASURES FOR POTENTIAL AIR QUALITY IMPACTS:

~~**GCE-1.** The applicant shall implement the following mitigation in order to reduce construction-related PM_{10} emissions:~~

~~A. Keep soil moist at all times.~~

~~B. Maintain at least two feet of freeboard space on all haul trucks.~~

~~C. Use emulsified diesel or diesel catalysts on applicable heavy duty diesel construction equipment.~~

MITIGATION MEASURE FOR POTENTIAL NOISE IMPACTS:

GCE-2. One of the following shall apply to all lots ~~with at least ¾ of the parcel~~ **where the residential backyard is located** within 115 feet of the centerline of Gardner Avenue, unless the **backyard is located behind a** house **or commercial structure** on the lot **that** faces Gardner Avenue:

A. A 6-foot soundwall shall be installed at the rear of the landscape easement or parcel along Gardner Avenue. Once the soundwall passses the wall of a house on each lot, the soundwall may be stepped down and/or ended.

B. Each **residential** backyard shall include a shielded courtyard area or similar shielded outdoor living space. An acoustical study shall be provided to demonstrate that cumulative noise levels will be reduced to at 65 dB L_{dn} or less.

MITIGATION MEASURE FOR POTENTIAL DRAINAGE IMPACTS:

GCE-3. Prior to the approval of improvement plans for individual development projects within the FVCP area, the project proponent shall demonstrate to the satisfaction of DWR that all FVCP DMP improvements necessary to provide adequate flood protection to the project, and necessary to provide adequate mitigation for the project's downstream drainage/flooding and water quality impacts, have been implemented.

MITIGATION MEASURE FOR POTENTIAL CULTURAL RESOURCES IMPACTS:

GCE-4. Should any cultural resources, such as structural features, unusual amounts of bone or shell, artifacts, human remains, or architectural remains be encountered during any development activities, work shall be suspended and the Department of Environmental Review and Assessment shall be immediately notified at (916) 874-7914.

At that time, the Department of Environmental Review and Assessment will coordinate any necessary investigation of the find with appropriate specialists as needed. The project proponent shall be required to implement any mitigation deemed necessary for the protection of the cultural resources. In addition, pursuant to Section 5097.97 of the State Public Resources Code and Section 7050.5 of the State Health and Safety Code, in the event of the discovery of human remains, all work is to stop and the County Coroner shall be immediately notified. If the remains are determined to be Native American, guidelines of the Native American Heritage Commission shall be adhered to in the treatment and disposition of the remains.

MITIGATION MEASURE COMPLIANCE

Comply with the Mitigation Monitoring and Reporting Program (MMRP) for this project as follows:

1. **The proponent shall comply with the MMRP for this project, including the payment of a fee to cover the Department of Environmental Review and Assessment staff costs incurred during implementation of the MMRP. The MMRP fee for this project is $8,500.00. This fee includes administrative costs of $800.00.**

2. **Until the MMRP has been recorded and the administrative portion of the MMRP fee has been paid, no final parcel map or final subdivision map for the subject property shall be approved. Until the balance of the MMRP fee has been paid, no encroachment, grading, building, sewer connection, water connection or occupancy permit from Sacramento County shall be approved.**

~~17 PHAN COURT~~

~~The effects of the proposed land use plans for the Florin-Vineyard Gap projects are addressed in Volume 1 of this EIR. Impacts to environmental resources have been addressed therein for the overall plan area. This chapter discusses the site specific impacts of this particular project in the Florin-Vineyard Gap Community. Impacts, mitigation measures and conditions requested by Sacramento County's reviewing departments are provided within this chapter.~~

~~PROJECT INFORMATION~~

~~**CONTROL NUMBER: 04-RZB-SDP-AHS-0241**~~

~~**NAME:** Phan Court Rezone, Tentative Subdivision Map, and Affordable Housing Plan~~

~~**LOCATION:** The property is located on the northwest corner of Florin Road and Gardner Avenue, in the South Sacramento Community (see Plate PH-1).~~

~~**ASSESSOR'S PARCEL NUMBER:** 064-0071-051~~

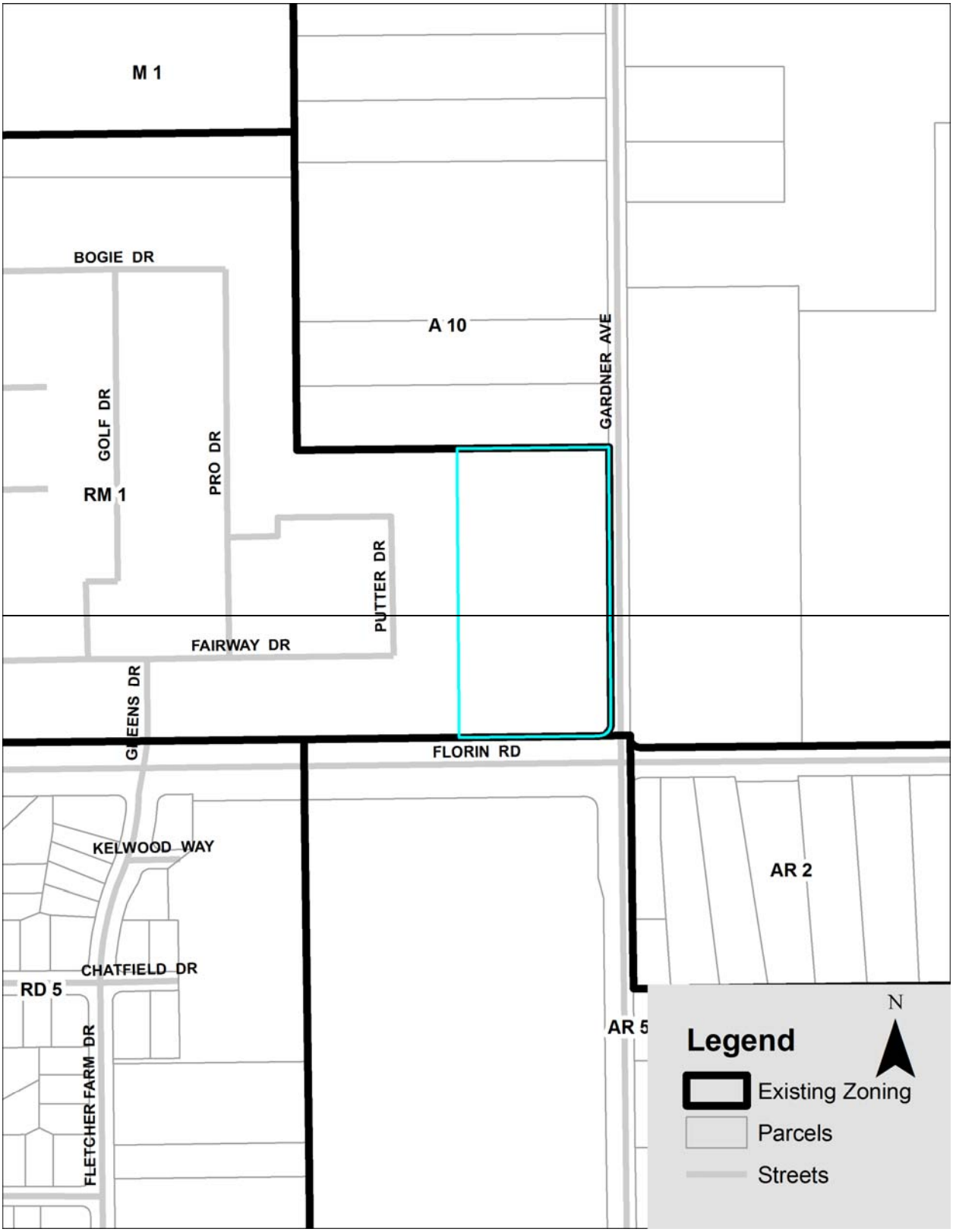
~~**OWNER:**~~

~~Kevin Phan~~

~~**ENGINEER:**~~

~~Amrbar Engineering Services~~

~~Plate PH-1 Project Location and Existing Zoning~~



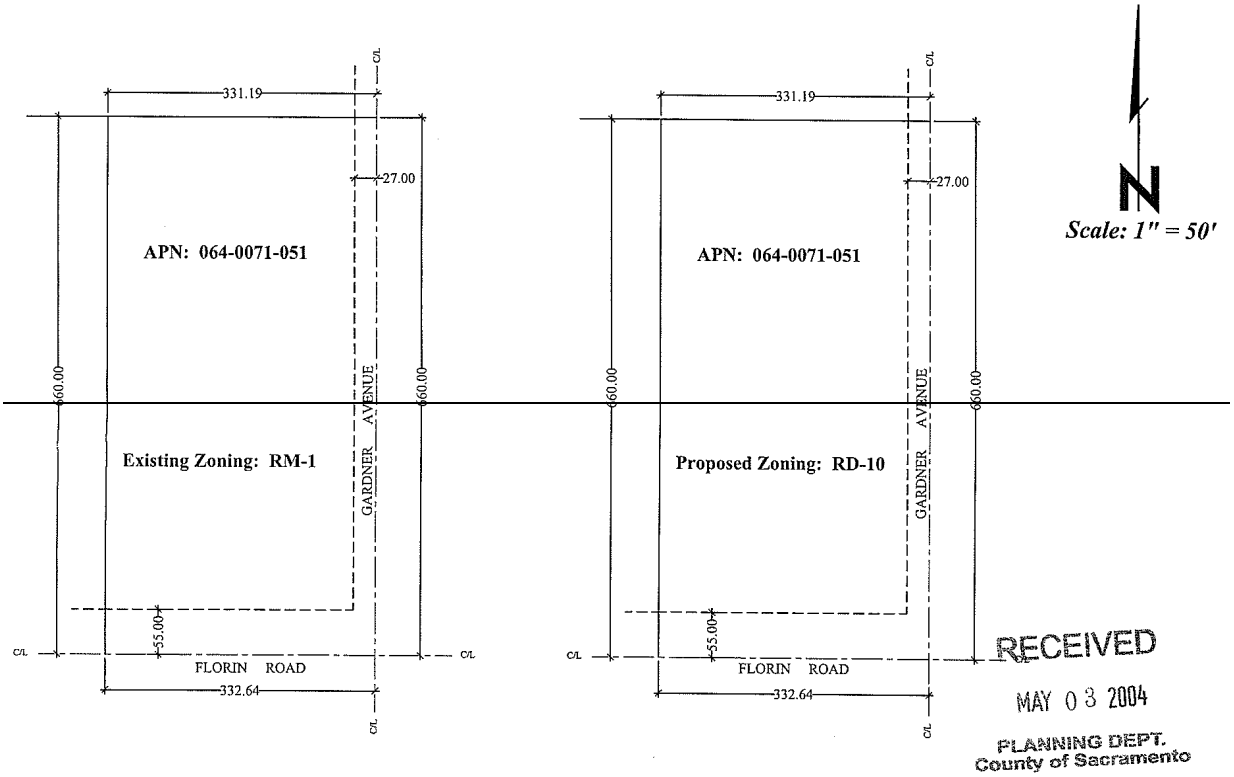
~~PROJECT DESCRIPTION~~

1. ~~A **Rezone** of approximately 5 gross acres from RM-1 mobilehome park residential to RD-10 residential (see Plate PH-2).~~

2. ~~A **Tentative Subdivision Map** to divide approximately 5 gross acres into 33 single-family lots (see Plate PH-3).~~

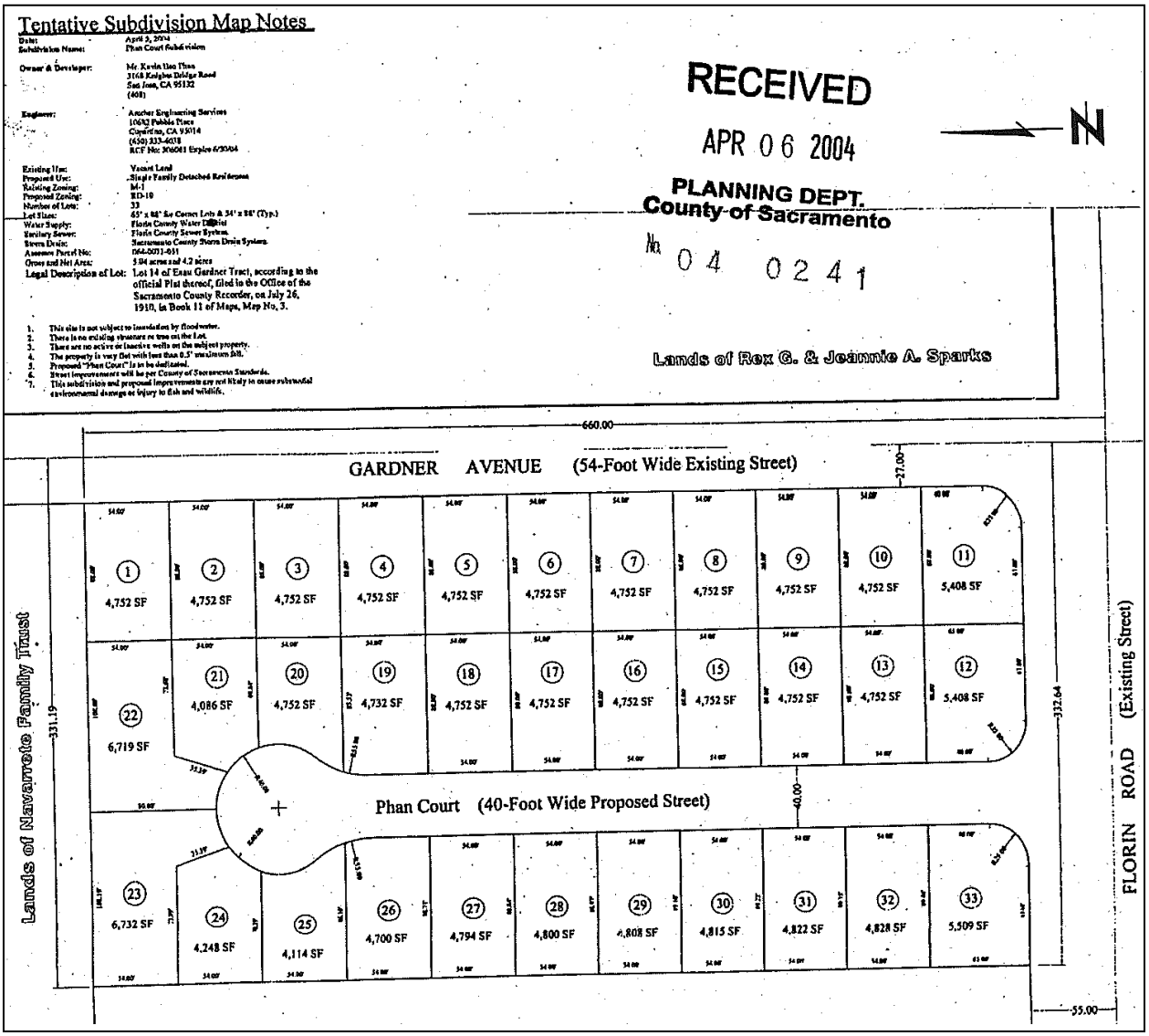
3. ~~An **Affordable Housing Plan** consisting of payment of fees.~~

~~Plate PH-2 Existing and Proposed Zoning~~



Existing Zoning **Proposed Zoning**

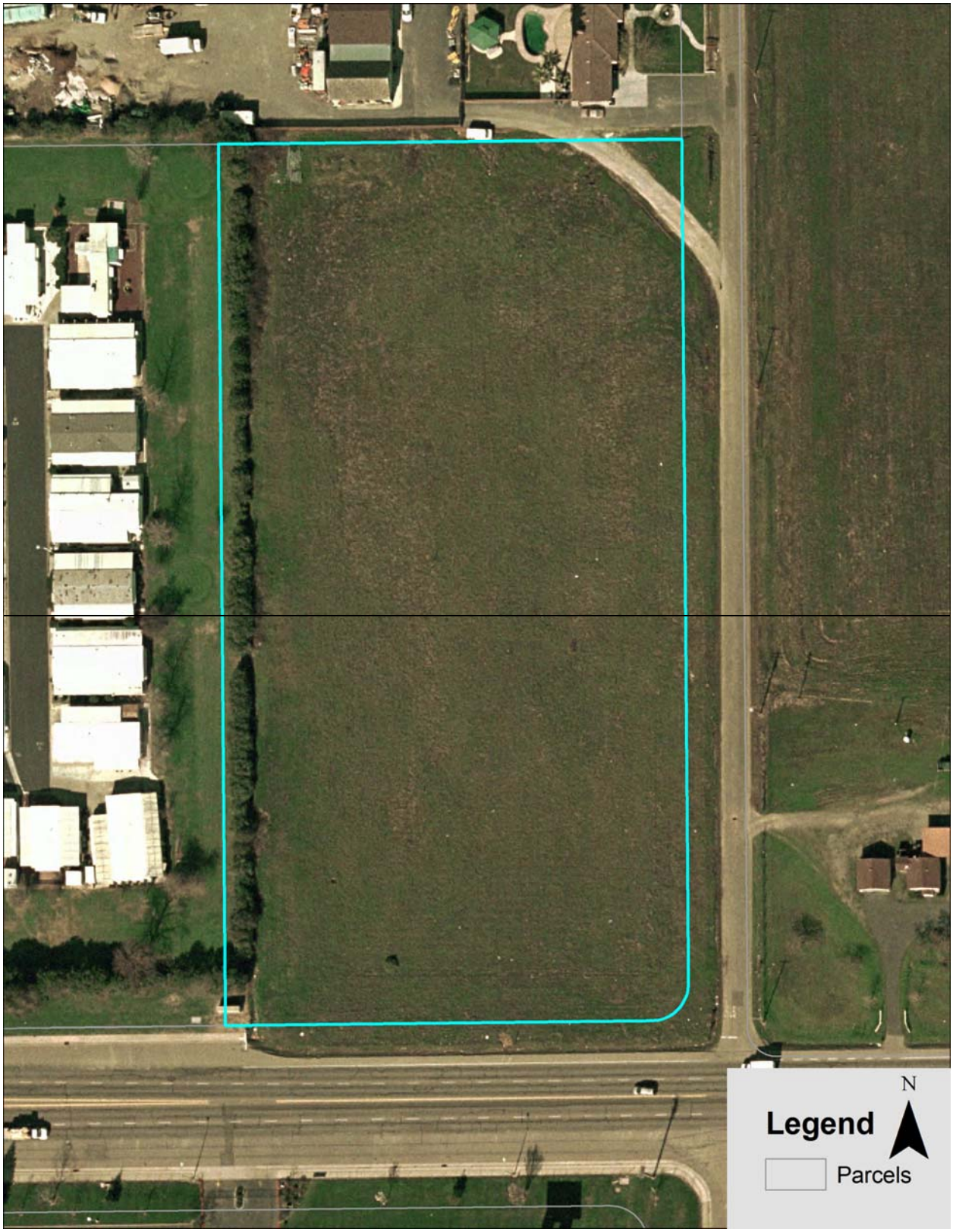
~~Plate PH-3 Tentative Subdivision Map~~



~~Environmental Setting~~

~~The project is located in the eastern portion of the County. The site is on the northwestern corner of Gardner Avenue and Florin Road, along the western boundary of the Florin-Vineyard Gap Community Plan Area. The site consists of one flat rectangular parcel that is undeveloped and is bordered to the north and east by rural residences, to the west by a mobile home park, and to the south (across Florin Road) by a church. The site is zoned RM-1, as are the properties to the west. Property to the north and east is zoned A-10, and property to the south is zoned AR-5. The site supports grassland habitat, with some large oleanders and blackberry bushes along the western boundary (see Plate PH-4).~~

~~Plate PH-4 Aerial of Project Site~~



~~Environmental Effects~~

~~Land Use~~

~~The project site is approximately 5 acres, and is zoned RM-1 (Plate PH-2). As proposed, the project would rezone the site to RD-10, and would subdivide the property into 33 single-family lots (Plate PH-3). The existing zoning classification is an interim zone that is no longer in use, and is limited to mobilehome communities. Under this existing zoning, the site could contain 42 mobilehomes. The proposed RD-10 zone would change the use from Mobilehome communities to single-family detached dwellings of 10 units to the acre. The project includes a Tentative Subdivision Map to divide the site into 33 lots.~~

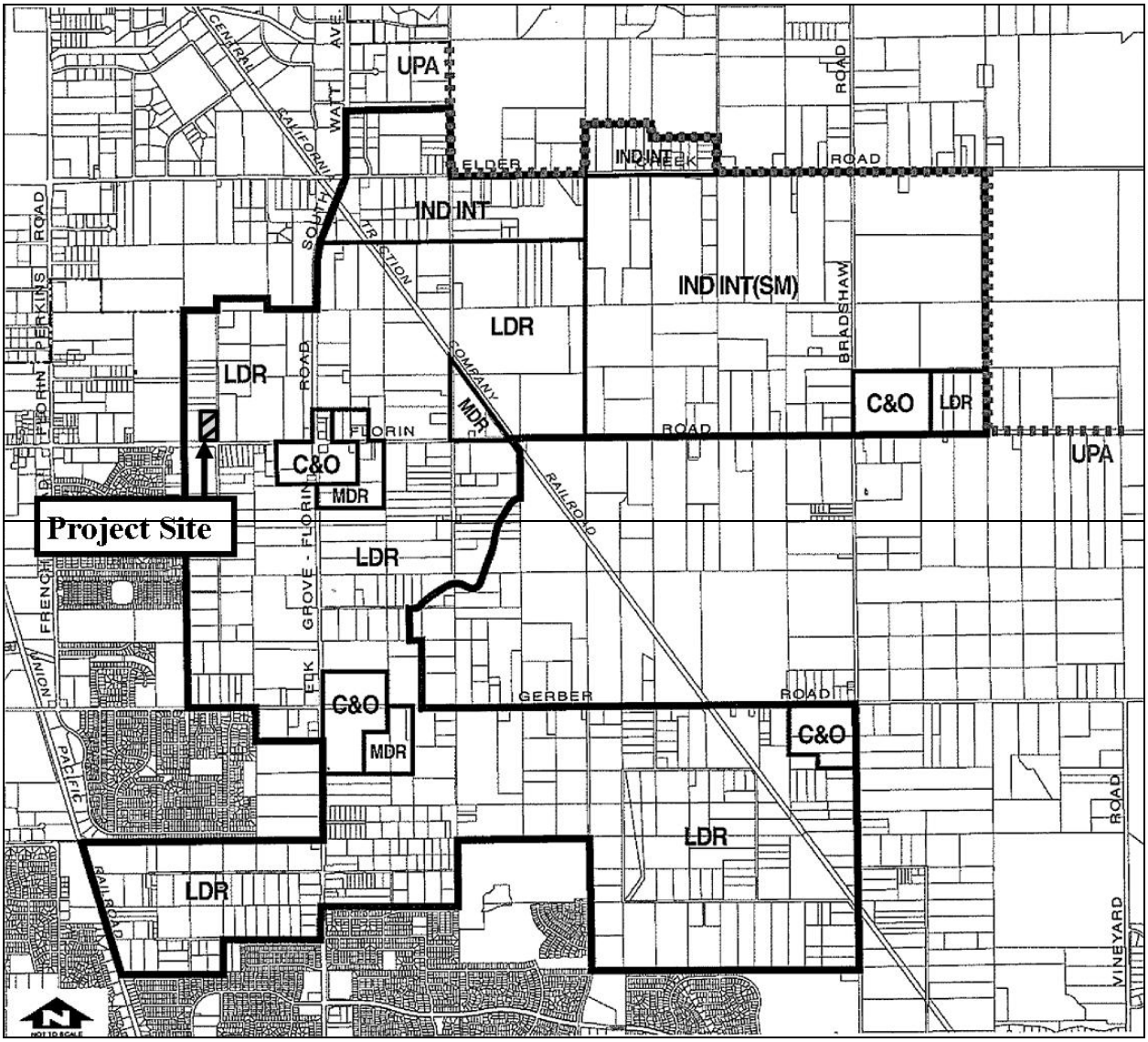
~~The proposed residential zoning designation, in addition to an overall density cap, include specific requirements related to lot size and width. For single-family interior lots, the RD-10 zone allows a minimum lot size of 4,000 square feet and a minimum width and public street frontage of 40 feet. The Tentative Subdivision Map conforms to these requirements.~~

~~The existing General Plan designation of the site is Urban Development Area (UDA). As part of the overall Florin-Vineyard Gap Community Plan project the General Plan designation of the site would be amended to Low Density Residential (see Plate PH-5). The proposed project is consistent with the Low Density Residential designation. According to the Sacramento County General Plan:~~

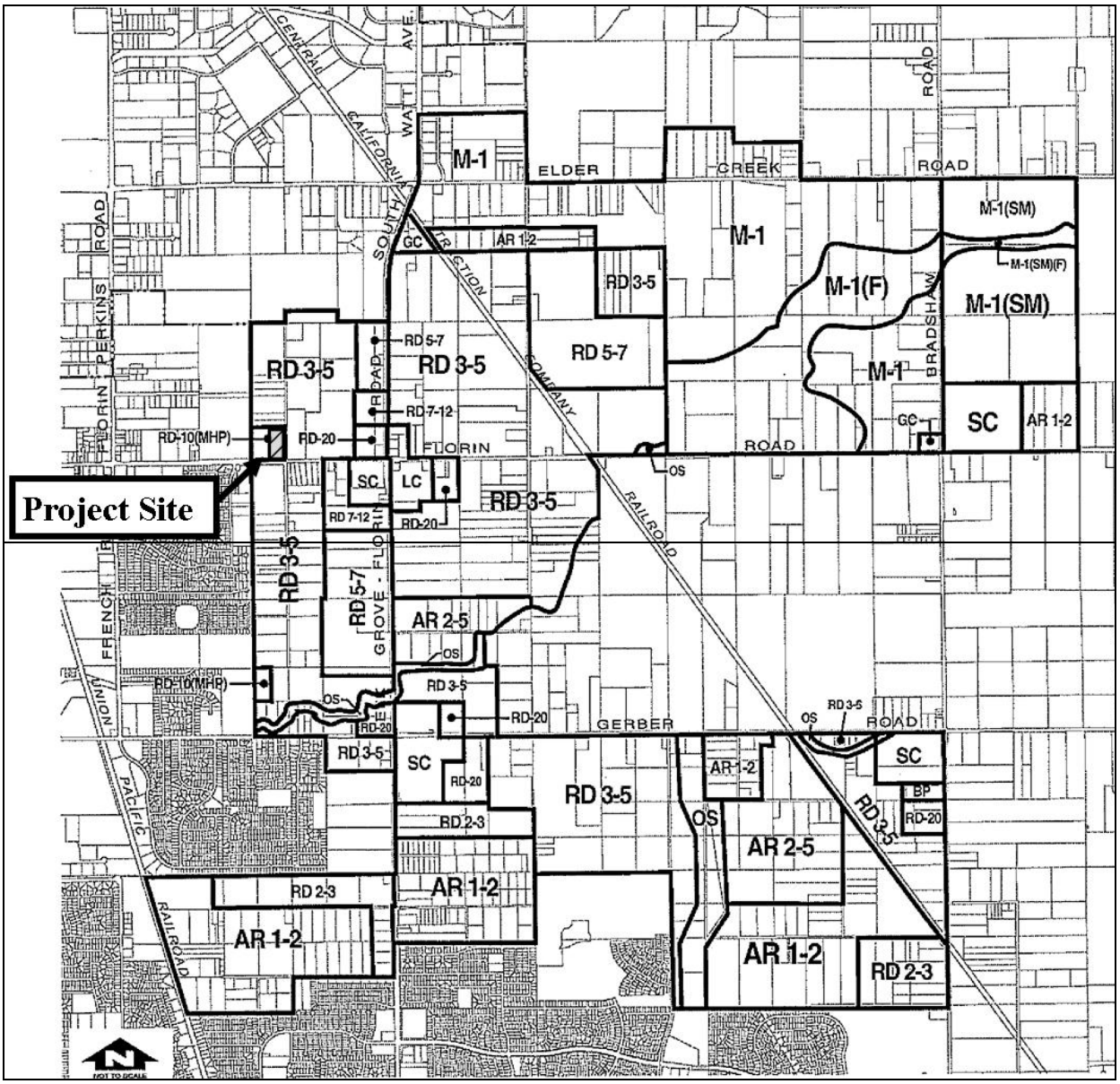
> ~~The Low Density Residential designation provides for areas of predominantly single family housing with some attached housing units. It allows urban densities between one and twelve dwelling units per acre, resulting in population densities ranging from approximately 2.5 to 30 persons per acre. Typical low-density development includes detached single-family homes, duplexes, triplexes, fourplexes, townhouses, lower density condominiums, cluster housing and mobile home parks.~~

~~As part of the overall Florin-Vineyard Gap Community Plan project two Draft Land Use Plans have been proposed: one by the CAC and one by the Planning Department. In the case of the areas encompassed by the proposed project, the Planning Department Draft Land Use Plan designations and the CAC Draft Land Use Plan designations are identical (see Plate PH-6 and Plate PH-7): the site is designated RD-10 with the Mobilehome Park combining overlay (RD-10(MHP)). The project conforms to these proposed designations. The proposed project is compatible with the changes to land use designations proposed as part of the overall Florin-Vineyard Gap Community Plan project.~~

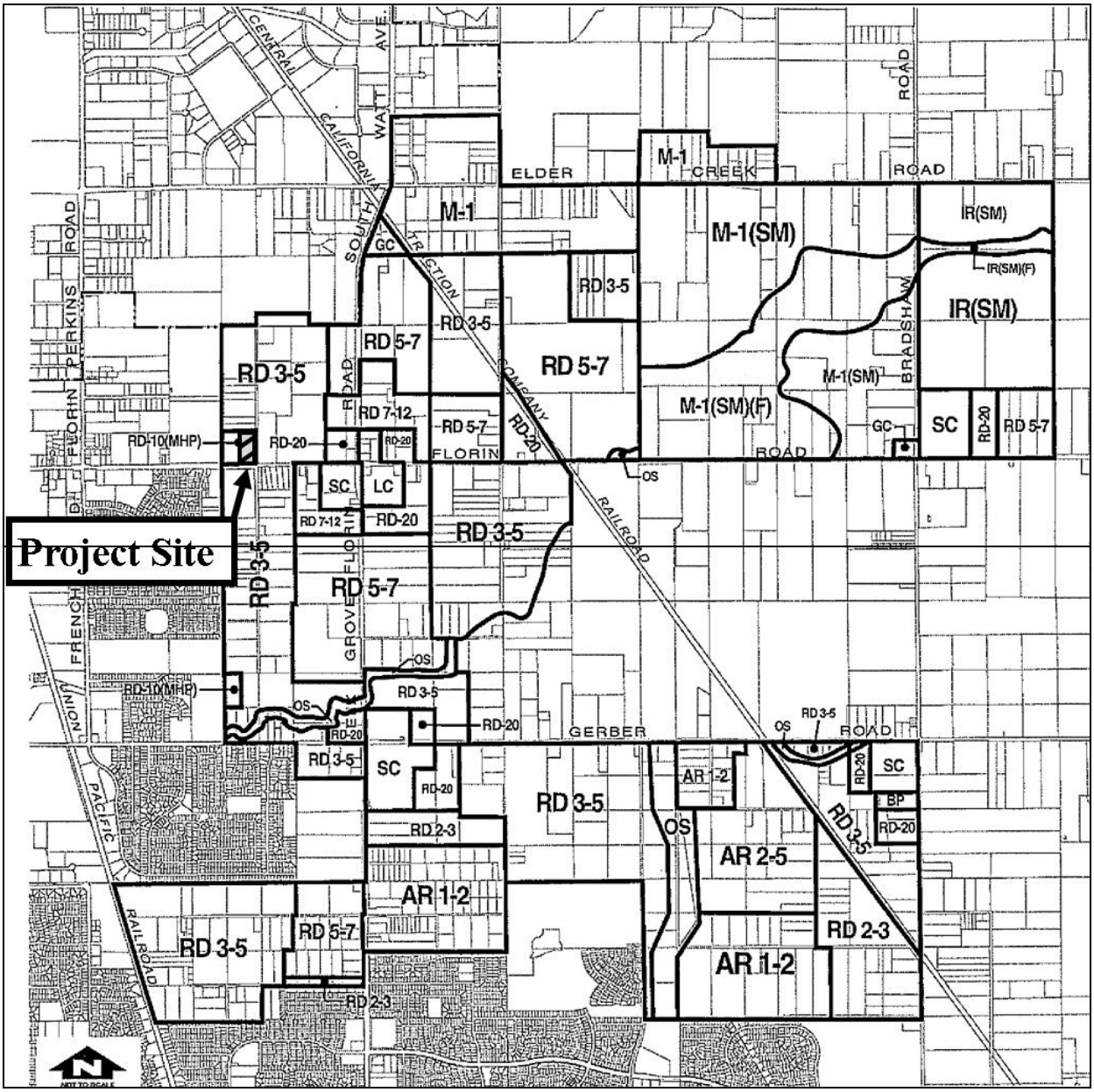
~~Plate PH-5 Proposed General Plan Designation~~



~~Plate PH-6 CAC Land Use Plan Designation~~



~~Plate PH-7 Planning Department Land Use Plan Designation~~



~~*IMPACT: LAND USE*~~

~~The proposed project will not significantly conflict with any applicable land use plan, policy or regulation adopted for the purpose of avoiding an environmental effect. Potential land-use-related environmental impacts due to the Phan Court project are ***less-than-significant***.~~

~~Agricultural Land~~

~~The Sacramento County General Plan protects Prime Farmland or Farmland of Statewide Importance, and the CEQA Guidelines protect Prime Farmland, Farmland of Statewide Importance, and Unique Farmland. The California Department of Conservation map of Sacramento County Important Farmland 2006 (published July 2008) designates the project site as Urban and Built Up Land, which is not a farmland designation.~~

~~*Impact: Agricultural Land*~~

~~There are no protected farmlands on the Phan Court project site, so impacts are ***less-than-significant.***~~

~~Public Services~~

~~The project site is located within the County Urban Services Boundary and is within the active service area of a variety of public utility and service districts. The additional development of this site is expected to increase the demands on public services to some degree. Service providers were given the opportunity to review and comment on the proposed project. Those providers that submitted specific public service comments are noted in the "Agency-Recommended Conditions of Approval" section.~~

~~*Elk Grove Unified School District*~~

~~The proposed subdivision would be served by the Elk Grove Unified School District (District). The District submitted the following comments:~~

> ~~"The District is currently impacted, overcrowded and experiencing a high rate of growth. This and other development projects will have a negative impact upon the District's existing school facilities. The District does not have the financial capability to purchase school sites nor construct and furnish needed school facilities with local funds alone. Developer fees and Mello-Roos taxes collected by the District are not sufficient or timely to satisfy the need. The District relies on statewide school bonds to provide funding necessary to construct new school facilities.~~
>
> ~~Without continued state funding, the District is in a school housing crisis. The District will continue to seek additional state funds to construct needed school facilities. Until such time as adequate facilities are available for current and projected students, students may be housed on campuses that have exceeded their intended capacity."~~

~~The letter also notes that the current residential development fee for education is $3.95 per square foot (the fee is subject to change annually, and the letter was sent in 2005). While the construction of the proposed subdivision will further overcrowd an already constrained school system, established case law, Goleta Union School District v. The~~

~~Regents of the University of California (36 Cal App. 4th 1121, 1995), indicates that school overcrowding, standing alone, is not a change in the physical conditions, and cannot be treated as an impact on the environment.~~

~~*Sacramento Municipal Utility District*~~

~~The Sacramento Municipal Utility District (SMUD) will be the energy service provider for the proposed project. SMUD recommended Conditions of Approval (refer to the "Agency-Recommended Conditions of Approval" section). The recommended Condition is standard, and does not result in environmental impacts.~~

~~*Sacramento Metropolitan Fire District*~~

~~The Sacramento Metropolitan Fire District (Fire District) will provide fire protection services to the project site. The Fire District recommended Conditions of Approval for the project (refer to the "Agency-Recommended Conditions of Approval" section) related to the provision of fire hydrants, firebreaks, and fire equipment access. The conditions recommended are standard, and do not result in environmental impacts.~~

~~*Sacramento County Sheriff's Department*~~

~~The Sacramento County Sheriff's Department recommended Conditions of Approval for the project. These conditions are a standard list, with which the project already appears to comply. Staff of the Sheriff's Department (J. Rodrigues) explained the reasoning behind the submitted Conditions (reference the "Agency-Recommended Conditions of Approval" section). "Dogleg" courts create obstructed views down the street, which would pose a problem for law enforcement if a tactical situation arises. Wrought iron fencing between private lots and open space, parks, right-of-ways, or other public access lands will allow visibility to those areas and encourage residents to view activities taking place there. Those areas will, therefore, be less attractive to persons intending to conduct criminal or mischievous activities. Regarding landscaping, staff also indicated that "security planting" along fence/property lines and under windows was encouraged. Staff also submitted the following comment:~~

> ~~"Based on . . . residency estimates of 2.7 people per home, the Sheriff's Department will require an additional 0.09 officers to maintain the 1 to 1000 officer/population staffing level."~~

~~The project will be required to contribute fees to support police services, along with other public services.~~

~~*Southgate Recreation and Park District*~~

~~The project site is within the Southgate Recreation and Park District (Park District). The Park District submitted comments and a list of recommended Conditions of Approval for the proposed project. These conditions are standard: maintenance and design of~~

landscape corridors, soundwalls, park site infrastructure, etc. The conditions do note that 25-foot landscape corridors will be required along the Florin Road frontage. The Tentative Subdivision Map for the project does have a 25-foot deep notation on the lots fronting Florin Road. Though not clearly noted as a landscape corridor, it appears that the applicant has included this required land for dedication.

Subsequent to release of the Draft EIR, the District commented that the following request in their June 16, 2004 letter will require project revisions:

1. **Gardner Avenue Parkway – Inclusion of a 35-foot-wide parkway corridor along *west* side of Gardner Avenue. Lots 1-11 along Gardner Avenue will need to be reconfigured, in order to accommodate the parkway corridor.**

The District also noted that they will be issuing an amendment to their prior comment letter.

Impact: Public Services

Various public service entities recommended Conditions of Approval for the project. While some of these comments may require project revisions, compliance will not result in additional environmental impacts. Phan Court project environmental impacts related to public services are ***less-than-significant***.

Sewer Service

The Sacramento Area Sewer District (SASD, formerly the County Sanitation District 1) and the Sacramento Regional County Sanitation District (SRCSD) reviewed the project. The project site is within the Urban Service Boundary and within both the SASD and SRCSD boundaries. The overall sewer capacity and infrastructure issues are addressed in Chapter 6 of the EIR. This project contributes cumulatively to the need for the area-wide improvements, and thus will need to contribute fair-share fees toward the construction of those facilities. In addition, the future development of the site will also require additional improvements specific to the project itself. For this specific project, any additional sewer infrastructure improvements will take place in either existing roadways or other developed right-of-ways or planned roadways and right-of-ways proposed as part of this project.

The following advisories were provided:

> Trunk sewer design and construction may be reimbursed by SASD under the terms of a Reimbursement Agreement. Collector sewer design and construction may qualify for reimbursement under the terms of a Participation Agreement. Prior to initiating design of any sewer facility, contact SASD for details. It will be necessary to schedule a meeting to discuss reimbursement requirements with appropriate SASD staff prior to any design. Failure to strictly comply with the provisions of the SASD Ordinances may jeopardize all sewer reimbursement.

~~Developing this property may require the payment of additional sewer impact fees. Applicant should contact the Fee Quote Desk at 916) 876-6100 for sewer impact fee information.~~

~~*Impact: Sewer Service*~~

~~The project site does not currently have sewer service. Any additional sewer infrastructure improvements specific to this project will take place in either existing roadways or planned roadways proposed as part of this project. Therefore, no additional environmental impacts will result from sewer improvements. The project will be required to pay fair-share fees through the Public Facilities Financing Plan for the Plan area. Phan Court impacts are ***less-than-significant***.~~

~~Water Supply~~

~~The water purveyor for the project area is the Sacramento County Water Agency. The Master Water Supply Study for the Florin-Vineyard Community Plan was prepared by the Sacramento County Water Agency. The analysis covered the Florin-Vineyard Gap Community Plan, including the project site. The analysis of water supply provided for the overall Florin-Vineyard Community Plan (see Chapter 7, Water Supply) area adequately addresses the needs of this project.~~

~~*Impact: Water Supply*~~

~~Any additional water infrastructure improvements specific to this project will take place in either existing roadways or planned roadways proposed as part of this project. Therefore, no additional environmental impacts will result from water improvements. The project will be required to pay fair-share fees through the Public Facilities Financing Plan for the Plan area. Phan Court project-specific impacts related to water supply are ***less-than-significant***.~~

~~Drainage and Hydrology~~

~~The project site is approximately 1 mile northwest of Elder Creek. The project is within the Federal Emergency Management Agency (FEMA) Flood Zone X, as determined by the 1998 FEMA Flood Insurance Rate Map (FIRM), panel number 060262-0310. Flood Zone X is described as "areas determined to be outside of the 500-year flood-plain." The general location of the project site, in relation to these flood zones, is depicted on Plate PH-8.~~

~~Drainage infrastructure improvements are needed for the build-out of the Florin Vineyard Gap Community Plan area, and DWR staff has reviewed the Drainage Master Plan developed for the Plan area. The project will need to incorporate on-site drainage improvements and contribute fair-share fees toward the construction of the area-wide improvements. The Drainage Master Plan exhibit for the project area has been annotated to show the project boundaries (Plate PH-9). There is an existing main~~

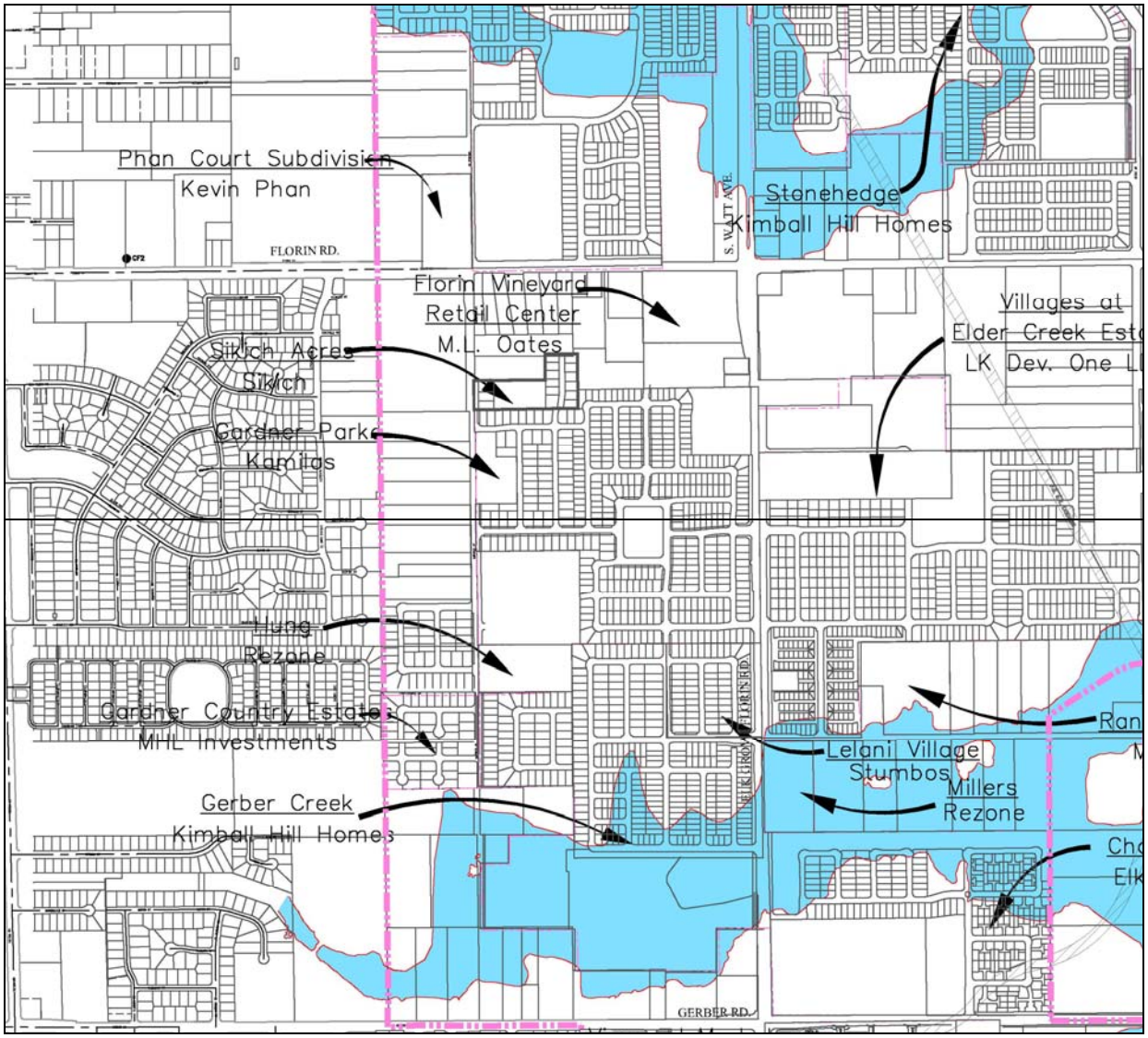
~~stormwater pipe within Florin Road, on the south side of the site, and a proposed detention basin south of Florin Road.~~

~~*Impact: Drainage and Hydrology*~~

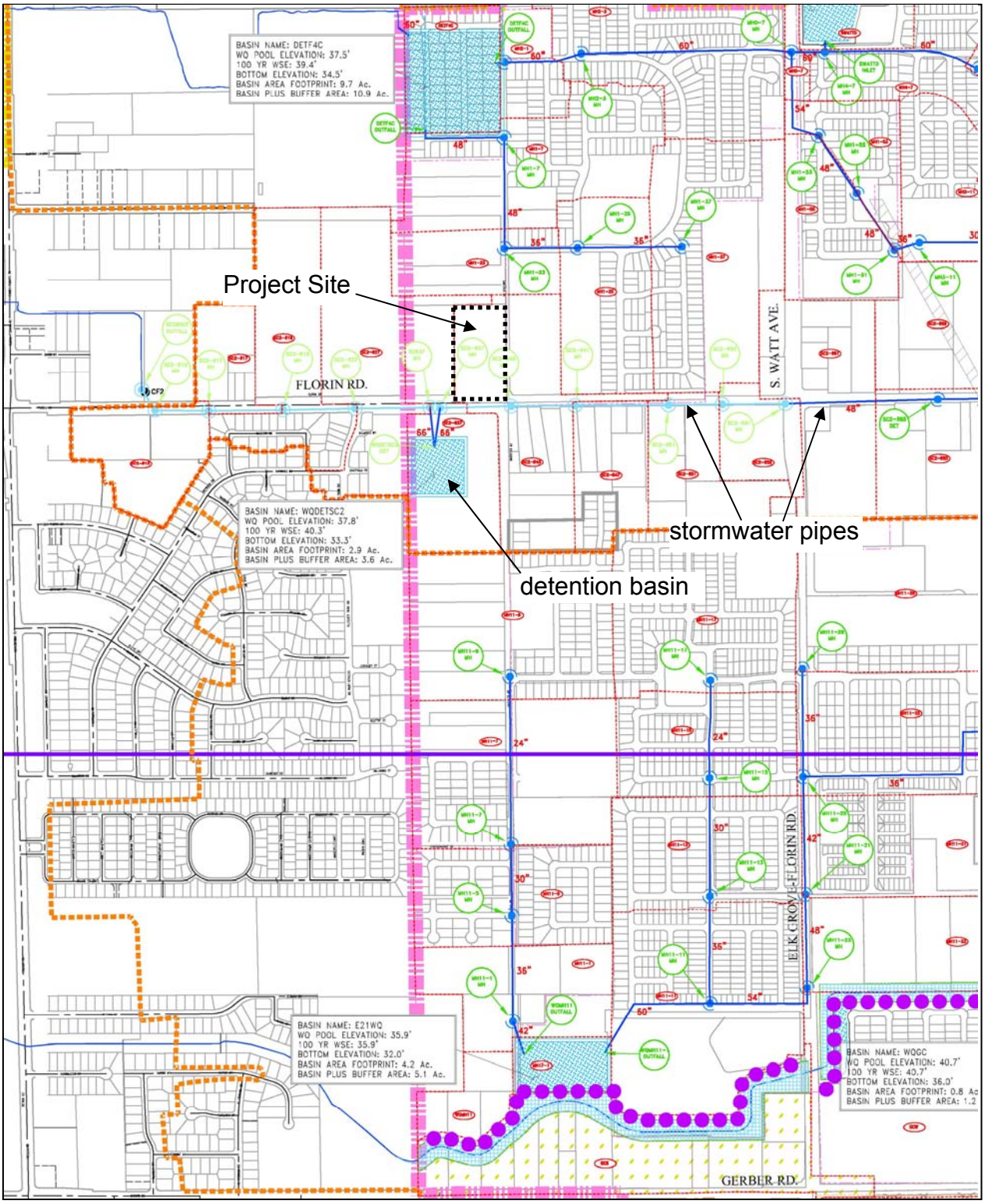
~~Aside from the standard drainage improvements that will be required on the site pursuant to the Sacramento County Floodplain Management Ordinance, area-wide improvements are necessary to manage drainage within the entire Plan area. The project will be required to pay fair-share fees through the Public Facilities Financing Plan for the Plan area. Impacts are ***less-than-significant***.~~

~~Some individual applicants within the Florin Vineyard Gap area have expressed an interest in working with the Department of Water Resources to develop an alternative site-specific drainage plan as "interim improvements". The intent is that the applicant would still owe fees to support the overall drainage master plan improvements, and that the interim improvements would be replaced by ultimate master plan improvements once sufficient funds have been collected. Nonetheless, should this be allowed it could have an adverse effect on the ability of the County to achieve full implementation of the area-wide drainage master plan. Also, the direct effects of these potential interim improvements are themselves unknown. Therefore, if interim improvements that are inconsistent with the drainage master plan are permitted, Phan Court impacts are ***potentially-significant***.~~

~~Plate PH-8 Existing Floodplain in Project Vicinity~~



~~Plate PH-9 Drainage Master Plan in the Project Vicinity~~



~~Traffic and Circulation~~

~~Sacramento County has developed quantitative thresholds for determining the significance of project-related impacts due to an alteration in the traffic generating potential of the project site. If a proposed project is expected to increase p.m. peak hour vehicle trips by 100 or more (or daily trips by 1,000 or more) over existing zoning of the subject property, a traffic study is required to further analyze impacts. If a proposed project is not expected to increase trips by these amounts, impacts are typically considered less-than-significant. The analysis indicates that a traffic study would not be needed for the proposed project, as the proposed 33 lots would contribute far less than the 1,000 daily or 100 p.m. peak trips that trigger a traffic study. However, as noted at the beginning of this EIR Chapter, this is an individual project proposal contained within the greater Florin-Vineyard Gap Community Plan project. Fehr and Peers Traffic Consultants prepared a Traffic Study for the Plan area that analyzed the impacts of changing the underlying land use densities via the General Plan and the creation of a new Community Plan (see Chapter 9 of the EIR). Given that the proposed project is consistent with the proposed Plan area General Plan and Community Plan designations, no further traffic study beyond what is already discussed in Chapter 9 of this EIR is necessary.~~

~~*Access*~~

~~The site layout includes direct frontage to Gardner Avenue for 11 lots, and one roadway (Phan Court) that would extend northerly form Florin Road to serve the other 22 lots. Phan Court is shown as a 40-foot wide roadway that ends in a cul-de-sac. The project was reviewed by the Department of Transportation staff (Urquhart) and Development and Surveyor Services staff (Parker). The complete lists of comments are provided in the "Requests/Requirements of Various Agencies" section of this report. The following comments are highlighted here within the text because they require some revisions to the proposed site layout described above or they require additional detail on the final site plan.~~

> ~~Department of Transportation comments:~~
>
> ~~Grant the County right-of-way on Florin Road based on a 108-foot standard and install public street improvements pursuant to Sacramento County Improvement Standards and to the satisfaction of the Department of Transportation.~~
>
> ~~If full or partial left turn access is to be allowed at the intersection of Florin Road and Gardner Avenue, Gardner Avenue north of Florin Road must align with Gardner Avenue south of Florin Road.~~
>
> ~~Dedicate additional right-of-way on Florin Road and Gardner Avenue for intersection widening pursuant to the Sacramento County Improvement Standards and to the satisfaction of the Department of Transportation. Note: A bus turnout will be required on Florin Road.~~

~~Phan Court will be restricted to right-turn-in and right-turn-out only. Note: Left turns into the project as proposed could impact traffic operations. Left turns off of Florin Road may be accommodated only at Gardner Avenue.~~

~~Phan Court should be a minimum of 50 feet in width for a distance of 100 feet with 40-foot tapers pursuant to the County of Sacramento Improvement Standards and to the satisfaction of the Department of Transportation.~~

~~Development and Surveyor Services comments:~~
~~Entrance street pattern unacceptable.~~

~~Grant the County right-of-way for Florin Road, based on a 108-foot standard and install public street improvements pursuant to the Sacramento County Improvement Standards.~~

~~Grant the County right-of-way for Gardner Avenue, based on a 56-foot standard with widenings at Florin Road per Standard Drawings 4-5 and 4-6 and install public street improvements pursuant to the Sacramento County Improvement Standards.~~

~~Reconfigure Phan Court to a Loop Street with entrances to Gardner Avenue as shown (Plate PH-10) to a 40-foot width and install improvements to a Class 'A' standard.~~

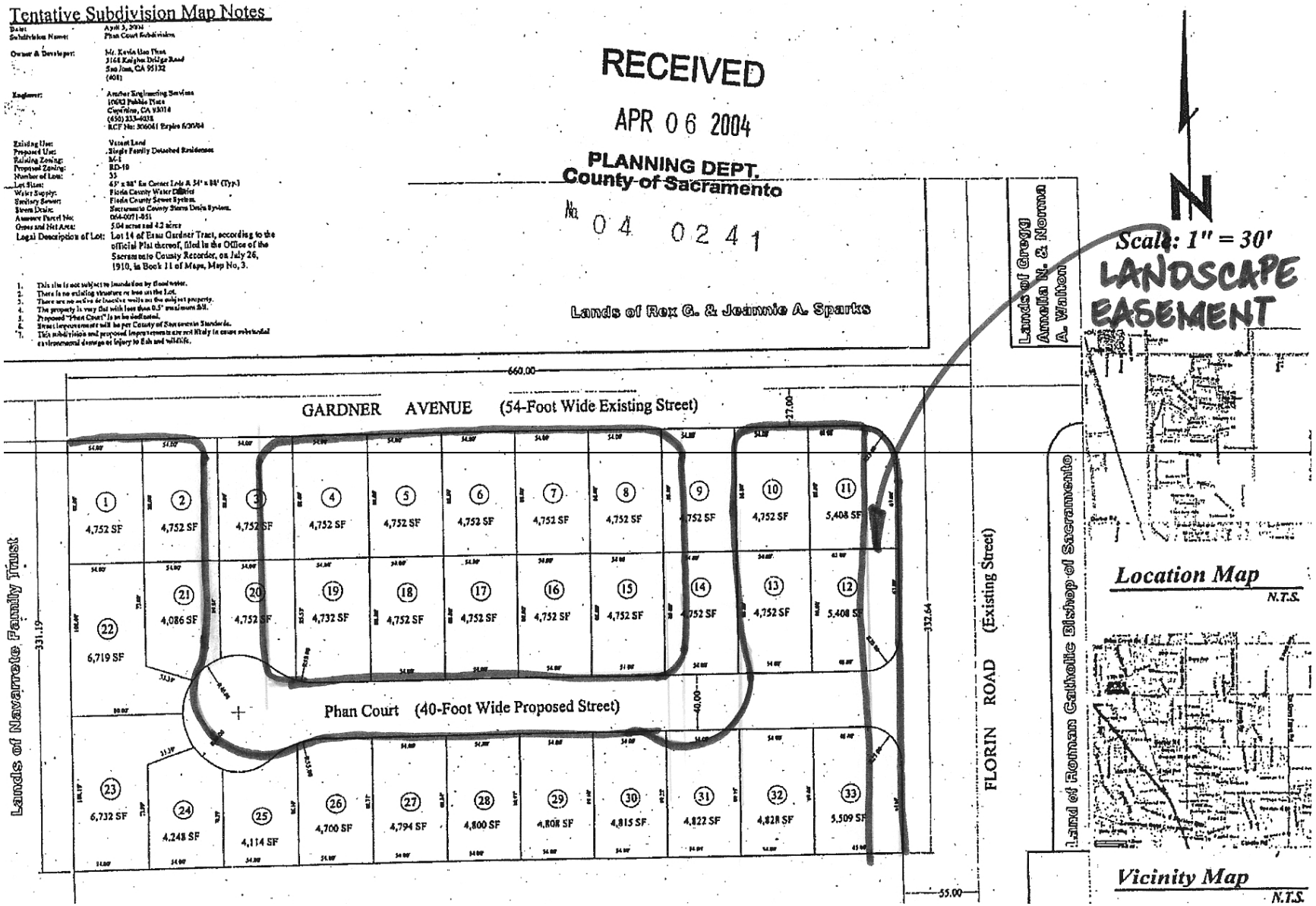
~~As described above, some modifications will be needed to the site plan. The proposed entrance will need to be 50-feet wide at Florin Road. Additionally, a second access point, connecting to Gardner Avenue, will be needed in the revised design. Though these revisions will require significant modifications to the site layout, the changes will improve circulation and will not result in additional impacts.~~

~~*Impact: Traffic and Circulation*~~

~~On an individual level, this project would not cause roadway facility operation to degrade to unacceptable levels of service – Phan Court impacts are ***less-than-significant***. However, development of the site will contribute to area traffic generated by buildout of the Florin-Vineyard Gap Community Plan area. Development of the entire plan area is expected to degrade transportation facilities to unacceptable levels. The overall Traffic Impact Study prepared for the Florin-Vineyard Gap Community Plan identified mitigation measures that will be part of the Infrastructure Financing Plan for the plan area. The project will be required to pay fair-share fees towards these improvements.~~

~~The existing access design of the project will not substantially increase traffic hazards, but revising the site design in the manner recommended will improve overall vehicle flow and will increase neighborhood connectivity. Phan Court access-related environmental impacts are ***less-than-significant***.~~

~~Plate PH-10 Revised Site Access~~



~~Air Quality~~

~~SMAQMD has established significance thresholds to determine if a proposed project's emission contribution significantly contributes to regional air quality impacts (Table PH-1). The major source of emissions related to the proposed project are associated with site grading.~~

~~Table PH-1~~
~~SMAQMD Significance Thresholds - Ozone Precursor Emissions~~

	~~ROG[1] (lbs/day)~~	~~NO_x (lbs/day)~~	~~CO ($\mu g/m^3$)~~	~~PM_{10} ($\mu g/m^3$)~~
~~Construction (short-term)~~	~~None~~	~~85~~	~~CAAQS[2]~~	~~CAAQS~~
~~Operational (long-term)~~	~~65~~	~~65~~	~~CAAQS~~	~~CAAQS~~

~~1. Reactive Organic Gas~~
~~2. California Ambient Air Quality Standards~~

~~*Construction Emissions/Short-Term Impacts*~~

~~Short-term air quality impacts are mostly due to dust (PM_{10}) generated by construction and development activities, and emissions from equipment and vehicle engines (NO_x) operated during these activities. Dust generation is dependent on soil type and soil moisture, as well as the amount of total acreage actually involved in clearing, grubbing and grading activities. Clearing and earthmoving activities comprise the major source of construction dust generation, but traffic and general disturbance of the soil also contribute to the problem. Sand, lime or other fine particulate materials may be used during construction, and stored on-site. If not stored properly, such materials could become airborne during periods of high winds. The effects of construction activities include increased dust fall and locally elevated levels of suspended particulates. PM_{10} is considered unhealthy because the particles are small enough to inhale and damage lung tissue, which can lead to respiratory problems.~~

~~Some PM_{10} emissions during project construction can be reduced through compliance with institutional requirements for dust abatement and erosion control. These institutional measures include the SMAQMD "District Rule 403-Fugitive Dust" and there are other measures in the Sacramento County Code relating to land grading and erosion control [Title 16, Chapter 16.44, Section 16.44.090(K)]. Refer to Chapter 10 for a discussion of impacts related to overall development of the Community Plan. SMAQMD assessed construction projects to determine what mitigation measures would be necessary for projects of various sizes; the results are contained within Appendix B of SMAQMD's "Guide to Air Quality Assessment". Appendix B states that projects disturbing ≤15 acres of land can be reduced to less-than-significant levels with the imposition of standard mitigation for PM_{10} emissions, and that project disturbing less than 5 acres do not need mitigation. The proposed project site is approximately 5 acres in size, and will require mitigation for particulate matter emissions.~~

~~Project information was entered into the URBEMIS model to estimate the NO_x emissions that could result from project construction. The results, provided in Table PH-2, indicate that the project will not exceed the significance thresholds (Appendix PH-1).~~

~~Table PH-2 URBEMIS Results~~

	~~NO_x (lbs/day)~~
~~Construction Season One~~	~~49.63~~
~~Construction Season Two~~	~~66.12~~

~~*Operational Emissions/Long-Term Impacts*~~

~~The SMAQMD "Guide" contains screening thresholds for various project types. If a project falls below the threshold, impacts are expected to be less-than-significant, and if a project meets or exceeds the threshold, modeling of the air quality impacts is required. The screening threshold for residential projects is 656 units. The project falls well below that threshold. However, the project is also part of the larger Plan area proposals. Cumulatively, changes to allowable densities within the Plan area will far exceed the screening threshold. This issue is discussed in detail in the Air Quality chapter of this EIR, Chapter 10.~~

~~*Impact: Air Quality*~~

~~The project site consists of approximately 5 acres of land, all of which will undergo grading for the purposes of construction. Appendix B of SMAQMD's "Guide to Air Quality Assessment" states that for projects disturbing between 5 and 15 acres, mitigation can reduce impacts to acceptable levels. With mitigation, Phan Court impacts due to construction-related PM_{10} emissions are ***less-than-significant***.~~

~~URBEMIS results indicate that the project will not result in construction-related NO_x emissions that exceed significance thresholds. Phan Court impacts due to construction-related NO_x emissions are ***less-than-significant***.~~

~~Singular operational impacts due to the proposed project do not meet screening thresholds, and Phan Court impacts are ***less-than-significant***. Refer to Chapter 10 for the discussion of Plan-wide cumulative impacts.~~

~~Climate Change~~

~~The climate change analysis for the overall Florin Vineyard Gap Community Plan project is within Volume I of this EIR, Chapter 11. Chapter 11 outlines the significance thresholds, methodology, and impacts of the overall proposed project both to and from climate change. Each of the proposed individual projects contribute greenhouse gas emissions to this overall impact that are disclosed herein, but a separate significance~~

~~determination specific to the individual projects is not provided. All of the individual projects contribute to a significant and unavoidable overall impact.~~

~~The Planning Department Draft Land Use Plan, with density bonuses, is used for this analysis. It involves the largest emissions volume, which makes it the most conservative approach. The Planning Department Plan will result in approximately 355,432 metric tons of greenhouse gas emissions. This can be broken down into two primary categories: residential (234,998 metric tons) and non-residential (120,434 metric tons). The non-residential category includes retail, office, medical, and manufacturing. With an estimated holding capacity of 13,875 residences, the per dwelling unit emissions rate for the Plan-area is 16.9 metric tons annually, and with an estimated non-residential square footage of 4,992,875, the per non-residential square-foot emissions rate for the Plan-area is 0.02 metric tons.~~

~~The proposed project is residential, and includes 33 units. Therefore, it is estimated that the project contributes 558 metric tons of greenhouse gas emissions to the cumulative total.~~

~~*Impact: Climate Change*~~

~~The analysis for the overall Community Plan concludes that impacts are significant, and require mitigation. The applicant has developed a mitigation plan entitled "Florin Vineyard Community Plan Area Plan Elements Addressing Climate Change" that includes project features designed to reduce GHG emissions directly or indirectly.~~ **~~The GHG reduction plan, as amended January 28, 2010, has been endorsed by the SMAQMD.~~** ~~This plan is described in detail within Volume I, Chapter 11. Measures in the mitigation plan are consistent with measures within the Air Quality Mitigation Plan for operational ozone precursors and with measures recommended by the California Attorney General (2008) and the California Air Pollution Control Officers Association. In addition to a list of Plan-wide measures intended to reduce emissions by 42%, each individual project must implement measures that reduce project-specific impacts by another 10%.~~ **~~The amended GHG reduction plan incorporates both area-wide community design elements and project specific elements selected by individual project applicants.~~** ~~The Phan project developer will be required to comply with this plan~~ **~~by conforming to all applicable area wide measures and demonstrating project specific measures that have a total point value of at least 10 points.~~** ~~and demonstrate that the 10% reduction will be achieved. The balance of emissions remaining after this mitigation is applied will be offset through fair-share fee payment. The fees will either be paid to an established system such as the Chicago Climate Exchange or will be paid to SMAQMD for use in their program for local emissions reduction. Although all feasible mitigation is required, the cumulative plan-wide impact remains~~ ~~***significant and unavoidable***~~.

~~NOISE~~

~~The Sacramento County General Plan Policy NO-7 establishes a significance threshold of 65 dB L_{dn}/CNEL for outdoor activity areas (backyards) and of 45 dB L_{dn}/CNEL or less in indoor areas. Typically, potential sources of significant noise include airports, some commercial activities, industrial activities, and traffic. The project site is not near enough to any existing or proposed airports, commercial areas, or industrial areas to be significantly affected by noise from these sources. Small residential streets, such as the proposed project interior streets, do not carry large enough traffic volumes to create significant noise. The project site does front Florin Road, which carries large enough volumes to warrant a traffic noise analysis.~~

~~As a result of the Florin Vineyard GAP Community Plan project, future traffic volumes will increase substantially. To account for this future growth, traffic volumes used in the noise analysis were obtained from the Fehr and Peers Traffic Study discussed in Chapter 9 of this EIR. According to the Traffic Study discussion of cumulative conditions, Florin Road will carry traffic volumes of 43,400 daily trips (under the Planning Department Draft Land Use Plan with density bonuses, which has the highest proposed densities). Based on this data, an analysis of potential exterior and interior noise impacts associated with traffic on Elk Grove-Florin Road was conducted using the Federal Highways Administration (FHWA) Traffic Noise Prediction Model (RD-77-108).~~

~~The exterior noise standards are applied to the outdoor activity area of the typical home – the backyard. The distance from the noise source is measured from the centerline of the road to a point 10 feet inside the backyard. In the case of the proposed project as-designed, this is 65 feet. However, County DOT recommended conditions of approval that would require a 15-foot landscape easement along the Florin Road frontage (this is part of a 108-foot standard road). As modified by DOT, the distance from the centerline to the receiving point in the backyard is 80 feet. The FHWA model analysis indicates that the backyards of homes along the roadway will be exposed to 73 dB noise levels as-designed and 72 dB as County DOT recommends. The 70 dB noise contour is located 107 feet from the centerline of Florin Road, and the 65 dB contour is located 230 feet from the centerline of Florin Road.~~

~~There are several potential means of attenuating or avoiding substantial noise in outdoor activity areas: setbacks, soundwalls, or other noise-shielding structures. In order to use setbacks, all proposed backyards would need to be a minimum of 230 feet from the centerline of the roadway. As proposed, the project does not adhere to this setback. Revising the project to place the nearest home at 230 feet would give up a large portion of land that would otherwise be considered developable, and the future site developer may not consider this to be an ideal solution.~~

~~A sound wall along the roadway would reduce noise to acceptable levels. Further modeling to determine the necessary soundwall height indicates that an 7-foot tall barrier would reduce noise levels to 66 dB, an 8-foot barrier would reduce noise levels to 65 dB. This is true both as the site is currently designed or as modified by County DOT. Therefore, a minimum 8-foot tall barrier will be required in order to reduce future~~

~~exterior noise levels to acceptable levels. A minimum 6-foot high soundwall is already recommended by the Southgate Recreation and Park District, so the soundwall option is likely to be used.~~

~~Interior noise levels for any structures built on the proposed parcels must not exceed 45 dB. Data indicate that typical façade design and construction would result in an exterior to interior noise attenuation of a minimum of 25 dB with windows closed. Noise attenuation of 12 to 15 dB would be expected with windows partially opened. Given attenuation from both the noise barrier and typical wall and window assemblies, interior first story noise levels of below the threshold would be expected. However, the noise barrier would not break line-of-sight between the noise source and the second story of any homes on the project site, because the second story would be higher than the wall. Without the attenuation provided by a noise barrier, any second story outside the 70 dB noise contour (closer than 107 feet to the centerline) would exceed General Plan interior noise standards unless mitigation were provided.~~

~~*Impact: Noise*~~

~~Exterior noise levels inside the backyards of the lots nearest Florin Road will exceed the acceptable thresholds established by the County General Plan, and interior noise levels for second stories built near to Florin Road may also exceed standards. Mitigation requires that all outdoor activity areas be designed so that noise levels are 65 dB L_{dn} or less, in accordance with the above discussion. Mitigation states that any second story construction within 107 feet of the centerline of Road will only be permissible if an acoustical study provides documentation that the interior noise levels in such second stories will not exceed the General Plan standard of 45 dB. With mitigation, Phan Court impacts are ***less-than-significant***.~~

~~Cultural Resources~~

~~See Chapter 15 for discussions of background, setting, and significance criteria for cultural resources within the Plan area.~~

~~*Fieldwork/Analysis*~~

~~**Archaeological/Historical Survey**~~

~~The project site was subject to an intensive pedestrian survey between January 14, 2006 and March 26, 2006. The project area was walked by a team of archaeologists employing parallel transects with transect spacing no greater than 5 to 10 meters. No prehistoric cultural resources were recovered or noted during the survey. Additionally, there are no structures on the project site, and no evidence present that would suggest that there have been structures on the project site at one time.~~

~~*Impact: Cultural Resources*~~

~~Although no additional cultural resource work is recommended at this time, there is a possibility of uncovering subsurface archaeological materials during the construction phases of the project which have been obscured from view due to natural reburial processes. Therefore, mitigation for subsurface cultural resources is included.~~

~~With mitigation for potential undiscovered subsurface prehistoric and historic cultural resources, Phan Court environmental impacts to potentially sensitive cultural resources are considered ***less-than-significant***.~~

~~Hazardous Materials~~

~~The project site is undeveloped, and no obvious evidence of significant hazardous materials contamination were observed. The project site is not on the Sacramento County Environmental Management Department list of hazardous materials sites.~~

~~*Impact: Hazardous Materials*~~

~~There is no evidence of hazardous materials contamination on the site, and Phan Court impacts are ***less-than-significant***.~~

~~Agency-Recommended Conditions of Approval~~

1. ~~**Sacramento County Division of Development and Surveyor Services**~~

   ~~Rezone:~~

   ~~a. Grant the County right-of-way for Florin Road, based on a 108' standard and install public street improvements pursuant to the Sacramento County Improvement Standards.~~

   ~~Subdivision:~~

   ~~b. Grant the County right-of-way for Gardner Avenue based on a 56' standard with widening at Florin Road per Standard Drawings 4-5 and 5-6 and install public street improvements pursuant to the Sacramento County Improvement Standards.~~

   ~~c. Reconfigure Phan Court to a loop street with entrance to Gardner Avenue as shown on attached exhibit, to a 40' width and install improvements to a Class A Standard.~~

   ~~d. Create a standard landscape lot along Florin Road.~~

~~e. The applicant shall annex the subject properties to the County of Sacramento, Community Facilities District 2004-5 to support the maintenance of the landscaped frontage. The applicant shall dedicate the landscaped lots with improvements to the County of Sacramento. In the event the project is not able to annex, the applicant shall provide a maintenance entity with a funding source in perpetuity acceptable to the County of Sacramento.~~

~~f. Dedicate a standard 12.5-foot Public Utility Easement for underground facilities and appurtenances adjacent to all public ways, private drives and/or Irrevocable Offer of dedication (IOD).~~

~~g. Prior to recordation of a final map or certificate of compliance, dedicate land or pay in lieu fees, or both, for park purposes, as required by and in accordance with the procedures and standards set forth in Chapter 22.40, Title 22 of the Sacramento County Code.~~

~~2. Sacramento County Department of Transportation~~

~~a. Grant the County right-of-way on Florin Road based on a 108-foot standard and install public street improvements pursuant to the Sacramento County Improvement Standards and to the satisfaction of the Department of Transportation.~~

~~b. If full or partial left turn access is to be allowed at the intersection of Florin Road and Gardner Avenue, Gardner Avenue north of Florin Road must align with Gardner Avenue south of Florin Road.~~

~~c. Dedicate additional right-of-way on Florin Road and Gardner Avenue for intersection widening pursuant to the Sacramento County Improvement Standards and to the satisfaction of the Department of Transportation. Note: A bys turnout will be required on Florin Road.~~

~~d. Phan Court will be restricted to right-turn-in and right-turn-out only. Note: Left turns into the project as proposed could impact traffic operations. Left turns off of Florin Road may be accommodated only at Gardner Avenue.~~

~~e. Phan Court should be a minimum of 50 feet in width for a distance of 100 feet with 40-foot tapers pursuant to the County of Sacramento Improvement Standards and to the satisfaction of the Department of Transportation.~~

~~f. Grant the right of direct vehicular access to the County of Sacramento along Florin Road except for approved street locations to the satisfaction of the Department of Transportation.~~

~~g. All pedestrian access ramps contiguous to this project must me installed/upgraded pursuant to the State of California Title 24 Code of Regulations and to the satisfaction of the Department of Transportation.~~

~~h. *If a landscaped area is require on Florin Road*, then dedicate the landscaped lots to the County of Sacramento and provide a maintenance entity with an ongoing funding source. The maintenance entity shall be approved and found acceptable by County representatives. Annexation to a current lighting and Landscape District or a Mello Roos Community Finance District may be possible and is the preferred course of action.~~

~~3. Sacramento Area Sewer District (fka County Sanitation District 1)~~

~~a. Connection to the District's sewer system shall be required to the satisfaction of SASD. Sacramento County Improvement Standards apply to sewer construction.~~

~~b. Each lot shall have a separate connection to the SASD sewer system.~~

~~c. SASD shall require an approved sewer study prior to the approval of the Final Map or submittal of the improvement plans for plan check to SASD, whichever comes first. The sewer study shall evaluate the sewer requirements of the CEA-08 Sewer Shed.~~

~~d. In order to obtain sewer service, construction of SASD sewer facilities is expected to be required.~~

~~e. Sewer easements may be required. All sewer easements shall be dedicated to SASD in a form approved by the District Engineer. All SASD sewer easements shall be at least 20 feet in width and ensure continuous access for installation and maintenance.~~

~~f. Impact fees for SASD shall be paid prior to the filing and recording of the Final Map or issuance of the Building Permits, whichever is first.~~

~~4. Sacramento Municipal Utilities District (SMUD)~~

~~a. Dedicate a 12.5 foot public utility easement for underground facilities and appurtenances adjacent to all public street rights of ways.~~

~~5. Sacramento Metropolitan Fire District~~

~~a. All private road parcel splits or subdivisions shall have a road maintenance agreement (RMA) recorded with the Public Recorders office having jurisdiction. It shall include~~

~~i. The roadway surface to the original design or better.~~

~~ii. Abatement of plant or tree growth over the pavement edge to thirteen feet, six inches (13', 6") vertical height. (Exception: Fire Department approved areas involving oak trees).~~

iii. ~~No Parking – Fire Lane painting as needed or sign installation replacement or repair when removed or damaged.~~

b. ~~A copy of the road maintenance agreement shall be provided with the first (1st) submittal for the improvement or Civil drawings for fire department review.~~

c. ~~Provide approved steamer type fire hydrants for residential areas located as follows:~~

i. ~~One fire hydrant shall be located between 150 to 250 feet from the end of the access roadway. The required access roadway shall extend to within 150 feet of any portion of the exterior wall of a building.~~

ii. ~~A hydrant installed at the end of an access roadway, as a "blow off" for the water district does not meet the fire department requirements.~~

iii. ~~Existing "wharf" fire hydrants are not acceptable to meet the requirements for new construction.~~

iv. ~~Each steamer hydrant shall have a minimum flow of 1000 gpm for residential areas.~~

v. ~~Additional requirements apply for residential dwellings having areas greater than 3,600 square feet.~~

d. ~~Plans shall be submitted to the fire prevention bureau showing hydrant locations for review and approval prior to construction. Fire hydrant detail and fire department notes shall be shown on the plans or improvement drawings.~~

e. ~~Residential roof coverings shall be not less than Class C.~~

f. ~~Provide access roadways with all-weather driving surface of not less than 20 feet of unobstructed width, with a minimum turning radius of 38 feet inside/58 feet outside dimension capable of supporting the imposed loads of fire apparatus and having a minimum of 13 feet, 6 inches of vertical clearance. The access roadway shall be extended to within 150 feet of all portions of the exterior walls of the first story of any building. Exception: The required clear width may be reduced to a minimum of 16 feet for access roadways serving only 1 or 2 single family dwellings. It may not be reduced to the last two dwellings on a road serving more than 2 dwellings.~~

g. ~~When the "access roadway" length exceeds 150 feet from the public road, an approved fire apparatus turn-around shall be provided. The fire apparatus turn-around shall conform to any of the designs shown on Sacramento Metropolitan Fire District Standard 444.302. The intent is for the turn-around to be located within 100 feet of the end of the access roadway. All parcels zoned as "Residential" (RD) shall be provided with a finished surface of~~

~~pavement consisting of 2 inches of asphalt concrete (AC) over 6 inches of aggregate base (AB) or the equivalent in "all" concrete or approved comparable surface. This includes existing gravel driveways.~~

~~h. There shall be no parking on any street narrower than 28 feet. Streets that are wider than 36 feet shall be allowed parking on both sides. Measurements shall be from gutter-line or edge-of-pavement to the same on the other side of the roadway. On private streets, marking of the fire lanes per the Sacramento Metro Fire Lane Standard may be required. Contact the Fire Prevention Bureau for a copy of the fire lane standard.~~

~~i. Provide approved address numbers on the building in such a position as to be plainly visible and legible from the street or road fronting the property. Said numbers shall contrast with their background and on all new buildings, shall be illuminated at night. In order to meet this requirement, the following methods are acceptable:~~

~~i. Name the access road and ensure that the new addresses be listed for the newly named "street" and meet the requirement above, or~~

~~ii. Provide approved address numbers on the homes and for each of the homes on the access drive, provide approved address numbers posted next to the entrance to the access drive, facing the public street in an approved manner to meet the above requirement.~~

~~j. Should security gates be considered for this project, the developer shall obtain a copy of the Sacramento County Fire Code, Amendment VII, Emergency Access Gates and Barriers. The design of the entry shall conform to this standard.~~

~~6. Sacramento County Sheriff's Department~~

~~a. All curbs shall be vertical in design. Rounded curbs shall be avoided whenever possible.~~

~~b. Landscaping shall be of the type and situated in locations to maximize observation while providing the desired degree of aesthetics.~~

~~c. Vertical wrought-iron fencing material shall be used for all fences between private lots and open space, parks, right-of-ways or other public access land.~~

~~d. There shall be on-street lighting to allow for adequate visibility by residents, law enforcement, and passersby during nighttime hours.~~

~~e. All lighting fixtures shall be of a type and kind to resist breakage and other vandalism.~~

~~f. Parking areas, roadways, and driveways shall be illuminated with high intensity discharge lighting with sufficient wattage to provide adequate illumination to provide a safe, secure environment for persons, property, and vehicles on site. Such lighting shall be equipped with vandal-resistant covers and photocell control. A lighting level of 0.25 to 0.500 foot-candles, maintained at ground level, is required for the site in general; entry intersections should be 0.50 or greater.~~

~~g. A street number shall be displayed in a prominent location on the street side of the residence in such a position that the number is easily visible to approaching emergency vehicles.~~

~~i. The numerals shall be no less than three (3) to four (4) inches in height and shall be of a contrasting color to the background to which they are attached.~~

~~ii. The numerals shall be lighted at night.~~

~~7. Southgate Recreation and Park District~~

~~a. The development guidelines for the Florin-Vineyard Community Plan require a minimum 25-foot wide landscape corridor on both sides of all thorough fares through the plan area, including Florin Road. For this proposed subdivision, landscape corridor lots would be required along Florin Road on either side of the proposed Phan Court. Landscape corridors shall have a Type 2 curb and gutter and a meandering six-foot wide sidewalk separated from traffic. A Type 3 curb is required at the back of sidewalks for landscaped areas (except turf). Landscape corridors are to be connected to the District's computerized irrigation system (maxicom) which includes maxicom controller, phone line, and electricity. These corridors shall be fully developed by the developer with plans and specifications to be approved by the District and be dedicated to the District as a gift with a clear title report. The District shall accept the completed landscape corridor lots after they have passed inspections and shall maintain the landscape corridors through assessment district proceeds or other yet-to-be-determined funding mechanisms. It is understood that the District does not maintain subdivision signage. The District does not require subdivision entrance lighting; however, more residents are requesting landscape lighting to illuminate subdivision entryways and street names. In lieu of lighting, the District does request the installation of wiring and connection to the electric boxes of the Landscape Corridor Lots on each side of Phan Court on Florin Road (for future installation of lighting, should it become necessary).~~

~~b. The developer shall construct a 6-foot high masonry soundwall along the Florin Road landscape corridors. The District requires 6-foot high masonry walls for all lots that back-up or side-on to the landscape corridors to provide consistency with other nearby landscape corridors. The masonry soundwalls~~

~~shall be treated with a graffiti-resistant coating and the materials and design to be approved by the District.~~

~~c. The District will accept in-lieu fees for this subdivision pursuant to the Quimby requirements of the Subdivision Map Act.~~

~~d. The Developer shall consent to the inclusion of this subdivision within the Florin-Vineyard Financing District, which will be a Landscaping and Lighting Assessment District or a Mello Roos Community Facilities District. The Developer shall be responsible for notification to all subsequent purchasers of parcels of land of the inclusion within said financing districts. These financing districts will be established by the District for additional improvements and ongoing maintenance and operations.~~

~~e. As determined by the Sacramento County Board of Supervisors, this subdivision will be included in the Southgate Recreation and Park District component of the Florin-Vineyard Public Facilities Financing Plan. In the absence of an approved County Plan, the District recommends that the County Board of Supervisors annex this subdivision to an existing plan which meets the current park and recreation needs of Southgate or otherwise requires an appropriate funding mechanism that will address the park land dedication, maintenance, and development requirements of the Southgate District. The District reserves the right to revise park land dedication requirements and financing mechanisms to adapt to changes resulting from modifications to the policy or the creation of a new Plan by the County of Sacramento.~~

~~8. Sacramento County Department of Water Resources~~

~~a. Provide drainage easements and install facilities pursuant to the Sacramento County Floodplain Management Ordinance, Sacramento County Water Agency Code, and Sacramento County Improvement Standards, including any fee required by the Sacramento County Water Agency Code.~~

~~b. Provide a permanent concrete stamp or other permanently applied message (not including paint) at each storm drain inlet, which either reads "No Dumping – Flows to Creek" or some other approved message, to the satisfaction of DWR.~~

~~9. Sacramento County Department of Water Resources – Water Supply~~

~~a. Water supply will be provided by the Sacramento County Water Agency, per the provisions of the Master Water Study for the Florin Vineyard Community Plan dated December 2005.~~

~~b. Provide separate public water service to each parcel. All water lines shall be located within a public right-of-way or within easements dedicated to SCWA. Easements shall be reviewed and approved by~~

Sacramento County Water Agency prior to Improvement Plan approval or Final Map approval.

c. Destroy all abandoned wells on the proposed project site in accordance with the requirements of the Sacramento County Environmental Health Division. Clearly show all abandoned/destroyed wells on the improvement plans for the project. Prior to abandoning any existing agricultural wells, applicant shall use water from agricultural wells for grading and construction.

d. Prior to issuance of building permits pay the Surface Water Component Fee for Private Wells as outlined in Title 4, Section 4.45.005 of the Sacramento County Water Agency (SCWA) Code.

e. Pluming systems for residential units shall be stubbed to the street right-of-way to facilitate future connections in the event of future public water service.

f. Test all water wells for arsenic at the time of construction.

g. The property owners shall participate in future groundwater management and well protection programs adopted by the Sacramento County Water Agency that are applied uniformly throughout Zone 40.

The following requirements are not project conditions subject to tentative map approval:

h. Prior to the issuance of any building permits for the project, the project developer/owner shall pay Zone 40 development fees applicable at the time of building permit issuance in accordance with Title 4 of the Sacramento County Water Agency (SCWA) Code.

i. Prior to the issuance of any building permits for the project, the project shall conform to the specific provisions of the Sacramento County Landscape Water Conservation Ordinance (Chapter 14.10 of the Sacramento County Code) to the satisfaction of the County Landscape/Oak Tree Coordinator.

PROJECT MITIGATION MEASURES

MITIGATION MEASURES FOR POTENTIAL DRAINAGE IMPACT:

PH-1. Prior to the approval of improvement plans for individual development projects within the FVCP area, the project proponent shall demonstrate to the satisfaction of DWR that all FVCP DMP improvements necessary to provide

~~adequate flood protection to the project, and necessary to provide adequate mitigation for the project's downstream drainage/flooding and water quality impacts, have been implemented.~~

~~MITIGATION MEASURES FOR POTENTIAL AIR QUALITY IMPACT:~~

~~**PH-2.** The applicant shall implement the following mitigation in order to reduce construction-related PM_{10} emissions:~~

~~A. Keep soil moist at all times.~~

~~B. Maintain at least two feet of freeboard space on all haul trucks.~~

~~C. Use emulsified diesel or diesel catalysts on applicable heavy duty diesel construction equipment.~~

~~MITIGATION MEASURES FOR POTENTIAL NOISE IMPACTS:~~

~~**PH-3.** Provide, at a minimum, a combination berm and solid masonry 8-foot soundwall along the Florin Road frontage.~~

~~**PH-4.** The applicant shall adhere to one of the following options:~~

~~A. No second story shall be permitted within 107 feet of the centerline of Florin Road.~~

~~OR~~

~~B. For all second stories within 107 feet of the centerline of Florin Road, an acoustical study shall be required which documents that the interior noise levels in such second stories will not exceed the General Plan standard of 45 dB.~~

~~MITIGATION MEASURE FOR POTENTIAL CONSTRUCTION-RELATED IMPACTS TO CULTURAL RESOURCES:~~

~~**PH-5.** Should any cultural resources, such as structural features, unusual amounts of bone or shell, artifacts, human remains, or architectural remains be encountered during any development activities, work shall be suspended and the Department of Environmental Review and Assessment shall be immediately notified at (916) 874-7914.~~

~~At that time, the Department of Environmental Review and Assessment will coordinate any necessary investigation of the find with appropriate specialists as needed. The project proponent shall be required to implement any mitigation deemed necessary for the protection of the cultural resources. In addition, pursuant to Section 5097.97 of the State Public Resources Code and~~

~~Section 7050.5 of the State Health and Safety Code, in the event of the discovery of human remains, all work is to stop and the County Coroner shall be immediately notified. If the remains are determined to be Native American, guidelines of the Native American Heritage Commission shall be adhered to in the treatment and disposition of the remains.~~

~~18 GASNAKIS AND KUMAR~~

~~The effects of the proposed land use plans for the Florin-Vineyard Gap projects are addressed in Volume 1 of this EIR. Impacts to environmental resources have been addressed therein for the overall plan area. This chapter discusses the site specific impacts of this particular project in the Florin-Vineyard Gap Community. Impacts, mitigation measures and conditions requested by Sacramento County's reviewing departments are provided within this chapter.~~

~~PROJECT INFORMATION~~

~~CONTROL NUMBER: 04-RZB-SDP-AHS-0247~~

~~NAME:~~ ~~Gasnakis and Kumar Rezone, Tentative Subdivision Map, and Affordable Housing Plan~~

~~LOCATION:~~ ~~The property is located on the east side of Elk Grove-Florin Road, opposite Tiogawoods Way, in the Vineyard Community. The address is 7711 and 7729 Elk Grove-Florin Road (Plate GK-1).~~

~~ASSESSOR'S PARCEL NUMBER:~~ ~~121-0010-002 and -020~~

~~APPLICANT:~~

~~Jonathan Rethkehl~~

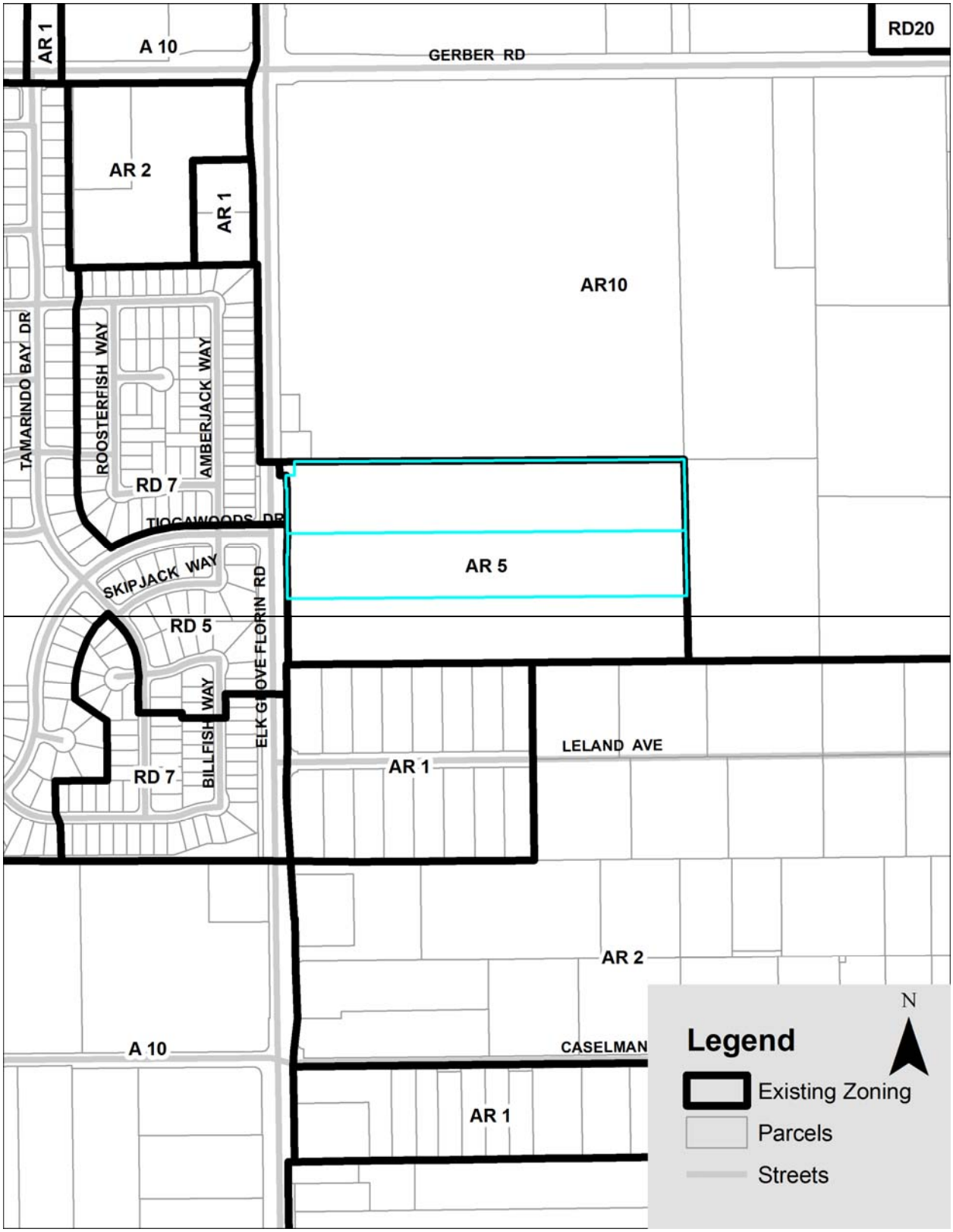
~~OWNER:~~

~~George Gasnakis~~

~~OWNER:~~

~~Vijay Kumar~~

~~Plate GK-1 Location and Zoning~~



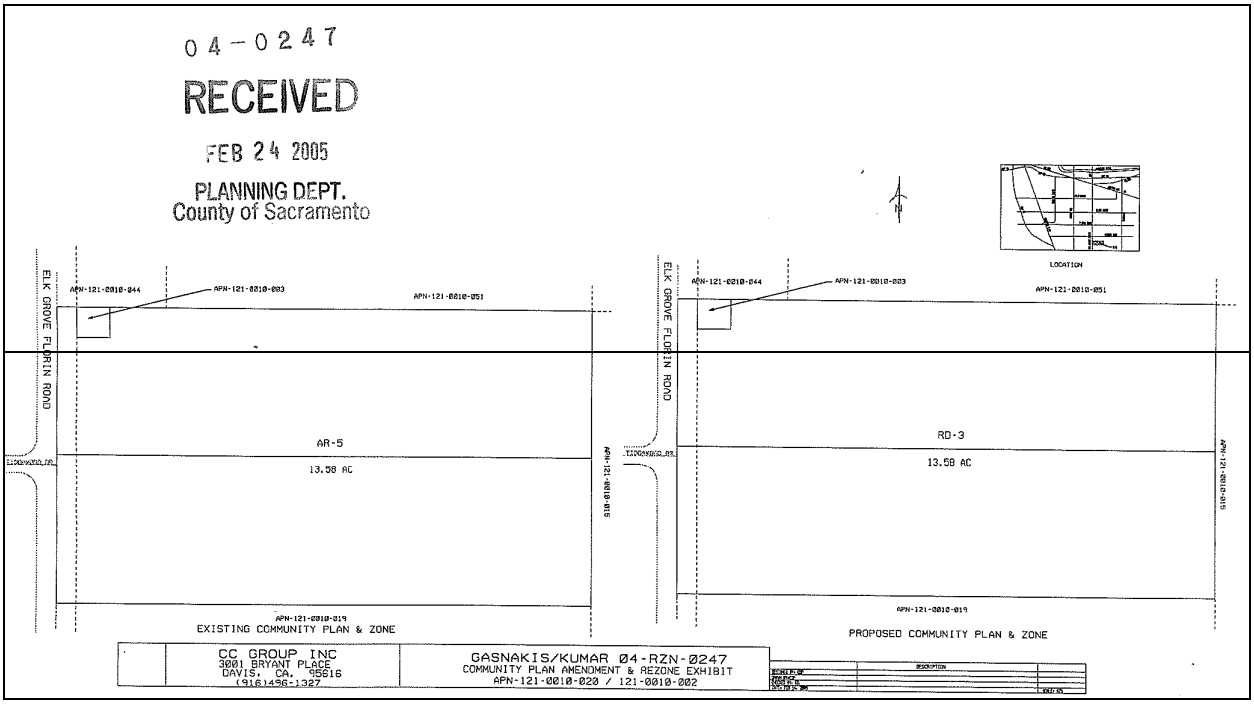
~~PROJECT DESCRIPTION~~

1. ~~A **Rezone** of approximately 13.58 acres from AR-5 agricultural-residential to RD-3 residential [see Plate GK-2).~~

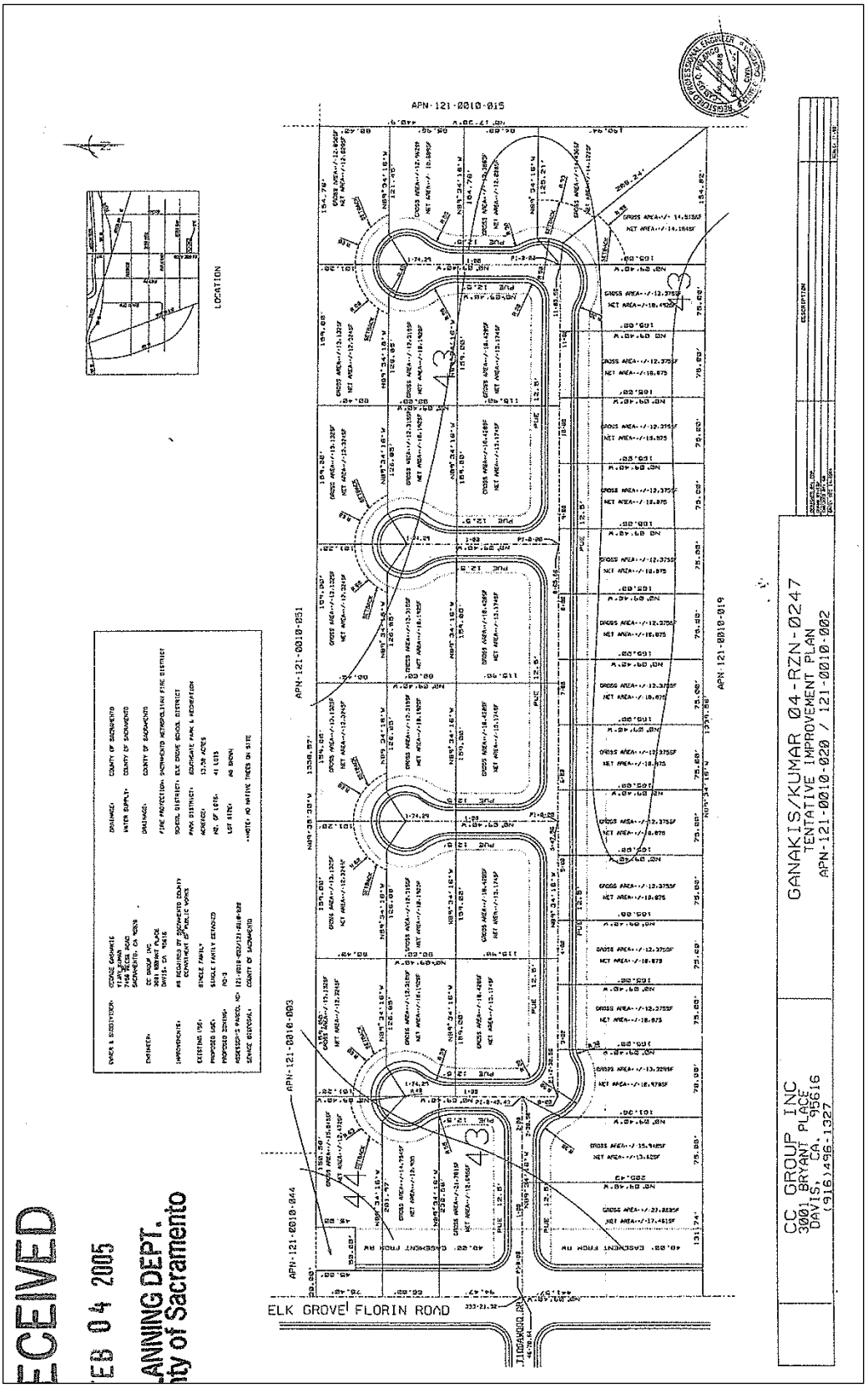
2. ~~A **Tentative Subdivision Map** to divide the 13.58 acres into 41 single-family lots (Plate GK-3).~~

3. ~~An **Affordable Housing Plan** consisting of payment of fees.~~

~~Plate GK-2 Rezone Exhibit~~



~~Plate GK-3 Tentative Subdivision Map~~



~~ENVIRONMENTAL SETTING~~

~~The project is located in the eastern portion of the County. It consists of two adjacent, flat, rectangular parcels in the south-central portion of the Florin-Vineyard Gap Community Plan Area. The site contains two ranchette-style residences and is surrounded to the north, south and east by rural residential land uses zoned for AR-10, AR-2 and AR-1 uses. Low density residential development is located to the west, zoned RD-5 and RD-7. Trees are located around the two residences (Plate GK-4).~~

~~Plate GK-4 Aerial of Project Area~~

~~Environmental Effects~~

~~Land Use~~

~~As proposed, the Gasnakis and Kumar project will rezone the approximately 13.58-acre site from AR-5 to RD-3 (see Plate GK-2) and divide the property into 41 single-family lots (see Plate GK-3). Under the existing agricultural-residential zoning, the site density would be limited to one home for every five acres. The proposed RD-3 zoning would increase the allowable densities to 3 homes for every acre.~~

~~For single-family lots the proposed RD-3 zoning allows a minimum lot area of 10,000 square feet if public water and/or sewer are in use and 1 acre if neither public water nor public sewer are in use. The proposed project will use public water and sewer. Each lot is also required to have a minimum width of 65 feet. The density of the Tentative Subdivision Map complies with the zoning requirements.~~

~~The existing Sacramento County General Plan designation of the project area is Urban Development Area (UDA); as part of the overall Florin-Vineyard Gap Community Plan project the General Plan designation of the site would be amended to Low Density Residential (see Plate GK-5). The proposed project is consistent with the proposed designation. According to the Sacramento County General Plan:~~

> ~~The Low Density Residential designation provides for areas of predominantly single family housing with some attached housing units. It allows urban densities between one and twelve dwelling units per acre, resulting in population densities ranging from approximately 2.5 to 30 persons per acre. Typical low-density development includes detached single-family homes, duplexes, triplexes, fourplexes, townhouses, lower density condominiums, cluster housing and mobile home parks.~~

~~As part of the overall Florin-Vineyard Gap Community Plan project, two Draft Land Use Plans have been proposed – one by the CAC and one by the Planning Department. In the case of the areas encompassed by the proposed project, the Planning Department Draft Land Use Plan designations and the CAC Draft Land Use Plan designations are identical; the site would be designated for RD-2 to -3 uses (see Plate GK-6 and Plate GK-7). The proposed project is compatible with the changes to land use designations proposed as part of the overall Florin-Vineyard Gap Community Plan project.~~

~~Under both the Land Use Plan recommended by the Planning Department and the Land Use Plan recommended by the Citizen's Advisory Committee, surrounding land uses are proposed to be Residential Density 3 – 5 units. While existing zoning on surrounding lands is AR-5 to the north, east and south and RM-2 to the west (see Plate GK-1), other individual projects within the overall Florin-Vineyard Gap Community Plan project are proposed to the north and east. The project to the north, entitled "Vineyard~~

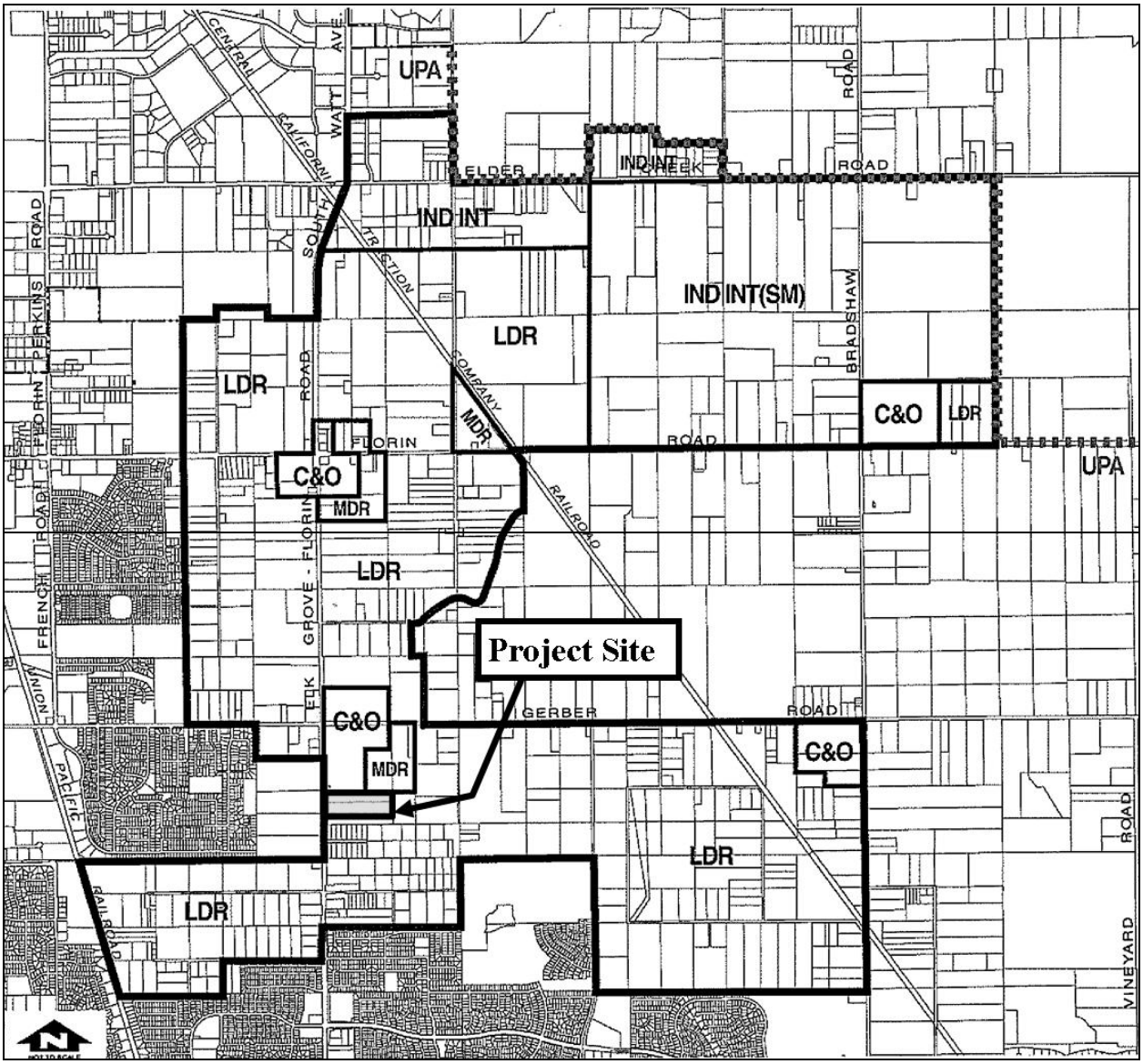
~~Market Square" proposes a rezone of the adjacent land to SC and RD-20; and the proposed project to the east, entitled "Legend's Meadows", proposes a rezone to RD-3.~~

~~The Vineyard Market Square project would be more intensive than the Gasnakis and Kumar project. Nonetheless, there are no policies indicating that a commercial project with some RD-20 residential would be incompatible with RD-3 uses. The Gasnakis and Kumar project along with some remaining property to the south create a buffer between the commercial area and the AR 1-2 land use designations planned farther south.~~

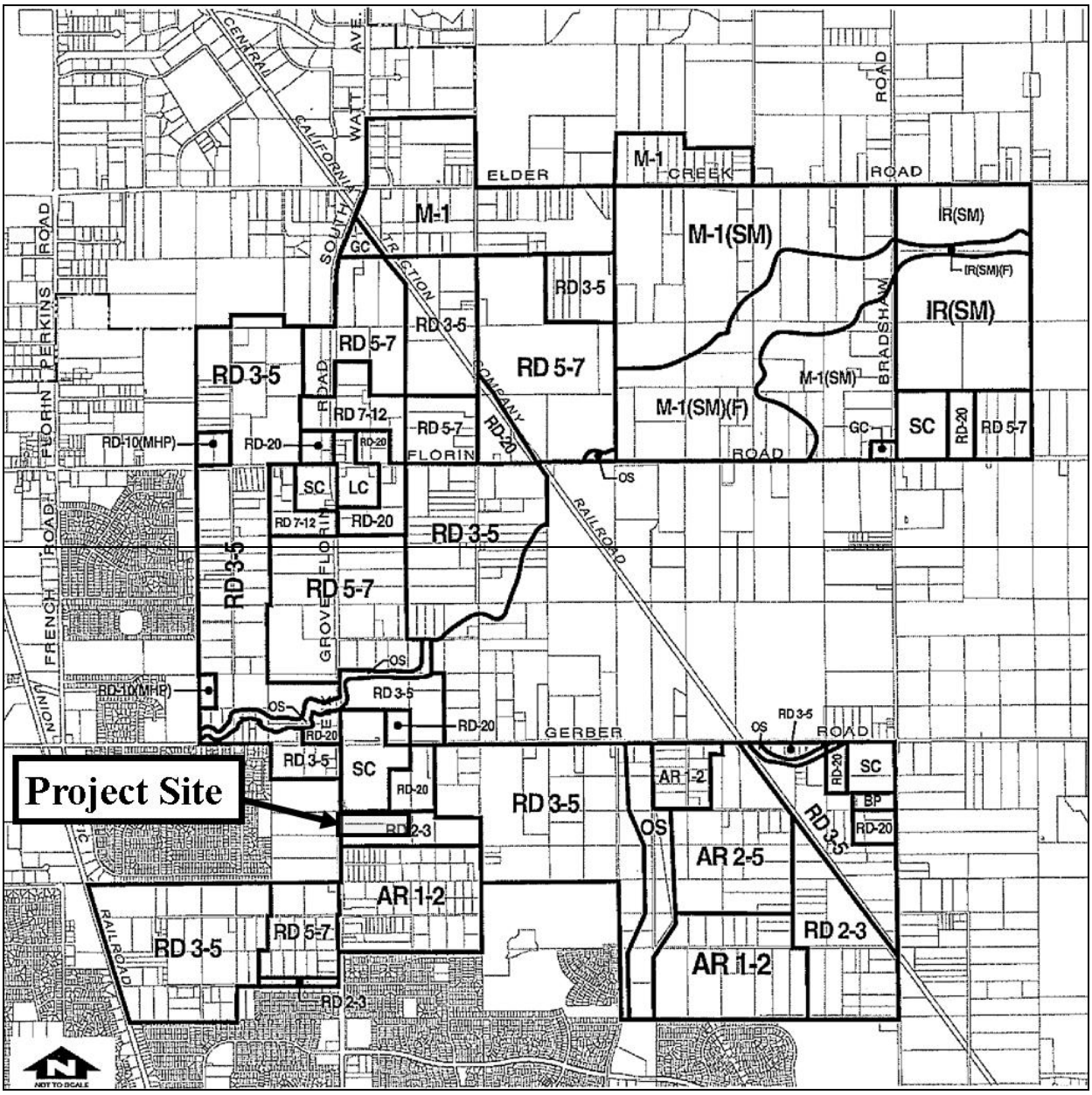
~~*IMPACT: LAND USE*~~

~~The proposed project will not conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect, nor will the project create a use that is incompatible with the proposed Florin-Vineyard Gap Community Plan project. Potential land-use-related Gasnakis and Kumar environmental impacts are ***less-than-significant***.~~

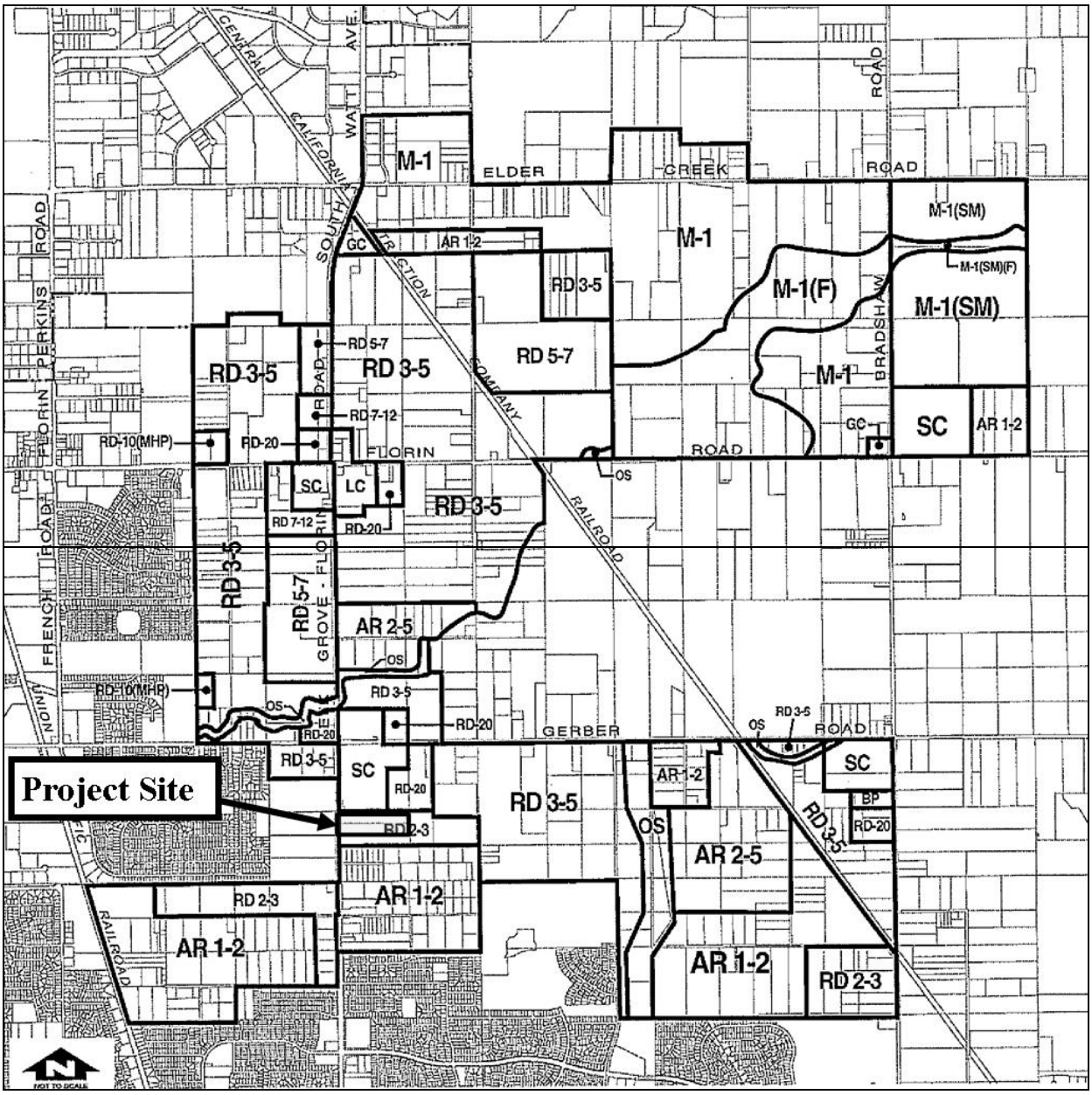
~~Plate GK-5 General Plan Land Use~~



~~Plate GK-6 Planning Department Draft Land Use Plan~~



~~Plate GK-7 CAC Draft Land Use Plan~~



~~Agricultural Resources~~

~~The Sacramento County General Plan protects Prime Farmland or Farmland of Statewide Importance, and the CEQA Guidelines protect Prime Farmland, Farmland of Statewide Importance, and Unique Farmland. The California Department of Conservation map of Sacramento County Important Farmland 2006 (published July 2008) designates the project site as Farmland of Local Importance and Other Land, which are not protected farmland designations.~~

~~*Impact: Agricultural Land*~~

~~The site does not contain any protected farmlands, so impacts due to the Gasnakis and Kumar project are ***less-than-significant***.~~

~~Public Services~~

~~The project site is located within the County Urban Services Boundary and is within the active service area of a variety of public utility and service districts. The additional development of this site is expected to increase the demands on public services to some degree. Service providers were given the opportunity to review and comment on the proposed project. Those providers that submitted specific public service comments are noted in the "Agency-Recommended Conditions of Approval" section.~~

~~*School Services*~~

~~The proposed subdivision would be served by the Elk Grove Unified School District (District). The District submitted the following comments:~~

> ~~"The District is currently impacted, overcrowded and experiencing a high rate of growth. This and other development projects will have a negative impact upon the District's existing school facilities. The District does not have the financial capability to purchase school sites nor construct and furnish needed school facilities with local funds alone. Developer fees and Mello-Roos taxes collected by the District are not sufficient or timely to satisfy the need. The District relies on statewide school bonds to provide funding necessary to construct new school facilities.~~
>
> ~~Without continued state funding, the District is in a school housing crisis. The District will continue to seek additional state funds to construct needed school facilities. Until such time as adequate facilities are available for current and projected students, students may be housed on campuses that have exceeded their intended capacity."~~

~~The letter also notes that the current residential development fee for education is $3.95 per square foot (the fee is subject to change annually). Established case law (Goleta Union School District v. The Regents of the University of California (36 Cal-App. 4th 1121, 1995)), indicates that school overcrowding, standing alone, is not a change in the physical conditions, and cannot be treated as an impact on the environment. Individually, the project may contribute to school overcrowding but will not require construction of new facilities. However, as part of the overall cumulative effects of the Florin Vineyard Gap Community Plan, new school facilities will be required. This is discussed in the analysis section for the overall Community Plan, Chapter 5.~~

~~*Police Services*~~

~~The Sacramento County Sheriff's Department provides law enforcement service to the area. Staff (Rodrigues) reviewed the project. Based on residency estimates of 2.7 people per home, the Sheriff's Department will require an additional 0.11 officers to maintain the 1 to 1,000 officer/population staffing level. In addition, the Sheriff's Department provided comments related to site layout, access and circulation. Those comments are addressed below under the Access discussion.~~

~~*Fire Protection Services*~~

~~The Sacramento Metropolitan Fire District staff (Olivares) reviewed the project and identified requirements and areas of concern. The recommended conditions are standard, and relate to fire flow, minimum turning radii, address lighting, and other design features. The Fire District also provided comments related to access, which are addressed below under the Access discussion.~~

~~*Parks*~~

~~**The project site is within the Southgate Recreation and Park District (Park District). The Park District indicated that although their Board of Directors has not had the opportunity to review and submit comments on the current tentative subdivision map, that District comments will most likely include a request for a 25-foot wide landscape corridor along Elk Grove-Florin Road. This request may require a project revision.**~~

~~*Impact: Public Services*~~

~~Various public service entities recommended conditions of approval for the project. While some of these comments may require project revisions, compliance will not result in additional environmental impacts. Singular Gasnakis and Kumar project impacts related to public services are ***less-than-significant***.~~

~~Sewer Service~~

~~Sacramento Area Sewer District (SASD, formerly called County Sanitation District 1) and the Sacramento Regional County Sanitation District reviewed the project and SASD offered the following advisories:~~

> ~~Any use of SASD sewer easements, which is not compatible or interferes with the construction, reconstruction, operation, maintenance, or repair of the District's sanitary sewer(s), shall not be allowed. Each proposed use shall be reviewed and approved in writing by the District Engineer prior to the use of the easement by the Grantor. This includes landscaping.~~
>
> ~~Developing this property will require the payment of sewer impact fees. Impact fees for SASD shall be paid prior to filing and recording the Final Map or~~

~~issuance of Building Permits, which ever is first. Applicant should contact the Fee Quote Desk at (916) 876-6100 for sewer impact fee information.~~

~~The overall sewer capacity and infrastructure issues are addressed in Chapter 6 of the EIR. This overall discussion identifies the major infrastructure required to serve the overall Community Plan. For this specific project, any additional sewer infrastructure improvements will take place in either existing roadways or roadways proposed as part of this project.~~

~~*IMPACT: SEWER SERVICE*~~

~~The project site does not currently have sewer service. As noted, any additional sewer infrastructure improvements specific to this project will take place in either existing roadways or planned roadways proposed as part of this project or the overall Community Plan project. Therefore, no additional environmental impacts will result from sewer improvements. The project will be required to pay fair-share fees through the Public Facilities Financing Plan for the Plan area. Gasnakis and Kumar sewer impacts are ***less-than-significant***.~~

~~WATER SERVICE~~

~~The water purveyor for the project area is the Sacramento County Water Agency. The Master Water Supply Study for the Florin-Vineyard Community Plan was prepared by the Sacramento County Water Agency. The analysis covered the Florin-Vineyard Gap Community Plan, including the Gasnakis and Kumar project site. The report identifies a new pipeline along Gerber Road, which is within the project vicinity. The analysis of water supply provided for the overall Florin-Vineyard Community Plan (see Chapter 7, Water Supply) area adequately addresses the needs of this project.~~

~~*IMPACT: WATER SERVICE*~~

~~The project site does not currently have water service. As noted, any additional water infrastructure improvements specific to this project will take place in either existing roadways or planned roadways proposed as part of this project. Therefore, no additional environmental impacts will result from water improvements. The project will be required to pay fair-share fees through the Public Facilities Financing Plan for the Plan area. Gasnakis and Kumar impacts related to water supply are ***less-than-significant***.~~

~~DRAINAGE AND HYDROLOGY~~

~~The project site is less than ¼ mile north of Union House Creek. The project is within the Federal Emergency Management Agency (FEMA) Flood Zones X and AO, as determined by the 1998 FEMA Flood Insurance Rate Map (FIRM), panel number 060262-0330. Flood Zone X is described as "areas of 500-year flood; areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square~~

~~mile; and areas protected by levees from 100-year flood." Flood Zone AO is described as "flood depths of 1 to 3 feet." The general location of the project site, in relation to these flood zones, is depicted in Plate GK-8.~~

~~Plate GK-9 depicts the Drainage Master Plan in the project vicinity. The exhibit shows that there are no major facilities required on the project site. A stormwater pipe is located just offsite and to the east, and two detention basins are located offsite to the south. The Sacramento County Department of Water Resources offered conditions of approval (see the Agency-Recommended Conditions of Approval section) as well as the following comments:~~

> ~~Minimum pad/flood elevations shall be required pursuant to the Sacramento County Floodplain Management Ordinance.~~
>
> ~~Subject property may contain Waters of the State or Waters of the U.S. Any alterations or work within these areas will require applicable State Fish & Game and U.S. Army Corps of Engineers permits prior to grading or building permit issuance.~~
>
> ~~Participate in the not-yet-drafted Florin-Vineyard Supplemental Drainage Fee/Credit Program.~~
>
> ~~Stand-alone, this project would require construction of about 1,400 feet of trunk storm drain pipe, acquisition and construction of basin WQUH1AN. Additionally, the floodplain would need to be controlled and a FEMA letter of map revision would need to be approved.~~

~~The last comment describes the Master Plan improvements that will need to be in place before the project can be developed.~~

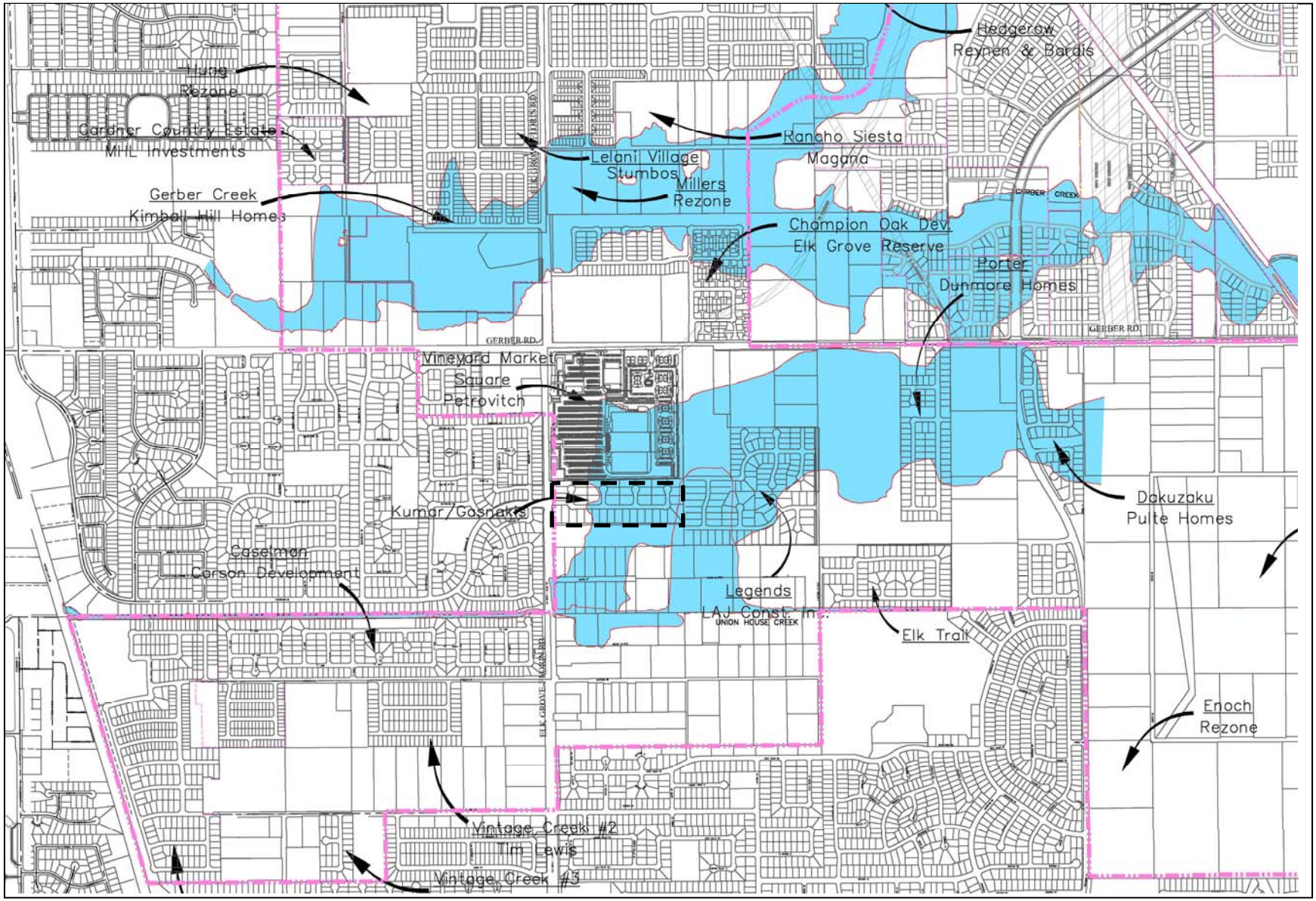
~~*Impact: Drainage and Hydrology*~~

~~Aside from the standard drainage improvements that will be required on the site pursuant to the Sacramento County Floodplain Management Ordinance, area-wide improvements are necessary to manage drainage within the entire Plan area. The project will be required to pay fair-share fees through the Public Facilities Financing Plan for the Plan area. Gasnakis and Kumar impacts are ***less-than-significant***.~~

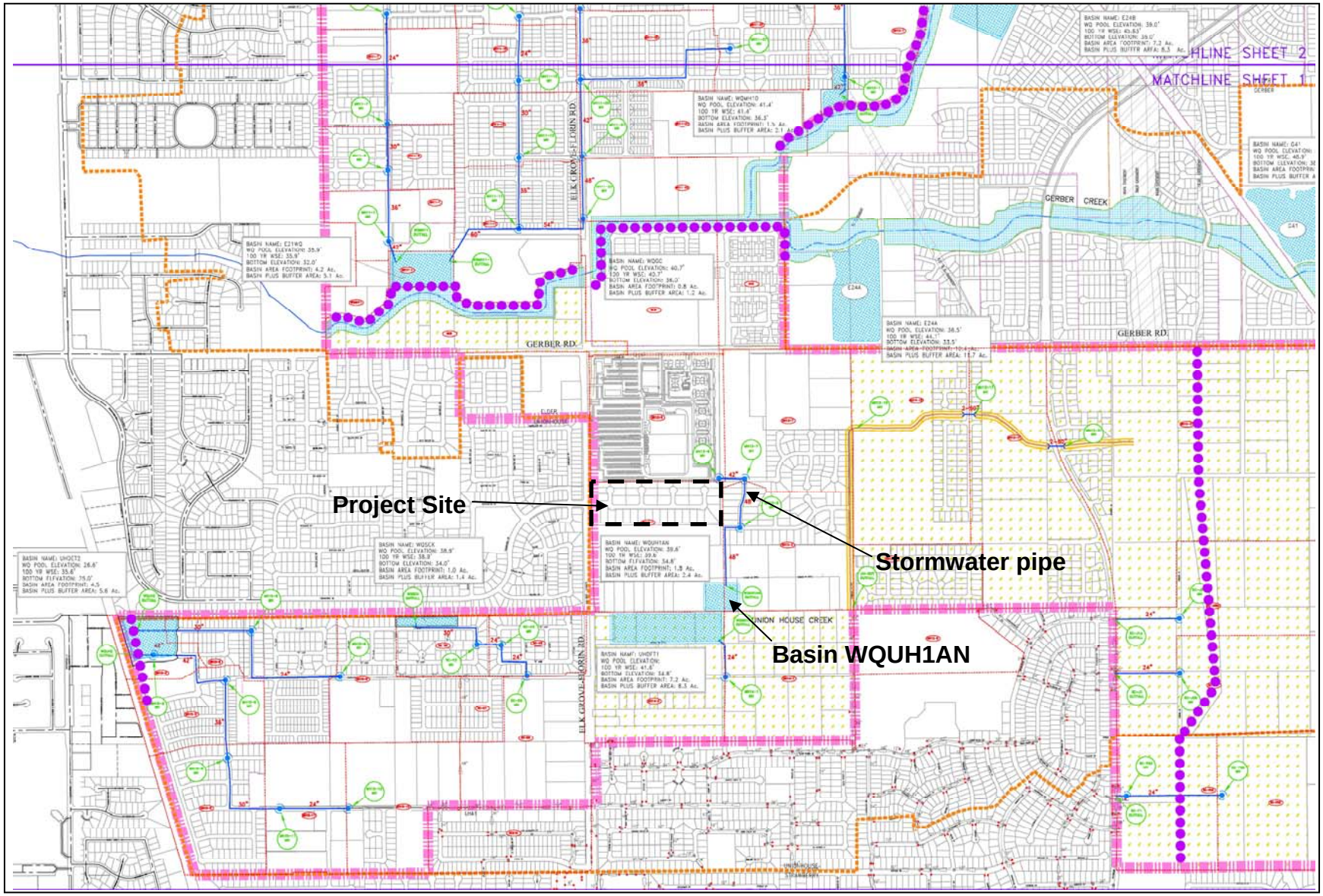
~~Individual applicants within the Florin Vineyard Gap area have expressed an interest in working with the Department of Water Resources to develop an alternative site-specific drainage plan as "interim improvements". The intent is that the applicant would still owe fees to support the overall drainage master plan improvements, and that the interim improvements would be replaced by ultimate master plan improvements once sufficient funds have been collected. Nonetheless, should this be allowed it could have an adverse effect on the ability of the County to achieve full implementation of the area-wide drainage master plan. Also, the direct effects of these potential interim improvements are themselves unknown. Therefore, if interim improvements that are~~

~~inconsistent with the drainage master plan are permitted, Gasnakis and Kumar impacts are ***potentially-significant***.~~

~~Plate GK-8 Existing Floodplain in the Project Vicinity~~



~~Plate GK-9 Drainage Master Plan in the Project Vicinity~~



~~Traffic and Circulation~~

~~Sacramento County has developed quantitative thresholds for determining the significance of project-related impacts due to an alteration in the traffic generating potential of the project site. If a proposed project is expected to increase p.m. peak hour vehicle trips by 100 or more over existing zoning of the subject property, a traffic study is required to further analyze impacts. If a proposed project is not expected to increase p.m. peak hour trips by 100 or more impacts are typically considered less than significant. The 41 lots proposed as part of the project would contribute approximately 392 daily and 41 peak trips, which is far less than the thresholds above. On an individual level, a traffic study for the proposed project is not required. Stand-alone, traffic generation impacts are expected to be less-than-significant. However, a Traffic Impact Study was necessary for the analysis of the Community Plan as a whole, and the results of that analysis are contained within Chapter 9. The Department of Transportation submitted recommended conditions of approval for the project (see "Agency-Recommended Conditions of Approval" section).~~

~~*Access*~~

~~The site layout includes one access point to Elk Grove-Florin Road on the west side. One main roadway will extend east-west through the middle of the site, and there will be 4 cul-de-sacs to the north of the main driveway.~~

~~The project was reviewed by the Department of Transportation staff (Urquhart), Development and Surveyor Services staff (Parker and Santiago), Sheriff's Department staff (Rodrigues), and Sacramento Metropolitan Fire District staff (Olivares). The complete lists of comments are provided in the "Agency-Recommended Conditions of Approval" section of this report. The following comments are highlighted here within the text because they require some revisions to the proposed site layout described above or they require additional detail on the final site plan.~~

> ~~Department of Transportation comments:~~
>
> ~~Grant the County right-of-way on Elk Grove-Florin Road based on a 108-foot standard thoroughfare pursuant to the Sacramento County Improvement Standards and to the satisfaction of the Department of Transportation.~~
>
> ~~Dedicate additional right-of-way on Elk Grove-Florin Road directly opposite Tiogawoods Way for a proposed street connection to the east pursuant to the Sacramento County Improvement Standards and to the satisfaction of the Department of Transportation. Note: A bus turnout will be required on the north side of the proposed Tiogawoods Way intersection along Elk Grove-Florin Road.~~
>
> ~~Grant the right of direct vehicular access to the County of Sacramento along Elk Grove-Florin Road except for approved driveway and street locations to the satisfaction of the Department of Transportation.~~

~~Development and Surveyor Services comments:~~
~~Entrance street pattern unacceptable.~~

~~Grant the County right-of-way for Elk-Grove Florin Road, based on a 108-foot standard and install public street improvements pursuant to the Sacramento County Improvement Standards.~~

~~Sheriff's Department comments:~~

~~The Sheriff's Department is strongly opposed to the street layout of this project. The bend on the west side of the subject parcel does not appear to allow for sufficient visibility into the remainder of this project.~~

~~Additionally, the last cul-de-sac on the east side of the parcel is of concern for responding officers. This cul-de-sac, as currently designed, is considered a "dogleg cul-de-sac", and not acceptable for public street design by the Sheriff's Department.~~

~~A secondary access to this project, either through an alignment with existing public streets or a new driveway within this project is recommended.~~

~~Sacramento Metropolitan Fire District comments:~~

~~Two means of access shall be provided for PUD's having sites serving 40 or more dwelling units.~~

~~As described above, some modifications will be needed to the site plan. The proposed entrance will need to be 50-feet wide at Elk Grove-Florin Road. Additionally, a second access point and better intersection visibility will be needed in the revised design. These modifications are considered minor and will not result in any new environmental impacts.~~

~~*IMPACT: TRAFFIC AND CIRCULATION*~~

~~The 41 lots proposed as part of the project would contribute approximately 392 daily and 41 peak trips. This change, by itself, is not considered a significant impact to traffic – Gasnakis and Kumar impacts are ***less-than-significant***. However, development of the site will contribute to area traffic generated by buildout of the Florin-Vineyard Gap Community Plan area. Development of the entire plan area is expected to degrade transportation facilities to unacceptable levels. The overall Traffic Impact Study prepared for the Florin Vineyard Gap Community Plan identified mitigation measures that will be part of the Infrastructure Financing Plan for the plan area. The project will be required to pay fair-share fees towards these improvements.~~

~~Regardless of circulation and access changed, the project will have the same site-specific impacts to resources on the site. The requested changes will improve~~

~~circulation within the site, and access to the site. Gasnakis and Kumar access-related environmental impacts are ***less-than-significant***.~~

~~AIR QUALITY~~

~~SMAQMD has established significance thresholds to determine if a proposed project's emission contribution significantly contributes to regional air quality impacts (Table GK-1). The major source of emissions related to the proposed project are associated with site grading.~~

~~Table GK-1~~
~~SMAQMD Significance Thresholds - Ozone Precursor Emissions~~

	~~ROG[1] (lbs/day)~~	~~NO_x (lbs/day)~~	~~CO ($\mu g/m^3$)~~	~~PM_{10} ($\mu g/m^3$)~~
~~Construction (short-term)~~	~~None~~	~~85~~	~~CAAQS[2]~~	~~CAAQS~~
~~Operational (long-term)~~	~~65~~	~~65~~	~~CAAQS~~	~~CAAQS~~

~~1. Reactive Organic Gas~~
~~2. California Ambient Air Quality Standards~~

~~*CONSTRUCTION EMISSIONS/SHORT-TERM IMPACTS*~~

~~Short-term air quality impacts are mostly due to dust (PM_{10}) generated by construction and development activities, and emissions from equipment and vehicle engines (NO_x) operated during these activities. Dust generation is dependent on soil type and soil moisture, as well as the amount of total acreage actually involved in clearing, grubbing and grading activities. Clearing and earthmoving activities comprise the major source of construction dust generation, but traffic and general disturbance of the soil also contribute to the problem. Sand, lime or other fine particulate materials may be used during construction, and stored on-site. If not stored properly, such materials could become airborne during periods of high winds. The effects of construction activities include increased dust fall and locally elevated levels of suspended particulates. PM_{10} is considered unhealthy because the particles are small enough to inhale and damage lung tissue, which can lead to respiratory problems.~~

~~Some PM_{10} emissions during project construction can be reduced through compliance with institutional requirements for dust abatement and erosion control. These institutional measures include the SMAQMD "District Rule 403-Fugitive Dust" and there are other measures in the Sacramento County Code relating to land grading and erosion control [Title 16, Chapter 16.44, Section 16.44.090(K)]. Refer to Chapter 10 for a discussion of impacts related to overall development of the Community Plan. SMAQMD assessed construction projects to determine what mitigation measures would be necessary for projects of various sizes; the results are contained within Appendix B of SMAQMD's "Guide to Air Quality Assessment". Appendix B states that projects disturbing ≤15 acres of land can be reduced to less-than-significant levels with the imposition of standard mitigation for PM_{10} emissions, and that project disturbing less~~

~~than 5 acres do not need mitigation. The proposed project site is approximately five acres in size, and will require mitigation for particulate matter emissions.~~

~~The proposed project would be developed on approximately 13.58 acres. As a combination of DERA and SMAQMD methodology, it is assumed that a minimum of 10 acres will be graded actively on the site at any one time. Mitigation for particulate matter emissions resulting from this grading is required.~~

~~Project information was entered into the URBEMIS model to estimate the NO_x emissions that could result from project construction (**Appendix GK-1**). The results, provided in Table GK-2, indicate that the project will not exceed the significance thresholds.~~

~~Table GK-2 URBEMIS Results~~

	~~NO_x (lbs/day)~~
~~Construction Season One~~	~~60.69~~
~~Construction Season Two~~	~~57.39~~

~~*Operational Emissions/Long-Term Impacts*~~

~~The SMAQMD "Guide" contains screening thresholds for various project types. If a project falls below the threshold, impacts are expected to be less-than-significant, and if a project meets or exceeds the threshold, modeling of the air quality impacts is required. The screening threshold for residential projects is 656 units. The project falls well below that threshold. However, the project is also part of the larger Plan area proposals. Cumulatively, changes to allowable densities within the Plan area will far exceed the screening threshold. This issue is discussed in detail in the Air Quality chapter of this EIR, Chapter 10.~~

~~*Impact: Air Quality*~~

~~The project site consists of approximately 13.58 acres of land, 10 acres of which will be actively graded at any one time. Appendix B of SMAQMD's "Guide to Air Quality Assessment" states that for projects disturbing between 5 and 15 acres, mitigation can reduce impacts to acceptable levels. With mitigation, Gasnakis and Kumar impacts due to construction-related PM_{10} emissions are ***less-than-significant***.~~

~~URBEMIS results indicate that the project will not result in construction- related NO_x emissions that exceed significance thresholds. Gasnakis and Kumar impacts due to construction-related NO_x emissions are ***less-than-significant***.~~

~~Singular operational impacts due to the proposed project do not meet SMAQMD screening thresholds; therefore, Gasnakis and Kumar operational air quality impacts are ***less-than-significant***. Refer to Chapter 10 for the discussion of Plan-wide cumulative impacts.~~

~~Climate Change~~

~~The climate change analysis for the overall Florin Vineyard Gap Community Plan project is within Volume I of this EIR, Chapter 11. Chapter 11 outlines the significance thresholds, methodology, and impacts of the overall proposed project both to and from climate change. Each of the proposed individual projects contribute greenhouse gas emissions to this overall impact that are disclosed herein, but a separate significance determination specific to the individual projects is not provided. All of the individual projects contribute to a significant and unavoidable overall impact.~~

~~The Planning Department Draft Land Use Plan, with density bonuses, is used for this analysis. It involves the largest emissions volume, which makes it the most conservative approach. The Planning Department Plan will result in approximately 355,432 metric tons of greenhouse gas emissions. This can be broken down into two primary categories: residential (234,998 metric tons) and non-residential (120,434 metric tons). The non-residential category includes retail, office, medical, and manufacturing. With an estimated holding capacity of 13,875 residences, the per dwelling unit emissions rate for the Plan-area is 16.9 metric tons annually, and with an estimated non-residential square footage of 4,992,875, the per non-residential square-foot emissions rate for the Plan-area is 0.02 metric tons.~~

~~The proposed project is residential, and includes 41 units. Therefore, it is estimated that the project contributes 693 metric tons of greenhouse gas emissions to the cumulative total.~~

~~*Impact: Climate Change*~~

~~The analysis for the overall Community Plan concludes that impacts are significant, and require mitigation. The applicant has developed a mitigation plan entitled "Florin Vineyard Community Plan Area Plan Elements Addressing Climate Change" that includes project features designed to reduce GHG emissions directly or indirectly.~~ **~~The GHG reduction plan, as amended January 28, 2010, has been endorsed by the SMAQMD.~~** ~~This plan is described in detail within Volume I, Chapter 11. Measures in the mitigation plan are consistent with measures within the Air Quality Mitigation Plan for operational ozone precursors and with measures recommended by the California Attorney General (2008) and the California Air Pollution Control Officers Association. In addition to a list of Plan-wide measures intended to reduce emissions by 42%, each individual project must implement measures that reduce project-specific impacts by another 10%.~~ **~~The amended GHG reduction plan incorporates both area-wide community design elements and project specific elements selected by individual project applicants.~~** ~~The Gasnakis and Kumar project developer will be required to comply with this plan~~ **~~by conforming to all applicable area wide measures and demonstrating project specific measures that have a total point value of at least 10 points.~~** ~~and demonstrate that the 10% reduction will be achieved. The balance of emissions remaining after this mitigation is applied will be offset through fair-share fee payment. The fees will either be paid to an established system such as the Chicago Climate Exchange or will be paid to SMAQMD for use in their program for local~~

~~emissions reduction. Although all feasible mitigation is required, the cumulative plan-wide impact remains ***significant and unavoidable***.~~

~~NOISE~~

~~The Sacramento County General Plan Policy NO-7 establishes a significance threshold of 65 dB L_{dn}/CNEL for outdoor activity areas (backyards) and of 45 dB L_{dn}/CNEL or less in indoor areas. Typically, potential sources of significant noise include airports, some commercial activities, industrial activities, and traffic. The project site is not near enough to any existing or proposed airports, commercial areas, or industrial areas to be significantly affected by noise from these sources. Small residential streets, such as the proposed project interior streets, do not carry large enough traffic volumes to create significant noise. The project site does front Florin Road, which carries large enough volumes to warrant a traffic noise analysis.~~

~~As a result of the Florin Vineyard GAP Community Plan project, future traffic volumes will increase substantially. To account for this future growth, traffic volumes used in the noise analysis were obtained from the Fehr and Peers Traffic Study discussed in Chapter 9 of this EIR. According to the Traffic Study discussion of cumulative conditions, Elk Grove-Florin Road will carry traffic volumes of 46,300 daily trips (under the Planning Department Draft Land Use Plan with density bonuses, which has the highest proposed densities). Based on this data, an analysis of potential exterior and interior noise impacts associated with traffic on Elk Grove-Florin Road was conducted using the Federal Highways Administration (FHWA) Traffic Noise Prediction Model (RD-77-108).~~

~~The exterior noise standards are applied to the outdoor activity area of the typical home – the backyard. The distance from the noise source is measured from the centerline of the road to a point 10 feet inside the backyard. In the case of the proposed project as-designed, this could be as close as 47 feet. However, County DOT recommended conditions of approval that would require a 15-foot landscape easement along the Elk Grove-Florin Road frontage (this is part of a 108-foot standard road), and the site plans themselves note a 48-foot easement from the right-of-way. Including this larger setback, the nearest backyard may be at 77 feet or farther. The FHWA model analysis indicates that the backyards of homes along the roadway will be exposed to 76 dB noise with the smaller setback and 72 dB with the larger setback. The 70 dB noise contour is located 111 feet from the centerline of Elk Grove-Florin Road, and the 65 dB contour is located 240 feet from the centerline of Elk Grove-Florin Road.~~

~~There are several potential means of attenuating or avoiding substantial noise in outdoor activity areas: setbacks, soundwalls, or other noise-shielding structures. In order to use setbacks, all proposed backyards would need to be a minimum of 240 feet from the centerline of the roadway. As proposed, the project does not adhere to this setback. Revising the project to place the nearest home at 240 feet would give up a large portion of land that would otherwise be considered developable, and the future site developer may not consider this to be an ideal solution.~~

~~A sound wall along the roadway would reduce noise to acceptable levels. Further modeling to determine the necessary soundwall height indicates that a 9-foot tall barrier would reduce noise levels to 65 dB. This is true of either the larger or the smaller setback. Therefore, a minimum 9-foot tall barrier would be required in order to reduce future exterior noise levels to acceptable levels.~~

~~Soundwalls have fallen into disfavor with land use planners, environmental planners, and air quality specialists because they decrease neighborhood connectivity and decrease the attractiveness of the corridor for walking and bicycling. It is often recommended that in lieu of a soundwall, alternative site layouts and designs be used that achieve the necessary noise reduction. This may include building small courtyard areas on each affected lot to provide a shielded outdoor space, or to use the house itself as a shield by fronting the house on the roadway. Of the four lots that border Elk Grove-Florin Road, one is side-on to the road, and the other three front both Elk Grove-Florin Road and an interior cul-de-sac. The access layout must already be revised in response to agency comments, so it would be possible for the applicant to design the project so that all houses front Elk Grove Florin Road, which would provide all necessary backyard shielding without a soundwall.~~

~~Interior noise levels for any structures built on the proposed parcels must not exceed 45 dB. Data indicate that typical façade design and construction would result in an exterior to interior noise attenuation of a minimum of 25 dB with windows closed. Noise attenuation of 12 to 15 dB would be expected with windows partially opened. Given attenuation from typical wall and window assemblies, interior first story noise levels will only fall below the threshold if the building is at least 111 feet from the Elk Grove-Florin Road centerline. Approximately three-quarters of the lot that sides-on to the road and approximately two-thirds of the lots that front (or back) onto the road are encumbered by noise levels above 70 dB. The buildings could be constructed with more rigorous engineering, to make the interior noise levels reach acceptable levels. The other option is a soundwall, but a soundwall wouldn't protect a second story. Either more rigorous construction would be required, or no second story construction would be allowed any closer than 111 feet to the centerline.~~

~~*Impact: Noise*~~

~~Exterior and interior noise levels of the lots nearest Elk Grove-Florin Road will exceed the acceptable thresholds established by the County General Plan. Mitigation requires that all outdoor activity areas be designed so that noise levels are 65 dB L_{dn} or less and all interior areas be 45 dB L_{dn} or less, in accordance with the above discussion. With mitigation, Gasnakis and Kumar impacts are~~ ***~~less-than-significant~~***~~.~~

~~Biological Resources~~

~~The site contains two residences near the Elk Grove-Florin Road frontage, with access driveways, some outbuildings, and a number of landscape trees. The southern side of the parcel contains a dense stand of eucalyptus trees arranged in rows, like an orchard.~~

~~The remainder of the site is annual grassland that appears to be maintained through mowing and possibly discing. There is a human-made pond on the southern side of the site near one of the houses.~~

~~*Trees*~~

~~Several County policies recognize the value of preserving trees, especially oaks, and seek to protect all native and landmark trees through the development review process[1]. A landmark tree is defined as a non-native oak or any other tree that is especially prominent or stately[2]. Protected oaks are those living trees that measure 6 inches or greater in diameter at breast height (dbh), or multi-trunk trees totaling 10 inches or greater dbh[3]. Non-oak native trees (6-inches dbh at 4.5 feet above ground) include California black walnut (*Juglans hindsii*), California sycamore (*Plantanus racemosa*), Fremont cottonwood (*Populus fremontii*), California buckeye (*Aesculus californica*), California box elder (*Acer negundo californicum*), Goodding's Black Willow (*Salix goodingii*), and California Alder or White Alder, (*Alnus rhombifolia*).~~

~~The site contains fruit and ornamental trees. One notable feature of the project site is a large group of Eucalyptus trees located along the south-central edge of the project site. The cluster is roughly 28,000 ft^2 (0.64 acres) and arranged in rows, similar to an orchard. None of trees on the project site are protected by the County's Tree Preservation Ordinance.~~

~~*Special Status Species*~~

~~During the site visit on June 1, 2006, a nest was observed in one Eucalyptus tree. No birds were observed in or around the nest; nevertheless, a pre-construction survey should be conducted to avoid any potential impacts to nesting raptors on the project site.~~

~~*Wetlands, Streams, and Other Surface Waters*~~

~~The pond on the site was built by the current property owner. The pond is lined, and the property owner maintains it on an annual basis. Even human-made water features can be considered protected habitat if over time the feature has gained the characteristics that make it suitable habitat. This pond does not appear to have done so, because it is regularly maintained. Therefore, this pond is considered human-induced for the~~

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[1] County Code, Chapter 19.04, "Tree Ordinance;" *Sacramento County General Plan*, "Conservation Element;" and County Code, Chapter 12.12, Tree Preservation and Protection Ordinance

[2] County Code, Chapter 19.04, "Tree Ordinance"

[3] *Sacramento County General Plan*, "Conservation Element"; and County Code, Chapter 12.12, Tree Preservation and Protection Ordinance

~~purposes of this analysis, and will not be treated as a protected feature by Sacramento County. However, the applicant should be advised that this does not preclude regulatory agencies such as the United States Army Corps of Engineers from reaching a different conclusion.~~

~~*Impact: Biological Resources*~~

~~Impacts to trees and surface waters are ***less-than-significant***, due to an absence of protected species or habitat. A pre-construction nesting survey is recommended to ensure potential impacts to nesting raptors are ***less-than-significant***.~~

~~Cultural Resources~~

~~See Chapter 15 for discussions of background, setting, and significance criteria for cultural resources within the Plan area.~~

~~*Fieldwork/Analysis*~~

~~Archaeological Survey~~

~~The project site was subject to an intensive pedestrian survey between January 14, 2006 and March 26, 2006. The project area was walked by a team of archaeologists employing parallel transects with transect spacing no greater than 5 to 10 meters. No prehistoric cultural resources were recovered or noted during the survey.~~

~~Historical Survey~~

~~Peak & Associates have conducted a historical evaluation and determination of eligibility for potential historical resources on the project site. The project site contains two single family homes and associated ancillary structures. The following single family homes were noted:~~

- ~~7711 Elk Grove Florin: The base of this house is from the 1950s, but it has been modified so heavily it is hard to tell. A small garage and shed are also on the property.~~
- ~~7729 Elk Grove Florin: 1986 residence~~

~~Under current DERA policy, structures that are 50 years or older are evaluated for potential historic significance. Based on field data collected on the project site, site pictures and review of tax assessor's records (dates noted above), the residences on the project site either do not meet the 50 year or older threshold or are so heavily modified they appear modern.~~

~~The structures present on the project site are not considered important historic resources and, therefore, destruction of these buildings would not constitute a significant environmental impact.~~

~~*Impact: Cultural Resources*~~

~~Although no additional cultural resource work is recommended at this time, there is a possibility of uncovering subsurface archaeological materials during the construction phases of the project which have been obscured from view due to natural reburial processes. Therefore, mitigation for subsurface cultural resources is included.~~

~~With mitigation for potential undiscovered subsurface prehistoric and historic cultural resources, environmental impacts to potentially sensitive cultural resources are considered less than significant.~~

~~Hazardous Materials~~

~~In 1978/79 the federal government banned nearly all uses of friable asbestos in building materials. Therefore, existing structures that predate 1979 potentially contain asbestos in their building materials. The improper removal of asbestos-containing materials could pose a health and safety risk to people in the vicinity if friable asbestos exposure occurs.~~

~~The project site contains some buildings constructed before the 1970's and abatement asbestos surveys are required for each of the structures within the project area which are intended to be razed or otherwise disturbed. The Sacramento Metropolitan Air Quality Management District (SMAQMD) adopted Rules and Regulations require evaluation of potential asbestos-containing materials prior to the demolition or renovation of any structures. SMAQMD Rule 902 requires that a survey be conducted by an investigator certified by the Division of Occupational Health and Safety. If asbestos is found to be present, it must be removed and disposed of in accordance with specific procedures set forth in Rule 902 to ensure the protection of public health and safety.~~

~~*Impact: Hazardous Materials*~~

~~Compliance with SMAQMD Rule 902 and other local and state regulations is required. Because the project must comply with these rules and regulations, exposure to asbestos containing materials and household hazardous materials is ***less-than-significant***.~~

~~Agency-Recommended Conditions of Approval~~

1. ~~**Sacramento County Division of Development and Surveyor Services**~~

a. ~~Grant the County right-of-way for Elk Grove-Florin Road, based on a 108' standard and install public street improvements pursuant to the Sacramento County Improvement Standards.~~

b. ~~Entrance street pattern not acceptable.~~

~~2. Sacramento County Department of Transportation~~

a. ~~Grant the County right-of-way on Elk Grove-Florin Road based on a 108-foot standard thoroughfare pursuant to the Sacramento County Improvement Standards and to the satisfaction of the Department of Transportation.~~

b. ~~Dedicate additional right-of-way along Elk Grove-Florin Road directly opposite Tiogawoods Way for a proposed street connection to the east pursuant to the Sacramento County Improvement Standards and to the satisfaction of the Department of Transportation. Note: A bus turn out will be required on the north side of the proposed Tiogawoods Way intersection along Elk Grove-Florin Road.~~

c. ~~Grant the right of direct vehicular access to the County of Sacramento along Elk Grove-Florin Road except for approved driveway and street locations to the satisfaction of the Department of Transportation.~~

~~3. Sacramento Area Sewer District (fka County Sanitation District 1)~~

a. ~~Connection to the District's sewer system shall be required to the satisfaction of SASD. Sacramento County Improvement Standards apply to any on and off-site sewer construction.~~

b. ~~Each lot and each building with a sewage source shall have a separate connection to the SASD sewer system.~~

c. ~~Sewer service lines will not be permitted to connect directly to the 102-inch diameter interceptor sewer line on Elk Grove-Florin Road.~~

d. ~~In order to obtain sewer service, construction of SASD sewer infrastructure will be required.~~

e. ~~Sewer easement may be required. All sewer easements shall be dedicated to SASD in a form approved by the District Engineer. All SASD sewer easements shall be at least 20 feet in width and ensure continuous access for installation and maintenance. SASD will provide maintenance only in public right-of-ways and in easements dedicated to SASD.~~

f. ~~SASD requires their sewers to be located 10 feet from other parallel utilities (water, drain, electrical, etc.). Prior to recording the Final Map, the applicant shall prepare a utility plan that will demonstrate that this condition is met.~~

~~4. Sacramento Municipal Utilities District (SMUD)~~

~~a. Dedicate a 12.5-foot public utility easement for underground facilities and appurtenances adjacent to all public street rights of ways.~~

~~b. The owner/developer must disclose to future/potential owners the existing 69kV electrical facilities and electrical Substation Site. SMUD has a Substation located on the north property line of this Subdivision and the 69kV overhead line is located on the east side of Elk Grove-Florin Road.~~

~~5. Sacramento Metropolitan Fire District~~

~~a. Two means of access shall be provided for PUD's having sites serving 40 or more dwelling units.~~

~~b. Provide approved steamer type fire hydrants for this subdivision. Hydrants shall be installed in accordance with Sacramento Metro Fire District standards and those of the Water District. Hydrant spacing shall be a maximum of 500 feet on center.~~

~~c. All private road parcel splits or subdivisions shall have a road maintenance agreement (RMA) recorded with the Public Recorders office having jurisdiction. It shall include~~

~~i. The roadway surface to the original design or better.~~

~~ii. Abatement of plant or tree growth over the pavement edge to thirteen feet, six inches (13', 6") vertical height. (Exception: Fire Department approved areas involving oak trees).~~

~~iii. No Parking – Fire Lane painting as needed or sign installation replacement or repair when removed or damaged.~~

~~d. A copy of the road maintenance agreement shall be provided with the first (1st) submittal for the improvement or Civil drawings for fire department review.~~

~~e. Provide approved steamer type fire hydrants for residential areas located as follows:~~

~~i. One fire hydrant shall be located between 150 to 250 feet from the end of the access roadway. The required access roadway shall extend to within 150 feet of any portion of the exterior wall of a building.~~

~~ii. A hydrant installed at the end of an access roadway, as a "blow off" for the water district does not meet the fire department requirements.~~

iii. ~~Existing "wharf" fire hydrants are not acceptable to meet the requirements for new construction.~~

iv. ~~Each steamer hydrant shall have a minimum flow of 1000 gpm for residential areas.~~

v. ~~Additional requirements apply for residential dwellings having areas greater than 3,600 square feet.~~

f. ~~Plans shall be submitted to the fire prevention bureau showing hydrant locations for review and approval prior to construction. Fire hydrant detail and fire department notes shall be shown on the plans or improvement drawings.~~

g. ~~Provide access roadways with all-weather driving surface of not less than 20 feet of unobstructed width, with a minimum turning radius of 38 feet inside/58 feet outside dimension capable of supporting the imposed loads of fire apparatus and having a minimum of 13 feet, 6 inches of vertical clearance. The access roadway shall be extended to within 150 feet of all portions of the exterior walls of the first story of any building. Exception: The required clear width may be reduced to a minimum of 16 feet for access roadways serving only 1 or 2 single-family dwellings. It may not be reduced to the last two dwellings on a road serving more than 2 dwellings.~~

h. ~~When the "access roadway" length exceeds 150 feet from the public road, an approved fire apparatus turn-around shall be provided. The fire apparatus turn-around shall conform to any of the designs shown on Sacramento Metropolitan Fire District Standard 444.302. The intent is for the turn-around to be located within 100 feet of the end of the access roadway. All parcels zoned as "Residential" (RD) shall be provided with a finished surface of pavement consisting of 2 inches of asphalt concrete (AC) over 6 inches of aggregate base (AB) or the equivalent in "all" concrete or approved comparable surface. This includes existing gravel driveways.~~

i. ~~There shall be no parking on any street narrower than 28 feet. Streets that are wider than 36 feet shall be allowed parking on both sides. Measurements shall be from gutter line or edge of pavement to the same on the other side of the roadway. On private streets, marking of the fire lanes per the Sacramento Metro Fire Lane Standard may be required. Contact the Fire Prevention Bureau for a copy of the fire lane standard.~~

j. ~~Provide approved address numbers on the building in such a position as to be plainly visible and legible from the street or road fronting the property. Said numbers shall contrast with their background and on all new buildings, shall be illuminated at night. In order to meet this requirement, the following methods are acceptable:~~

i. ~~Name the access road and ensure that the new addresses be listed for the newly named "street" and meet the requirement above, or~~

ii. ~~Provide approved address numbers on the homes and for each of the homes on the access drive, provide approved address numbers posted next to the entrance to the access drive, facing the public street in an approved manner to meet the above requirement.~~

k. ~~Should security gates be considered for this project, the developer shall obtain a copy of the Sacramento County Fire Code, Amendment VII, Emergency Access Gates and Barriers. The design of the entry shall conform to this standard.~~

~~6. Sacramento County Sheriff's Department~~

a. ~~The Sheriff's Department is strongly opposed to the street layout of this project. The bend on the west side of the subject parcel does not appear to allow for sufficient visibility into the remainder of this project.~~

b. ~~Additionally, the last cul-de-sac on the east side of the parcel is of concern for responding officers. This cul-de-sac, as currently designed, is considered a "dogleg cul-de-sac", and not acceptable for public street design by the Sheriff's Department.~~

c. ~~The secondary access to this project, either through an alignment with existing public streets or a new driveway within this project is recommended.~~

d. ~~All curbs shall be vertical in design. Rounded curbs shall be avoided whenever possible.~~

e. ~~Landscaping shall be of the type and situated in locations to maximize observation while providing the desired degree of aesthetics.~~

f. ~~Vertical wrought-iron fencing material shall be used for all fences between private lots and open space, parks, right-of-ways or other public access land.~~

g. ~~There shall be on-street lighting to allow for adequate visibility by residents, law enforcement, and passersby during nighttime hours.~~

h. ~~All lighting fixtures shall be of a type and kind to resist breakage and other vandalism.~~

i. ~~Parking areas, roadways, and driveways shall be illuminated with high intensity discharge lighting with sufficient wattage to provide adequate illumination to provide a safe, secure environment for persons, property, and vehicles on site. Such lighting shall be equipped with vandal-resistant covers and photocell control. A lighting level of .25 to .500 foot-candles, maintained at ground level, is required for the site in general; entry intersections should be .50 or greater.~~

~~j. A street number shall be displayed in a prominent location on the street side of the residence in such a position that the number is easily visible to approaching emergency vehicles.~~

~~i. The numerals shall be no less than three (3) to four (4) inches in height and shall be of a contrasting color to the background to which they are attached.~~

~~ii. The numerals shall be lighted at night.~~

~~7. Sacramento County Department of Water Resources~~

~~a. Provide drainage easements and install facilities pursuant to the Sacramento County Floodplain Management Ordinance, Sacramento County Water Agency Code, and Sacramento County Improvement Standards, including any fee required by the Sacramento County Water Agency Code.~~

~~b. Off-site drainage easements and improvements shall be provided pursuant to the Sacramento County Drainage Ordinance and Improvement Standards.~~

~~c. There shall be no impact to neighboring properties due to any fill placed within the 100-year floodplain.~~

~~d. Provide a permanent concrete stamp or other permanently applied message (not including paint) at each storm drain inlet which reads, "No Dumping – Flows to Creek", or other approved message, to the satisfaction of DWR.~~

~~8. Sacramento County Department of Water Resources – Water Supply~~

~~a. Water supply will be provided by the Sacramento County Water Agency, per the provisions of the Master Water Study for the Florin Vineyard Community Plan dated December 2005.~~

~~b. Provide separate public water service to each parcel. All water lines shall be located within a public right-of-way or within easements dedicated to SCWA. Easements shall be reviewed and approved by Sacramento County Water Agency prior to Improvement Plan approval or Final Map approval.~~

~~c. Destroy all abandoned wells on the proposed project site in accordance with the requirements of the Sacramento County Environmental Health Division. Clearly show all abandoned/destroyed wells on the improvement plans for the project. Prior to abandoning any existing agricultural wells, applicant shall use water from agricultural wells for grading and construction.~~

~~d. Prior to issuance of building permits pay the Surface Water Component Fee for Private Wells as outlined in Title 4, Section 4.45.005 of the Sacramento County Water Agency (SCWA) Code.~~

~~e. Pluming systems for residential units shall be stubbed to the street right-of-way to facilitate future connections in the event of future public water service.~~

~~f. Test all water wells for arsenic at the time of construction.~~

~~g. The property owners shall participate in future groundwater management and well protection programs adopted by the Sacramento County Water Agency that are applied uniformly throughout Zone 40.~~

~~The following requirements are not project conditions subject to tentative map approval:~~

~~h. Prior to the issuance of any building permits for the project, the project developer/owner shall pay Zone 40 development fees applicable at the time of building permit issuance in accordance with Title 4 of the Sacramento County Water Agency (SCWA) Code.~~

~~i. Prior to the issuance of any building permits for the project, the project shall conform to the specific provisions of the Sacramento County Landscape Water Conservation Ordinance (Chapter 14.10 of the Sacramento County Code) to the satisfaction of the County Landscape/Oak Tree Coordinator.~~

~~PROJECT MITIGATION MEASURES~~

~~MITIGATION MEASURES FOR POTENTIAL DRAINAGE IMPACTS:~~

~~GK-1.~~ ~~Prior to the approval of improvement plans for individual development projects within the FVCP area, the project proponent shall demonstrate to the satisfaction of DWR that all FVCP DMP improvements necessary to provide adequate flood protection to the project, and necessary to provide adequate mitigation for the project's downstream drainage/flooding and water quality impacts, have been implemented.~~

~~MITIGATION MEASURES FOR POTENTIAL AIR QUALITY IMPACT:~~

~~GK-2.~~ **~~The applicant shall implement the following mitigation in order to reduce construction-related PM_{10} emissions:~~**

~~a.~~ **~~Keep soil moist at all times.~~**

b. **Maintain at least two feet of freeboard space on all haul trucks.**

c. **Use emulsified diesel or diesel catalysts on applicable heavy duty diesel construction equipment.**

MITIGATION MEASURES FOR POTENTIAL NOISE IMPACTS:

GK-3. To reduce exterior activity area noise to acceptable levels, adhere to **one** of the following:

A. Provide, at a minimum, a combination berm and solid masonry 9-foot soundwall along the Elk Grove-Florin Road frontage.

B. All houses along Elk Grove-Florin Road shall front onto Elk Grove-Florin Road.

C. Submit an alternative noise reduction design and plan that reduces noise levels at the outdoor activity area to 65 dB L_{dn} or less, as substantiated by an acoustical analysis prepared by a qualified acoustical professional.

GK-4. To reduce interior noise to acceptable levels, adhere to one of the following:

A. No building shall be within 111 feet of the centerline of Elk Grove-Florin Road.

B. Comply with measure GK-3.A (a 9-foot soundwall), and ensure that no second story is within 111 feet of the centerline of Elk Grove-Florin Road.

C. Submit an alternative noise reduction design and plan that reduces interior noise levels to 45 dB L_{dn} or less, as substantiated by an acoustical analysis prepared by a qualified acoustical professional.

MITIGATION MEASURES FOR POTENTIAL NESTING RAPTOR IMPACTS:

GK-5. If construction, grading, or project related improvements are to occur between March 1 and September 15, a focused survey for raptor nests on the site and on nearby trees (within 500 feet of the site) shall be conducted by a qualified biologist within 14 days prior to the start of construction work (including clearing and grubbing). If no active nests are found during the focused survey, no further mitigation will be required. If an active nest(s) is found, the Department of Environmental Review and Assessment and the CDFG shall be contacted to determine appropriate protective measures.

MITIGATION MEASURE FOR POTENTIAL CULTURAL RESOURCES IMPACTS:

GK-6. Should any cultural resources, such as structural features, unusual amounts of bone or shell, artifacts, human remains, or architectural remains be encountered during any development activities, work shall be suspended and

~~the Department of Environmental Review and Assessment shall be immediately notified at (916) 874-7914.~~

~~At that time, the Department of Environmental Review and Assessment will coordinate any necessary investigation of the find with appropriate specialists as needed. The project proponent shall be required to implement any mitigation deemed necessary for the protection of the cultural resources. In addition, pursuant to Section 5097.97 of the State Public Resources Code and Section 7050.5 of the State Health and Safety Code, in the event of the discovery of human remains, all work is to stop and the County Coroner shall be immediately notified. If the remains are determined to be Native American, guidelines of the Native American Heritage Commission shall be adhered to in the treatment and disposition of the remains.~~

~~19 MILLERS FAMILY TRUST~~

~~The effects of the proposed land use plans for the Florin-Vineyard Gap projects are addressed in Volume 1 of this EIR. Impacts to environmental resources have been addressed therein for the overall plan area. This chapter discusses the site specific impacts of this particular project in the Florin-Vineyard Gap Community. Impacts, mitigation measures and conditions requested by Sacramento County's reviewing departments are provided within this chapter.~~

~~PROJECT INFORMATION~~

~~CONTROL NUMBER: 04-RZB-PMR-0412~~

~~NAME:~~ ~~Millers Family Trust~~

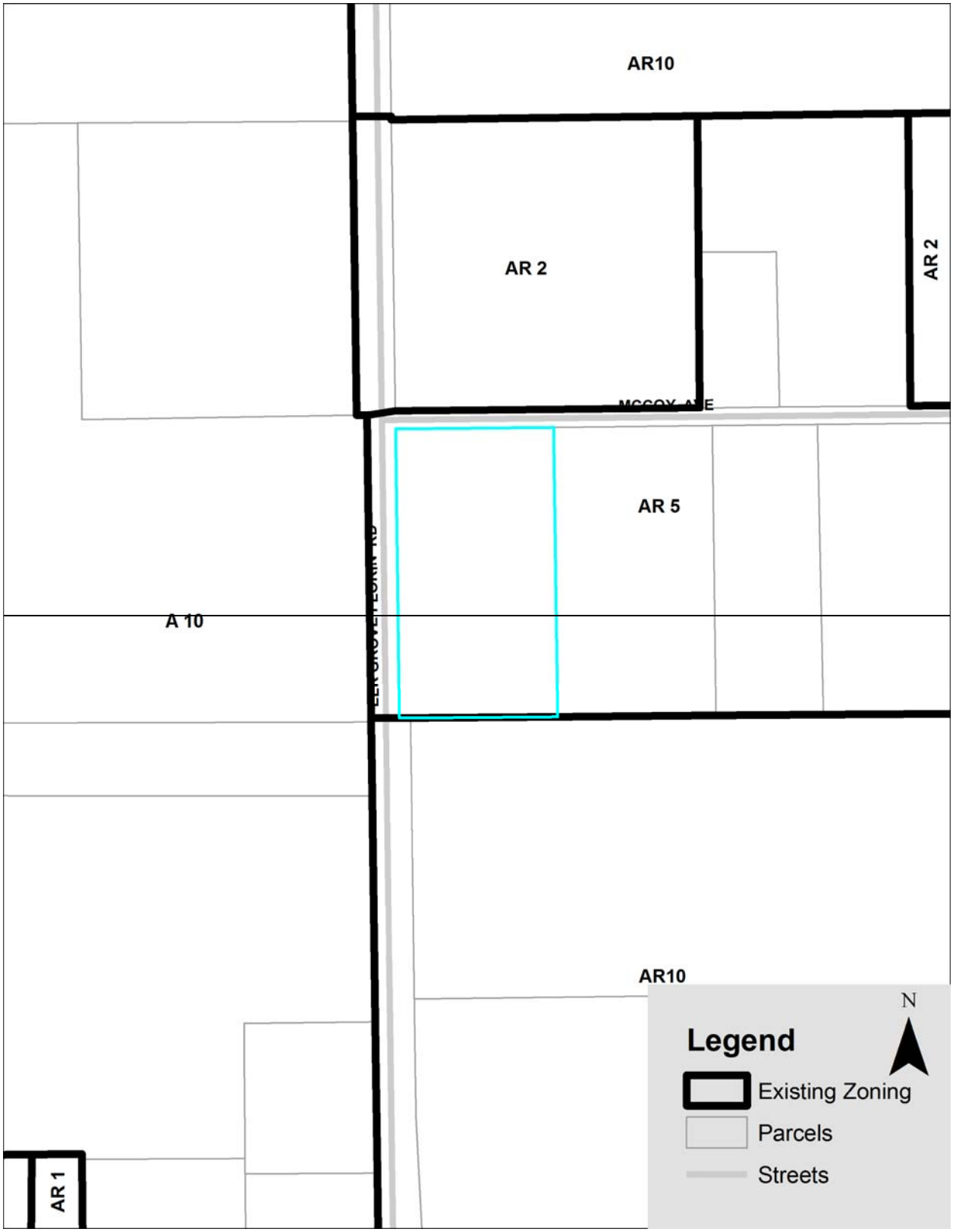
~~LOCATION:~~ ~~The project site is located on the southeast corner of Elk Grove-Florin Road and McCoy Avenue, in the Vineyard Community (Plate ML-1).~~

~~ASSESSOR'S PARCEL NUMBER:~~ ~~065-0080-036~~

~~OWNER/APPLICANT:~~

~~Millers Family Trust~~

~~Plate ML-1 Project Location and Existing Zoning~~

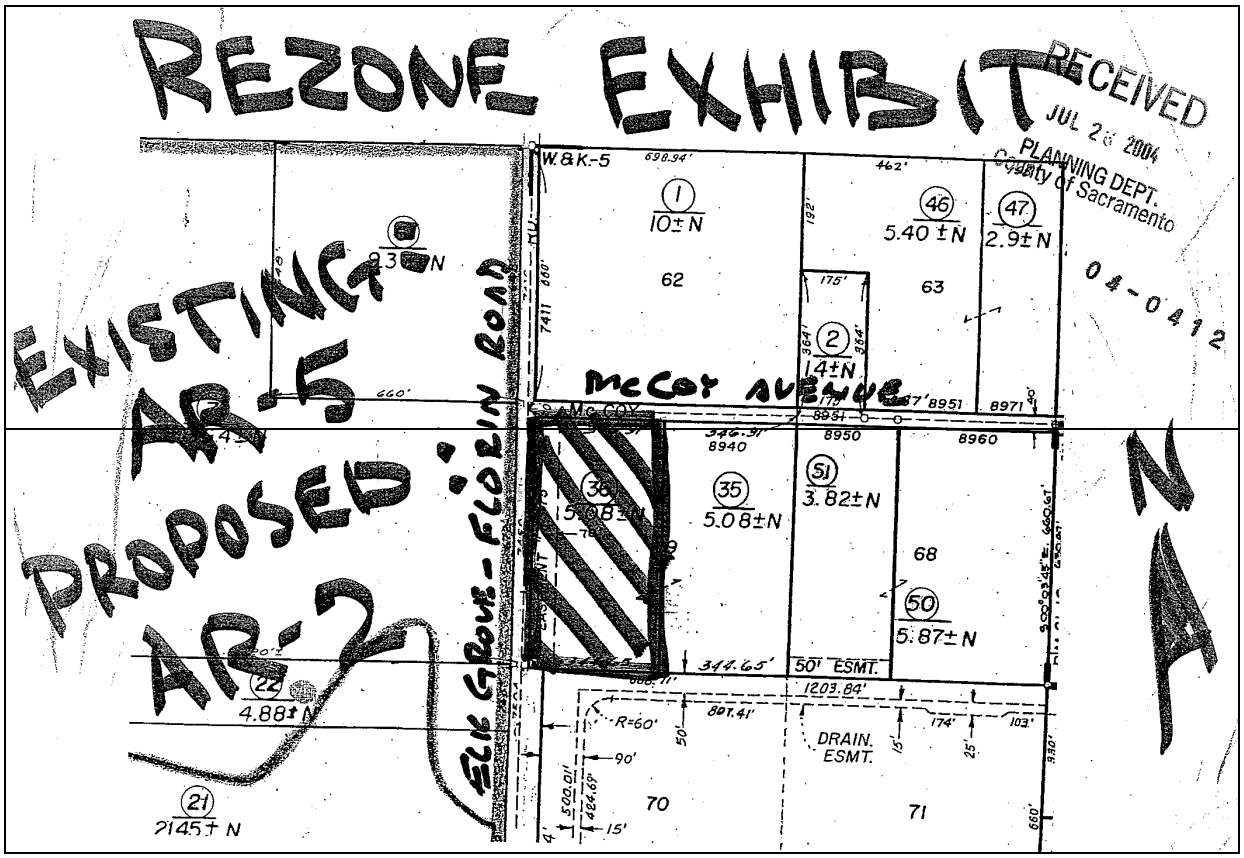


~~PROJECT DESCRIPTION~~

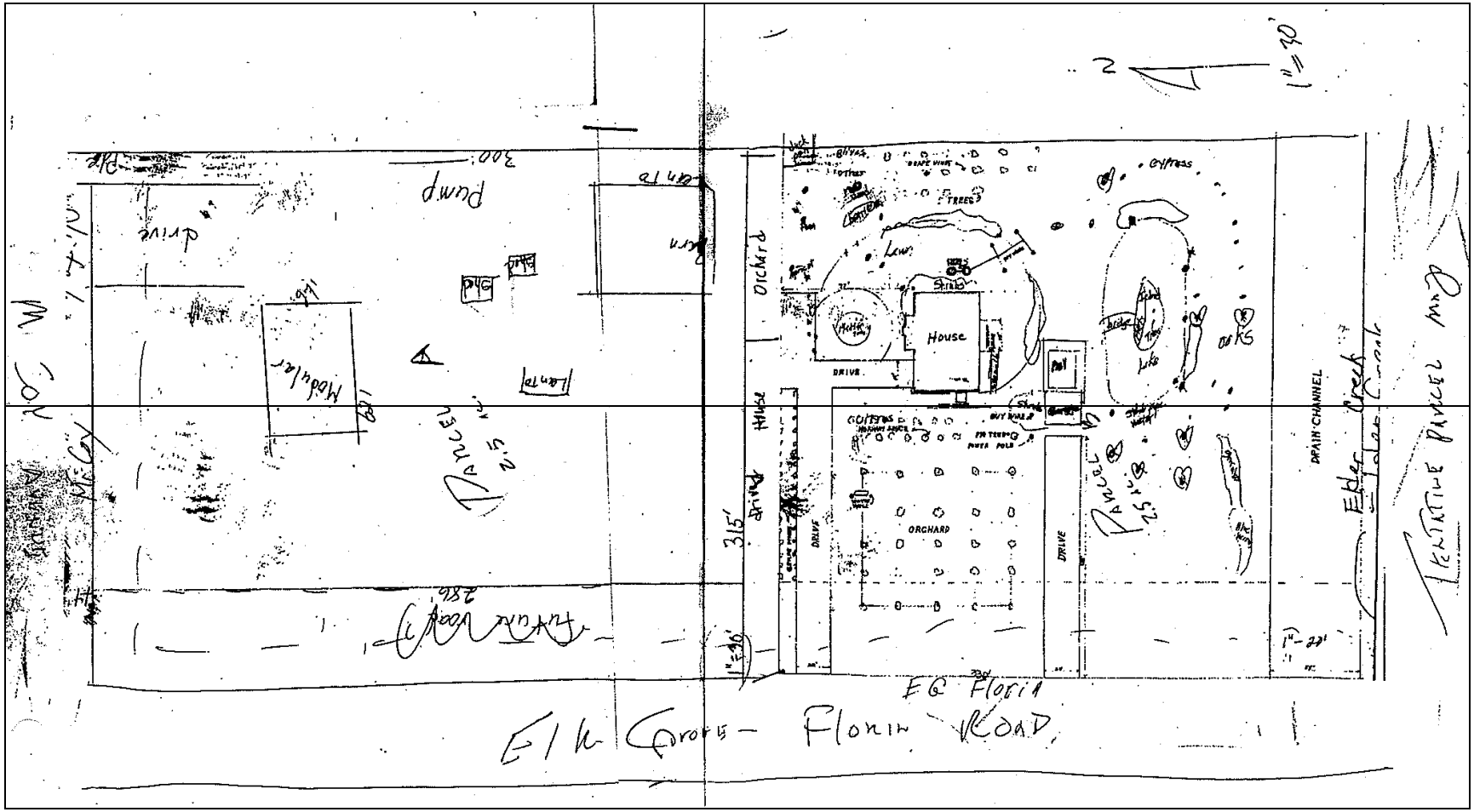
1. ~~A **Rezone** of 5.2 acres from AR-5 agricultural-residential to AR-2 agricultural-residential (Plate ML-2).~~

2. ~~A **Tentative Parcel Map** to divide a 5.2 acre parcel into two parcels (see Plate ML-3).~~

~~Plate ML-2 Rezone Exhibit~~



~~Plate ML-3 Tentative Parcel Map for Millers Family Trust~~



~~ENVIRONMENTAL SETTING~~

~~The project is located in the eastern portion of the County. The 5.2± acre project site consists of a single rectangular parcel toward the central portion of the Florin-Vineyard Gap Community Plan Area. The site is developed with a primary single-family home, a smaller accessory residence, and multiple appurtenant structures. The primary house occupies the southern side of the parcel and is served by a driveway accessing Elk Grove-Florin Road, while the accessory house occupies the northern side of the parcel is served by a driveway accessing McCoy Avenue. The other appurtenant structures on the site include a free-standing garage, sheds, a horse corral, and a goat enclosure. There is also a pool on the property. The site is zoned AR-2, and surrounding properties are zoned AR-2, AR-5, AR-5(F), and AR-10(F) (Plate ML-1).~~

~~While the northern end of the property is mostly either lawn or natural grass, the southern end of the property hosts a variety of ornamental and native plants. There are numerous landscape trees that surround the primary house, including crabapple, eucalyptus, and fruit trees. Elder Creek flows past the southernmost property boundary, and the property also has a pond in this vicinity that has a small island in the center. On this southern side, there are several large interior live oak and black oak (see Plate ML-4).~~

~~Plate ML-4 Aerial of Project Site~~

~~Environmental Effects~~

~~Land Use~~

~~The site consists of a single parcel of 5.2 acres, zoned AR-5. As proposed, the Millers Family Trust project would rezone the site to AR-2 (Plate ML-2). Under the existing agricultural-residential zoning, parcels must be a minimum of 5 acres in size, but under the proposed zoning, the minimum parcel size would be 2 acres. The project also includes a Tentative Subdivision Map to divide the property into 2 parcels of 2.5 and 2.7 acres each (Plate ML-3).~~

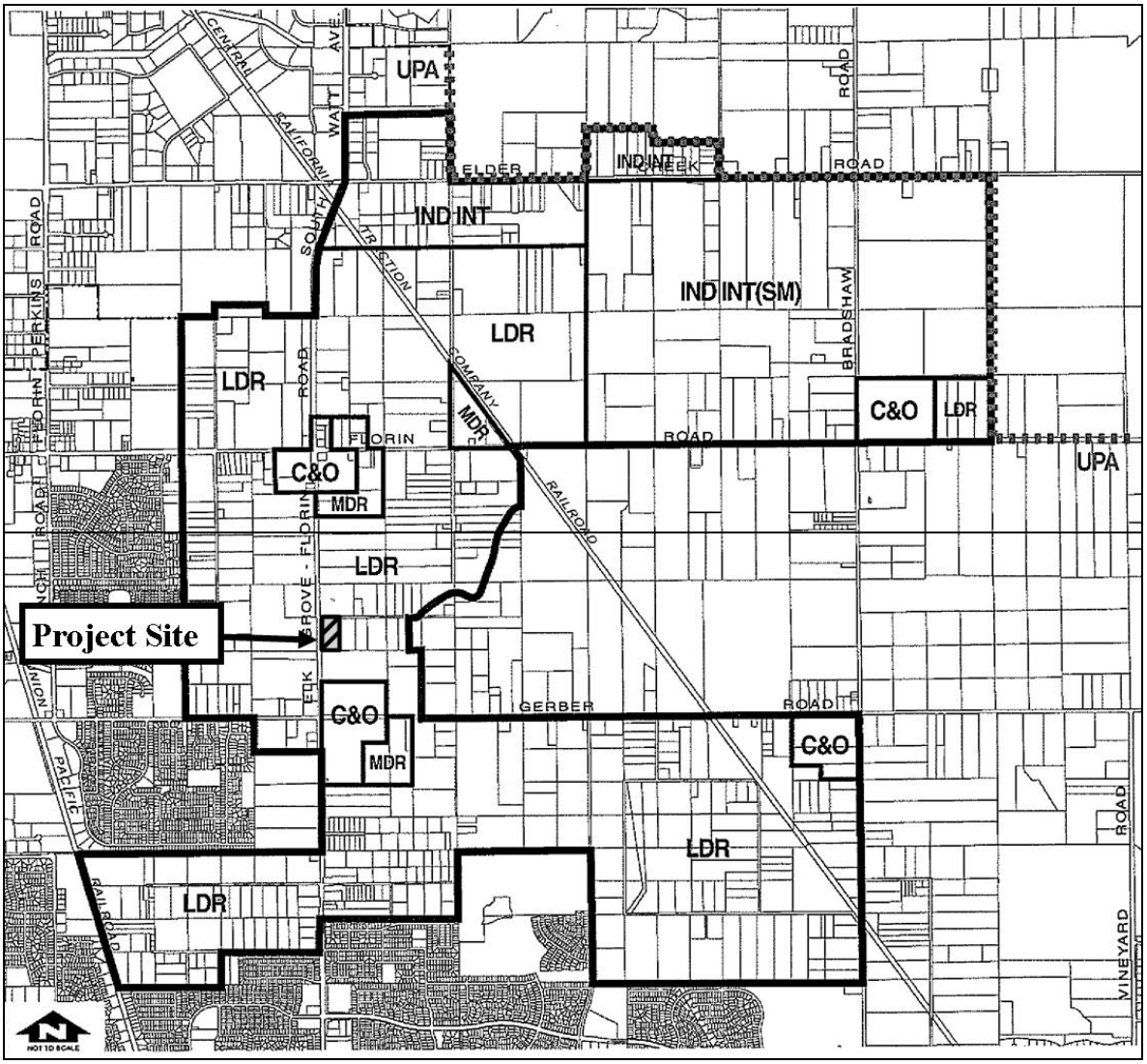
~~The existing General Plan designation of the site is Urban Development Area (UDA). The UDA indicates areas that are anticipated for development within the 20-year planning period of the General Plan. As part of the overall Florin-Vineyard Gap Community Plan project the General Plan designation of the site would be amended to Low Density Residential (see Plate ML-5). The proposed project is consistent with the Low Density Residential designation, because the General Plan Zoning Consistency Matrix designates all AR zones as consistent with Low Density Residential. According to the Sacramento County General Plan:~~

> ~~The Low Density Residential designation provides for areas of predominantly single family housing with some attached housing units. It allows urban densities between one and twelve dwelling units per acre, resulting in population densities ranging from approximately 2.5 to 30 persons per acre. Typical low-density development includes detached single-family homes, duplexes, triplexes, fourplexes, townhouses, lower density condominiums, cluster housing and mobile home parks.~~

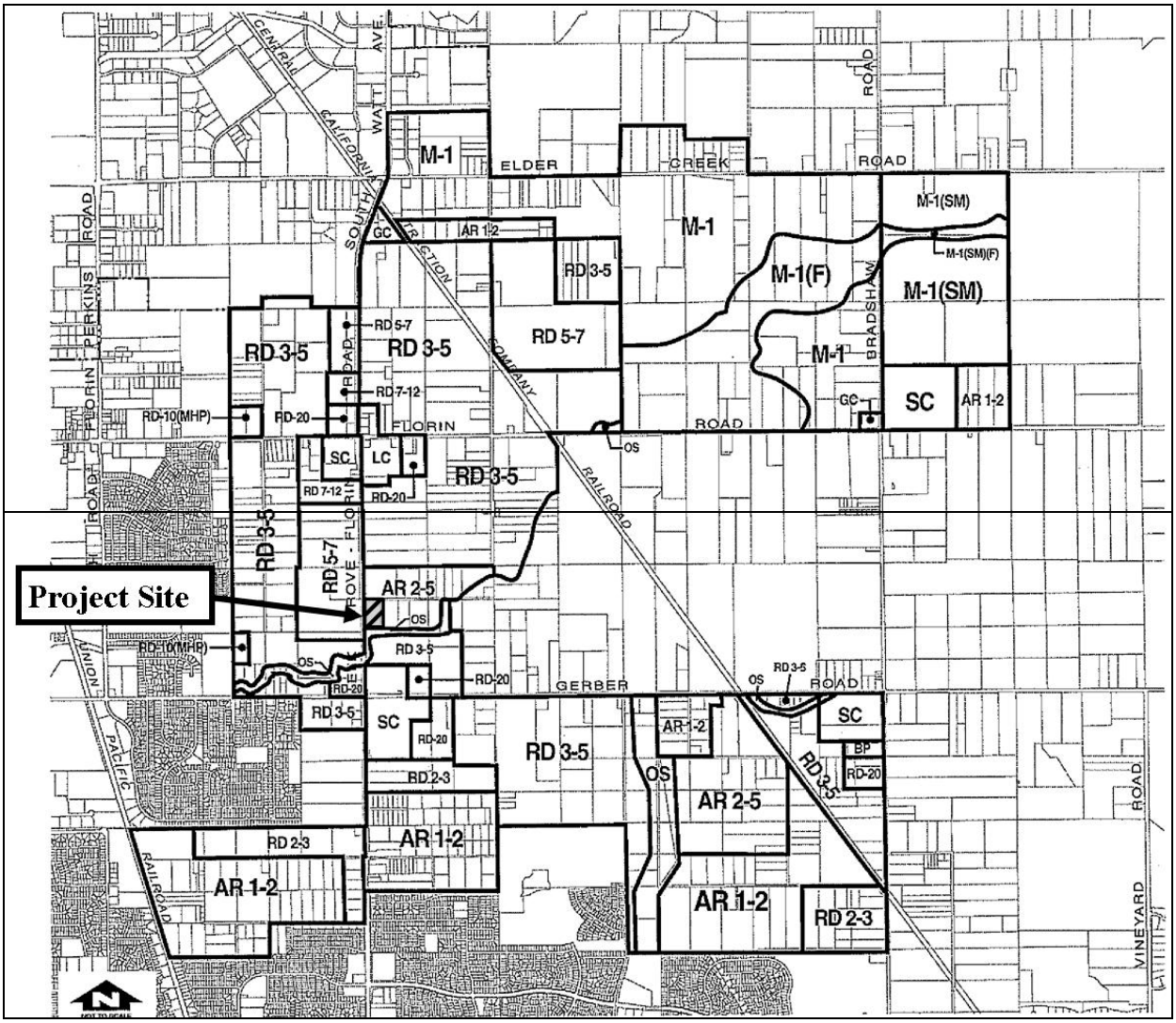
~~As part of the overall Florin-Vineyard Gap Community Plan project, two Draft Land Use Plans have been proposed: one by the CAC and one by the Planning Department. In the case of the area encompassed by the proposed project, the CAC Draft Land Use Plan would designate the site for AR-2 to -5 uses (Plate ML-6) while the Planning Department Draft Land Use Plan would designate the site for RD-5 to -7 uses (Plate ML-7). The proposed project is consistent with the CAC plan, but is not consistent with the Planning Department Plan (the project is less dense).~~

~~Currently, lands to the north are zoned AR-2, lands to the east and west are zoned AR-5 and AR-5(F), and lands to the south are zoned AR-10(F). However, other individual projects within the overall Florin-Vineyard Gap Community Plan area are proposed to the north, south, and west. The project to the south, entitled "Champion Oaks", would rezone the land to SC; the project to the west, entitled "Gerber Creek", would rezone the adjacent land to RD-7; and the project to the north, entitled "Villages at Elder Creek Estates", would rezone the adjacent land to RD-4, RD-5, RD-7, RD-20, and O (refer to Plate Intro-1).~~

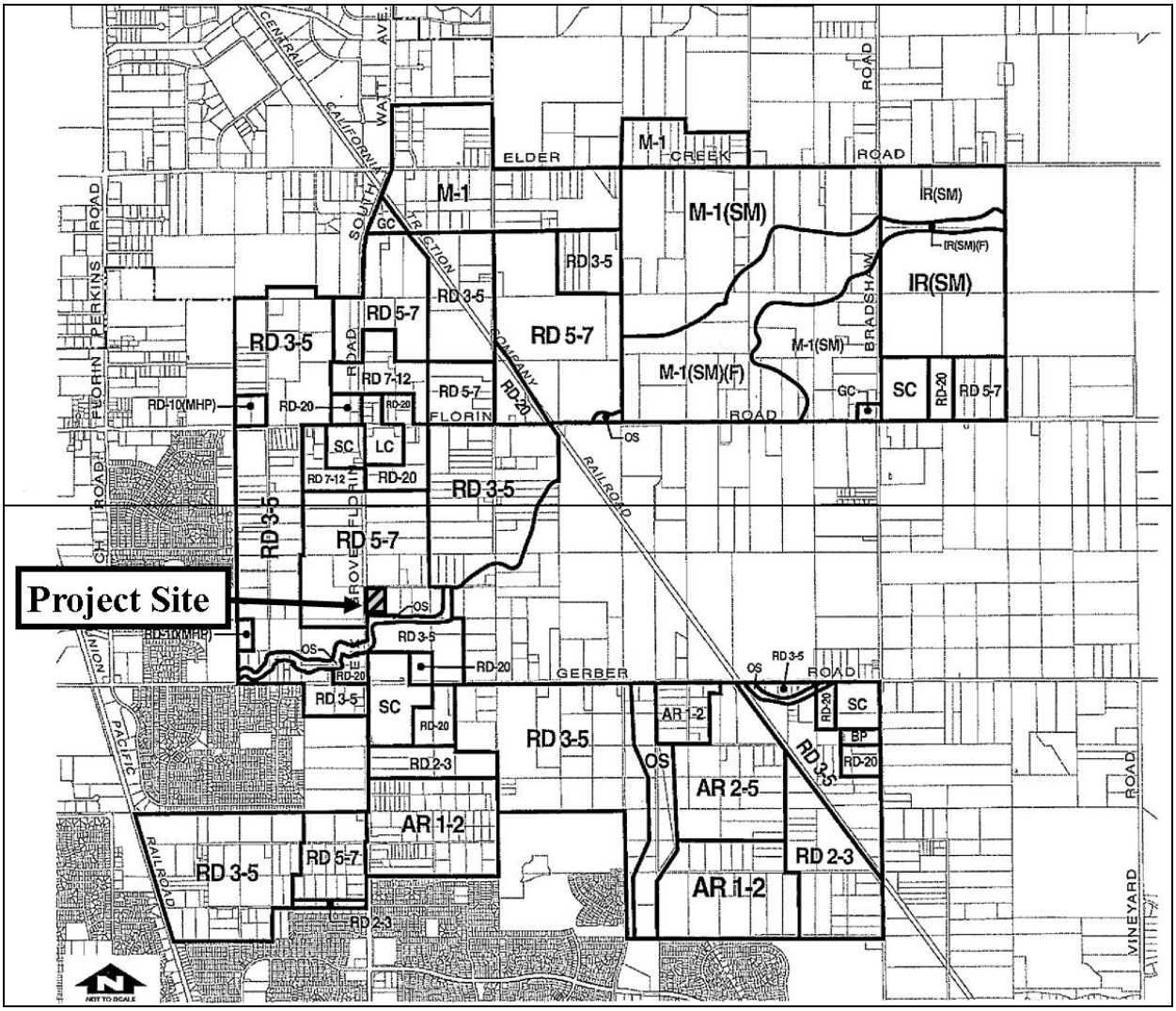
~~Plate ML-5 Proposed General Plan Designation~~



~~Plate ML-6 CAC Draft Land Use Plan~~



~~Plate ML-7 Planning Department Draft Land Use Plan~~



~~*Impact: Land Use*~~

~~The proposed project conflict with any applicable land use plan, policy, or regulation intended to avoid or mitigate an environmental effect. . Potential land-use-related environmental impacts due to the Millers Family Trust project are ***less-than-significant***.~~

~~Agricultural Land~~

~~The Sacramento County General Plan protects Prime Farmland or Farmland of Statewide Importance, and the CEQA Guidelines protect Prime Farmland, Farmland of Statewide Importance, and Unique Farmland. The California Department of Conservation map of Sacramento County Important Farmland 2006 (published July 2008) designates the project site as a mix of Grazing Land and Farmland of Local Importance, which are not protected farmland designations.~~

~~*Impact: Agricultural Land*~~

~~The project site does not contain protected farmland, so Millers Family Trust impacts related to agricultural land are ***less-than-significant***.~~

~~Public Services~~

~~The project site is located within the County Urban Services Boundary and is within the active service area of a variety of public utility and service districts. The additional development of this site is expected to increase the demands on public services to some degree, but not beyond current or planned service capacity under the proposed Florin Vineyard Gap Community Plan. Service providers were given the opportunity to review and comment on the proposed project. Those providers that submitted specific public service comments are noted in the "Agency-Recommended Conditions of Approval" section.~~

~~*Sacramento Municipal Utility District*~~

~~The Sacramento Municipal Utility District (SMUD) will be the energy service provider for the proposed project. SMUD recommended conditions of approval (refer to the "Agency-Recommended Conditions of Approval" section). All of the recommended conditions request either disclosure of existing easements or facility restrictions, or dedication of the appropriate easements. Compliance with these conditions will not cause any additional environmental impacts.~~

~~*Police Services*~~

~~The Sacramento County Sheriff's Department (Sheriff's Department) will provide police protection services within the Florin Vineyard Gap Community Plan area. The Sheriff's Department typically uses a residency estimate of 2.7 people per home, and a minimum~~

~~staffing ratio of 1 to 1000 officer to population. The project contributes only a single new home, and will have a negligible individual impact on staffing needs.~~

~~*Fire Services*~~

~~The Sacramento Metropolitan Fire District (Fire District) will provide fire protection services within the Florin Vineyard Gap Community Plan area. The Fire District recommended conditions of approval for this project (see the "Agency-Recommended Conditions of Approval" section). The recommended conditions are all standard, and relate to the provision of appropriate fire hydrants and emergency vehicle access. The project contributes only a single new home, and will have a negligible individual impact on staffing needs.~~

~~*Impact: Public Services*~~

~~Various public service entities recommended Conditions of Approval for the project. While some of these comments may require project revisions, compliance will not result in additional environmental impacts. Singular Millers Family Trust project impacts related to public services are ***less-than-significant***.~~

~~Sewer Service~~

~~Sacramento Area Sewer District (SASD) submitted comments on the project, though at the time the comments were submitted the organization was still called County Sanitation District-1 (CSD-1). Though the comments were submitted with CSD-1 letterhead, the remainder of this document will refer to the District as SASD. The comment letter was co-authored by Sacramento Regional County Sanitation District, and offered the following advisory:~~

> ~~Developing this property may require the payment of additional sewer impact fees. Applicant should contact the Fee Quote Desk at (916) 876-6100 for sewer impact fee information.~~

~~The project site is within the Urban Service Boundary and within both the SASD and SRCSD boundaries; however, public sewer service is not available with 200 feet of the property. Therefore, the applicant is not required to install public sewer at this time. The applicant may either install the public sewer, or if the cost is prohibitive, may install an on-site sewage system (such as a septic system). Sacramento County Environmental Management Department approval will be required for on-site waste disposal facilities, to ensure that the facility complies with regulations and codes that protect public health. Recommended conditions are listed in the "Agency-Recommended Conditions of Approval" section of this chapter.~~

~~*Impact: Sewer Service*~~

~~The project site does not currently have sewer service. The applicant may either connect to public sewer, which would involve the laying of lines within the roadway right-of-way, or may install an on-site sewer system, which would require the approval of the Sacramento County Environmental Management Department. New impacts to the environment as a result of building the infrastructure are not significant because the improvements will either be taking place within the developed roadway area, or within the project site in areas where impacts will already occur. Millers Family Trust impacts to sewer service are ***less-than-significant***.~~

~~Water Supply~~

~~The water purveyor for the project area is the Sacramento County Water Agency. The Master Water Supply Study for the Florin-Vineyard Community Plan was prepared by the Sacramento County Water Agency. The analysis covered the Florin-Vineyard Gap Community Plan, including the project site. The analysis of water supply provided for the overall Florin-Vineyard Community Plan (see Chapter 7, Water Supply) area adequately addresses the needs of this project.~~

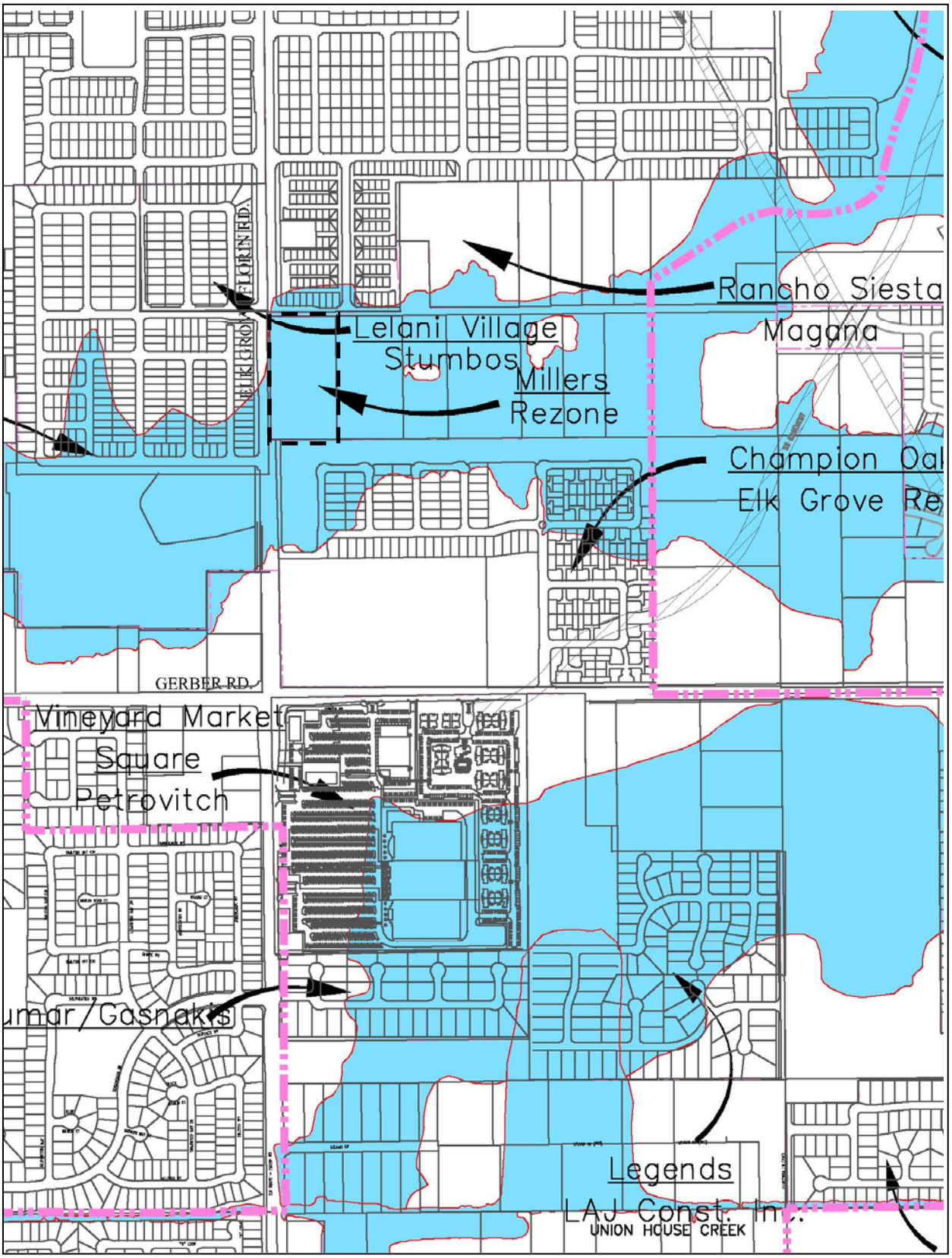
~~*Impact: Water Supply*~~

~~Any additional water infrastructure improvements specific to this project will take place in either existing roadways or planned roadways proposed as part of this project. Therefore, no additional environmental impacts will result from water improvements. The project will be required to pay fair-share fees through the Public Facilities Financing Plan for the Plan area. Project-specific Millers Family Trust impacts related to water supply are ***less-than-significant***.~~

~~Drainage and Hydrology~~

~~The project site borders Elder Creek, located immediately south of the parcel. The project is within the Federal Emergency Management Agency (FEMA) Flood Zone AE, as determined by the 1998 FEMA Flood Insurance Rate Map (FIRM), panel number 060262-0330. Flood Zone AE is a special flood hazard area inundated by 100-year flood. In March 2006, the Sacramento County Department of Water Resources (DWR) applied for a Letter of Map Revision (LOMR) from FEMA to revise several FIRM panels, including 060262-0330. The existing floodplain, including the changes that resulted from the LOMR, are shown on Plate ML-8.~~

~~Plate ML-8 Existing FEMA Floodplain~~



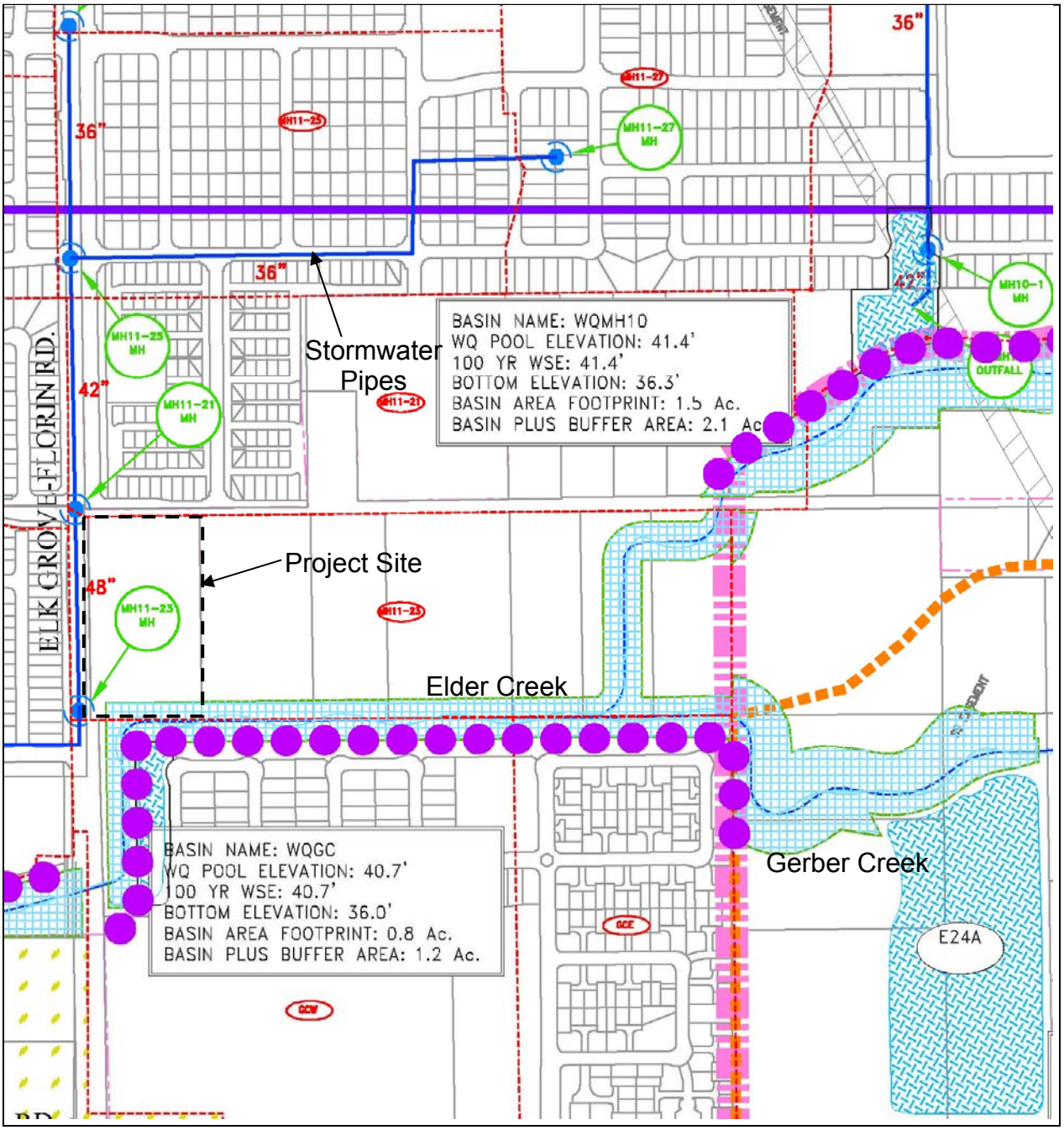
~~The County DWR staff (Booth) reviewed the project and submitted no comments. Although no project specific impacts to drainage and hydrology have been identified, the project will be required to implement recommended conditions and contribute its fair share toward the cost of drainage improvements identified in the Public Infrastructure Financing Plan. Plate ML-9 depicts the planned Drainage Master Plan improvements in the project area. There are no detention basins or main stormwater lines proposed on the project site, but there will be changes within the Elder Creek channel that runs along the southern project boundary. These changes will not affect the project.~~

~~*IMPACT: DRAINAGE AND HYDROLOGY*~~

~~Aside from the standard drainage improvements that will be required on the site pursuant to the Sacramento County Floodplain Management Ordinance, area-wide improvements are necessary to manage drainage within the entire Plan area. The project will be required to pay fair-share fees through the Public Facilities Financing Plan for the Plan area. Compliance with the Drainage Master Plan will ensure that Millers Family Trust impacts are ***less-than-significant***.~~

~~Some individual applicants within the Florin Vineyard Gap area have expressed an interest in working with the Department of Water Resources to develop an alternative site-specific drainage plan as "interim improvements". The intent is that the applicant would still owe fees to support the overall drainage master plan improvements, and that the interim improvements would be replaced by ultimate master plan improvements once sufficient funds have been collected. Nonetheless, should this be allowed it could have an adverse effect on the ability of the County to achieve full implementation of the area-wide drainage master plan. Also, the direct effects of these potential interim improvements are themselves unknown. Therefore, if interim improvements that are inconsistent with the drainage master plan are permitted, impacts to the Millers Family Trust associated with flooding are ***potentially-significant***.~~

~~Plate ML-9 Drainage Master Plan In Project Area~~



~~Traffic and Circulation~~

~~The project site is located east of Elk Grove-Florin Road and south of McCoy Avenue. Sacramento County Department of Transportation screening criteria indicate that a project contributing at least 100 p.m. peak-hour trips or 1,000 daily trips will require a traffic study. According to the Institute of Transportation Engineers, a typical single-family residence contributes 1.01 p.m. peak hour trips per home, and 9.57 daily trips per home. The project site already includes two single-family homes – a primary residence and an accessory residence. If the project is approved, each lot would contain one of these houses. Therefore, the project will not result in creation of any new dwellings, though it will entitle the northern parcel owner to expand the size of the existing dwelling. Singularly, this project has less-than-significant impacts and does not require a traffic study. However, the project was included in the overall Florin-Vineyard Gap Community Plan traffic study, addressed in Chapter 10 of this EIR. This project contributes to the impacts identified in that chapter, and will be required to contribute toward the mitigation measures.~~

~~The Sacramento County Department of Transportation reviewed the project and recommended one condition of approval related to the provision of right-of-way on Elk Grove-Florin Road.~~

~~*Impact: Traffic and Circulation*~~

~~Singularly, the project contributes no new trips, and does not result in significant impacts. However, the project site is part of the overall Community Plan project which will contribute to area traffic. Development of the entire plan area is expected to degrade transportation facilities to unacceptable levels. Singularly, Millers Family Trust impacts are ***less-than-significant***. However, the project will be required to pay fair-share fees associated with the cumulative impact.~~

~~Compliance with Sacramento County Improvement Standards will ensure that access to the site and others nearby is adequate, and Millers Family Trust impacts are ***less-than-significant***.~~

~~Air Quality~~

~~SMAQMD has established significance thresholds to determine if a proposed project's emission contribution significantly contributes to regional air quality impacts (Table ML-1). The major source of emissions related to the proposed project are associated with site grading.~~

~~Table ML-1~~
~~SMAQMD Significance Thresholds - Ozone Precursor Emissions~~

	~~ROG[1] (lbs/day)~~	~~NO_x (lbs/day)~~	~~CO ($\mu g/m^3$)~~	~~PM_{10} ($\mu g/m^3$)~~
~~Construction (short-term)~~	~~None~~	~~85~~	~~CAAQS[2]~~	~~CAAQS~~
~~Operational (long-term)~~	~~65~~	~~65~~	~~CAAQS~~	~~CAAQS~~

~~1. Reactive Organic Gas~~
~~2. California Ambient Air Quality Standards~~

~~*Construction Emissions/Short-Term Impacts*~~

~~Short-term air quality impacts are mostly due to dust (PM_{10}) generated by construction and development activities, and emissions from equipment and vehicle engines (NO_x) operated during these activities. Dust generation is dependent on soil type and soil moisture, as well as the amount of total acreage actually involved in clearing, grubbing and grading activities. Clearing and earthmoving activities comprise the major source of construction dust generation, but traffic and general disturbance of the soil also contribute to the problem. Sand, lime or other fine particulate materials may be used during construction, and stored on-site. If not stored properly, such materials could become airborne during periods of high winds. The effects of construction activities include increased dust fall and locally elevated levels of suspended particulates. PM_{10} is considered unhealthy because the particles are small enough to inhale and damage lung tissue, which can lead to respiratory problems.~~

~~Some PM_{10} emissions during project construction can be reduced through compliance with institutional requirements for dust abatement and erosion control. These institutional measures include the SMAQMD "District Rule 403-Fugitive Dust" and there are other measures in the Sacramento County Code relating to land grading and erosion control [Title 16, Chapter 16.44, Section 16.44.090(K)]. Refer to Chapter 10 for a discussion of impacts related to overall development of the Community Plan. SMAQMD assessed construction projects to determine what mitigation measures would be necessary for projects of various sizes; the results are contained within Appendix B of SMAQMD's "Guide to Air Quality Assessment". Appendix B states that projects disturbing ≤15 acres of land can be reduced to less-than-significant levels with the imposition of standard mitigation for PM_{10} emissions, and that project disturbing less than 5 acres do not need mitigation. The proposed project site is more than five acres, but because the project site is already fully developed, it will result in less than 5 acres of active grading at any one time.~~

~~Table 2.2 of SMAQMD's "Guide to Air Quality Assessment" provides screening thresholds for NO_x emissions. Table 2.2 of SMAQMD's "Guide to Air Quality Assessment" provides screening thresholds for NO_x emissions. According to the table, single-family residential projects of 28 units or less will not exceed significance thresholds. The project consists of 2 parcels, both with existing homes.~~

~~*Operational Emissions/Long-Term Impacts*~~

~~The SMAQMD "Guide" contains screening thresholds for various project types. If a project falls below the threshold, impacts are expected to be less-than-significant, and if a project meets or exceeds the threshold, modeling of the air quality impacts is required. The screening threshold for residential projects is 656 units. The project falls well below that threshold. However, the project is also part of the larger Plan area proposals. Cumulatively, changes to allowable densities within the Plan area will far exceed the screening threshold. This issue is discussed in detail in the Air Quality chapter of this EIR, Chapter 10.~~

~~*Impact: Air Quality*~~

~~The project will exceed none of the thresholds established for particulate matter, construction NOx emissions, or operational emissions. Air quality impacts related to the Millers Family Trust project are ***less-than-significant***.~~

~~Climate Change~~

~~The climate change analysis for the overall Florin Vineyard Gap Community Plan project is within Volume I of this EIR, Chapter 11. Chapter 11 outlines the significance thresholds, methodology, and impacts of the overall proposed project both to and from climate change. Each of the proposed individual projects contribute greenhouse gas emissions to this overall impact that are disclosed herein, but a separate significance determination specific to the individual projects is not provided. All of the individual projects contribute to a significant and unavoidable overall impact.~~

~~The Planning Department Draft Land Use Plan, with density bonuses, is used for this analysis. It involves the largest emissions volume, which makes it the most conservative approach. The Planning Department Plan will result in approximately 355,432 metric tons of greenhouse gas emissions. This can be broken down into two primary categories: residential (234,998 metric tons) and non-residential (120,434 metric tons). The non-residential category includes retail, office, medical, and manufacturing. With an estimated holding capacity of 13,875 residences, the per dwelling unit emissions rate for the Plan area is 16.9 metric tons annually, and with an estimated non-residential square footage of 4,992,875, the per non-residential square-foot emissions rate for the Plan-area is 0.02 metric tons.~~

~~The proposed project is residential, but includes no new units. Therefore, the project does not contribute greenhouse gases.~~

~~*Impact: Climate Change*~~

~~The analysis for the overall Community Plan concludes that impacts are significant, and require mitigation. The applicant has developed a mitigation plan entitled "Florin Vineyard Community Plan Area Plan Elements Addressing Climate Change" that includes project features designed to reduce GHG emissions directly or indirectly.~~ **The**

GHG reduction plan, as amended January 28, 2010, has been endorsed by the SMAQMD. This plan is described in detail within Volume I, Chapter 11. Measures in the mitigation plan are consistent with measures within the Air Quality Mitigation Plan for operational ozone precursors and with measures recommended by the California Attorney General (2008) and the California Air Pollution Control Officers Association. In addition to a list of Plan-wide measures intended to reduce emissions by 42%, each individual project must implement measures that reduce project-specific impacts by another 10%. **The amended GHG reduction plan incorporates both area-wide community design elements and project specific elements selected by individual project applicants.** The Millers Family Trust project developer will be required to comply with this plan **by conforming to all applicable area wide measures and demonstrating project specific measures that have a total point value of at least 10 points.** and demonstrate that the 10% reduction will be achieved. The balance of emissions remaining after this mitigation is applied will be offset through fair-share fee payment. The fees will either be paid to an established system such as the Chicago Climate Exchange or will be paid to SMAQMD for use in their program for local emissions reduction. Although all feasible mitigation is required, the cumulative plan-wide impact remains ***significant and unavoidable***.

NOISE

The Sacramento County General Plan Policy NO-7 establishes a significance threshold of 65 dB L_{dn}/CNEL for outdoor activity areas (backyards) and of 45 dB L_{dn}/CNEL or less in indoor areas. Typically, potential sources of significant noise include airports, some commercial activities, industrial activities, and traffic. The project site is not near enough to any existing or proposed airports or industrial areas to be significantly affected by noise from these sources. Small residential streets, such as McCoy Avenue, do not carry large enough traffic volumes to create significant noise. The project site does side-on to a larger street, Elk Grove-Florin Road, and is also just to the north of a proposed rezone to SC (shopping center).

As a result of the Florin Vineyard GAP Community Plan project, future traffic volumes will increase substantially. To account for this future growth, traffic volumes used in the noise analysis were obtained from the Fehr and Peers Traffic Study discussed in Chapter 14 of this EIR. According to the Traffic Study discussion of cumulative conditions, Elk Grove-Florin Road will carry traffic volumes of 45,700 daily trips (under the Planning Department Draft Land Use Plan with density bonuses, which has the highest proposed densities). Based on this data, an analysis of potential exterior and interior noise impacts associated with traffic on Elk Grove-Florin Road was conducted using the Federal Highways Administration (FHWA) Traffic Noise Prediction Model (RD-77-108).

The model results indicate that the 70 dB noise contour is located 110 feet from the centerline of Elk Grove-Florin Road, and the 65 dB contour is located 237 feet from the centerline of Elk Grove-Florin Road (under future traffic conditions). As previously discussed, the project will not result in the creation of any additional dwellings, though

~~the size of the northern dwelling could be increased post-project. As shown on Plate ML-10), the backyards of each existing home is outside the 65 dB~~

~~Plate ML-10 Noise Contours~~

~~contour, and the structures are outside the 70 dB contour. This means that the exterior and interior noise volumes meet acceptable noise standards.~~

~~The property to the south is a golf course, and is the site of a proposed rezone to SC. The SC zone would allow a variety of commercial uses, some of which could produce loud noise. Commercial noise sources include loudspeakers for drive-through windows, loading docks, and equipment noise. However, the rezone proposal does not include any site development plans, so it is not possible to conduct a noise analysis. Any commercial use proposed on the property at a later date would be required to comply with the Sacramento County Noise Ordinance, and may also require separate environmental review.~~

~~*Impact: Noise*~~

~~The project will not cause the existing structures and residents of the property to experience noise volumes in excess of standards. The buildings on the site are existing, and the project will not entitle the construction of additional structures. Therefore, Millers Family Trust noise-related impacts are ***less-than-significant***.~~

~~Biological Resources~~

~~The project site is composed of one rectangular lot that fronts Florin Road and Gardner Avenue. A residence is located on the west side of each proposed parcel. Fruit and ornamental trees are located around the homes. The majority of both parcels are undeveloped open space with no trees. The southern portion of the property has a human-made pond on the site.~~

~~*Trees*~~

~~Several County policies recognize the value of preserving trees, especially oaks, and seek to protect all native and landmark trees through the development review process[1]. A landmark tree is defined as a non-native oak or any other tree that is especially prominent or stately[2]. Protected oaks are those living trees that measure 6 inches or greater in diameter at breast height (dbh), or multi-trunk trees totaling 10 inches or greater dbh[3]. Non-oak native trees (6 inches dbh at 4.5 feet above ground) include California black walnut (*Juglans hindsii*), California sycamore (*Plantanus racemosa*), Fremont cottonwood (*Populus fremontii*), California buckeye (*Aesculus californica*),~~

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[1] County Code, Chapter 19.04, "Tree Ordinance;" *Sacramento County General Plan*, "Conservation Element;" and County Code, Chapter 12.12, Tree Preservation and Protection Ordinance

[2] County Code, Chapter 19.04, "Tree Ordinance"

[3] *Sacramento County General Plan*, "Conservation Element"; and County Code, Chapter 12.12, Tree Preservation and Protection Ordinance

~~California box elder (*Acer negundo californicum*), Goodding's black willow (*Salix goodingii*), and California alder or white alder, (*Alnus rhombifolia*).~~

~~There are many native trees on the project site, including oak, willow, and black walnut. These are all located on the southern side of the site, particularly in the eastern corner. As the southern proposed parcel is already developed, none of the existing native trees will be affected by approval of the project.~~

~~*Streams, Wetlands and Other Surface Waters*~~

~~The applicant has indicated that the pond was constructed approximately 6 years ago and the owner drains and re-lines the pond every year. The pond is filled with water pumped from an on-site well. Human-made surface waters can develop natural functions and habitat, which makes them a protected resource. However, surface waters that persist only because of direct human intervention are called "human-induced" and are typically not protected. This pond is lined, is annually drained, and only remains filled because of water from a well. As a result of these factors, it is unlikely that regulatory agencies would deem it a protected resource. Regardless, the project will not necessitate the removal of the pond. Impacts are ***less-than-significant***.~~

~~*Impact: Biological Resources*~~

~~None of the native trees on the property will be adversely impacted by project approval. Millers Family Trust impacts to native trees are ***less-than-significant***. The pond is not likely to be a protected resource, and there are no plans to modify the pond, so Millers Family Trust impacts to wetlands and other surface waters are ***less-than-significant***.~~

~~Cultural Resources~~

~~See Chapter 15 for discussions of background, setting, and significance criteria for cultural resources within the Plan area.~~

~~*Fieldwork/Analysis*~~

~~**Archaeological Survey**~~

~~The project site was subject to an intensive pedestrian survey between January 14, 2006 and March 26, 2006. The project area was walked by a team of archaeologists employing parallel transects with transect spacing no greater than 5 to 10 meters. No prehistoric cultural resources were recovered or noted during the survey.~~

~~**Historical Survey**~~

~~Peak & Associates have conducted a historical evaluation and determination of eligibility for potential historical resources on the project site. The project site contains one single family home and one mobile home structure, as follows:~~

- ~~7475 Elk Grove-Florin Road: 1988 residence~~
- ~~8920 McCoy Avenue: no date, but modern~~

~~Under current policy, structures that are 50 years or older are evaluated for potential historic significance. Based on field data collected on the project site, site pictures and review of tax assessor's records (dates noted above), the residences on the project site do not meet the 50 year or older threshold.~~

~~The structures present on the project site are not considered important historic resources and, therefore, destruction of these buildings would not constitute a significant environmental impact.~~

~~*Impact: Cultural Resources*~~

~~An archaeological/historical survey of the site did not identify any resources which could be adversely affected by the proposed project. Although no additional cultural resource work is recommended at this time, there is a possibility of uncovering subsurface archaeological materials during the construction phases of the project which have been obscured from view due to natural reburial processes. Therefore, mitigation for subsurface cultural resources is included.~~

~~With mitigation for potential undiscovered subsurface prehistoric and historic cultural resources, Millers Family Trust environmental impacts to potentially sensitive cultural resources are considered ***less-than-significant***.~~

~~Hazardous Materials~~

~~In 1978/79 the federal government banned nearly all uses of friable asbestos in building materials. Therefore, existing structures that predate 1979 potentially contain asbestos in their building materials. The improper removal of asbestos-containing materials could pose a health and safety risk to people in the vicinity if friable asbestos exposure occurs.~~

~~The project site contains some buildings constructed before the 1970's and abatement asbestos surveys are required for each of the structures within the project area which are intended to be razed or otherwise disturbed. The Sacramento Metropolitan Air Quality Management District (SMAQMD) adopted Rules and Regulations require evaluation of potential asbestos-containing materials prior to the demolition or renovation of any structures. SMAQMD Rule 902 requires that a survey be conducted by an investigator certified by the Division of Occupational Health and Safety. If asbestos is found to be present, it must be removed and disposed of in accordance with specific procedures set forth in Rule 902 to ensure the protection of public health and safety.~~

~~In addition to the potential of asbestos on the project site, there is potential for exposure to hazardous materials from illegally dumped debris in the area. Observations during~~

~~the site visit indicate that personal and household items remain on the project site. Some potential household hazardous wastes observed at the site include 55-gallon drums and other debris behind the homes. Any future proposal to develop the site would necessitate that all debris, trash, refuse, and abandoned, discarded, and/or out-of-service items must be removed from the affected properties and disposed of or recycled off-site in compliance with local and state regulations.~~

~~*Impact: Hazardous Materials*~~

~~Compliance with SMAQMD Rule 902 and other local and state regulations is required. Because the Millers Family Trust project must comply with these rules and regulations, exposure to asbestos containing materials and household hazardous materials is considered a ***less-than-significant*** impact.~~

~~Agency-Recommended Conditions of Approval~~

1. **~~Sacramento County Department of Transportation~~**

   a. ~~Grant the County right-of-way on Elk Grove-Florin Road based on a 108-foot standard thoroughfare pursuant to the Sacramento County Improvement Standards and to the satisfaction of the Department of Transportation. Note: There is an offset centerline on Elk Grove-Florin Road. Please verify with the Department of Transportation for the exact location.~~

2. **~~Sacramento Area Sewer District (fka County Sanitation District 1)~~**

   a. ~~Prior to recordation of the Final Map, issuance of a Use Permit, enter into and record an agreement, in a form approved by the District Engineer and District Counsel of SASD, to require the property owner(s) to install, at property owner(s) expense, sewer collectors to serve both parcels (on both Elk Grove/Florin Road and McCoy Avenue) at such time as deemed necessary by the SASD Board of Directors for public health purposes.~~

3. **~~Sacramento Regional County Sanitation District~~**

   a. ~~Applicant shall demonstrate the existence of and grant the District a sewer access and maintenance easement centered along the existing Central Interceptor on Elk Grove-Florin Road. The District interceptor easement width shall be determined by SRCSD, and ensure continuous access for installation and maintenance. The applicant shall coordinate the area required with SRCSD and clearly show the area by metes and bounds on the Final Maps.~~

~~4. Sacramento Metropolitan Fire District~~

a. ~~Provide approved steamer type fire hydrants for residential areas located as follows (Specifications for fire hydrants are available at the Fire Prevention Office. Exception for single-family dwellings provided with an approved automatic fire sprinkler system):~~

   i. ~~One fire hydrant shall be located between 150 to 250 feet from the end of the access roadway. The required access roadway shall extend to within 150 feet of any portion of the exterior wall of a building.~~

   ii. ~~A hydrant installed at the end of an access roadway, as a "blow off" for the water district does not meet the fire department requirements.~~

   iii. ~~Existing "wharf" fire hydrants are not acceptable to meet the requirements for new construction.~~

   iv. ~~Each steamer hydrant shall have a minimum flow of 1000 gpm for residential areas.~~

   v. ~~Additional requirements apply for residential dwellings having areas greater than 3,600 square feet.~~

b. ~~Provide access roadways with all-weather driving surface of not less than 20 feet of unobstructed width, with a minimum turning radius of 40 feet inside/60 feet outside dimension capable of supporting the imposed loads of fire apparatus and having a minimum of 13 feet, 6 inches of vertical clearance. The access roadway shall be extended to within 150 feet of all portions of the exterior walls of the first story of any building. (Exception: The required clear width may be reduced to a minimum of 16 feet for access roadways serving only 1 or 2 single-family dwellings. It may not be reduced to the last two dwellings on road serving more than two dwellings.)~~

c. ~~When the "access roadway" length exceeds 150 feet from the public road, an approved fire apparatus turn around shall be provided. The fire apparatus turn around shall conform to any of the designs shown on Sacramento Metropolitan Fire District Standard 444.302. The intent is for the turnaround to be located within 100 feet of the end of the access roadway. All parcels zoned as "Residential" (RD) shall be provided with a finished roadway surface of pavement consisting of 2 inches of asphalt concrete (AC) over 6 inches of aggregate base (AB) or the equivalent in "all" concrete or approved comparable surface. This includes existing gravel roadways.~~

d. ~~Provide approved address numbers on the building in such a position as to be plainly visible and legible from the street or road fronting the property. Said numbers shall contrast with their background and on all new buildings, shall be illuminated at night. In order to meet this requirement the following methods are acceptable:~~

~~i. Name the access road and ensure that the new addresses be listed for the newly named street, and meet the requirement above, or~~

~~ii. Provide approved address numbers on the homes and for each of the homes on the access drive, provide approved address numbers posted next to the entrance to the access drive, facing the public street in an approved manner to meet the above requirement.~~

~~e. It is highly recommended that specific requirements for new construction be obtained from the fire district during the planning stage of construction. Requirements for bridges, entry gates, fire hydrants, and access roadways must be clearly understood. Call the Fire Prevention Bureau at 916-942-3300 and request a design review conference. A consultation fee will apply, but could save considerable time and resources. If there are no immediate plans for new construction or storage of combustible materials on this project, the requirements applicable to construction may be held in abeyance until such time that the development occurs. It is important to note that if the property is sold, the seller of the property is encumbered to disclose the above requirements to the buyer.~~

~~f. All private road parcel splits or subdivisions shall have a road maintenance agreement (RMA) recorded with the Public Recorders office having jurisdiction. It shall include:~~

~~i. The roadway surface to the original design or better.~~

~~ii. Abatement of plant or tree growth over the pavement edge to thirteen feet, six inches (13' 6") vertical height (Exception: Fire Department approved areas involving oak trees).~~

~~iii. No Parking – Fire Lane painting as needed or sign installation replacement or repair when removed or damaged.~~

~~g. A copy of the road maintenance agreement shall be provided with the first (1st) submittal of the improvement or Civil drawings for fire department review.~~

~~h. There shall be no parking on any street narrower than 28 feet. Streets that are wider than 36 feet shall be allowed parking on both sides. Measurements shall be from gutter-line or edge of pavement to the same on the other side of the roadway. On private streets, marking of the fire lanes per the Sacramento Metro Fire Lane Standard may be required. Contact the Fire Prevention Bureau for a copy of the fire lane standard.~~

~~i. Plans shall be submitted to the fire prevention bureau showing hydrant locations for review and approval prior to construction. FIRE HYDRANT DETAIL AND FIRE DEPARTMENT NOTES SHALL BE SHOWN ON THE PLANS OR IMPROVEMENT DRAWINGS.~~

~~j. Residential roof coverings shall be not less than Class C.~~

~~k. Should security gates be considered for this project, the developer shall obtain a copy of the Sacramento County Fire Code, Amendment VII, Emergency Access Gates and Barriers. The design of the entry shall conform to this standard.~~

~~5. Sacramento Municipal Utility District~~

~~a. Dedicate a 12.5-foot public utility easement for overhead and underground facilities and appurtenances to McCoy Avenue.~~

~~b. Dedicate a 20-foot public utility easement for overhead and underground facilities and appurtenances adjacent to Elk Grove-Florin Road.~~

~~c. SMUD is planning to build a Double Circuit 69kv overhead power lines adjacent to Elk Grove-Florin Road.~~

~~6. Sacramento County Department of Water Resources – Water Supply~~

~~a. Water supply will be provided by the Sacramento County Water Agency, per the provisions of the Master Water Study for the Florin Vineyard Community Plan dated December 2005.~~

~~b. Provide separate public water service to each parcel. All water lines shall be located within a public right-of-way or within easements dedicated to SCWA. Easements shall be reviewed and approved by Sacramento County Water Agency prior to Improvement Plan approval or Final Map approval.~~

~~c. Destroy all abandoned wells on the proposed project site in accordance with the requirements of the Sacramento County Environmental Health Division. Clearly show all abandoned/destroyed wells on the improvement plans for the project. Prior to abandoning any existing agricultural wells, applicant shall use water from agricultural wells for grading and construction.~~

~~d. Prior to issuance of building permits pay the Surface Water Component Fee for Private Wells as outlined in Title 4, Section 4.45.005 of the Sacramento County Water Agency (SCWA) Code.~~

~~e. Pluming systems for residential units shall be stubbed to the street right-of-way to facilitate future connections in the event of future public water service.~~

~~f. Test all water wells for arsenic at the time of construction.~~

~~g. The property owners shall participate in future groundwater management and well protection programs adopted by the Sacramento County Water Agency that are applied uniformly throughout Zone 40.~~

~~The following requirements are not project conditions subject to tentative map approval:~~

~~h. Prior to the issuance of any building permits for the project, the project developer/owner shall pay Zone 40 development fees applicable at the time of building permit issuance in accordance with Title 4 of the Sacramento County Water Agency (SCWA) Code.~~

~~i. Prior to the issuance of any building permits for the project, the project shall conform to the specific provisions of the Sacramento County Landscape Water Conservation Ordinance (Chapter 14.10 of the Sacramento County Code) to the satisfaction of the County Landscape/Oak Tree Coordinator.~~

~~MITIGATION MEASURES~~

~~MITIGATION MEASURES FOR POTENTIAL DRAINAGE IMPACT:~~

~~ML-1.~~ ~~Prior to the approval of improvement plans for individual development projects within the FVCP area, the project proponent shall demonstrate to the satisfaction of DWR that all FVCP DMP improvements necessary to provide adequate flood protection to the project, and necessary to provide adequate mitigation for the project's downstream drainage/flooding and water quality impacts, have been implemented.~~

~~MITIGATION MEASURE FOR POTENTIAL CONSTRUCTION-RELATED IMPACTS TO CULTURAL RESOURCES:~~

~~ML-2.~~ ~~Should any cultural resources, such as structural features, unusual amounts of bone or shell, artifacts, human remains, or architectural remains be encountered during any development activities, work shall be suspended and the Department of Environmental Review and Assessment shall be immediately notified at (916) 874-7914.~~

~~At that time, the Department of Environmental Review and Assessment will coordinate any necessary investigation of the find with appropriate specialists as needed. The project proponent shall be required to implement any mitigation deemed necessary for the protection of the cultural resources. In addition, pursuant to Section 5097.97 of the State Public Resources Code and Section 7050.5 of the State Health and Safety Code, in the event of the~~

~~discovery of human remains, all work is to stop and the County Coroner shall be immediately notified. If the remains are determined to be Native American, guidelines of the Native American Heritage Commission shall be adhered to in the treatment and disposition of the remains.~~

20 MARTIN

The effects of the proposed land use plans for the Florin-Vineyard Gap area are addressed in the previous chapters. Impacts to environmental resources have been addressed for the overall plan area. This chapter discusses the site specific impacts of this particular project in the Florin-Vineyard Gap Community. Impacts, mitigation measures and conditions requested by Sacramento County's reviewing departments are provided within this chapter.

PROJECT INFORMATION

CONTROL NUMBER: 04-~~CZB~~-RZB-PMR-EXP-0423

NAME: MARTIN REZONE & TENTATIVE PARCEL MAP

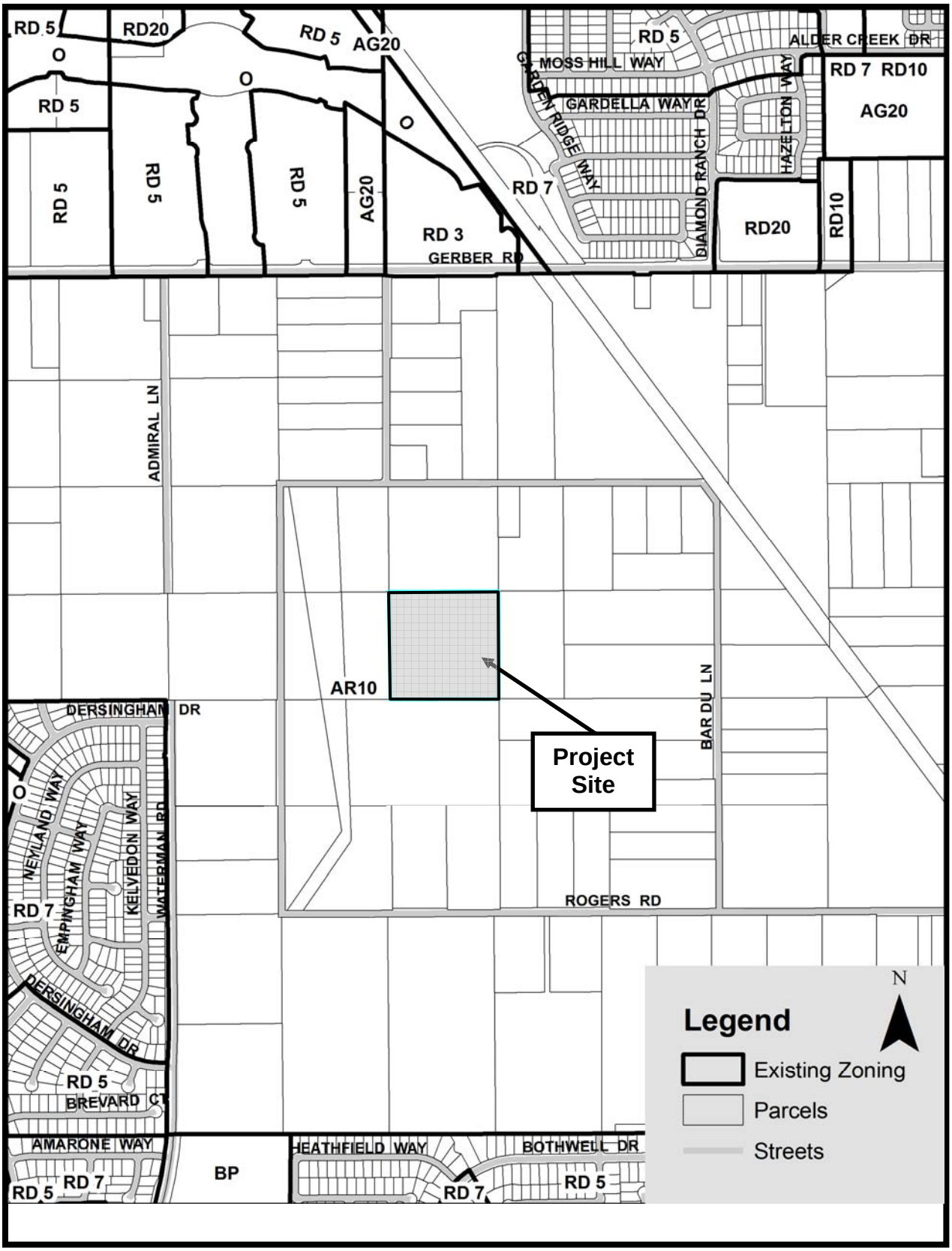
LOCATION: The property is located approximately 330 feet south of Bar Du Lane, approximately 220 feet east of Rogers Road, in the Vineyard Community (see Plate MRT-1).

ASSESSOR'S PARCEL NUMBERS: 121-0050-040

APPLICANT/OWNER:

Felipe Martin

Plate MRT-1: Vicinity and Zoning Map



PROJECT DESCRIPTION

1. A **Rezone** of approximately 10 acres from AR-10 to AR-2(see Plate MRT-2).

2. A **Tentative Parcel Map** to divide a 10-acre parcel into 4 parcels (see Plate MRT-3).

3. **An Exception from Title 22.24.630(2) (the County Land Development Ordinance) to allow private wells rather than a public water supply.**

Plate MRT-2: Rezone Exhibit

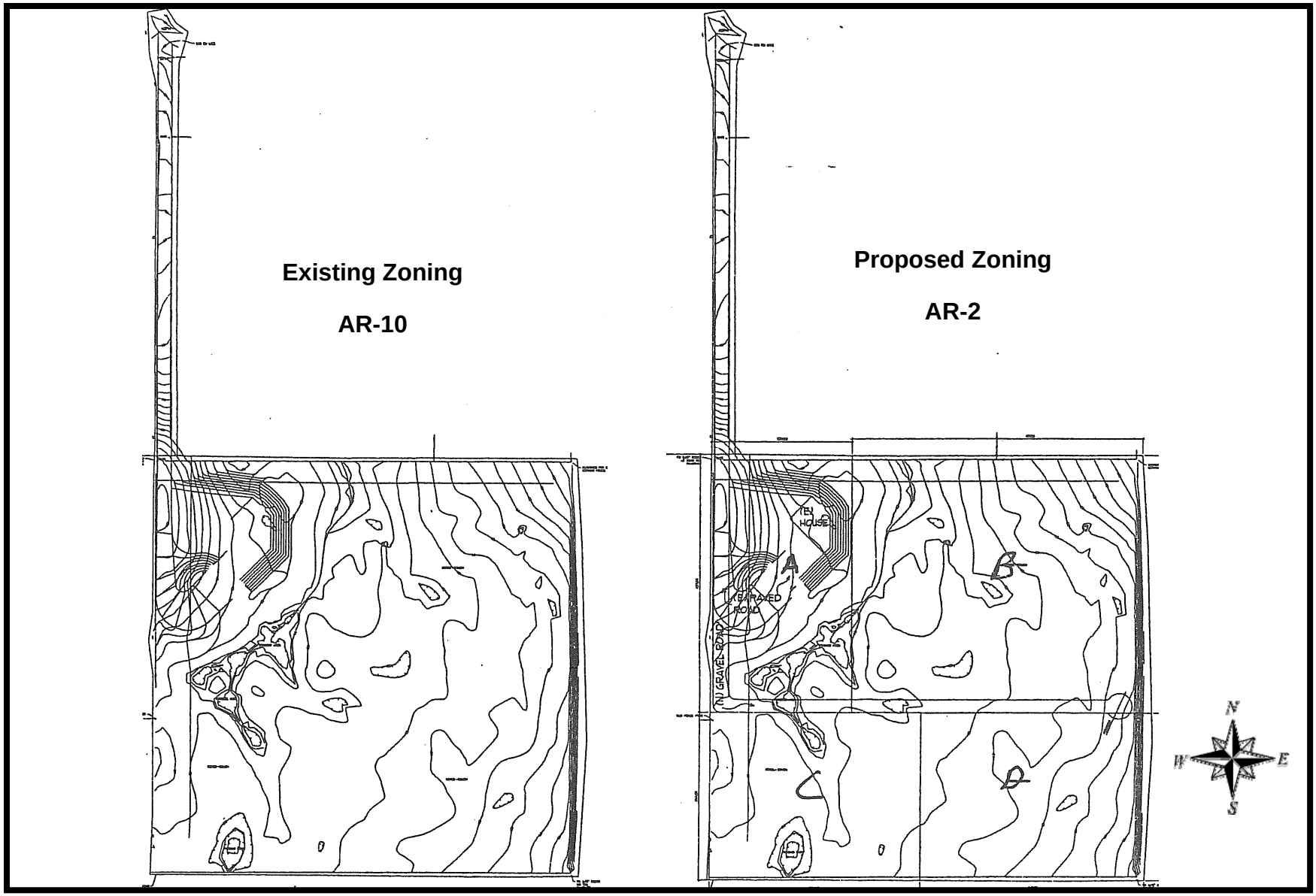
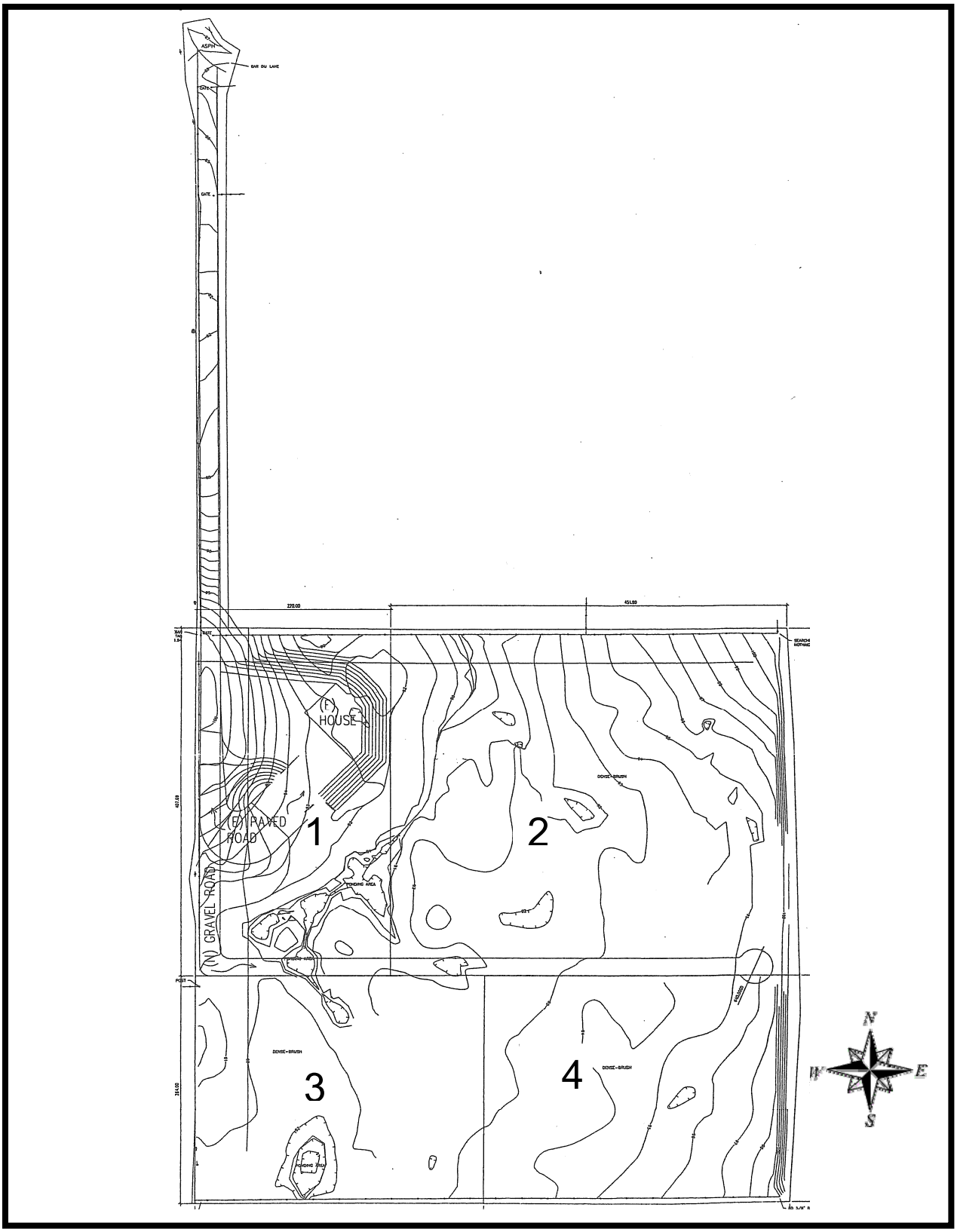


Plate MRT-3: Site Map



ENVIRONMENTAL SETTING

The project site consists of one parcel in the south-eastern portion of the Florin-Vineyard Gap Community Plan Area. The parcel is located in a rural residential area and has no road frontage. Access to the parcel is provided via a private road that extends approximately 600 feet south from Bar Du Lane to the northwest corner of the subject property. The nearest major road is Gerber Road, roughly 1/3 mile to the north. The site has one residences and a large garage located in the northwest corner of the project site. The remainder of the site is an undeveloped open field (see Plate MRT-4).

Topography on the project site is generally rolling with local relief on the site totaling approximately 14 feet. It should be noted that the submitted site map incorrectly shows that elevation on site ranges from 104 to 90 feet when is actually ranges from approximately 80 to 66 feet. The property generally slopes from the northwest and northeast corners of the site to the middle of the property.

Permanent structures on the site currently consist of a single family residence and a large detached garage building. Other development on site includes an asphalt driveway that extends south along the western property line to the middle of the site then heads east to the eastern property line and fencing that follows the property lines.

The project site is vegetated throughout with non-native trees, grasses, and weeds. There are no native oak trees on the project site. Instead, tree coverage is limited to landscape trees located around the existing single family residence and eucalyptus trees along the property lines. Other items on site include a number of vehicles, portable storage containers and spoil piles.

The project site has an existing man-made pond located just east of the existing single family residence. Other wetted features on the site include a vernal pool, marsh seasonal wetland, and a ditch. These features are generally located within the central portion of the project site immediately adjacent to the existing development on the property.

Plate MRT-4: Aerial Photograph

ENVIRONMENTAL EFFECTS

LAND USE

As proposed, the project would rezone the 10-acre project site from AR-10 to AR-2. Additionally, the project includes a request to divide the existing 10-acre site into four parcels. The current use of the 10-acre project site is considered rural residential. The project site is currently designated as an Urban Development Area (UDA) by the Sacramento County General Plan (Plate MRT-5), and is located within the Agricultural Residential-10 (AR-10) zone as designated by the Sacramento County Zoning Code. All of the adjacent properties currently share both the General Plan and Zoning Designations of the site.

The UDA designation of the project site indicates areas that were anticipated for development within the 20-year planning period of the General Plan. As part of the overall Florin-Vineyard Gap Community Plan project, the General Plan designation of the site would be amended to be solely Low Density Residential (Plate MRT-6). According to the Land Use Element of the Sacramento County General Plan the low density residential designation is defined as follows:

> This designation [Low Density-Residential] provides for area of predominately single family housing with some attached housing units. It allows urban densities between one and twelve dwelling units per acre, resulting in population densities ranging from approximately 2.5 to 30 persons per acre. Typical low density development includes detached single family homes, duplexes, triplexes, fourplexes, townhouses, lower density condominiums, cluster housing, and mobile home parks.

The proposed project is considered to be consistent with the existing and proposed General Plan Land Use designations.

As noted above, the project site is currently zoned AR-10, therefore under existing zoning the project is not consistent with the Sacramento County Zoning Code. Thus, the proposed project also includes a request for a rezone of the project site from AR-10 to AR-2. Each parcel within the AR-2 zone is required to have a minimum gross area of two acres and a minimum width of 150 feet. The proposed project complies with the lot area and width standards of the AR-2 zone. In addition to sizing requirements, the AR-2 zone requires that each parcel have public street frontage of not less than 150 feet. However §305-07 of the Zoning Code states that a single family residence may be served by a private drive as long as there is no more than four lots served by the private drive within agricultural residential zones thus the proposed project is consistent with the Zoning Code's requirement for public street frontage.

In terms of the proposed Florin Vineyard Gap Community Plan, ~~both~~ the CAC Land Use Plan (Plate MRT-7), **the CPAC Hybrid Land Use Plan,** ~~and~~ the Planning Department Land Use Option (Plate MRT-8), **the Planning Department Hybrid Land Use Plan and the Planning Commission Recommended Land Use Plan all** designate the

parcel as Agricultural-Residential 2-5 units (AR 2-5). The proposed project is consistent with ~~both the CAC Preferred Land Use Plan, and the Planning Department Land Use Option~~ **all five Land Use Plan options**. The adjacent properties are also to be designated AR 2-5 in ~~both the CAC Land Use Plan and The Planning Land Use Option~~ **all five plans**.

Affordable Housing

The applicant is not proposing the construction of housing units at this time; therefore, the County's Affordable Housing Ordinance does not apply to the project.

Impact: Land Use

The proposed project is not expected to significantly alter current land uses in the area, create a use that is incompatible with current designations or create a use that is incompatible with the proposed Florin-Vineyard Gap Community Plan project. Potential land-use-related environmental impacts due to the Martin project are ***less-than-significant***.

Plate MRT-5: Existing General Plan Designation

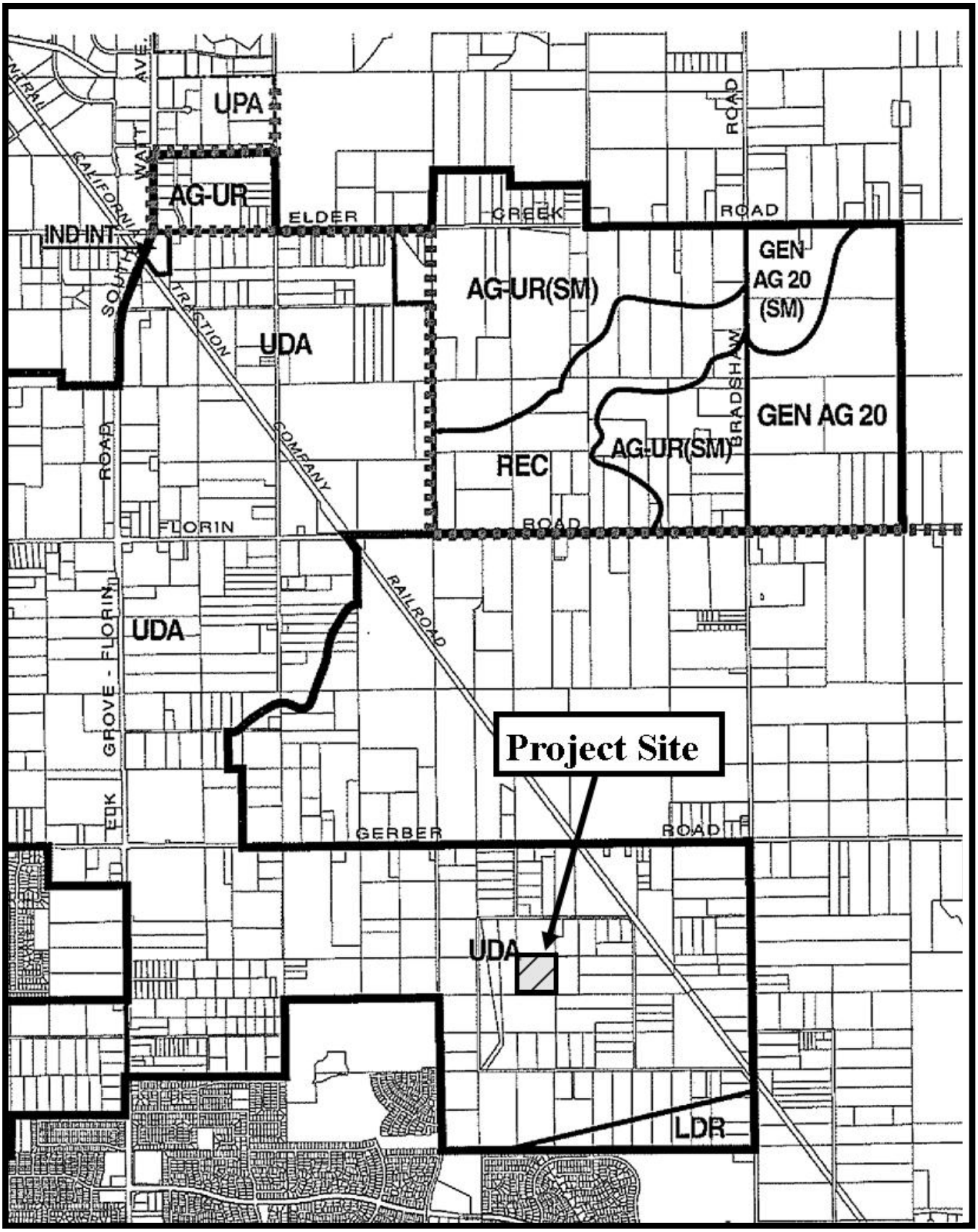


Plate MRT-6: Proposed General Plan Designation

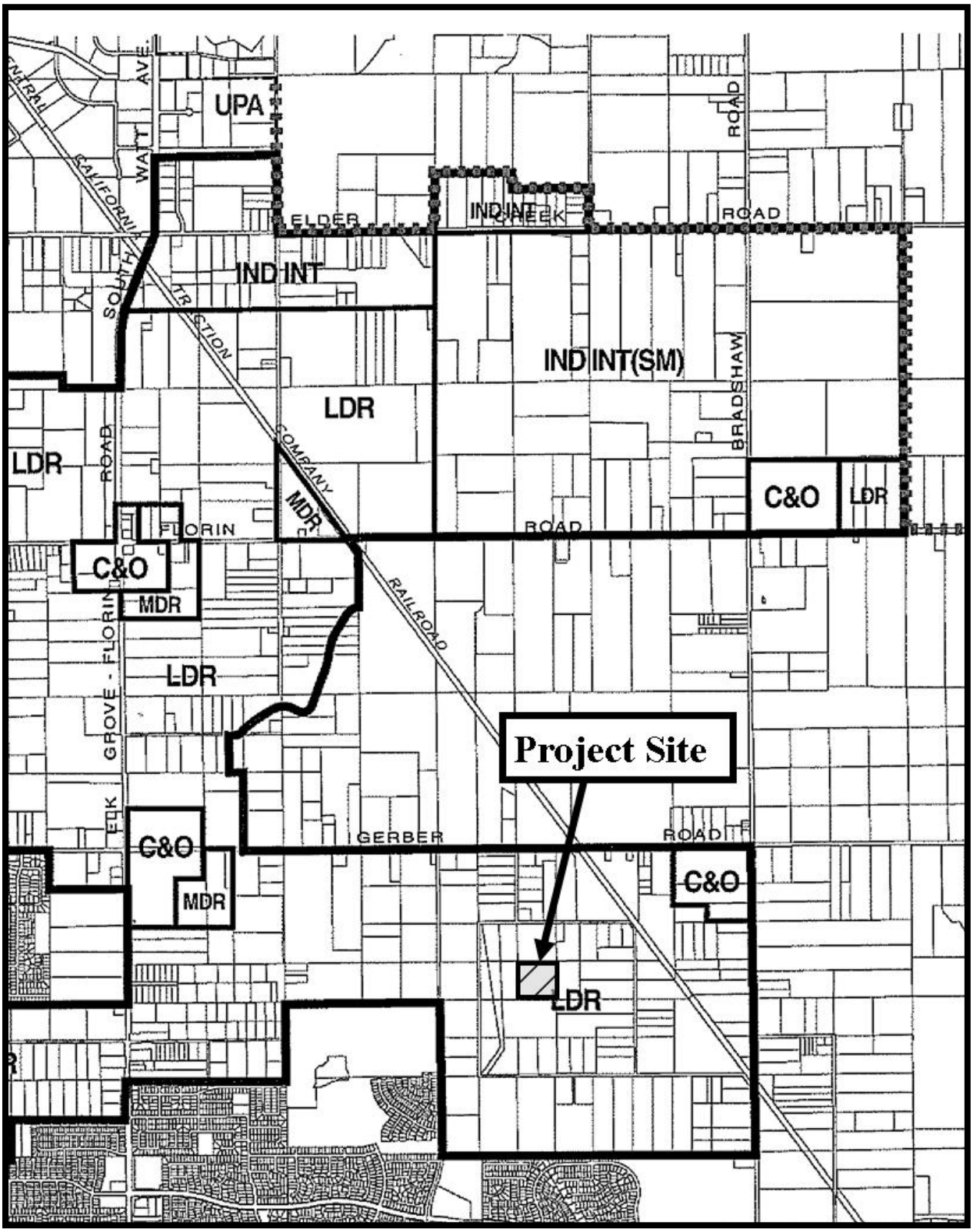


Plate MRT-7: CAC Land Use Plan Designation

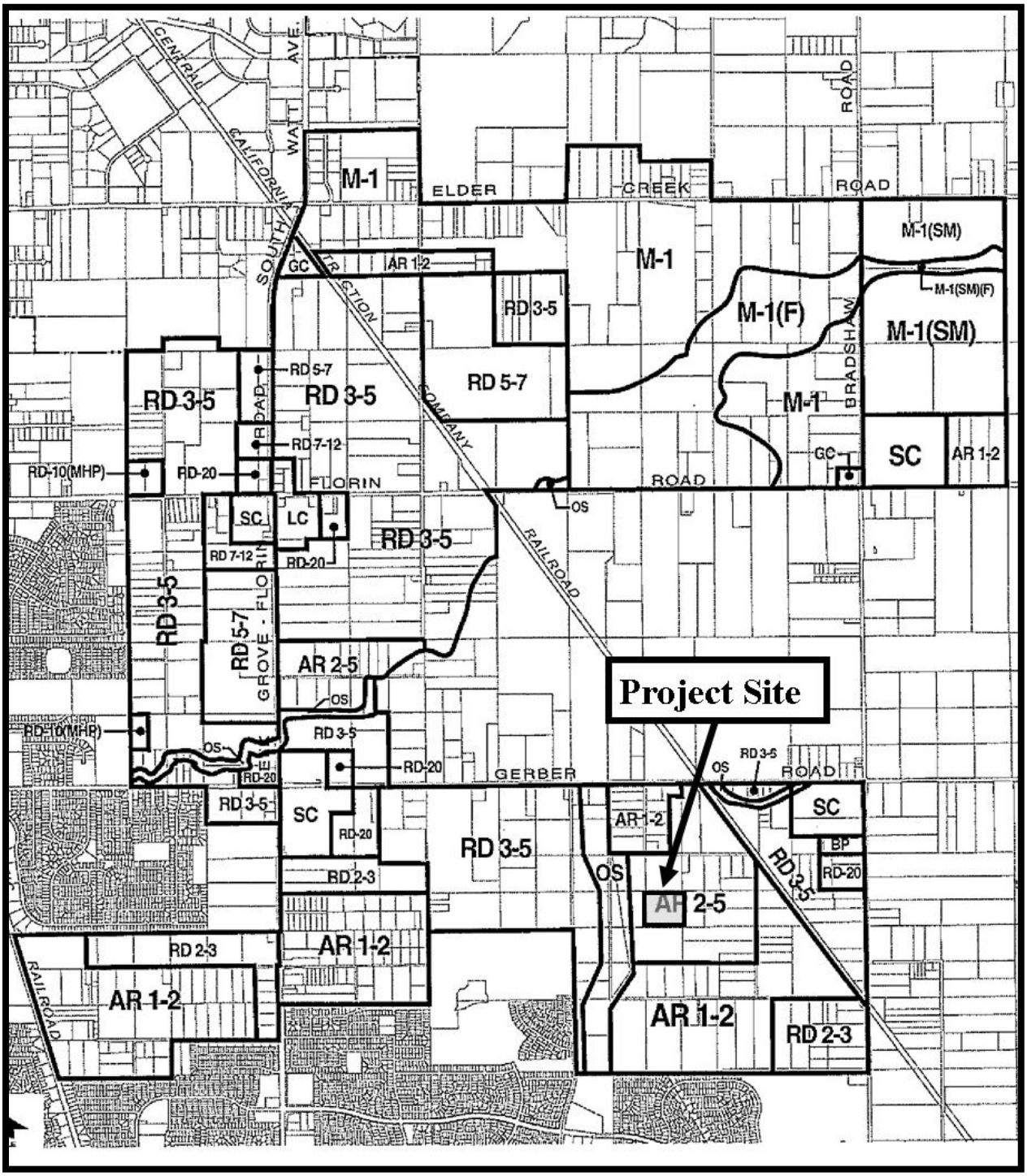
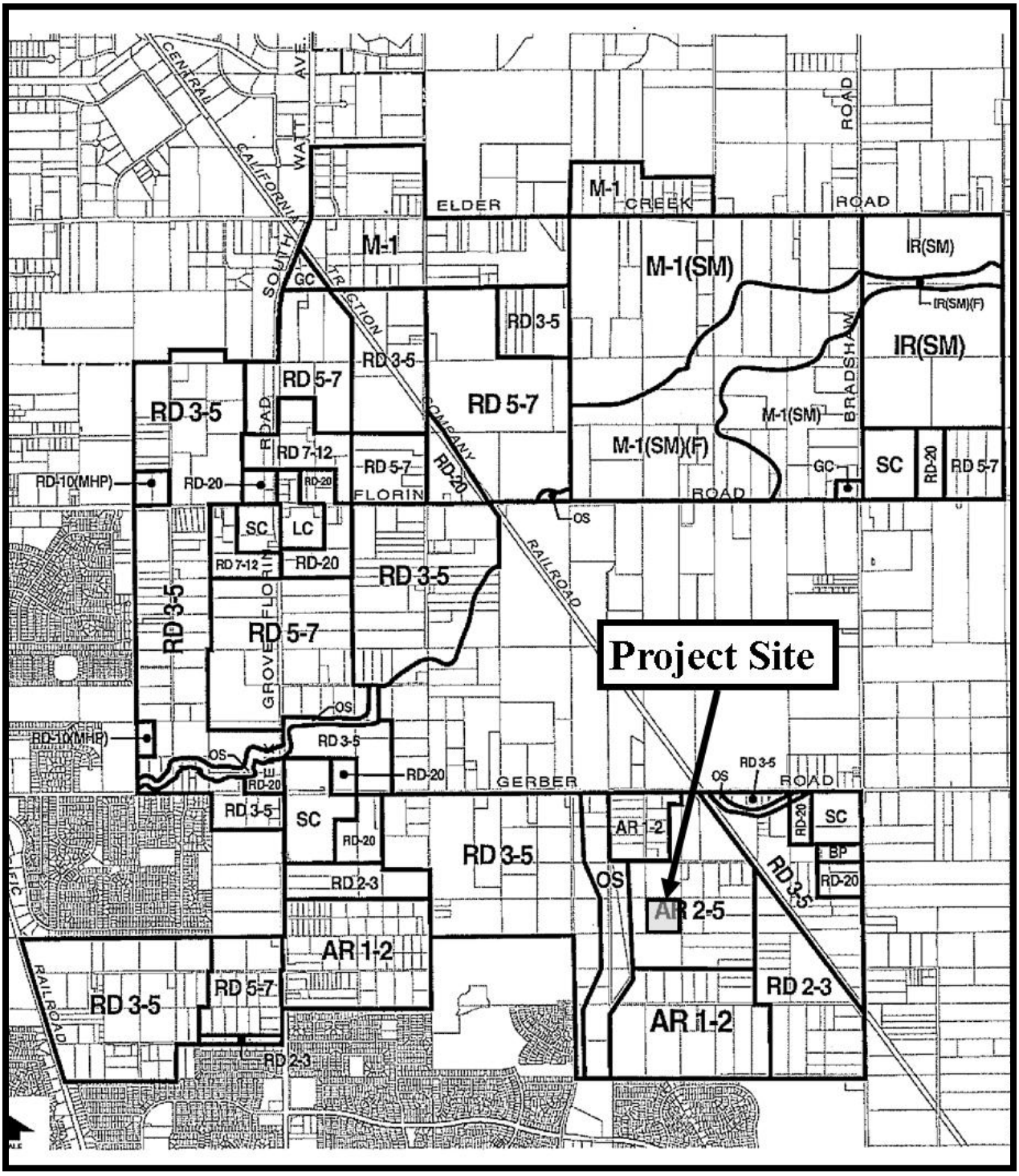


Plate MRT-8: Planning Department Land Use Plan Designation



AGRICULTURAL RESOURCES

The project site is currently designated an Urban Development Area and zoned AR-10. The site has a private residence in the northwestern corner of the project site. No agricultural production appears to be occurring on the site.

San Joaquin Silt loam (3-8% slopes) covers a small area located in the northern portion of the parcel, and Redding Gravelly loam (0-8% slopes) is the soil type on the majority of the site. The U.S. Department of Agriculture's Land Inventory and Monitoring (LIM) Project for the Sacramento County Soil Survey classifies soils. Redding Gravelly loam has no special designation. The San Joaquin Silt loam meets the criteria for farmland of statewide importance. Although the site is not in agricultural production, it does contain soils to support such a use. The site is not designated for agriculture in the General Plan or as important farmland by the State Department of Conservation. The proposed project would create smaller parcels, but not preclude small scale agricultural use on the site. This has already been planned for in the adopted General Plan, and therefore, the project's impacts to agricultural resources are less than significant.

IMPACT: AGRICULTURAL RESOURCES

The proposed project would not result in the loss of prime or statewide in importance farmland. Potential agricultural resources-related environmental impacts due to the Martin project are ***less-than-significant***.

PUBLIC SERVICES

The project site is located within the County Urban Services Boundary and is within the active service area of a variety of public utility and service districts. The additional development of this site is expected to increase the demands on public services to some degree, but not beyond planned service capacity as evaluated for the Master Plan as a whole. Service providers were given the opportunity to review and comment on the proposed project. Those providers that submitted specific public service comments are discussed below and noted in the "~~Agency Recommended Conditions of Approval" section~~ ***Planning Staff Report.***.

ENERGY SERVICES

The Sacramento Municipal Utility District (SMUD) will be the energy service provider for the proposed project. SMUD recommended a Condition of Approval for the proposed project. The recommended condition requests the dedication of the appropriate easements for overhead and underground facilities and appurtenances. The recommended Condition is standard, and does not result in environmental impacts.

Emergency Services

The Sacramento Metropolitan Fire District (Fire District) will provide fire protection services to the project site. The Fire District recommended Conditions of Approval for the project (refer to the ~~"Agency-Recommended Conditions of Approval" section~~ ***Planning Staff Report***) related to the provision of fire hydrants, firebreaks, and fire equipment access. The conditions recommended are standard, and do not result in environmental impacts.

Impact: Public Services

Various public service entities recommended Conditions of Approval for the project. While some of these comments may require project revisions, compliance will not result in additional environmental impacts. Environmental impacts related to public services as a result of the Martin project are ***less-than-significant***.

Sewer Service

The Sacramento Area Sewer District (SASD, formerly the County Sanitation District 1) and the Sacramento Regional County Sanitation District (SRCSD) reviewed the project. The project site is within the Urban Service Boundary and within both the SASD and SRCSD boundaries. However, public sewer service is not available with 200 feet of the property. Therefore, the applicant is not required to install public sewer at this time. Environmental Management Department approval will be required for any on-site waste disposal facilities (e.g. septic systems).

The overall sewer capacity and infrastructure issues associated with the Community Plan are addressed in Chapter 6, Volume 1 of the EIR. This project contributes cumulatively to the need for the area-wide improvements, and thus will need to contribute fair-share fees toward the construction of those facilities. In addition, the future development of the site will also require additional improvements specific to the project itself. For this specific project, any additional sewer infrastructure improvements will take place in either existing roadways or other developed right-of-ways or planned roadways and right-of-ways proposed as part of this project.

Impact: Sewer Service

The project site does not currently have public sewer service. As noted, any additional sewer infrastructure improvements specific to this project will take place in either existing roadways or planned roadways proposed as part of this project. Therefore, no additional environmental impacts will result from sewer improvements. The project will be required to pay fair-share fees through the Public Facilities Financing Plan for the Plan area. Impacts are ***less-than-significant.***

WATER SUPPLY

The water purveyor for the project area is the Sacramento County Water Agency. The Master Water Supply Study for the Florin-Vineyard Community Plan was prepared by the Sacramento County Water Agency. The analysis covered the Florin-Vineyard Gap Community Plan, including the project site. The analysis of water supply provided for the overall Florin-Vineyard Community Plan (see Chapter 7, Water Supply) area adequately addresses the needs of this project.

The project site does not currently have public water service, and the project proposes to continue to utilize private wells for the 4 parcels currently proposed. Title 22 requires a public water supply and distribution system for land divisions zoned AR-2 or denser. The Board of Supervisors will allow an exception if the project applicant can demonstrate "that the requirement imposes an unreasonable economic hardship and that granting the exception will not be detrimental to the health, safety, comfort or general welfare of persons residing or working" in the vicinity. The project includes a request for an exception from Title 22.

Any new water well which is located on the subject property must be installed pursuant to Sacramento County Code Chapter 6.28, which is enforced by the County Environmental Management Department, to ensure safe drinking standards.

IMPACT: WATER SUPPLY

Any additional water infrastructure improvements specific to this project will take place in either existing roadways or planned roadways proposed as part of this project. Therefore, no additional environmental impacts will result from water improvements. The project will be required to pay fair-share fees through the Public Facilities Financing Plan for the Plan area. Project related impacts to water supply are ***less-than-significant***.

The proposed parcels are large enough to accommodate both wells and septic systems without cross contamination problems. Impacts are *less-than-significant.*

DRAINAGE AND HYDROLOGY

The project site is located south of Gerber Creek and north of Laguna Creek. The project is within the Federal Emergency Management Agency (FEMA) Flood Zone X, as determined by the 1998 FEMA Flood Insurance Rate Map (FIRM), panel number 060262-0330. Flood Zone X is described as "areas determined to be outside 500-year flood-plain."

Drainage infrastructure improvements are needed for the build-out of the Florin Vineyard Gap Community Plan area, and Sacramento County Department of Water

Resources (DWR) reviewed the Drainage Master Plan developed for the Plan area. The project will need to incorporate on-site drainage improvements and contribute fair-share fees toward the construction of the area-wide improvements. The Drainage Master Plan exhibit for the project area has been annotated to show the project boundaries (see Plate MRT-9). As shown, there is a proposed 24 inch stormwater pipe that will extend east from the Waterman Road/Dershingham Road intersection toward the Martin property which will connect with existing drainage pipes west of the Waterman Road/Dershingham Road intersection. These facilities would serve the project site.

~~DWR staff (G. Booth) also examined the proposed project to provide comments and individual Conditions of Approval. A complete list of recommended conditions of approval from DWR is located in the "Agency-Recommended Conditions of Approval" section of this chapter. One of the comments states that:~~

> ~~This project would install about 1,350 feet of offsite storm drain pipe (not trunk) from the southwest corner draining to Waterman/Dersingham where there is an existing storm drain pipe.~~

~~DWR has indicated that the needed piping between the corner of the Martin project site and the facilities detailed in the Drainage Master Plan are a part of the Drainage Master Plan but are not shown because the Plan does not depict small pipes serving watershed areas less than 30 acres.~~

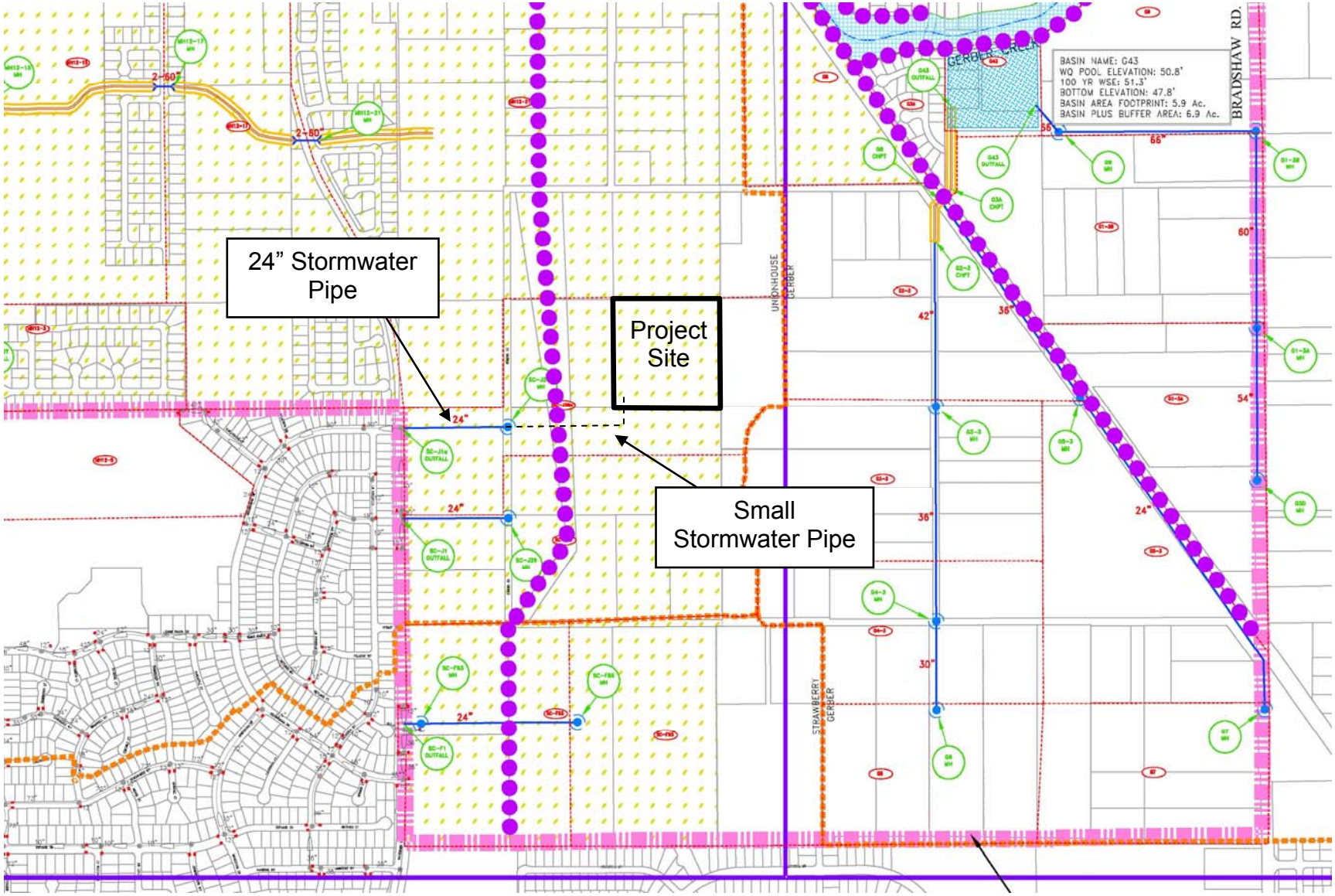
The Sacramento County Department of Water Resources reviewed the project and provided updated recommendations that are contained in the *Planning Staff Report.*

Although no project specific impacts to drainage and hydrology have been identified, the project will be required to implement recommended conditions and contribute its fair share toward the cost of drainage improvements identified in the Public Infrastructure Financing Plan.

Impact: Impact to the County Drainage System

Aside from the standard drainage improvements that will be required on the site pursuant to the Sacramento County Floodplain Management Ordinance, area-wide improvements are necessary to manage drainage within the entire Plan area. The project will be required to pay fair-share fees through the Public Facilities Financing Plan for the Plan area. Drainage impacts of the Martin project are ***less-than-significant***.

Plate MRT-9: Drainage Master Plan



Individual applicants within the Florin Vineyard Gap area have expressed an interest in working with the Department of Water Resources to develop an alternative site-specific drainage plan as "interim improvements". The intent is that the applicant would still owe fees to support the overall drainage master plan improvements, and that the interim improvements would be replaced by ultimate master plan improvements once sufficient funds have been collected. Nonetheless, should this be allowed it could have an adverse effect on the ability of the County to achieve full implementation of the area-wide drainage master plan. Also, the direct effects of these potential interim improvements are themselves unknown. Therefore, if interim improvements that are inconsistent with the drainage master plan are permitted, Martin impacts are ***potentially significant***.

TRAFFIC AND CIRCULATION

Sacramento County has developed quantitative thresholds for determining the significance of project-related impacts due to an alteration in the traffic generating potential of the project site. If a proposed project is expected to increase p.m. peak hour vehicle trips by 100 or more (or daily trips by 1,000 or more) over existing zoning of the subject property, a traffic study is required to further analyze impacts. If a proposed project is not expected to increase trips by these amounts, impacts are typically considered less-than-significant. Table MRT-1 below, presents an analysis of the trip generation potential of the proposed project. Trip rates were derived from the Institute of Traffic Engineers (Land Use No.), 7th Edition and the San Diego Association of Governments (SANDAG).

Table MRT-1: Trip Generation

Condition	Zoning or Use (Area)	Source	Daily Trip Generation Rate	Daily Trips	P.M. Peak Hour Trip Rate	P.M. Peak Hour Trips
Existing Zoning	AR-10 (10 Acres, 1 DU)	ITE (210)	9.57 VTE/DU	10	1.01 VTE/DU	1
Proposed Project	AR-2 (10 acres, 4 parcels)	ITE (210)	9.57 VTE/DU	38	1.01 VTE/DU	4
Increase in trips for the proposed project as compared to the existing zoning				**28**		**3**

Notes: AC= Acres VTE= Vehicle Trip Ends DU= Dwelling Unit ITE= Institute of Transportation Engineers (Land Use No.)

The above analysis indicates that an increase of 28 daily trips and 3 peak hour trips will be generated by the project and a traffic study is not needed for the proposed project. However, as noted at the beginning of this EIR Chapter, this is an individual project proposal contained within the greater Florin-Vineyard Gap Community Plan project. Fehr and Peers Traffic Consultants prepared a Traffic Study for the Plan area that

analyzed the impacts of changing the underlying land use densities via the General Plan and the creation of a new Community Plan (see Chapter 9, Volume 1 of this EIR). Given that the proposed project rezones are consistent with the proposed Plan area General Plan and Community Plan designations, no further traffic study, beyond what is already discussed in see Chapter 9, Volume 1 of this EIR is necessary.

Access

Access to the project site is currently provided by a 20 foot wide asphalt driveway that extends approximately 600 feet south of Bart Du Lane and connects with the northwest corner of the project site. On the subject Property the drive runs along the western property line for approximately 400 feet and provides access to the existing residential dwelling. At 400 feet the driveway trends east across the central portion of the property and terminated in a bulb type turnaround area near the eastern property line.

The provided Tentative Parcel Map indicates the current means of access would not change with the project. The existing 20 foot wide paved private roadway is expected to serve all four of the proposed new parcels.

The Department of Transportation staff (Urquhart), Development and Surveyor Services staff (Parker), and Sacramento Metropolitan Fire District staff (Olivares) reviewed the project. The complete lists of comments are provided in the ~~"Requests/Requirements of Various Agencies" section of this report~~ ***Planning Staff Report***. Compliance with DOT, Development and Surveyor Services, and Sacramento Metropolitan Fire District standards would result in less than significant impacts to access.

Impact: Traffic and Circulation

On an individual level, this project would not cause roadway facility operation to degrade to unacceptable levels of service and impacts to traffic from the Martin project are ***less-than-significant***. However, development of the site will contribute to area traffic generated by build out of the Florin-Vineyard Gap Community Plan area. Development of the entire plan area is expected to degrade transportation facilities to unacceptable levels. The overall Traffic Impact Study prepared for the Florin Vineyard Gap Community Plan identified mitigation measures that will be part of the Infrastructure Financing Plan for the plan area. The project will be required to pay fair-share fees towards these improvements.

The existing access design of the project will not substantially increase traffic hazards. Access-related environmental impacts of the Martin project are ***less-than-significant***.

Air Quality

SMAQMD has established significance thresholds to determine if a proposed project's emission contribution significantly contributes to regional air quality impacts (see Table MRT-2). The major source of emissions related to the proposed project are associated

with site grading. Operational air quality impacts associated with this project were analyzed in the overall Florin-Vineyard Gap Community Plan air quality analysis (See Chapter 10, Volume 1 of this EIR). The Martin project will need to contribute its fair share toward the mitigation measures for operational impacts to air quality identified for the overall plan area.

Table MRT-2 SMAQMD Significance Thresholds - Ozone Precursor Emissions

	ROG[1] (lbs/day)	NO_x (lbs/day)	CO ($\mu g/m^3$)	PM_{10} ($\mu g/m^3$)
Construction (short-term)	None	85	CAAQS[2]	CAAQS
Operational (long-term)	65	65	CAAQS	CAAQS

1. Reactive Organic Gas
2. California Ambient Air Quality Standards

Construction Emissions/Short-Term Impacts

Short-term air quality impacts are mostly due to dust (PM_{10}) generated by construction and development activities, and emissions from equipment and vehicle engines (NO_x) operated during these activities. Dust generation is dependent on soil type and soil moisture, as well as the amount of total acreage actually involved in clearing, grubbing and grading activities. Clearing and earthmoving activities comprise the major source of construction dust generation, but traffic and general disturbance of the soil also contribute to the problem. Sand, lime or other fine particulate materials may be used during construction, and stored on-site. If not stored properly, such materials could become airborne during periods of high winds. The effects of construction activities include increased dust fall and locally elevated levels of suspended particulates. PM_{10} is considered unhealthy because the particles are small enough to inhale and damage lung tissue, which can lead to respiratory problems.

Some PM_{10} emissions during project construction can be reduced through compliance with institutional requirements for dust abatement and erosion control. These institutional measures include the SMAQMD "District Rule 403-Fugitive Dust" and in the Sacramento County Code relating to land grading and erosion control [Title 16, Chapter 16.44, Section 16.44.090(K)]. ~~SMAQMD assessed construction projects to determine what mitigation measures would be necessary for projects of various sizes; the results are contained within Appendix B of SMAQMD's "Guide to Air Quality Assessment". Appendix B states that projects disturbing ≤15 acres of land can be reduced to less-than-significant levels with the imposition of standard mitigation for PM_{10} emissions, and that project disturbing less than 5 acres do not need mitigation.~~ **Dispersion modeling conducted for projects of various sizes has resulted in the conclusion that projects involving more than 15 acres of active grading *at any one time* will result in significant impacts, even with standard dust abatement measures.** The proposed project site is approximately 10 acres in size but one proposed parcel is currently built out and approximately eight (8) aces of developable area on the site remains vacant ~~which will require mitigation for particulate matter emissions~~. The

proposed developable portion of the project site includes approximately 8 acres, much of which will undergo grading activities to a greater or lesser extent ~~and will require mitigation for particulate matter emissions~~. **The SMAQMD's Guide to Air Quality Assessment includes a list of Basic Construction Emissions Control Practices that should be implemented on all projects, regardless of size. Dust abatement practices are required pursuant to SMAQMD Rule 403 and California Code of Regulations, Title 13, sections 2449(d)(3) and 2485; the SMAQMD Guide simply lays out the basic practices needed to comply. Since these are already required by existing rules and regulations, it is not necessary to include them as mitigation.**

Project information was entered into the URBEMIS model to estimate the NO_x emissions that could result from project construction (see Appendix MRT-1). The results, provided in Table MRT-3, indicate that the project will not exceed the significance thresholds.

Table MRT-3: URBEMIS Results

	NO_x (lbs/day)
Construction Period One	57.30
Construction Period Two	54.17

Operational Emissions/Long-Term Impacts

The SMAQMD "Guide" contains screening thresholds for various project types. If a project falls below the threshold, impacts are expected to be less-than-significant, and if a project meets or exceeds the threshold, modeling of the air quality impacts is required. The screening threshold for residential projects is 365 units. The project falls well below that threshold. However, the project is also part of the larger Plan area proposals. Cumulatively, changes to allowable densities within the Plan area will far exceed the screening threshold. This issue is discussed in detail in the Air Quality Chapter 10, Volume 1 of this EIR.

Impact: Air Quality

The project will result in up to 8 acres of active grading at any one time. ~~Appendix B of SMAQMD's "Guide to Air Quality Assessment" states that projects disturbing between 5 and 15 acres require mitigation for PM_{10} emissions; with mitigation,~~ Impacts due to construction-related PM_{10} emissions of the Martin project are ***less-than-significant***.

URBEMIS results indicate that the construction-related NO_x emissions from the project will fall below the threshold of significance. Impacts due to construction-related NO_x emissions are ***less-than-significant***.

Singular operational impacts due to the proposed project do not meet screening thresholds, and impacts of the Martin project are ***less-than-significant***. Refer to Chapter 10, Volume 1 of this EIR for the discussion of Plan-wide cumulative impacts.

CLIMATE CHANGE

The climate change analysis for the overall Florin Vineyard Gap Community Plan project is within Volume I of this EIR, Chapter 11. Chapter 11 outlines the significance thresholds, methodology, and impacts of the overall proposed project both to and from climate change. Each of the proposed individual projects contribute greenhouse gas emissions to this overall impact that are disclosed herein, but a separate significance determination specific to the individual projects is not provided. All of the individual projects contribute to a significant and unavoidable overall impact.

The Planning Department Draft Land Use Plan, with density bonuses, is used for this analysis. It involves the largest emissions volume, which makes it the most conservative approach. The Planning Department Plan will result in approximately 355,432 metric tons of greenhouse gas emissions. This can be broken down into two primary categories: residential (234,998 metric tons) and non-residential (120,434 metric tons). The non-residential category includes retail, office, medical, and manufacturing. With an estimated holding capacity of 13,875 residences, the per dwelling unit emissions rate for the Plan-area is 16.9 metric tons annually, and with an estimated non-residential square footage of 4,992,875, the per non-residential square-foot emissions rate for the Plan-area is 0.02 metric tons.

The proposed project is residential and includes 3 units. Therefore, it is estimated that the project contributes 51 metric tons of greenhouse gas emissions to the cumulative total.

IMPACT: CLIMATE CHANGE

The analysis for the overall Community Plan concludes that impacts are significant, and require mitigation. The applicant has developed a mitigation plan entitled "Florin Vineyard Community Plan Area Plan Elements Addressing Climate Change" that includes project features designed to reduce GHG emissions directly or indirectly. **The GHG reduction plan, as amended January 28, 2010, has been endorsed by the SMAQMD.** This plan is described in detail within Volume I, Chapter 11. Measures in the mitigation plan are consistent with measures within the Air Quality Mitigation Plan for operational ozone precursors and with measures recommended by the California Attorney General (2008) and the California Air Pollution Control Officers Association. ~~In addition to a list of Plan-wide measures intended to reduce emissions by 42%, each individual project must implement measures that reduce project-specific impacts by another 10%.~~ **The amended GHG reduction plan incorporates both area-wide community design elements and project specific elements selected by individual project applicants.** The Martin project developer will be required to comply with this plan **by conforming to all applicable area wide measures and demonstrating**

project specific measures that have a total point value of at least 10 points. ~~and demonstrate that the 10% reduction will be achieved. The balance of emissions remaining after this mitigation is applied will be offset through fair-share fee payment. The fees will either be paid to an established system such as the Chicago Climate Exchange or will be paid to SMAQMD for use in their program for local emissions reduction.~~ Although all feasible mitigation is required, the cumulative plan-wide impact remains ***significant and unavoidable***.

NOISE

Sacramento County General Plan Policy NO-7 establishes a significance threshold of 65 dB L_{dn}/CNEL for outdoor activity areas (backyards) and of 45 dB L_{dn}/CNEL or less in indoor areas. Typically, potential sources of significant noise include airports, industrial and commercial activities, and traffic. The project site is not near enough to any airports or commercial and industrial areas to be significantly affected by noise from these sources. Instead, the project site will be completely surrounded by agricultural-residential or residential uses.

Gerber Road is located approximately ⅓ mile north of the project site, and Bradshaw Road is located more than ½ mile to the east. Roadway traffic is not expected to affect the project site. In addition, the project does not propose any uses that would create new sources of noise.

IMPACT: NOISE

The project site is not adjacent to a source of significant noise and is not expected to produce significant noise, thus noise impacts associated with the proposed project are ***less-than-significant***.

BIOLOGICAL RESOURCES

The project site contains an existing residential structure and a large detached garage building in the northwestern portion of the site as well as a 20 foot wide asphalt driveway that follows the northern portion of the western property line and traverses the central portion of the property. Surrounding the on-site structures are landscape areas and concrete parking areas. The remainder of the property is undeveloped but contains a number of parked vehicles and spoil piles.

The property has generally rolling terrain with elevations that range from 80 to 66 feet. The site is largely disturbed but contains non-native annual grasses and wetland features. The trees on site are predominately non native ornamentals and no native protected trees are located on the project site.

The Biological Resource Inventory for the Florin-Vineyard Gap Community Plan addresses the biological resources in the overall plan area. Technical studies were prepared to identify specific impacts to biological resources associated with the Martin project. A Wetland Assessment was prepared by Helm Biological (Helm) in June 2005

and subsequent dry and wet season sampling for federally-listed large branchiopods were preformed by Helm during 2005 and 2006 (see Appendix MRT-2).

Wetlands and Jurisdictional Waters

Helm conducted an assessment of the site in 2005 and determined that it supports a total of 0.67 acres of waters and wetland features. The habitats noted in the assessment include three wetland types (vernal pool, seasonal wetland, and marsh) and two other water types (ditch and pond). The wetlands on the project site area depicted in Plate MRT-10.

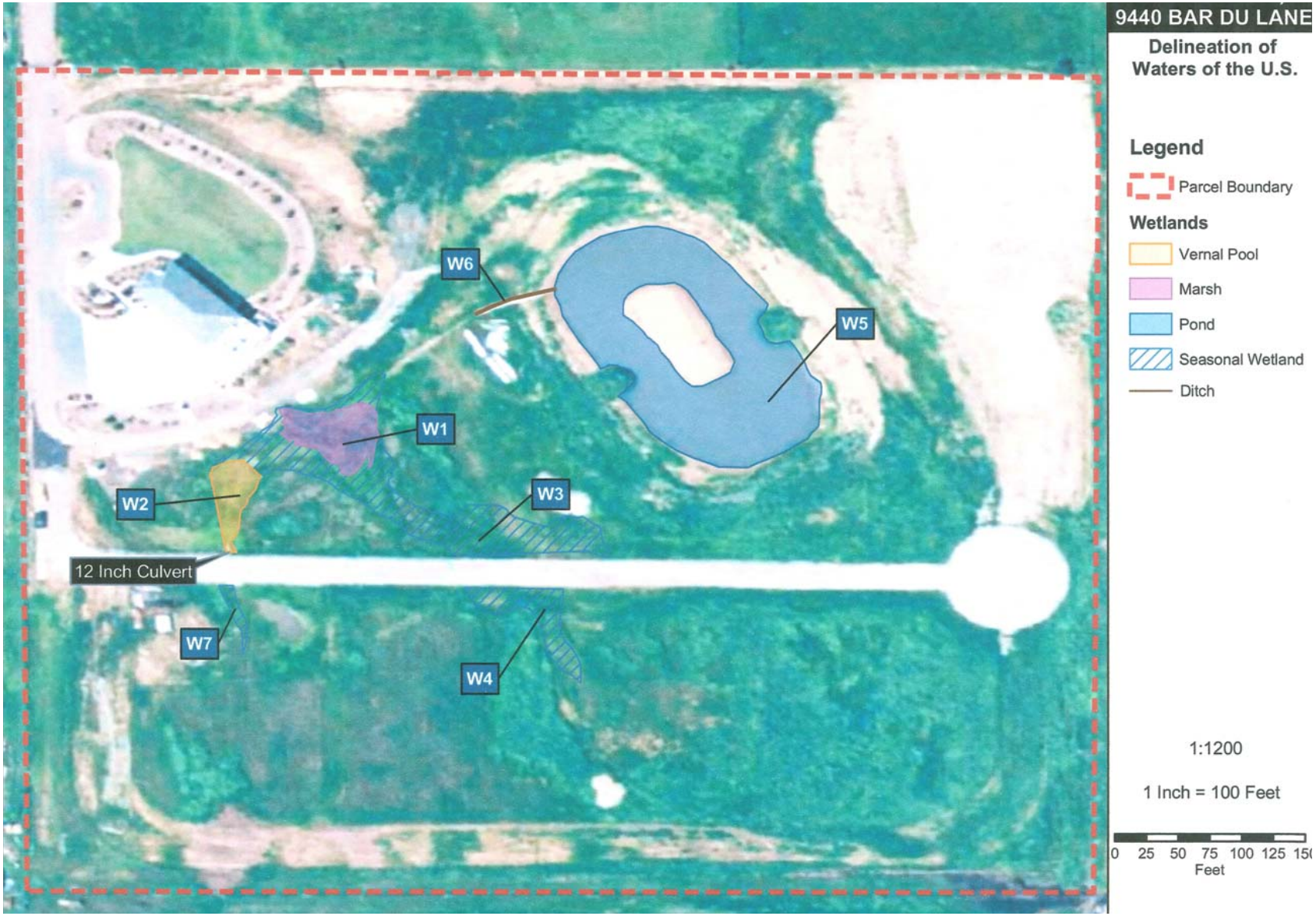
According to Helm the wetland features are potentially under the jurisdiction of the U.S. Army Corps of Engineers pursuant to the Clean Water Act. The assessment states that the ditch and pond habitats lack sufficient aerial cover of hydrophytes to be classified as wetlands but have defined beds and banks with ordinary high water marks and therefore can be considered as waters of the United States. Additionally it is noted that all of the habitats are connected hydrologically.

The wetlands on the site are centrally located and were identified to be shallow to moderately deep depressions. The vernal pool on the site is dominated by spike primrose (*Epilobium cleistogamum*), hyssop loosestrife (*Lythrum hyssopifolia*), stipitate popcorn flower (*Plagibothrys stipitatus* var. *micrabthus)* and Downingia *(Downingia* sp*.).* The seasonal wetlands are dominated by Itailian ryegrass (*Lolium multiflorum*), Hyssop loosestrife (*Lythrum hyssopifolia*) and rabbit's foot grass (*Polypogon monspeliensis*).

In addition to the wetland assessment Helm conducted wet and dry season sampling for federally listed large branchiopods in the 2005 and 2006. According to the sampling reports prepared by Helm the site did not reveal evidence of large brachiopods.

In addition to the sampling results the wet season sampling report dated July 2006 indicated that the vernal pool basin W2 was only sampled during the first and second field surveys, conducted on December 30, 2006, and January 6, 2006 because prior to the third round of sampling the feature had been altered. According to Helm, black plastic sheeting had been laid down over the entire basin and 4-6 inches of cobble had been placed on top and the vernal pool no longer contains vernal pool or large branchiopod habitat. After reviewing aerial photographs it has become apparent that the alterations also extend from the existing driveway northeast through vernal pool W2 and also through portions of seasonal wetland W3 and marsh W1.

Plate MRT-10: Wetland Delineation



The remaining wetland features are centrally located and are currently disturbed by existing development on the site. However, due to the central location of the wetlands future development on the site has the ability to further degrade the quality of the wetland habitat on site.

Impact: Wetlands and Jurisdictional Waters

Seasonal wetlands, a vernal pool, a marsh, ditch and pond have been found to exist on the project site. The jurisdictional delineation identified a total 0.67 acres of waters and wetlands in the study area. However, some of the wetland features (vernal pool W2, seasonal wetland W3 and marsh W1) have been at least partially filled and the vernal pool no longer contains habitat. Although no details related to future development on the site have been provided there is a potential for the remaining onsite wetlands to be impacted by the proposed project. Mitigation Measure MRT-2 stipulates that the applicant ensure that there is no net-loss of wetland acreage, and that all applicable permits are obtained. With mitigation, wetland impacts of the Martin project are ***less-than-significant***.

Special Status Species

The projects site is largely undeveloped and located in a rural residential area surrounded with largely undeveloped properties. The site contains a number of wetland features. Given the nature of the site there is potential for a number of special status species to be located on the subject property that may be impacted as a result of this project. A Special Status Species evaluation was prepared by Gibson & Skordall (August 2007) for the overall Florin-Vineyard Gap project. The report also includes specific information for the Martin project. Based on review of aerial photos, the report concludes that some special status species may potentially occur on the site (Table MRT-4).

Table MRT-4: Potentially Occurring Special Status Species on the Martin Project

Mammals	Birds	Reptiles/Amphibians	Fish	Invertebrates	Plants
None	Cooper's hawk, sharp-shinned hawk, tricolored blackbird, burrowing owl, Swainson's hawk, northern harrier, white-tailed kite, California horned lark, great egret, great blue heron, purple martin, double-crested cormorant	northwestern pond turtle, California tiger salamander, western spadefoot toad	None	Vernal pool fairy shrimp, midvalley fairy shrimp, vernal pool tadpole shrimp, California linderiella, valley elderberry longhorn beetle	Northern California black walnut, dwarf downingia, Bogg's Lake hedge-hyssop, Ahart's dwarf rush, legenere, slender orcutt grass, Sacramento orcutt grass, Sanford's arrowhead

Although the special status species evaluation noted that the above species may be found on the property, many of the cited species are not located on the subject property nor is there suitable habitat to support them. However, there is suitable foraging habitat for Swainson's hawk and other raptors on site and potential nesting habitat for raptors in the vicinity. There is also habitat for various special status species plants on site.

SWAINSON'S HAWK (*BUTEO SWAINSONI*)

The Swainson's hawk is a migratory raptor that over-winters in South America and breeds in North America, Canada and Mexico. Currently, the Swainson's hawk is listed as a threatened species pursuant to the California Endangered Species Act (CESA). At a Federal level, the Swainson's hawk is provided protection under the Migratory Bird Treaty Act (MBTA).

There are no suitable nesting trees for the species onsite. However, there are known Swainson's hawk nest sites between 1-5 miles of the project site, thus, the site provides suitable foraging habitat for the Swainson's hawk. Sacramento County and the Department of Fish and Game jointly developed a protocol for assessing impacts to the hawk, based on a better understanding of how the hawks use habitat. The impact is tied directly to zoning changes and is calculated thusly: 25% of the impact occurs when a property is zoned from a density of AG-40 to AG-20, 50% of the impact occurs when a property zoned AG-20 is converted to AR-10, and the final 25% of the impact occurs when an AR-10 property is converted to AR-5 (or a more dense designation).

As indicated previously, the project site contains 10 acres zoned AR-10. Based on the methodology, the rezone of the 10 acres zoned AR-10 to a more dense designation (AR-2) results in an impact assessment of 25%. Thus, the project results in a total of 2.5 acres of impact.

IMPACT: SWAINSON'S HAWK FORAGING HABITAT

The project is 10 acres of rural residential land. Swainson's hawk nests have been documented within a 5-mile radius of the study area and the project site is considered suitable foraging habitat. Development of the project site will result in an impact of 2.5 acres of potential habitat for Swainson's hawks. Impacts to Swainson's hawks are considered significant. Mitigation is recommended to reduce the impact to a ***less-than-significant*** level.

NESTING HABITAT

The special status species evaluation notes that there is suitable nesting habitat for raptors in the vicinity including Swainson's hawk. In addition a number of large trees are located on adjacent properties in the area that have ability to support raptor nests that may be disturbed by project related construction.

Impact: Nesting Habitat for Raptors

There is suitable nesting habitat in the project vicinity for a number of raptors including Swainson's hawk and disturbing these species during the nesting season is considered a significant impact. To minimize this impact preconstruction surveys are recommended to avoid disturbance to nesting sites. Implementation of recommended mitigation will reduce impacts to ***less-than-significant.***

Special Status Plants

The Special Status Species Survey indicates that the project site contains potential habitat for the following special status plant species:

- Dwarf downingia (*Downingia pusila*)
- Bogg's Lake hedge hyssop (*Gratiola heterosepala*)
- Slender orcutt grass (*Orcuttia tenuis*)
- Legenere (*Legenere limosa*)

Although these species were not observed on the site during the field visit, review of the California Natural Diversity Database indicates that Bogg's Lake Hedge Hyssop and legenere is located within one mile of the project site and additional rare plant surveys need to be conducted in the spring during the peak flowering period for the vernal pool habitat to determine presence or absence of these species.

Impact: Special Status Plants

The project site does contain some areas of habitat suitable for special status plants, though no individuals of any special status species were observed during the on-site site visit. Pre-construction plant surveys will be required to determine presence and proper mitigation. With mitigation, impacts are ***less-than-significant***.

Cultural Resources

Fieldwork/Analysis

Archaeological Survey

The project site was subject to an intensive pedestrian survey between January 14, 2006 and March 26, 2006. The project area was walked by a team of archaeologists employing parallel transects with transect spacing no greater than 5 to 10 meters. No prehistoric cultural resources were recovered or noted during the survey.

Historical Survey

Peak & Associates have conducted a historical evaluation and determination of eligibility for potential historical resources on the project site. The project site contains

one single family home. The following single family home and date of construction was given:

- 9440 Bar Du Lane: 2002 residence

Under current DERA policy, structures that are 50 years or older are evaluated for potential historic significance. Based on field data collected on the project site, site pictures and review of tax assessor's records (dates noted above), the residence on the project site does not meet the 50 year or older threshold.

The structure present on the project site is not considered an important historic resource and, therefore, destruction of this building would not constitute a significant environmental impact.

IMPACT: CULTURAL RESOURCES

Although no additional cultural resource work is recommended at this time, there is a possibility of uncovering subsurface archaeological materials during the construction phases of the project which have been obscured from view due to natural reburial processes. Therefore, mitigation for subsurface cultural resources is included.

With mitigation for potential undiscovered subsurface prehistoric and historic cultural resources, environmental impacts to potentially sensitive cultural resources are considered ***less-than-significant***.

~~AGENCY-RECOMMENDED CONDITIONS OF APPROVAL~~

1. ~~**Sacramento County Division of Development and Surveyor Services**~~

   a. ~~Provide proof of access easement over APN 121-0050-039.~~

   b. ~~Construction of the private street shall be to a standard of 2 inches of asphaltic concrete over a minimum of 6 inches of aggregate base to a 16 or 20 foot section width, including adequate turnaround facilities at the end of the road. Secure approval of a civil engineered site improvement plan from the LDSIR Section of the Public Works Agency.~~

   c. ~~Record a maintenance agreement involving all of the parcels of the subject map assuring timely maintenance of the private street.~~

   d. ~~Dedicate a standard 12.5-foot Public Utility Easement for overhead and underground facilities and appurtenances adjacent to all public ways, private drives and/or Irrevocable Offer of Dedication (IOD).~~

~~e. The final map shall show a 30 foot wide Irrevocable Offer of Dedication along the south boundary.~~

~~2. Sacramento Area Sewer District (fka County Sanitation District 1)~~

~~a. Prior to recordation of the Final Map, enter into and record an agreement in a form approved by the District Engineer and District Counsel of SASD, to require the property owner(s) to install, at property owner(s) expense, sewer collector to serve the lots at such time as deemed necessary by the SASD Board of Directors for public health purposes.~~

~~3. Sacramento Municipal Utility District~~

~~a. Dedicate any private drive, ingress and egress easement, or Irrevocable Offer of Dedication and 12.5 feet adjacent thereto as a public utility easement for overhead and underground facilities and appurtenances.~~

~~4. Department of Water Resources~~

~~a. Provide drainage easements and install facilities pursuant to the Sacramento County Floodplain Management Ordinance, Sacramento County Water Agency Code, and Sacramento County Improvement Standards, including any fee required by the Sacramento County Water Agency Code.~~

~~b. Offsite drainage improvements and easements shall be provided pursuant to the Sacramento County Floodplain Management Ordinance, and Sacramento County Improvement Standards.~~

~~c. Provide a permanent concrete stamp, or other permanently applied message to the satisfaction of DWR not including paint, which reads "No Dumping-Flows to Creek" or other approved message at each storm drain inlet.~~

~~5. Sacramento Metropolitan Fire District~~

~~a. Provide a copy of the recorded maintenance agreement involving all the parcels of the proposed lot split, assuring timely maintenance of the private street.~~

~~b. Access roadway shall be 20 feet wide with 6-in of A/B base and finish with a dust free surface.~~

~~c. Provide separate fire department plan submittal for gates crossing~~

~~d. There shall be no parking on any street narrower than 28 feet. Streets that are wider than 35 feet shall be allowed parking on both sides. On private streets, marking of the fire lanes per the Sacramento Metropolitan fire lane standard may be required. See attachment to comment letter.~~

~~e. All buildings shall be within 150 feet of the Fire Access Lane. If access exceeds 150 feet, a Fire Department approved turn-around shall be installed.~~

~~f. Bulb turnaround provided on site plans must meet the requirement of FPB standard 444.302.~~

~~g. Provide an illuminated address on the dwelling, and at the entrance to the access drive.~~

~~h. The minimum required fire flow for residential developments with one- and two- family dwellings having a fire area per building not exceeding 3600 square feet including the garage, covered patios and porches is 1000 gallons per minute at 20 pounds per square inch. A special review and certificate of release is required for dwellings over 3,600 square area including the garage, covered patios and porches. Dwellings with a fire area of 3,601 to 4,800 square feet including the garage, covered patios and porches require 1,750 gallons per minute available fire flow above peak demand. Dwellings with a fire area of 4,801 to 6,200 square feet including the garage, covered patios and porches including attached garages require 2,000 gallons per minute available fire flow above peak domestic demand. Larger houses will require additional fire flow. In areas where the minimum required fire flow is not available, an automatic fire sprinkler system may be required.~~

~~i. All private road parcel splits or subdivisions shall have a road maintenance agreement (RMA) recorded with the Public Recorders office having jurisdiction. It shall include~~

~~i. The roadway surface to the original design or better.~~

~~ii. Abatement of plant or tree growth over the pavement edge to thirteen feet, six inches (13', 6") vertical height. (Exception: Fire Department approved areas involving oak trees).~~

~~iii. No Parking – Fire Lane painting as needed or sign installation replacement or repair when removed or damaged.~~

~~j. A copy of the road maintenance agreement shall be provided with the first (1st) submittal for the improvement or Civil drawings for fire department review.~~

~~k. Provide approved steamer type fire hydrants for residential areas located as follows:~~

~~i. One fire hydrant shall be located between 150 to 250 feet from the end of the access roadway. The required access roadway shall extend to within 150 feet of any portion of the exterior wall of a building.~~

~~ii. A hydrant installed at the end of an access roadway, as a "blow off" for the water district does not meet the fire department requirements.~~

~~iii. Existing "wharf" fire hydrants are not acceptable to meet the requirements for new construction.~~

~~iv. Each steamer hydrant shall have a minimum flow of 1000 gpm for residential areas.~~

~~v. Additional requirements apply for residential dwellings having areas greater than 3,600 square feet.~~

~~l. Plans shall be submitted to the fire prevention bureau showing hydrant locations for review and approval prior to construction. Fire hydrant detail and fire department notes shall be shown on the plans or improvement drawings.~~

~~m. Residential roof coverings shall be not less than Class C.~~

~~n. Provide access roadways with all-weather driving surface of not less than 20 feet of unobstructed width, with a minimum turning radius of 38 feet inside/58 feet outside dimension capable of supporting the imposed loads of fire apparatus and having a minimum of 13 feet, 6 inches of vertical clearance. The access roadway shall be extended to within 150 feet of all portions of the exterior walls of the first story of any building. Exception: The required clear width may be reduced to a minimum of 16 feet for access roadways serving only 1 or 2 single-family dwellings. It may not be reduced to the last two dwellings on a road serving more than 2 dwellings.~~

~~o. When the "access roadway" length exceeds 150 feet from the public road, an approved fire apparatus turn-around shall be provided. The fire apparatus turn-around shall conform to any of the designs shown on Sacramento Metropolitan Fire District Standard 444.302. The intent is for the turn-around to be located within 100 feet of the end of the access roadway. All parcels zoned as "Residential" (RD) shall be provided with a finished surface of pavement consisting of 2 inches of asphalt concrete (AC) over 6 inches of aggregate base (AB) or the equivalent in "all" concrete or approved comparable surface. This includes existing gravel driveways.~~

~~p. All parcels zoned as "Agricultural/Residential (AR)-10 or less" shall be provided with a dust free surface such as "Chip Seal."~~

~~q. There shall be no parking on any street narrower than 28 feet. Streets that are wider than 36 feet shall be allowed parking on both sides. Measurements shall be from gutter line or edge of pavement to the same on the other side of the roadway. On private streets, marking of the fire lanes per the Sacramento Metro Fire Lane Standard may be required. Contact the Fire Prevention Bureau for a copy of the fire lane standard.~~

~~r. Provide approved address numbers on the building in such a position as to be plainly visible and legible from the street or road fronting the property. Said numbers shall contrast with their background and on all new buildings, shall be illuminated at night. In order to meet this requirement, the following methods are acceptable:~~

~~i. Name the access road and ensure that the new addresses be listed for the newly named "street" and meet the requirement above, or~~

~~ii. Provide approved address numbers on the homes and for each of the homes on the access drive, provide approved address numbers posted next to the entrance to the access drive, facing the public street in an approved manner to meet the above requirement.~~

~~s. Should security gates be considered for this project, the developer shall obtain a copy of the Sacramento County Fire Code, Amendment VII, Emergency Access Gates and Barriers. The design of the entry shall conform to this standard.~~

PROJECT MITIGATION MEASURES

MITIGATION MEASURES FOR POTENTIAL DRAINAGE IMPACT:

MRT-1 Prior to the approval of improvement plans for individual development projects within the FVGCP area, the project proponent shall demonstrate to the satisfaction of DWR that all FVGCP DMP improvements necessary to provide adequate flood protection to the project, and necessary to provide adequate mitigation for the project's downstream drainage/flooding and water quality impacts, have been implemented.

~~MITIGATION MEASURES FOR POTENTIAL AIR QUALITY IMPACT:~~

~~**MRT-2** The applicant shall implement the following mitigation in order to reduce construction-related PM_{10} emissions:~~

~~a. Keep soil moist at all times.~~

~~b. Maintain at least two feet of freeboard space on all haul trucks.~~

~~c. Use emulsified diesel or diesel catalysts on applicable heavy duty diesel construction equipment.~~

MITIGATION MEASURES FOR POTENTIAL IMPACTS TO WETLANDS AND JURISDICTIONAL WATERS:

MRT-3 Prior to any grading, grubbing, or excavation within 50 feet of on-site wetlands, the applicant or owner shall obtain any/all applicable permits from the U.S. Fish and Wildlife Service (USFWS), U.S. Army Corps of Engineers, California Department of Fish and Game and the Central Valley Regional Water Quality Control Board for the proposed modifications to on-site wetlands. In addition, the project applicant or property owner shall comply with General Plan Conservation Element Policy No. CO-96 as it pertains to no net loss of wetlands. If mitigation occurring through the state and federal permitting processes results in less than 1:1 compensation for the loss of wetland habitat, the applicant or owner shall be required to pay to the County of Sacramento an amount based on a rate of $35,000 per acre for the unmitigated/ uncompensated wetlands. The payment shall be submitted to the Department of Planning and Community Development and shall be deposited in the Wetlands Restoration Trust Fund. A copy of any required permits, or written notification from the applicant that the permit authority has determined that a permit is not required, and verification of compliance with General Plan Conservation Element Policy No. CO-96 regarding no net loss of wetlands shall be submitted to the Department of Environmental Review and Assessment.

MITIGATION MEASURES FOR POTENTIAL IMPACT TO SWAINSON'S HAWK FORAGING HABITAT:

MRT-4 Prior to the approval of Improvement Plans, Building Permits, or recordation of the final map, whichever occurs first, implement one of the following options to mitigate for the loss of 2.5 acres of Swainson's hawk foraging habitat on the project site:

a. The project proponent shall, to the satisfaction of the California Department of Fish and Game, prepare and implement a Swainson's hawk mitigation plan that will include preservation of Swainson's hawk foraging habitat.

b. The project proponent shall utilize one or more of the mitigation options (land dedication and/or fee payment) established in Sacramento County's *Swainson's Hawk Impact Mitigation Program* (Chapter 16.130 of the Sacramento County Code).

c. Should the County Board of Supervisors adopt a Swainson's hawk mitigation policy/program (which may include a mitigation fee payable prior to issuance of building permits) prior to the implementation of one of the measures above, which may exempt this project, the project proponent may be subject to that program instead.

MITIGATION MEASURE FOR RAPTOR NESTING HABITAT IMPACT:

MRT-5 If construction, grading, or project-related improvements are to occur between March 1 and September 15, a focused survey for Swainson's hawk and other raptor nests on the site and on nearby trees shall take place within ½ mile of the project site and shall be conducted by a qualified biologist within 14 days prior to the start of construction work (including clearing and grubbing). If active nests are found, the California Department of Fish and Game (CDFG) shall be contacted to determine appropriate protective measures. If no active nests are found during the focused survey, no further mitigation will be required.

MITIGATION MEASURE FOR RARE PLANT SURVEYS

MRT-6 Rare plant surveys will be required in vernal pool habitats prior to any grading, grubbing, or excavation within 250 feet of a vernal pool or other suitable habitat. The rare plant surveyor shall have experience as a botanical field investigator and familiarity with the local flora and potential rare plants in the habitats to be surveyed.

The surveys shall be conducted when the rare plants at the site will be easiest to identify (i.e. flowering stage), and when the plants reach that stage of maturity. A minimum of three site visit shall be required, during the plants flowering period in order to determine absence. Each site visit must be no less than 7 days apart.

Submit a written report to the Department of Environmental Review and Assessment. The survey report should include a brief description of the vegetation, survey results, photographs, time spent surveying, date of surveys, a map showing the location of the survey route and any rare plant populations and copies of any rare plant occurrence forms. Notify DFG and USFWS if species are found and apply for "take" authorization (state law section 2081 of the Fish and Game Code and federal Endangered Species Act) prior construction.

MITIGATION MEASURE FOR POTENTIAL CONSTRUCTION-RELATED IMPACTS TO CULTURAL RESOURCES:

MRT-7 Should any cultural resources, such as structural features, unusual amounts of bone or shell, artifacts, human remains, or architectural remains be encountered during any development activities, work shall be suspended and the Department of Environmental Review and Assessment shall be immediately notified at (916) 874-7914.

At that time, the Department of Environmental Review and Assessment will coordinate any necessary investigation of the find with appropriate specialists as needed. The project proponent shall be required to implement any mitigation deemed necessary for the protection of the cultural resources. In

addition, pursuant to Section 5097.97 of the State Public Resources Code and Section 7050.5 of the State Health and Safety Code, in the event of the discovery of human remains, all work is to stop and the County Coroner shall be immediately notified. If the remains are determined to be Native American, guidelines of the Native American Heritage Commission shall be adhered to in the treatment and disposition of the remains.

MITIGATION MEASURE COMPLIANCE

Comply with the Mitigation Monitoring and Reporting Program (MMRP) for this project as follows:

1. **The proponent shall comply with the MMRP for this project, including the payment of a fee to cover the Department of Environmental Review and Assessment staff costs incurred during implementation of the MMRP. The MMRP fee for this project is $6,800.00. This fee includes administrative costs of $800.00.**

2. **Until the MMRP has been recorded and the administrative portion of the MMRP fee has been paid, no final parcel map or final subdivision map for the subject property shall be approved. Until the balance of the MMRP fee has been paid, no encroachment, grading, building, sewer connection, water connection or occupancy permit from Sacramento County shall be approved.**

~~21 7415 GARDNER AVENUE~~

~~The effects of the proposed land use plans for the Florin-Vineyard Gap projects are addressed in Volume 1 of this EIR. Impacts to environmental resources have been addressed therein for the overall plan area. This chapter discusses the site specific impacts of this particular project in the Florin-Vineyard Gap Community. Impacts, mitigation measures and conditions requested by Sacramento County's reviewing departments are provided within this chapter.~~

~~PROJECT INFORMATION~~

~~CONTROL NUMBER: 04-RZB-AHS-0449~~

~~NAME:~~ ~~7415 Gardner Avenue Rezone and Affordable Housing Plan~~

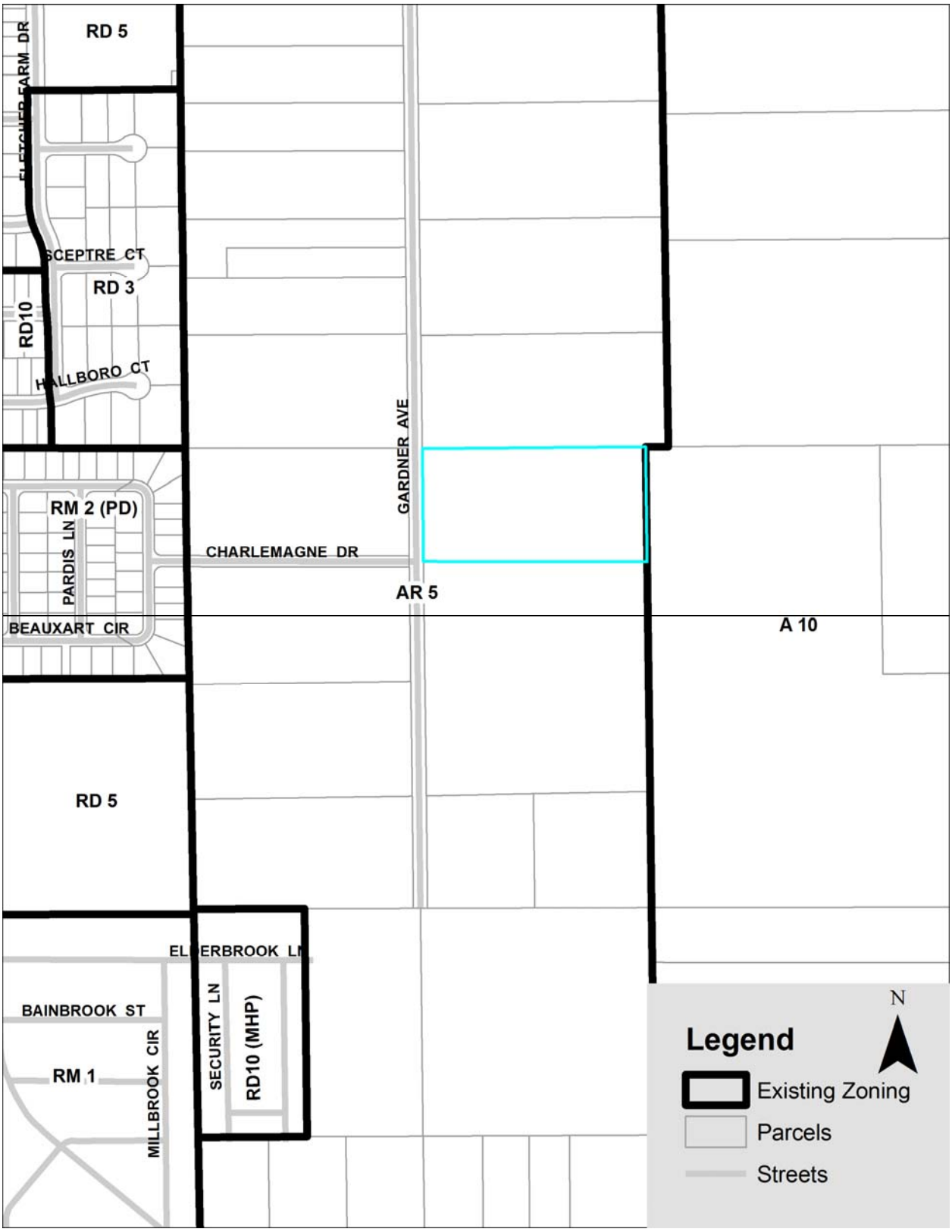
~~LOCATION:~~ ~~The project site is located on the east side of Gardner Avenue, approximately 1000 feet south of Florin Road in the South Sacramento Community (see Plate GA-1).~~

~~ASSESSOR'S PARCEL NUMBER:~~ ~~065-0070-028~~

~~OWNER/APPLICANT:~~

~~Wen Tung Hung~~

~~Plate GA-1~~
~~Project Location and Existing Zoning for 7415 Gardner Avenue~~

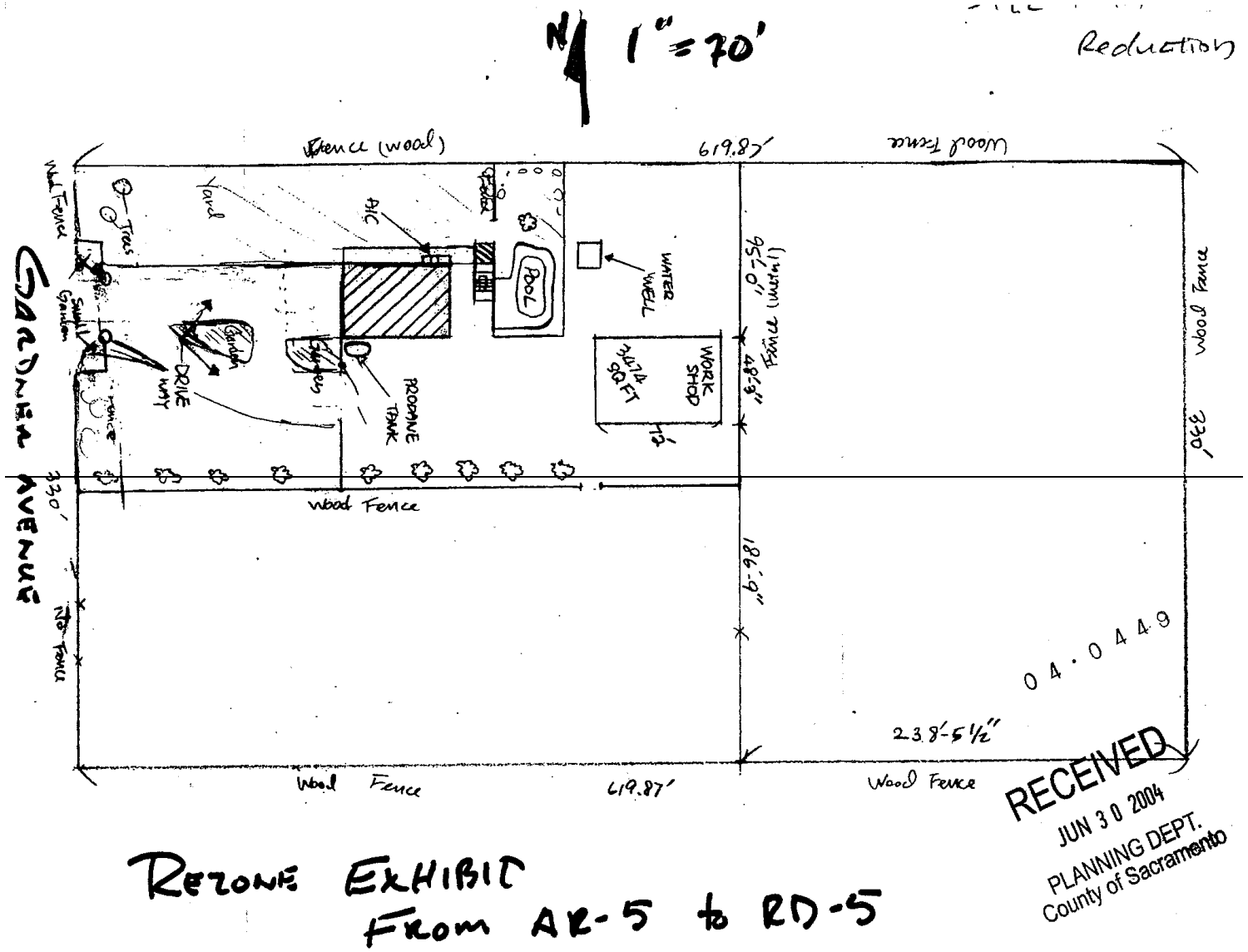


~~PROJECT DESCRIPTION~~

1. ~~A **Rezone** of 4.5 gross acres from AR-5 agricultural-residential to RD-5 residential (Plate GA-2).~~

2. ~~An **Affordable Housing Plan** consisting of the payment of fees.~~

~~Plate GA-2~~
~~Existing and Proposed Zoning for 7415 Gardner Avenue~~

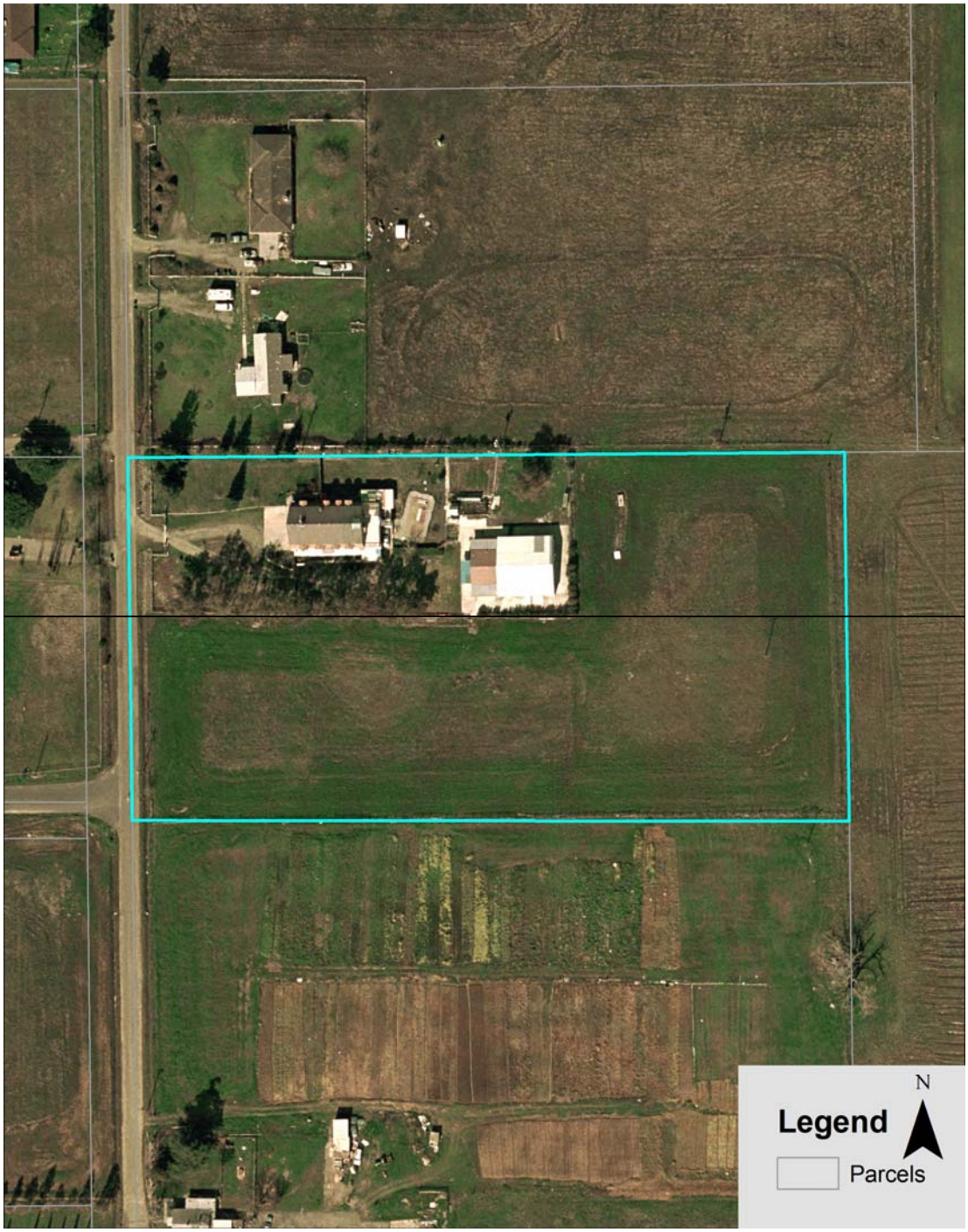


REZONE EXHIBIT
FROM AR-5 to RD-5

~~ENVIRONMENTAL SETTING~~

~~The approximately 4.5-acre project site is located in the eastern portion of the County. It consists of a single rectangular parcel toward the central portion of the Florin-Vineyard Gap Community Plan Area. The site is level, and supports a developed area with irrigated landscaping, landscape trees, a single-family residence and other structures. The remainder of the site is annual grassland divided into a pasture. Refer to Plate GA-3 for an aerial photo of the project site. The site is zoned AR-5. Surrounding properties support similar uses, and are zoned A-10 and AR-5.~~

~~Plate GA-3 Aerial Photo of Project Site~~



~~Environmental Effects~~

~~Land Use~~

~~The 4.5-gross-acre parcel that comprises the project site is zoned AR-5. As proposed, the project will rezone this parcel to RD-5, but does not include a subdivision map. The existing site is smaller than the minimum 5 acres required for a site zoned AR-5, and could not be further developed or subdivided without a rezone. The proposed zoning allows 5 homes per acre of land, with a minimum lot size of 5,200 square feet and a minimum width and public street frontage of 52 feet. If this rezone is approved a subdivision map proposal on the site could include up to 22 lots.~~

~~The existing General Plan designation of the site is Urban Development Area (UDA); as part of the overall Florin-Vineyard Gap Community Plan project the General Plan designation of the site would be amended to Low Density Residential (see Plate GA-4). The proposed project is consistent with the Low Density Residential designation. According to the Sacramento County General Plan:~~

> ~~The Low Density Residential designation provides for areas of predominantly single family housing with some attached housing units. It allows urban densities between one and twelve dwelling units per acre, resulting in population densities ranging from approximately 2.5 to 30 persons per acre. Typical low-density development includes detached single-family homes, duplexes, triplexes, fourplexes, townhouses, lower density condominiums, cluster housing and mobile home parks.~~

~~As part of the overall Florin-Vineyard Gap Community Plan project, two Draft Land Use Plans have been proposed: one by the CAC and one by the Planning Department. In the case of the areas encompassed by the proposed project, the Planning Department Draft Land Use Plan and the CAC Draft Land Use Plan would designate the site for RD-5 to 7 uses (see Plate GA-5 and Plate GA-6). The proposed project is consistent with the RD-5 to 7 designation.~~

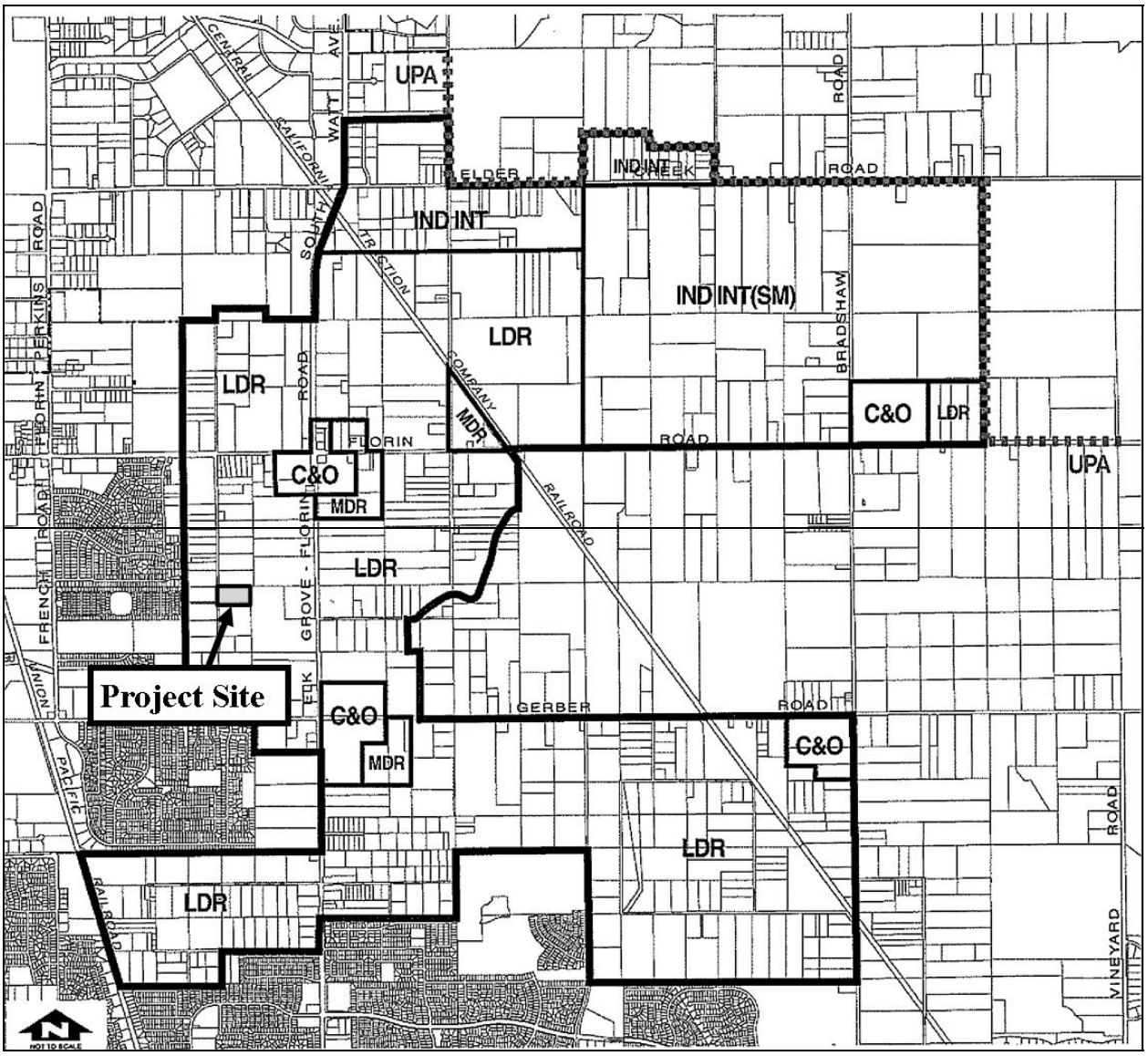
~~Currently, lands to the north, south, and west are zoned AR-5 and lands to the east are zoned A-10. However, other individual projects within the overall Florin-Vineyard Gap Community Plan area are proposed to the east and west. The projects to the east, entitled "Gardner Parke" and "Gerber Creek", would rezone the adjacent land to RD-5, RD-7, and RD-10; and the project to the west, entitled "Gardner Country Estates", would rezone the adjacent land to RD-5 (refer to Plate INTRO-1).~~

~~*Impact: Land Use*~~

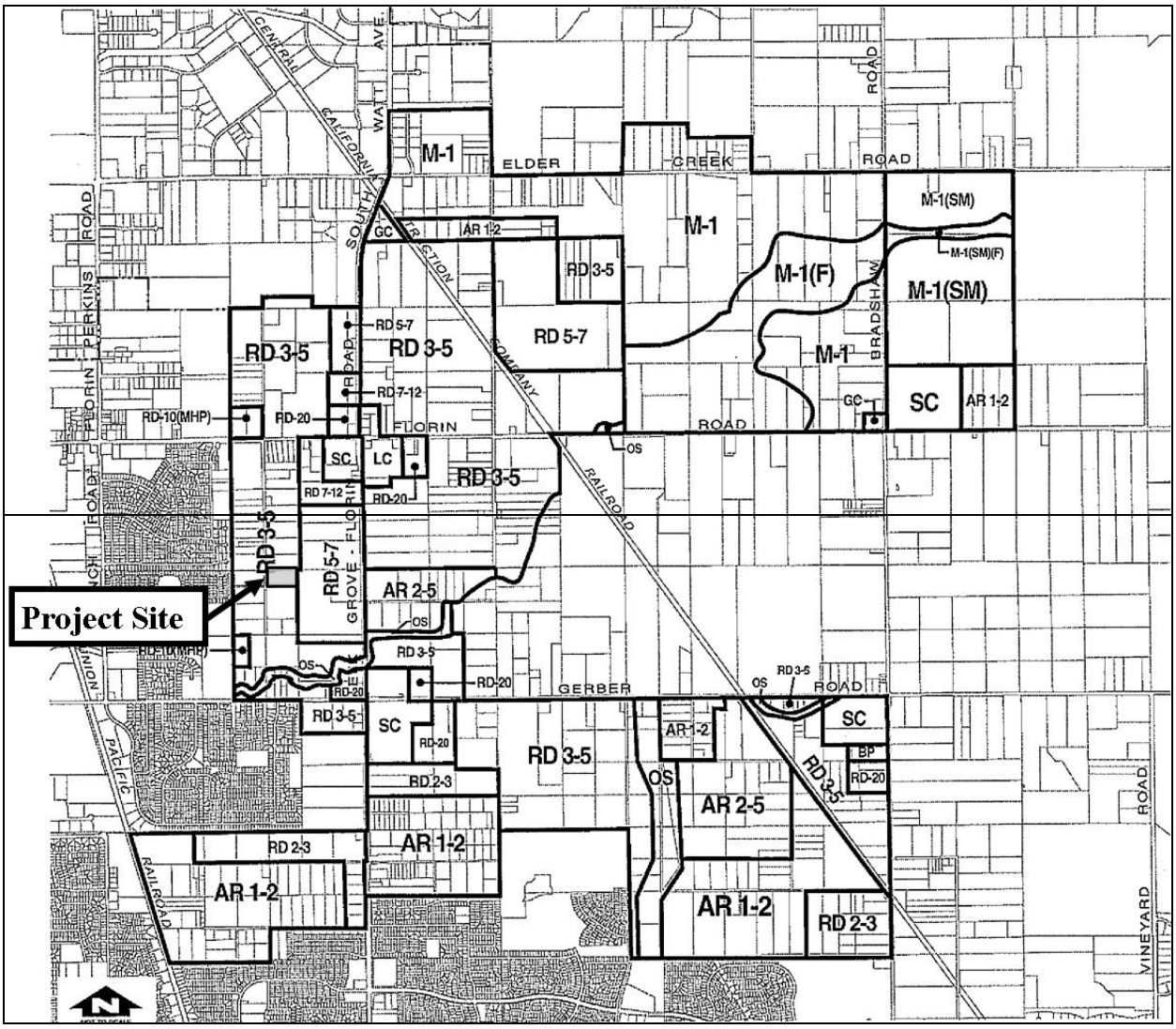
~~The proposed project will not significantly conflict with any applicable land use plan, policy or regulation adopted for the purpose of avoiding an environmental effect.~~

~~Potential land-use related environmental impacts due to the 7415 Gardner Avenue project are ***less-than-significant***.~~

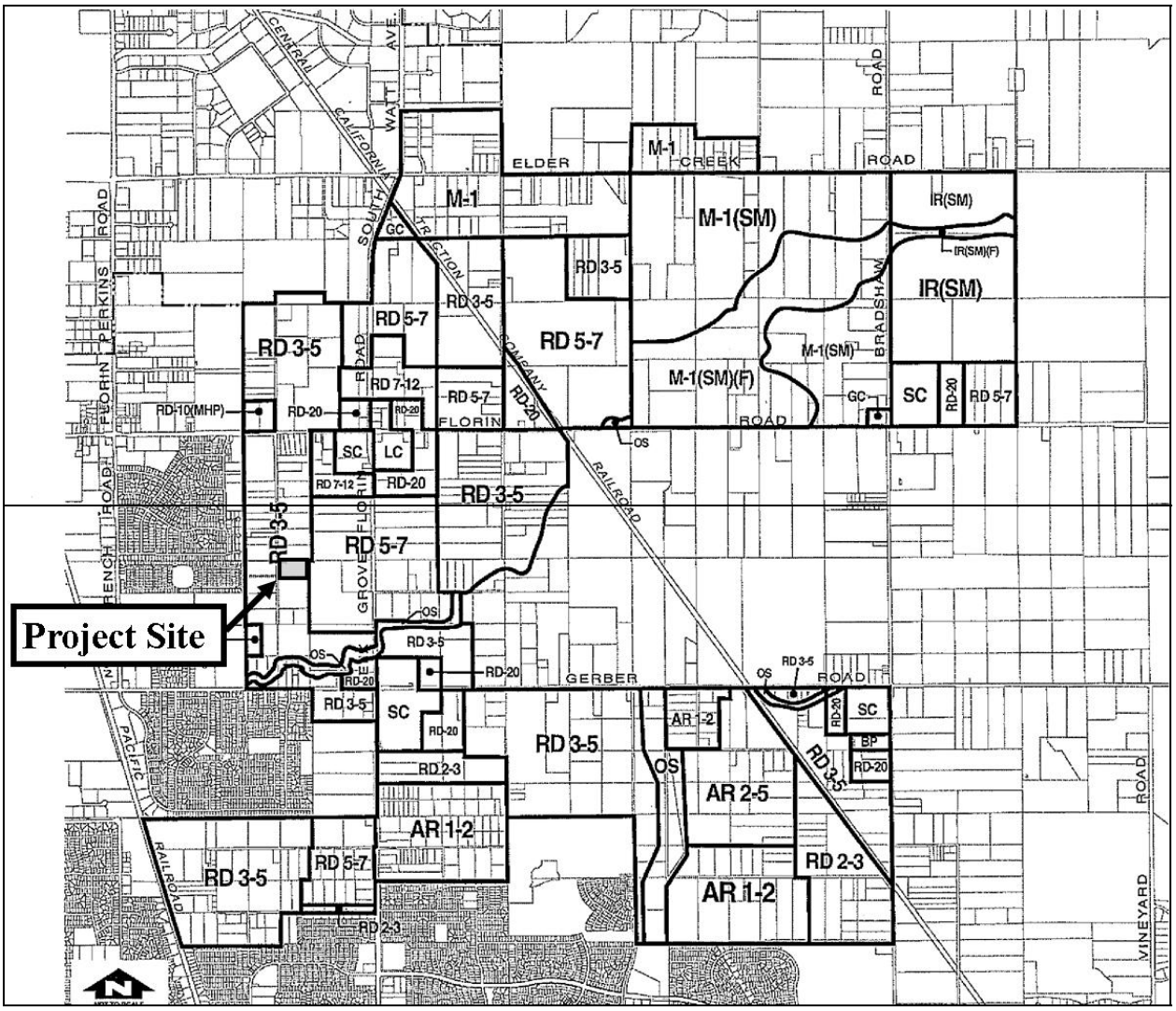
~~Plate GA-4~~
~~Proposed General Plan Designation~~



~~Plate GA-5~~
~~CAC Land Use Plan Designation~~



~~Plate GA-6~~
~~Planning Department Land Use Plan Designation~~



~~Agricultural Land~~

~~The Sacramento County General Plan protects Prime Farmland or Farmland of Statewide Importance, and the CEQA Guidelines protect Prime Farmland, Farmland of Statewide Importance, and Unique Farmland. The California Department of Conservation map of Sacramento County Important Farmland 2006 (published July 2008) designates the project site as Urban and Built Up Land and Farmland of Local Importance, which are not protected farmland designations.~~

~~*Impact: Agricultural Land*~~

~~The project site does not contain any protected farmlands, so impacts due to the 7415 Gardner Avenue project are ***less-than-significant***~~

~~Public Services~~

~~The project site is located within the County Urban Services Boundary and is within the active service area of a variety of public utility and service districts. The additional development of this site is expected to increase the demands on public services to some degree, but not beyond current or planned service capacity under the proposed Florin Vineyard Gap Community Plan. Service providers were given the opportunity to review and comment on the proposed project. Those providers that submitted specific public service comments are noted in the "Agency Recommended Conditions of Approval" section.~~

~~*Sacramento Municipal Utility District*~~

~~The Sacramento Municipal Utility District (SMUD) will be the energy service provider for the proposed project. SMUD recommended conditions of approval (refer to the "Agency Recommended Conditions of Approval" section). All of the recommended conditions request either disclosure of existing easements or facility restrictions, or dedication of the appropriate easements. Compliance with these conditions will not cause any additional environmental impacts.~~

~~*Fire Services*~~

~~Sacramento Metropolitan Fire District provides fire protection services to the project area, and submitted recommended conditions of approval for this project. The conditions are all standard, and pertain to the provision of appropriate access, fire hydrants, and visible addresses.~~

~~*Impact: Public Services*~~

~~Various public service entities recommended conditions of approval for the project. While some of these comments may require project revisions, compliance will not result~~

~~in additional environmental impacts. Singular 7415 Gardner Avenue project impacts related to public services are ***less-than-significant***.~~

~~Sewer Service~~

~~The Sacramento Area Sewer District (SASD, formerly the County Sanitation District 1) and the Sacramento Regional County Sanitation District (SRCSD) reviewed the project. The project site is within the Urban Service Boundary and within both the SASD and SRCSD boundaries. However, public sewer service is not available with 200 feet of the property. Therefore, the applicant is not required to install public sewer at this time. Environmental Management Department approval will be required for any on-site waste disposal facilities (e.g. septic systems). On-site waste disposal such as septic systems typically are not permitted on lots of less than 2 acres, so any future subdivision of this site commensurate with the requested zoning will require connection to the SASD sewer system.~~

~~The overall sewer capacity and infrastructure issues are addressed in Chapter 6 of the EIR. This project contributes cumulatively to the need for the area-wide improvements, and thus will need to contribute fair-share fees toward the construction of those facilities. In addition, the future development of the site will also require additional improvements specific to the project itself. For this specific project, any additional sewer infrastructure improvements will take place in either existing roadways or other developed right-of-ways or planned roadways and right-of-ways proposed as part of this project.~~

~~*Impact: Sewer Service*~~

~~The project site does not currently have sewer service. Any additional sewer infrastructure improvements specific to this project will take place in either existing roadways or planned roadways proposed as part of this project. Therefore, no additional environmental impacts will result from sewer improvements. The project will be required to pay fair-share fees through the Public Facilities Financing Plan for the Plan area. 7415 Gardner Avenue sewer impacts are ***less-than-significant***.~~

~~Water Supply~~

~~The water purveyor for the project area is the Sacramento County Water Agency. The Master Water Supply Study for the Florin-Vineyard Community Plan was prepared by the Sacramento County Water Agency. The analysis covered the Florin-Vineyard Gap Community Plan, including the project site. The analysis of water supply provided for the overall Florin-Vineyard Community Plan area (see Chapter 7, Water Supply) adequately addresses the needs of this project.~~

~~*IMPACT: WATER SUPPLY*~~

~~Any additional water infrastructure improvements specific to this project will take place in either existing roadways or planned roadways proposed as part of this project. Therefore, no additional environmental impacts will result from water improvements. The project will be required to pay fair-share fees through the Public Facilities Financing Plan for the Plan area. 7415 Gardner Avenue project-specific impacts related to water supply are ***less-than-significant***.~~

~~DRAINAGE AND HYDROLOGY~~

~~The project site is northwest of Elder Creek. The project is within the Federal Emergency Management Agency (FEMA) Flood Zone X, as determined by the 1998 FEMA Flood Insurance Rate Map (FIRM), panel number 060262-0310. Flood Zone X are areas determined to be outside the 500-year flood. The general location of the project site, in relation to these flood zones, is depicted on Plate GA-7.~~

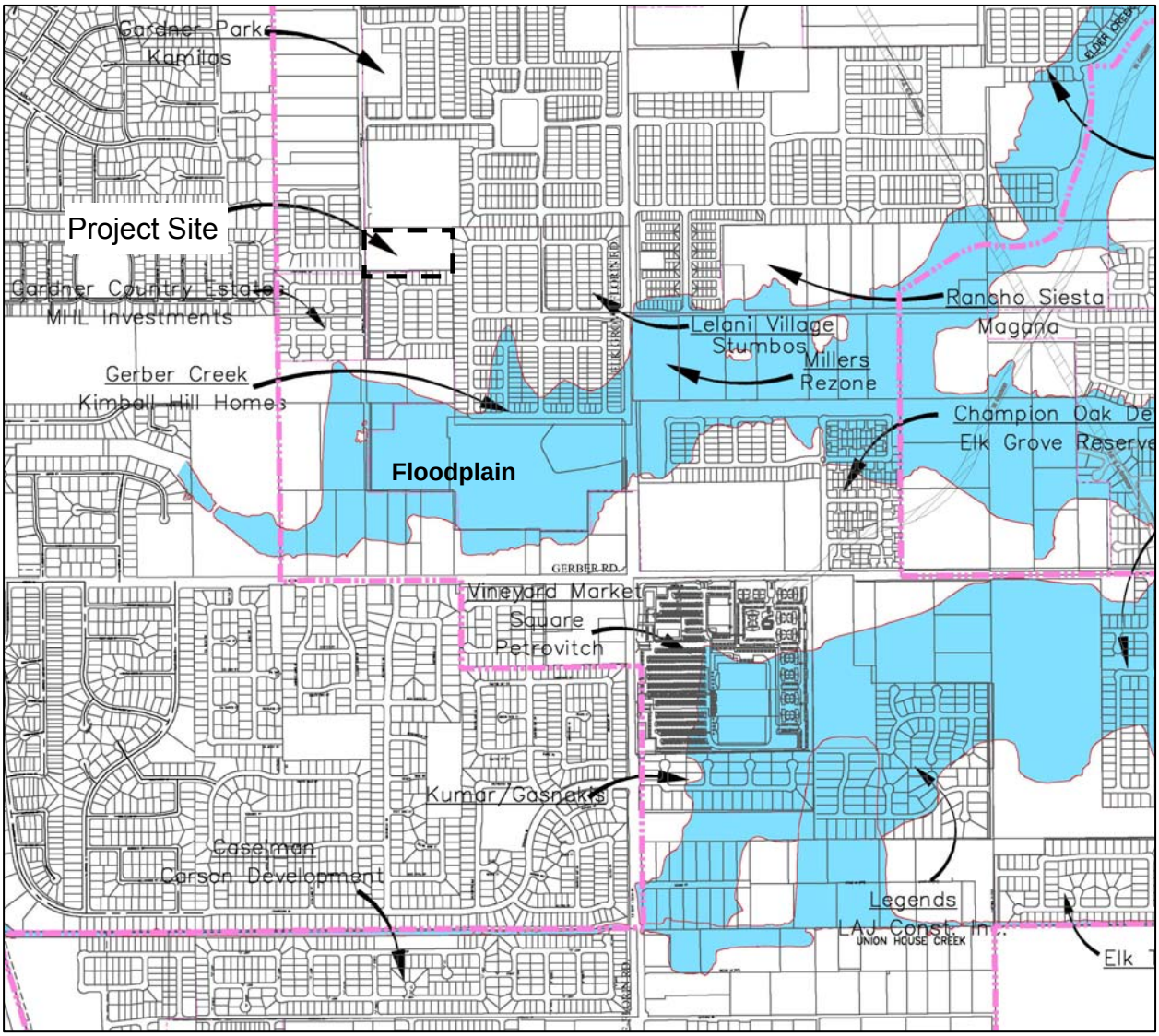
~~Drainage infrastructure improvements are needed for the build-out of the Florin Vineyard Gap Community Plan area, and Sacramento County Department of Water Resources (County DWR) reviewed the Drainage Master Plan developed for the Plan area. The project will need to incorporate on-site drainage improvements and contribute fair-share fees toward the construction of the area-wide improvements. The Drainage Master Plan exhibit for the project area has been annotated to show the project boundaries (Plate GA-8). As shown, there is a proposed stormwater pipe that extends down Gardner Avenue and outlets into a proposed detention basin on Elder Creek. These facilities would serve the project site.~~

~~County DWR also examined the proposed project to provide individual Conditions of Approval, and to determine consistency with the Drainage Master Plan. County DWR submitted the following comment:~~

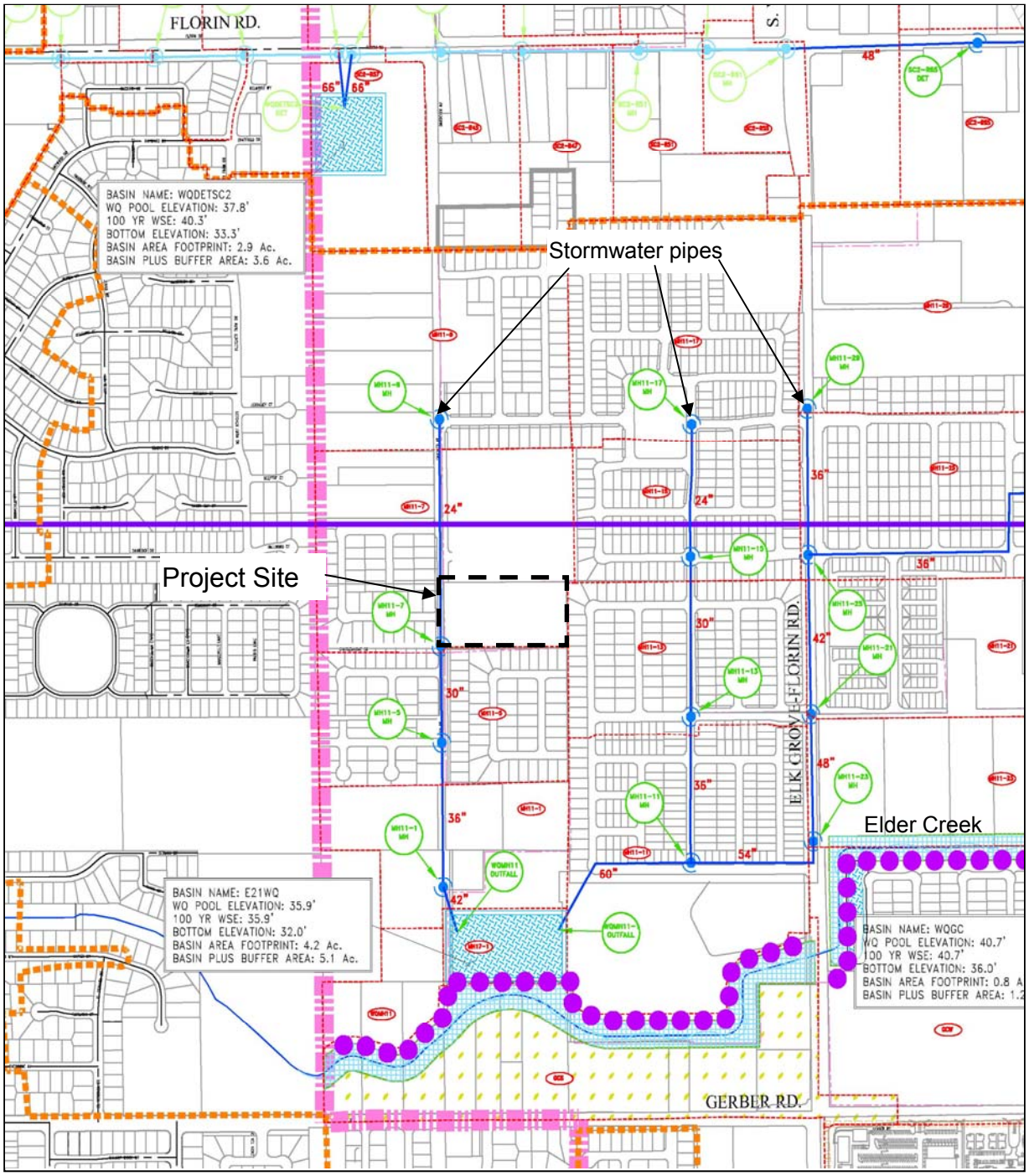
> ~~The Florin Vineyard Drainage Master Plan calls for a new trunk storm drain pipe in Gardner Avenue extending approximately 1350 feet from the subject parcel to a future detention basin known as E21WQ. Off-site easements must be acquired and the pipe must be installed, and the basin land must be acquired and the basin must be constructed by this applicant (stand alone).~~

~~The above comment reflects the fact that the Drainage Master Plan is designed to serve large areas, and with master facilities. Smaller, interim facilities that would allow small sites to develop without the master facilities were not identified. That is the reference to which the parenthetical statement "stand alone" applies. For this site to develop alone is likely to be cost-prohibitive. Future site development is likely to require that the property owner join with other property owners in the area to develop simultaneously, so that the costs of installing the master plan improvements are shared. The project will be required to implement recommended conditions and contribute its fair share toward the cost of drainage improvements identified in the Public Infrastructure Financing Plan.~~

~~Plate GA-7 Existing Floodplain In Project Area~~



~~Plate GA-8 Drainage Master Plan in Project Area~~



~~*Impact: Drainage and Hydrology*~~

~~Aside from the standard drainage improvements that will be required on the site pursuant to the Sacramento County Floodplain Management Ordinance, area-wide improvements are necessary to manage drainage within the entire Plan area. The project will be required to pay fair-share fees through the Public Facilities Financing~~

~~Plan for the Plan area, and cannot move forward without the installation of facilities to support the site. Compliance with the Drainage Master Plan and County Ordinances will ensure that 7415 Gardner Avenue impacts are ***less-than-significant***.~~

~~Applicants within the Florin Vineyard Gap area have expressed an interest in working with the Department of Water Resources to develop an alternative site-specific drainage plan as "interim improvements". The intent is that an applicant would still owe fees to support the overall drainage master plan improvements, and that the interim improvements would be replaced by ultimate master plan improvements once sufficient funds have been collected. Nonetheless, should this be allowed it could have an adverse effect on the ability of the County to achieve full implementation of the area-wide drainage master plan. Also, the direct effects of these potential interim improvements are themselves unknown. Therefore, if interim improvements that are inconsistent with the drainage master plan are permitted, 7415 Gardner Avenue impacts are ***potentially significant***.~~

~~Traffic and Circulation~~

~~Sacramento County has developed quantitative thresholds for determining the significance of project-related impacts due to an alteration in the traffic generating potential of the project site. If a proposed project is expected to increase p.m. peak hour vehicle trips by 100 or more (or daily trips by 1,000 or more) over existing zoning of the subject property, a traffic study is required to further analyze impacts. If a proposed project is not expected to increase trips by these amounts, impacts are typically considered less-than-significant. The analysis indicates that a traffic study would not be needed for the proposed project. Development of the site commensurate with the proposed zoning would result in approximately 200 daily trips and 22 peak hour trips – far less than the thresholds to trigger a traffic study. However, as noted at the beginning of this EIR Chapter, this is an individual project proposal contained within the greater Florin-Vineyard Gap Community Plan project. Fehr and Peers Traffic Consultants prepared a Traffic Study for the Plan area that analyzed the impacts of changing the underlying land use densities via the General Plan and the creation of a new Community Plan (see Chapter 9 of the EIR). Given that the proposed project rezones are consistent with the proposed Plan area General Plan and Community Plan designations, no further traffic study beyond what is already discussed in Chapter 9 of this EIR is necessary.~~

~~*Access*~~

~~The project does not include a subdivision or parcel map, so will not result in any changes to access. The Sacramento County Department of Transportation reviewed the project and had no comments or recommended Conditions of Approval.~~

~~Impact: Traffic and Circulation~~

~~On an individual level, the 7415 Gardner Avenue project would not cause roadway facility operation to degrade to unacceptable levels of service – impacts are ***less-than-significant***. However, development of the site will contribute to area traffic generated by buildout of the Florin-Vineyard Gap Community Plan area. Development of the entire plan area is expected to degrade transportation facilities to unacceptable levels. The overall Traffic Impact Study prepared for the Florin Vineyard Gap Community Plan identified mitigation measures that will be part of the Infrastructure Financing Plan for the plan area. The project will be required to pay fair-share fees towards these improvements.~~

~~Air Quality~~

~~SMAQMD has established significance thresholds to determine if a proposed project's emission contribution significantly contributes to regional air quality impacts (Table GA-1). The major source of emissions related to the proposed project are associated with site grading.~~

~~Table GA-1 SMAQMD Significance Thresholds~~

	~~ROG[1] (lbs/day)~~	~~NO_X (lbs/day)~~	~~CO ($\mu g/m^3$)~~	~~PM_{10} ($\mu g/m^3$)~~
~~Construction (short-term)~~	~~None~~	~~85~~	~~CAAQS[2]~~	~~CAAQS~~
~~Operational (long-term)~~	~~65~~	~~65~~	~~CAAQS~~	~~CAAQS~~

~~1. Reactive Organic Gas~~

~~2. California Ambient Air Quality Standards~~

~~Construction Emissions/Short-Term Impacts~~

~~Short-term air quality impacts are mostly due to dust (PM_{10}) generated by construction and development activities, and emissions from equipment and vehicle engines (NO_X) operated during these activities. Dust generation is dependent on soil type and soil moisture, as well as the amount of total acreage actually involved in clearing, grubbing and grading activities. Clearing and earthmoving activities comprise the major source of construction dust generation, but traffic and general disturbance of the soil also contribute to the problem. Sand, lime or other fine particulate materials may be used during construction, and stored on-site. If not stored properly, such materials could become airborne during periods of high winds. The effects of construction activities include increased dust fall and locally elevated levels of suspended particulates. PM_{10} is considered unhealthy because the particles are small enough to inhale and damage lung tissue, which can lead to respiratory problems.~~

~~Some PM_{10} emissions during project construction can be reduced through compliance with institutional requirements for dust abatement and erosion control. These institutional measures include the SMAQMD "District Rule 403-Fugitive Dust" and in the~~

~~Sacramento County Code relating to land grading and erosion control [Title 16, Chapter 16.44, Section 16.44.090(K)]. SMAQMD assessed construction projects to determine what mitigation measures would be necessary for projects of various sizes; the results are contained within Appendix B of SMAQMD's "Guide to Air Quality Assessment". Appendix B states that projects disturbing ≤15 acres of land can be reduced to less-than-significant levels with the imposition of standard mitigation for PM_{10} emissions, and that project disturbing less than 5 acres do not need mitigation. The project site is less than 5 acres in size.~~

~~Table 2.2 of SMAQMD's "Guide to Air Quality Assessment" provides screening thresholds for NO_x emissions. Table 2.2 of SMAQMD's "Guide to Air Quality Assessment" provides screening thresholds for NO_x emissions. According to the table, single-family residential projects of 28 units or less will not exceed significance thresholds. Development of the site to the densities allowed by the proposed zoning would result in up to 22 single-family homes.~~

~~*Operational Emissions/Long-Term Impacts*~~

~~The SMAQMD "Guide" contains screening thresholds for various project types. If a project falls below the threshold, impacts are expected to be less-than-significant, and if a project meets or exceeds the threshold, modeling of the air quality impacts is required. The screening threshold for residential projects is 656 units. The project falls well below that threshold. However, the project is also part of the larger Plan area proposals. Cumulatively, changes to allowable densities within the Plan area will far exceed the screening threshold. This issue is discussed in detail in the Air Quality chapter of this EIR, Chapter 10.~~

~~*Impact: Air Quality*~~

~~The project site is less than 5 acres in size, which falls below the level where mitigation is required for construction-related dust. 7415 Gardner Avenue impacts due to construction-related PM_{10} emissions are ***less-than-significant***.~~

~~Development of the site to the densities allowed by the proposed zoning would result in up to 22 single-family homes, which falls below the screening thresholds for construction-related NO_x emissions. 7415 Gardner Avenue impacts due to NO_x emissions are ***less-than-significant***.~~

~~Singular operational impacts due to the proposed project do not meet screening thresholds, and 7415 Gardner Avenue impacts are ***less-than-significant***. Refer to Chapter 10 for the discussion of Plan-wide cumulative impacts.~~

~~Climate Change~~

~~The climate change analysis for the overall Florin Vineyard Gap Community Plan project is within Volume I of this EIR, Chapter 11. Chapter 11 outlines the significance~~

~~thresholds, methodology, and impacts of the overall proposed project both to and from climate change. Each of the proposed individual projects contribute greenhouse gas emissions to this overall impact that are disclosed herein, but a separate significance determination specific to the individual projects is not provided. All of the individual projects contribute to a significant and unavoidable overall impact.~~

~~The Planning Department Draft Land Use Plan, with density bonuses, is used for this analysis. It involves the largest emissions volume, which makes it the most conservative approach. The Planning Department Plan will result in approximately 355,432 metric tons of greenhouse gas emissions. This can be broken down into two primary categories: residential (234,998 metric tons) and non-residential (120,434 metric tons). The non-residential category includes retail, office, medical, and manufacturing. With an estimated holding capacity of 13,875 residences, the per dwelling unit emissions rate for the Plan-area is 16.9 metric tons annually, and with an estimated non-residential square footage of 4,992,875, the per non-residential square-foot emissions rate for the Plan-area is 0.02 metric tons.~~

~~The proposed project is residential, and includes 22 units. Therefore, it is estimated that the project contributes 372 metric tons of greenhouse gas emissions to the cumulative total.~~

~~*Impact: Climate Change*~~

~~The analysis for the overall Community Plan concludes that impacts are significant, and require mitigation. The applicant has developed a mitigation plan entitled "Florin Vineyard Community Plan Area Plan Elements Addressing Climate Change" that includes project features designed to reduce GHG emissions directly or indirectly.~~ **~~The GHG reduction plan, as amended January 28, 2010, has been endorsed by the SMAQMD.~~** ~~This plan is described in detail within Volume I, Chapter 11. Measures in the mitigation plan are consistent with measures within the Air Quality Mitigation Plan for operational ozone precursors and with measures recommended by the California Attorney General (2008) and the California Air Pollution Control Officers Association. In addition to a list of Plan-wide measures intended to reduce emissions by 42%, each individual project must implement measures that reduce project-specific impacts by another 10%.~~ **~~The amended GHG reduction plan incorporates both area-wide community design elements and project specific elements selected by individual project applicants.~~** ~~The 7415 Gardner Avenue project developer will be required to comply with this plan~~ **~~by conforming to all applicable area wide measures and demonstrating project specific measures that have a total point value of at least 10 points.~~** ~~and demonstrate that the 10% reduction will be achieved. The balance of emissions remaining after this mitigation is applied will be offset through fair-share fee payment. The fees will either be paid to an established system such as the Chicago Climate Exchange or will be paid to SMAQMD for use in their program for local emissions reduction. Although all feasible mitigation is required, the cumulative plan-wide impact remains~~ ***~~significant and unavoidable~~***~~.~~

~~Noise~~

~~Sacramento County General Plan Policy NO-7 establishes a significance threshold of 65 dB L_{dn}/CNEL for outdoor activity areas (backyards) and of 45 dB L_{dn}/CNEL or less in indoor areas. Typically, potential sources of significant noise include airports, industrial activities, some commercial activities, and traffic. The project site is not near enough to any existing or proposed airports, commercial areas, or industrial areas to be significantly affected by noise from these sources. Small residential streets do not carry large enough traffic volumes to create significant noise. The project site fronts Gardner Avenue, which is not forecast to carry heavy enough volumes to cause noise impacts.~~

~~*Impact: Noise*~~

~~The 7415 Gardner Avenue project site is not adjacent to a source of significant noise, so noise impacts to the project site are ***less-than-significant***.~~

~~Biological Resources~~

~~The Biological Resource Inventory for the Florin-Vineyard Gap Community Plan addresses the biological resources in the plan area. The project site does not contain wetlands, other protected surface waters, or the associated riparian habitat. The site supports annual grassland, and trees grouped around the developed portion of the site.~~

~~*Trees*~~

~~As discussed in Chapter 14, Sacramento County has identified the value of its native and landmark trees and has adopted measures in its General Plan to provide for their preservation. The Tree Ordinance (Chapter 19.04 of the County Code) Section 19.04.030 (6) also provides descriptions of "protected" trees. Protected trees include "landmark" trees and "heritage" trees, which are defined by size and location, and native trees such as oaks, California black walnuts, and California sycamores. It should be noted that to be considered a tree, as opposed to a seedling or sapling, the tree must have a diameter at breast height (dbh) of at least 6 inches or, if it has multiple trunks of less than 6 inches each, a combined dbh of 10 inches. Typically, non-native species must be at least 19 inches dbh before they are required to be included in an arborist report for a project.~~

~~Connor Arborist Services prepared an arborist report for the project site. The report identifies 32 trees on the property, none of which are native to the Sacramento Valley and many of which do not meet the minimum size criteria for mature trees, much less the larger size criteria required before a non-native species must be in an arborist report. Species identified include red gum eucalyptus, Chinese tallow, Japanese maple, fig, burr oak, white birch, and others. The larges tree on the property is a coast redwood of 18 inches dbh. As these trees are neither native nor landmark, none are protected.~~

~~*Impact: Biological Resources*~~

~~There are no native trees on the project site, and none of the non-native species on the site are landmark. 7415 Gardner Avenue impacts to tree resources are ***less-than-significant***.~~

~~Cultural Resources~~

~~See Chapter 15 for discussions of background, setting, and significance criteria for cultural resources within the Plan area.~~

~~*Fieldwork/Analysis*~~

~~**Archaeological Survey**~~

~~The project site was subject to an intensive pedestrian survey between January 14, 2006 and March 26, 2006. The project area was walked by a team of archaeologists employing parallel transects with transect spacing no greater than 5 to 10 meters. No prehistoric cultural resources were recovered or noted during the survey.~~

~~**Historical Survey**~~

~~Peak & Associates have conducted a historical evaluation and determination of eligibility for potential historical resources on the project site. The project site contains a single family home, converted barn and associated ancillary structures. The following were noted by Peak and Associates:~~

- ~~7415 Gardner: A large single family residence and a converted barn, moved to the property. The site has a date of 1987.~~

~~Under current policy, structures that are 50 years or older are evaluated for potential historic significance. Based on field data collected on the project site, site pictures and review of tax assessor's records (dates noted above), the residence and ancillary structures on the project site do not meet the 50 year or older threshold.~~

~~The structures present on the project site are not considered important historic resources and, therefore, destruction of these buildings would not constitute a significant environmental impact.~~

~~*Impact: Cultural Resources*~~

~~Archaeological and historical surveys of the site did not identify any resources which could be adversely affected by the proposed project. Although no additional cultural resource work is recommended at this time, there is a possibility of uncovering subsurface archaeological materials during the construction phases of the project which have been obscured from view due to natural reburial processes. Therefore, mitigation for subsurface cultural resources is included.~~

~~With mitigation for potential undiscovered subsurface prehistoric and historic cultural resources, environmental impacts to potentially sensitive cultural resources due to the 7415 Gardner Avenue projects are considered ***less-than-significant***.~~

~~Hazardous Materials~~

~~In 1978/79 the federal government banned nearly all uses of friable asbestos in building materials. Therefore, existing structures that predate 1979 potentially contain asbestos in their building materials. The improper removal of asbestos-containing materials could pose a health and safety risk to people in the vicinity if friable asbestos exposure occurs.~~

~~The project site contains some buildings constructed before the 1970's and abatement asbestos surveys are required for each of the structures within the project area which are intended to be razed or otherwise disturbed. The Sacramento Metropolitan Air Quality Management District (SMAQMD) adopted Rules and Regulations require evaluation of potential asbestos-containing materials prior to the demolition or renovation of any structures. SMAQMD Rule 902 requires that a survey be conducted by an investigator certified by the Division of Occupational Health and Safety. If asbestos is found to be present, it must be removed and disposed of in accordance with specific procedures set forth in Rule 902 to ensure the protection of public health and safety.~~

~~In addition to the potential of asbestos on the project site, there is potential for exposure to hazardous materials from illegally dumped debris in the area. Observations during the site visit indicate that personal and household items remain on the project site. Some potential household hazardous wastes observed at the site include 55-gallon drums and other debris behind the homes. As development occurs, all debris, trash, refuse, and abandoned, discarded, and/or out-of-service items must be removed from the affected properties and disposed of or recycled off-site in compliance with local and state regulations.~~

~~Impact: Hazardous Materials~~

~~Compliance with SMAQMD Rule 902 and other local and state regulations is required. Because the 7415 Gardner Avenue project must comply with these rules and regulations, exposure to asbestos-containing materials and household hazardous materials is a ***less-than-significant*** impact.~~

~~Agency-Recommended Conditions of Approval~~

1. ~~**Sacramento County Department of Water Resources**~~

    a. ~~Provide drainage easements and install facilities pursuant to the Sacramento County Floodplain Management Ordinances, Sacramento County Water~~

~~Agency Code, and Sacramento County Improvement Standards, including any fee required by the Sacramento County Water Agency Code.~~

~~b. Offsite drainage improvements and easements shall be provided pursuant to the Sacramento County Floodplain Management Ordinance, and the Sacramento County Improvement Standards.~~

~~c. Provide a permanent concrete stamp or other permanently applied message (not including paint) which reads "No Dumping-flows to Creek" (or other approved message) at each storm drain inlet, to the satisfaction of DWR.~~

~~2. Sacramento Area Sewer District~~

~~a. Prior to recordation of the Final Map or issuance of a Use Permit, enter into and record an agreement, in a form approved by the District Engineer and District Counsel of SASD, to require the property owner(s) to install, at property owner(s) expense, sewer collectors to serve both parcels (on both Elk Grove/Florin Road and McCoy Avenue) at such time as deemed necessary by the SASD Board of Directors for public health purposes.~~

~~3. Sacramento Metropolitan Fire District~~

~~a. All private road parcel splits or subdivisions shall have a road maintenance agreement (RMA) recorded with the Public Recorders office having jurisdiction. It shall include~~

~~i. The roadway surface to the original design or better.~~

~~ii. Abatement of plant or tree growth over the pavement edge to thirteen feet, six inches (13', 6") vertical height. (Exception: Fire Department approved areas involving oak trees).~~

~~iii. No Parking – Fire Lane painting as needed or sign installation replacement or repair when removed or damaged.~~

~~b. A copy of the road maintenance agreement shall be provided with the first (1st) submittal for the improvement or Civil drawings for fire department review.~~

~~c. Provide access roadways with all weather driving surface of not less than 20 feet of unobstructed width, with a minimum turning radius of 38 feet inside/58 feet outside dimension capable of supporting the imposed loads of fire apparatus and having a minimum of 13 feet, 6 inches of vertical clearance. The access roadway shall be extended to within 150 feet of all portions of the exterior walls of the first story of any building. Exception: The required clear width may be reduced to a minimum of 16 feet for access roadways serving only 1 or 2 single-family dwellings. It may not be reduced to the last two dwellings on a road serving more than 2 dwellings.~~

d. ~~When the "access roadway" length exceeds 150 feet from the public road, an approved fire apparatus turn-around shall be provided. The fire apparatus turn-around shall conform to any of the designs shown on Sacramento Metropolitan Fire District Standard 444.302. The intent is for the turn-around to be located within 100 feet of the end of the access roadway. All parcels zoned as "Residential" (RD) shall be provided with a finished surface of pavement consisting of 2 inches of asphalt concrete (AC) over 6 inches of aggregate base (AB) or the equivalent in "all" concrete or approved comparable surface. This includes existing gravel driveways.~~

e. ~~There shall be no parking on any street narrower than 28 feet. Streets that are wider than 36 feet shall be allowed parking on both sides. Measurements shall be from gutter-line or edge-of-pavement to the same on the other side of the roadway. On private streets, marking of the fire lanes per the Sacramento Metro Fire Lane Standard may be required. Contact the Fire Prevention Bureau for a copy of the fire lane standard.~~

f. ~~Provide approved steamer type fire hydrants for residential areas located as follows (Exception: Single-family dwellings provided with an approved automatic fire sprinkler system):~~

   i. ~~One fire hydrant shall be located between 150 to 250 feet from the end of the access roadway. The required access roadway shall extend to within 150 feet of any portion of the exterior wall of a building.~~

   ii. ~~A hydrant installed at the end of an access roadway, as a "blow off" for the water district does not meet the fire department requirements.~~

   iii. ~~Existing "wharf" fire hydrants are not acceptable to meet the requirements for new construction.~~

   iv. ~~Each steamer hydrant shall have a minimum flow of 1000 gpm for residential areas.~~

   v. ~~Additional requirements apply for residential dwellings having areas greater than 3,600 square feet.~~

g. ~~Plans shall be submitted to the fire prevention bureau showing hydrant locations for review and approval prior to construction. Fire hydrant detail and fire department notes shall be shown on the plans or improvement drawings.~~

h. ~~Residential roof coverings shall be not less than Class C.~~

i. ~~Provide approved address numbers on the building in such a position as to be plainly visible and legible from the street or road fronting the property. Said numbers shall contrast with their background and on all new buildings, shall be illuminated at night. In order to meet this requirement, the following methods are acceptable:~~

i. ~~Name the access road and ensure that the new addresses be listed for the newly named "street" and meet the requirement above, or~~

ii. ~~Provide approved address numbers on the homes and for each of the homes on the access drive, provide approved address numbers posted next to the entrance to the access drive, facing the public street in an approved manner to meet the above requirement.~~

j. ~~Should security gates be considered for this project, the developer shall obtain a copy of the Sacramento County Fire Code, Amendment VII, Emergency Access Gates and Barriers. The design of the entry shall conform to this standard.~~

~~4. Sacramento Municipal Utility District~~

a. ~~Dedicate a 12.5-foot public utility easement for overhead and underground facilities and appurtenances adjacent to all public street rights of way.~~

b. ~~Dedicate the North 5 feet of the Parcel Map as a public utility easement for overhead and underground facilities and appurtenances.~~

c. ~~Dedicate the East 5 feet of the Parcel Map as a public utility easement for overhead and underground facilities and appurtenances.~~

~~5. Sacramento County Department of Water Resources – Water Supply~~

~~a. Water supply will be provided by the Sacramento County Water Agency, per the provisions of the Master Water Study for the Florin Vineyard Community Plan dated December 2005.~~

~~b. Provide separate public water service to each parcel. All water lines shall be located within a public right-of-way or within easements dedicated to SCWA. Easements shall be reviewed and approved by Sacramento County Water Agency prior to Improvement Plan approval or Final Map approval.~~

~~c. Destroy all abandoned wells on the proposed project site in accordance with the requirements of the Sacramento County Environmental Health Division. Clearly show all abandoned/destroyed wells on the improvement plans for the project. Prior to abandoning any existing agricultural wells, applicant shall use water from agricultural wells for grading and construction.~~

~~d. Prior to issuance of building permits pay the Surface Water Component Fee for Private Wells as outlined in Title 4, Section 4.45.005 of the Sacramento County Water Agency (SCWA) Code.~~

~~e.~~ ~~Pluming systems for residential units shall be stubbed to the street right-of-way to facilitate future connections in the event of future public water service.~~

~~f.~~ ~~Test all water wells for arsenic at the time of construction.~~

~~g.~~ ~~The property owners shall participate in future groundwater management and well protection programs adopted by the Sacramento County Water Agency that are applied uniformly throughout Zone 40.~~

~~The following requirements are not project conditions subject to tentative map approval:~~

~~h.~~ ~~Prior to the issuance of any building permits for the project, the project developer/owner shall pay Zone 40 development fees applicable at the time of building permit issuance in accordance with Title 4 of the Sacramento County Water Agency (SCWA) Code.~~

~~i.~~ ~~Prior to the issuance of any building permits for the project, the project shall conform to the specific provisions of the Sacramento County Landscape Water Conservation Ordinance (Chapter 14.10 of the Sacramento County Code) to the satisfaction of the County Landscape/Oak Tree Coordinator.~~

~~MITIGATION MEASURES~~

~~MITIGATION MEASURE FOR POTENTIAL DRAINAGE IMPACT:~~

~~GCE-1.~~ **~~GA-1.~~** ~~Prior to the approval of improvement plans for individual development projects within the FVCP area, the project proponent shall demonstrate to the satisfaction of DWR that all FVCP DMP improvements necessary to provide adequate flood protection to the project, and necessary to provide adequate mitigation for the project's downstream drainage/flooding and water quality impacts, have been implemented.~~

~~MITIGATION MEASURE FOR POTENTIAL CULTURAL RESOURCES IMPACT:~~

~~GCE-2.~~ **~~GA-2.~~** ~~Should any cultural resources, such as structural features, unusual amounts of bone or shell, artifacts, human remains, or architectural remains be encountered during any development activities, work shall be suspended and the Department of Environmental Review and Assessment shall be immediately notified at (916) 874-7914.~~

~~At that time, the Department of Environmental Review and Assessment will coordinate any necessary investigation of the find with appropriate specialists~~

~~as needed. The project proponent shall be required to implement any mitigation deemed necessary for the protection of the cultural resources. In addition, pursuant to Section 5097.97 of the State Public Resources Code and Section 7050.5 of the State Health and Safety Code, in the event of the discovery of human remains, all work is to stop and the County Coroner shall be immediately notified. If the remains are determined to be Native American, guidelines of the Native American Heritage Commission shall be adhered to in the treatment and disposition of the remains.~~

22 BLACK

The effects of the proposed land use plans for the Florin-Vineyard Gap area are addressed in the previous chapters. Impacts to environmental resources have been addressed for the overall plan area. This chapter discusses the site specific impacts of this particular project in the Florin-Vineyard Gap Community. Impacts, mitigation measures and conditions requested by Sacramento County's reviewing departments are provided within this chapter.

PROJECT INFORMATION

CONTROL NUMBER: 04-RZB-PMR-0450

NAME: BLACK REZONE AND TENTATIVE PARCEL MAP

LOCATION: The property is located at 9570 Rogers Road, on the southeast corner of intersection of Rogers Road and Bar Du Lane, in the Vineyard Community. (See Plate BLK-1)

ASSESSOR'S PARCEL NUMBERS: 121-0080-024, -044

APPLICANT/OWNER:

Maria-Teresa Black

PROJECT DESCRIPTION

1. A **Rezone** of 10.0± acres from AR-10 to AR-1 (see Plate BLK-2).

2. A **Tentative Parcel Map** to divide 10± acres into three (3) parcels (see Plate BLK-3).

3. **An Exception from Title 22.24.630(2) (the County Land Development Ordinance) to allow private wells rather than a public water supply.**

Plate BLK-1: Vicinity and Zoning Map

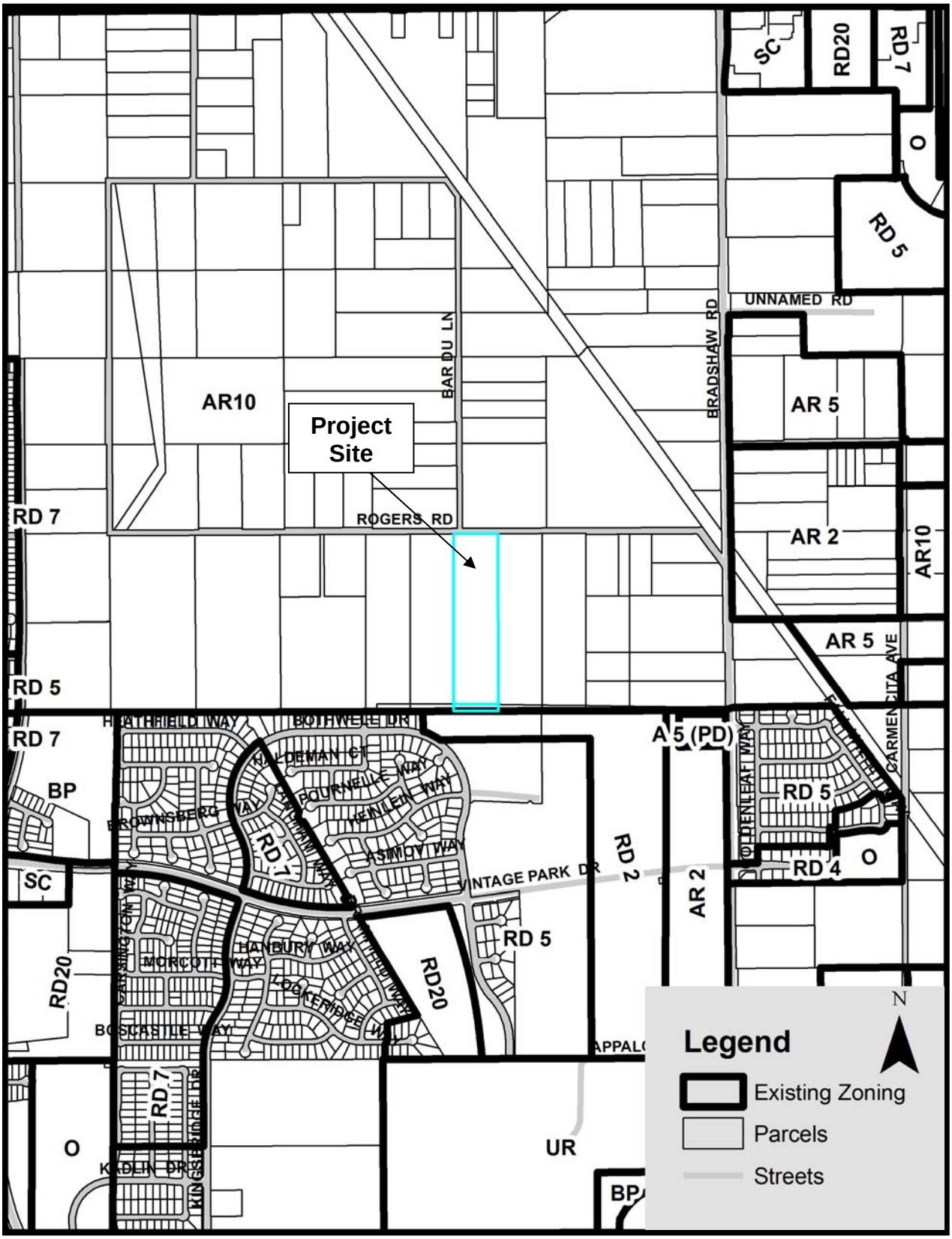


Plate BLK-2 : Existing and Proposed Zoning for Black

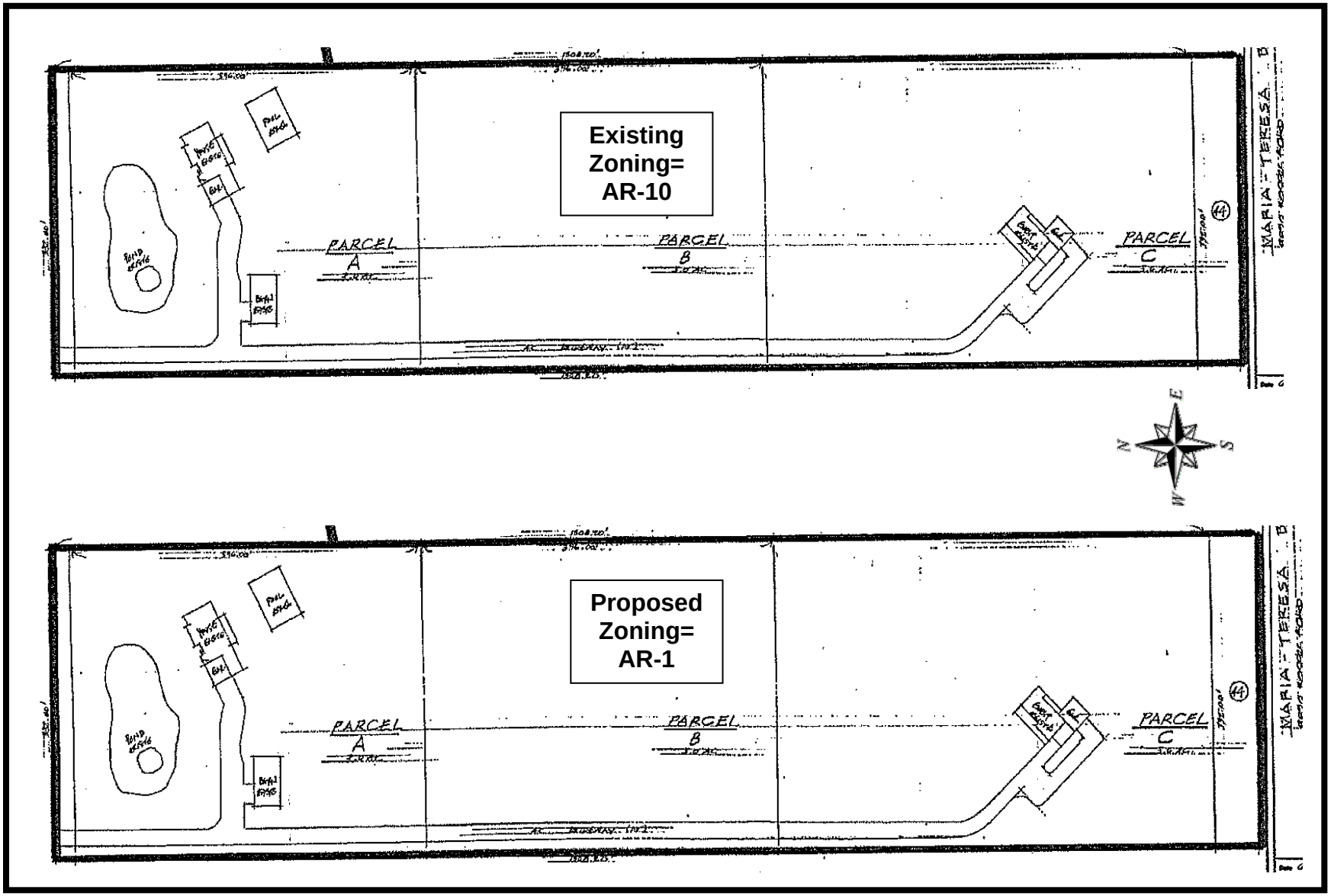
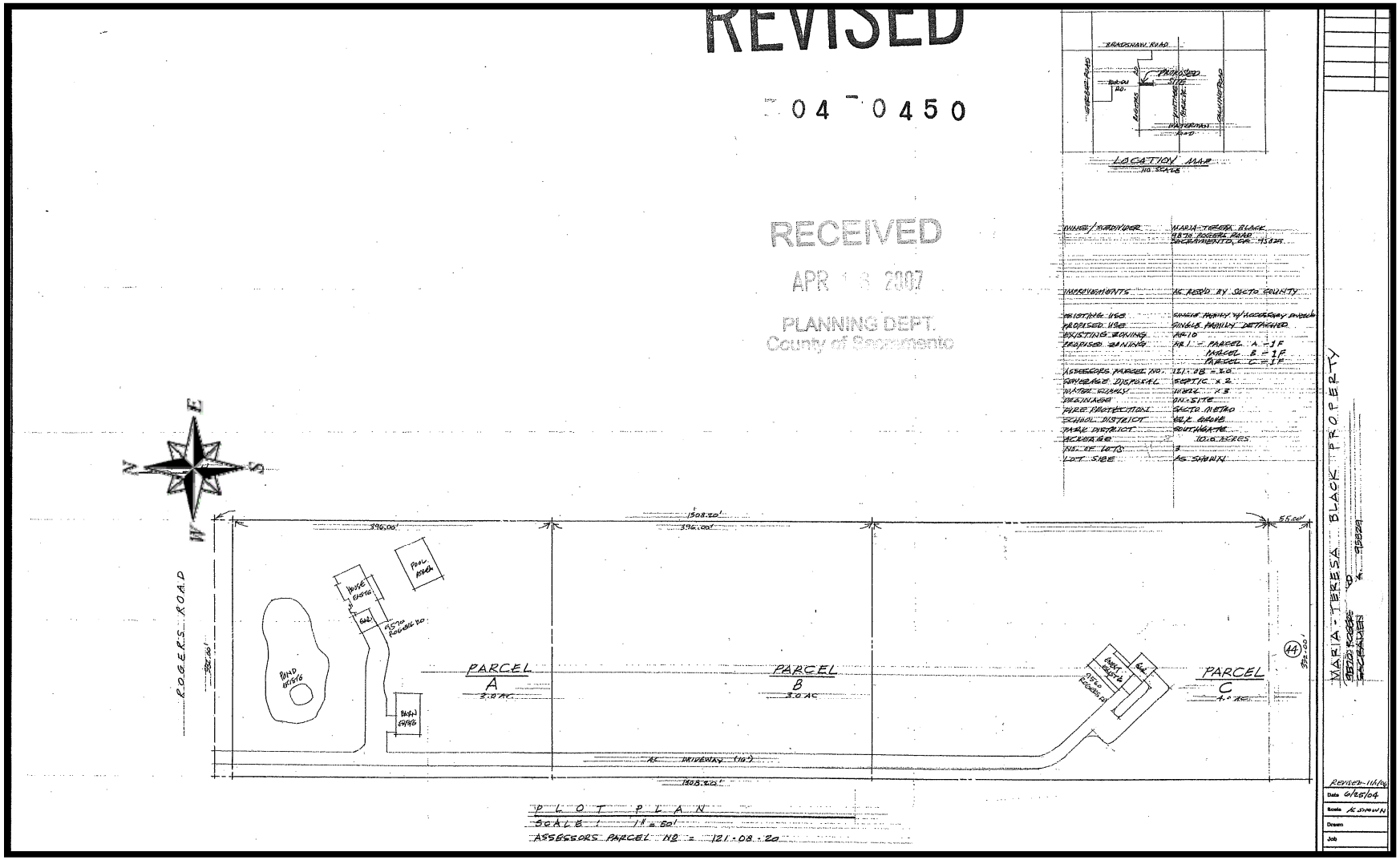


Plate BLK-3: Tentative Parcel Map



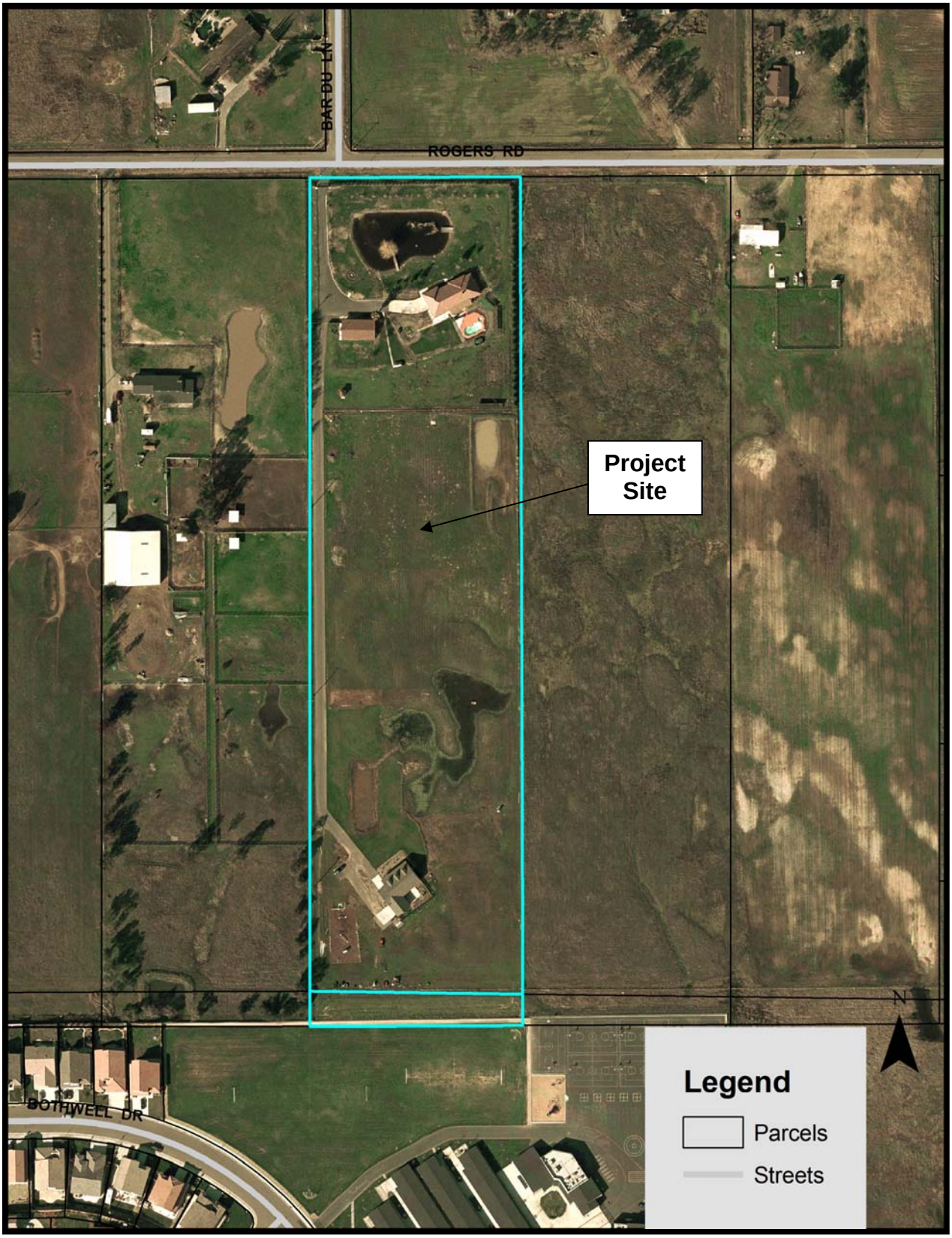
ENVIRONMENTAL SETTING

The project site consists of two parcels located in the south-eastern portion of the Florin-Vineyard Gap Community Plan Area. The northerly parcel, consisting of 9.6± acres (APN 121-0080-024), includes one primary residence in the northern portion of the parcel and one accessory dwelling unit located in the southern portion of the parcel. The southerly parcel, consisting of 0.4± acres (APN 121-0080-044), is vacant grassland.

The project site has road frontage to the north along Rogers Road. Access to the parcel is provided via Rogers Road which connects to Bradshaw Road to the east of the project site. Topography on the project site is generally flat with very little local relief. The project site is vegetated throughout with non-native trees, grasses, and weeds. There are no native oak trees on the project site. Tree coverage is limited to landscape trees located around the existing single family residence and eucalyptus trees along the property lines. (Plate BLK-4: Aerial Photo)

The project site has an existing pond located south of Rogers Road, directly adjacent to the existing single family residence. Other wetland features on the site include vernal pools, a detention basin, and seasonal wetland swales. These features are generally scattered throughout the project site, with the vernal pools located generally on the southerly half of the project site.

Plate BLK-4: Aerial Photo



ENVIRONMENTAL EFFECTS

LAND USE

As proposed, the project would rezone the 10-acre project site from AR-10 to AR-1. Additionally, the project includes a request to divide the existing 10-acre site into three parcels. The current use of the 10-acre project site is considered rural residential. The project site is designated as Low Density Residential and Urban Development Area by the Sacramento County General Plan (see Plate BLK-5), and is located within the Agricultural Residential-10 (AR-10) zone as designated by the Sacramento County Zoning Code (see Plate BLK-1).

The UDA designation of the project site indicates areas that were anticipated for development within the 20-year planning period of the General Plan. As part of the overall Florin-Vineyard Gap Community Plan project, the General Plan designation of the site would be amended to be solely Low Density Residential (see Plate BLK-6). According to the Land Use Element of the Sacramento County General Plan the low density residential designation is defined as follows:

> This designation [Low Density-Residential] provides for area of predominately single family housing with some attached housing units. It allows urban densities between one and twelve dwelling units per acre, resulting in population densities ranging from approximately 2.5 to 30 persons per acre. Typical low density development includes detached single family homes, duplexes, triplexes, fourplexes, townhouses, lower density condominiums, cluster housing, and mobile home parks.

The proposed project is considered to be consistent with the General Plan Land Use designation.

As noted above, the project site is currently zoned AR-10, therefore under existing zoning the project would not be consistent with the Sacramento County Zoning Code. Thus, the proposed project also includes a request for a rezone of the project site from AR-10 to AR-1. Each parcel within the AR-1 zone is required to have a minimum gross area of one acre and a minimum width of seventy-five feet. The proposed project complies with the lot area and width standards of the AR-1 zone. In addition to sizing requirements, the AR-1 zone requires that each parcel have public street frontage of not less than seventy-five feet. Only proposed parcel A will have public street frontage. However §305-07 of the Zoning Code states that a single family residence may be served by a private drive as long as there is no more than four lots served by the private drive within agricultural residential zones. Parcel B and C will be served by the private drive, thus the proposed project is consistent with the Zoning Code's requirement for public street frontage.

In terms of the proposed Florin Vineyard Gap Community Plan, ~~both~~ the CAC Land Use Plan (see Plate BLK-7), **the CPAC Hybrid Land Use Plan,** ~~and~~ the Planning Department Land Use Option (see Plate BLK-8), **the Planning Department Hybrid**

Land Use Plan and the Planning Commission Recommended Land Use Plan all designate the parcel as Agricultural-Residential 1-2 units (AR 1-2). The proposed project is consistent with ~~both the CAC Preferred Land Use Plan and the Planning Department Land Use Option~~ **all five Land Use Plan options**.

Affordable Housing

The applicant is not proposing the construction of housing units at this time; therefore, the County's Affordable Housing Ordinance does not apply to the project.

Impact: Land Use

The proposed project is not expected to significantly alter current land uses in the area, create a use that is incompatible with current designations or create a use that is incompatible with the proposed Florin-Vineyard Gap Community Plan project. Potential land-use-related environmental impacts due to the Black project are ***less-than-significant***.

Plate BLK-5: Existing General Plan Designation

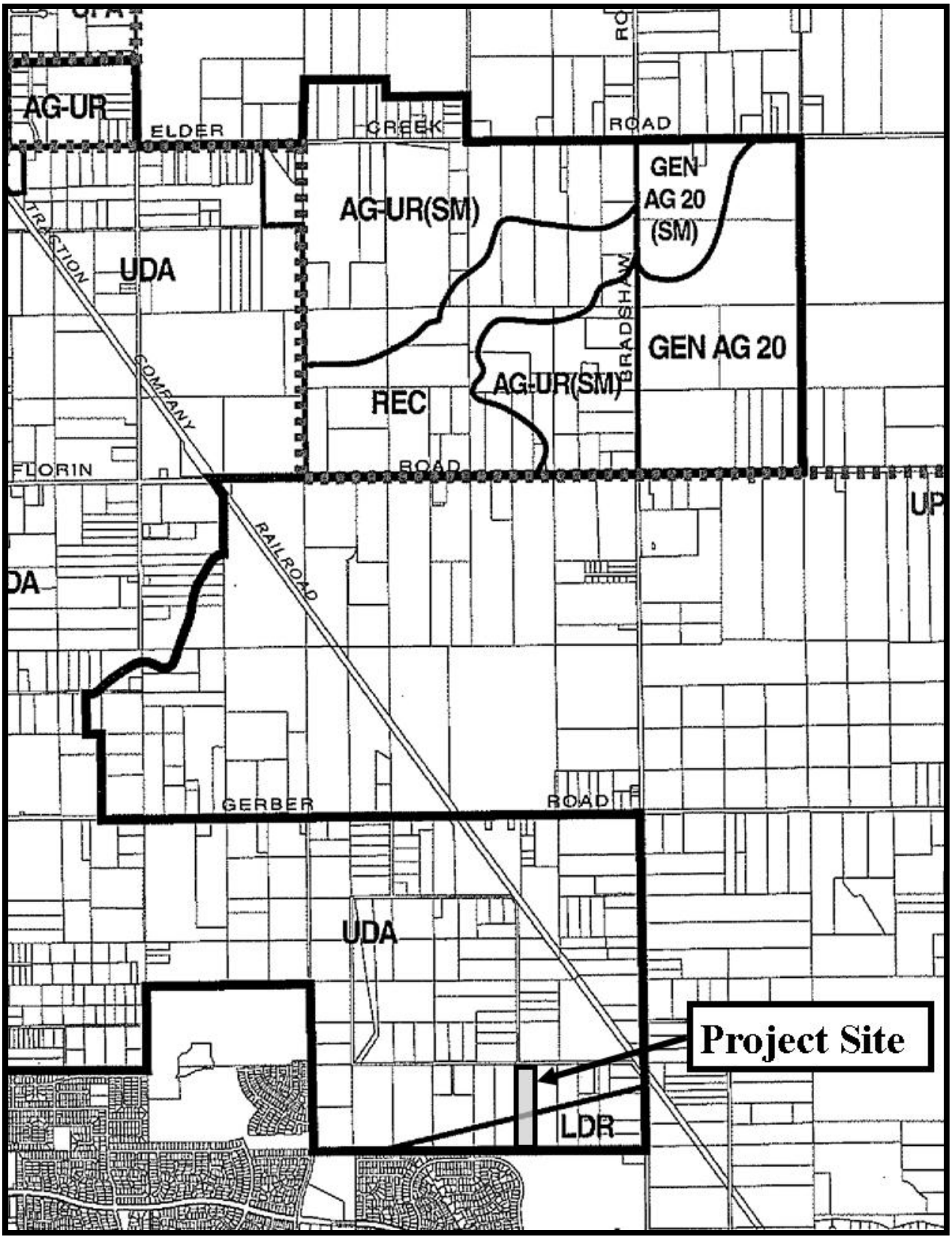


Plate BLK-6: Proposed General Plan Designation

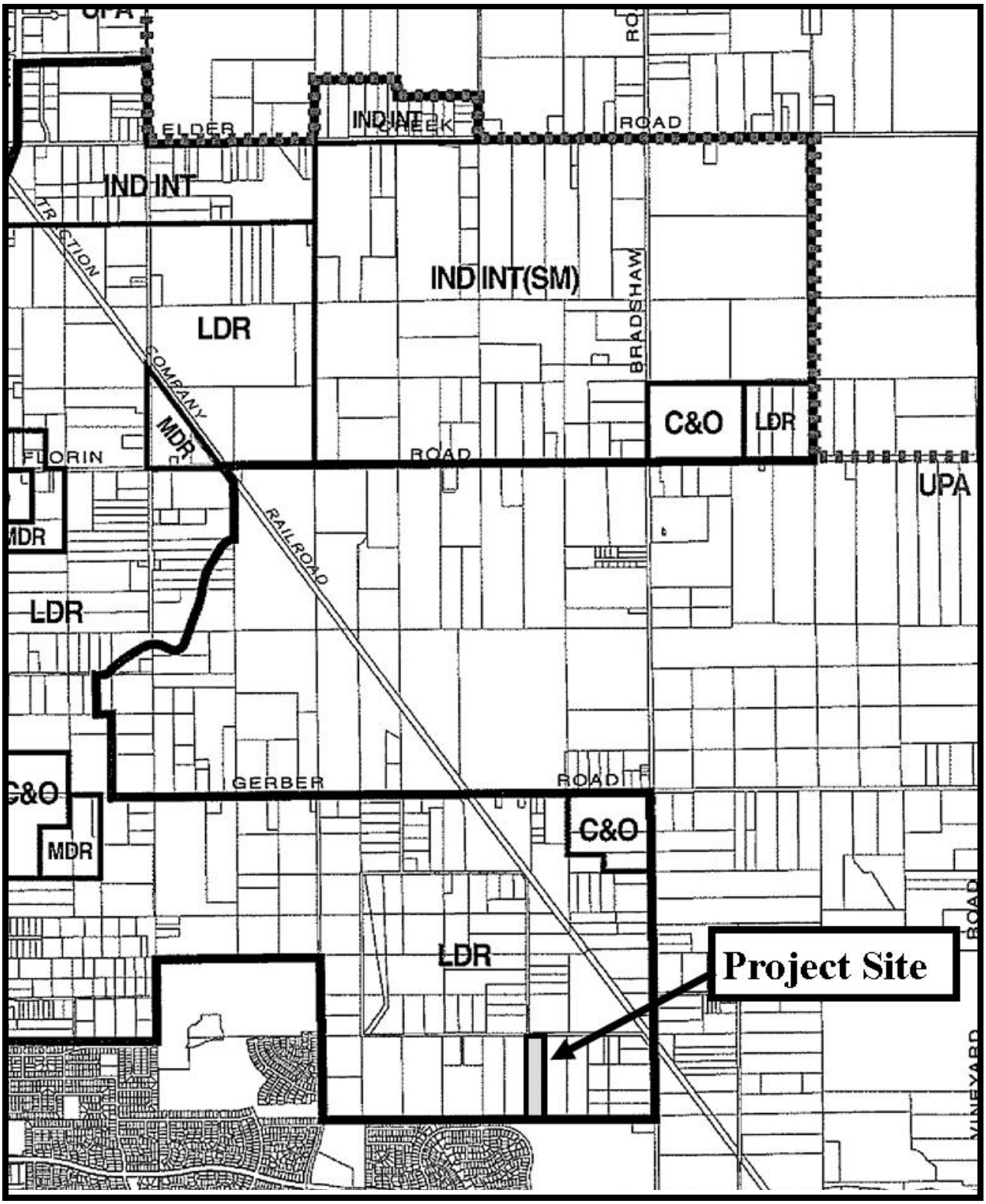


Plate BLK-7: CAC Land Use Plan Designation

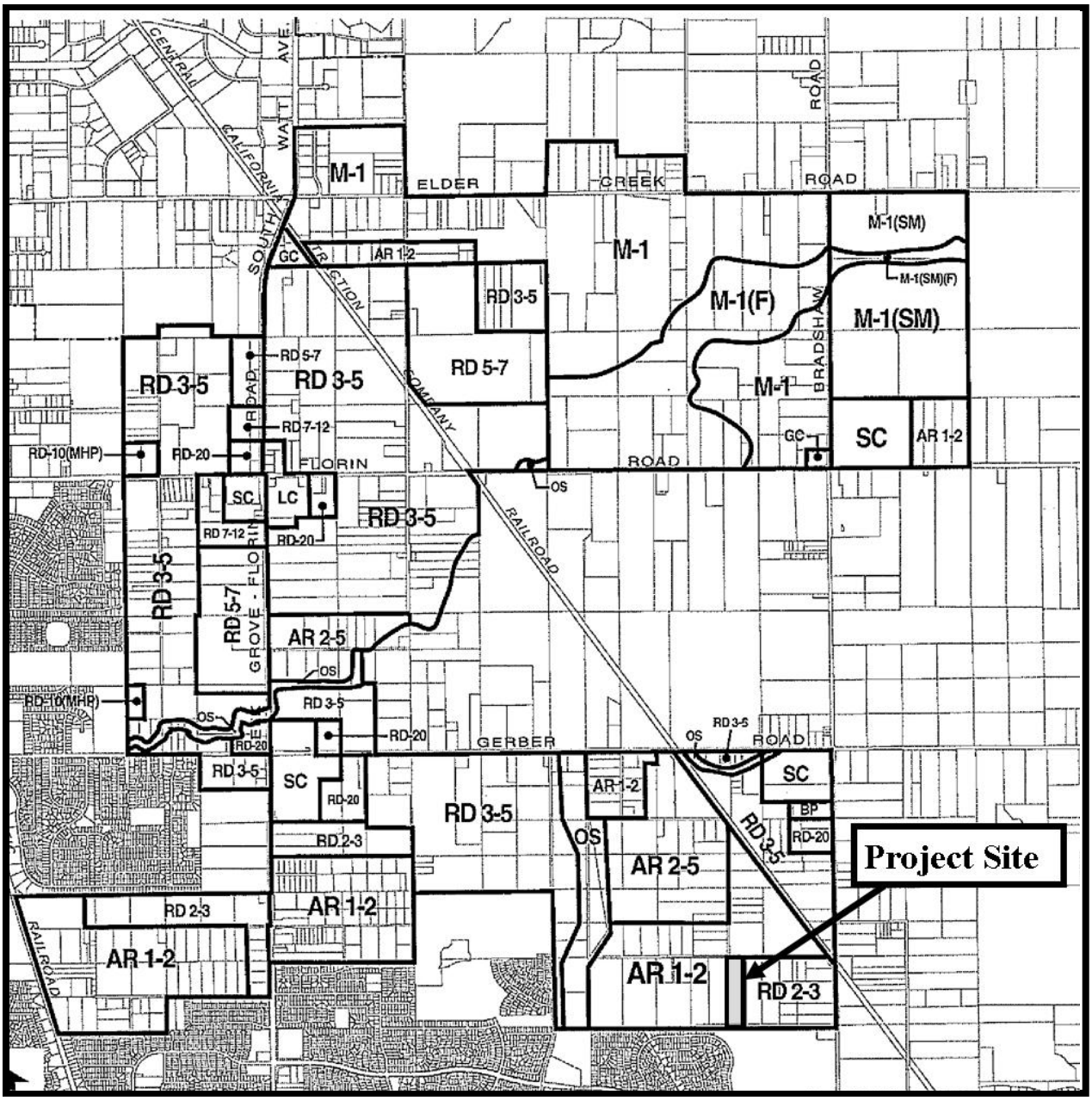
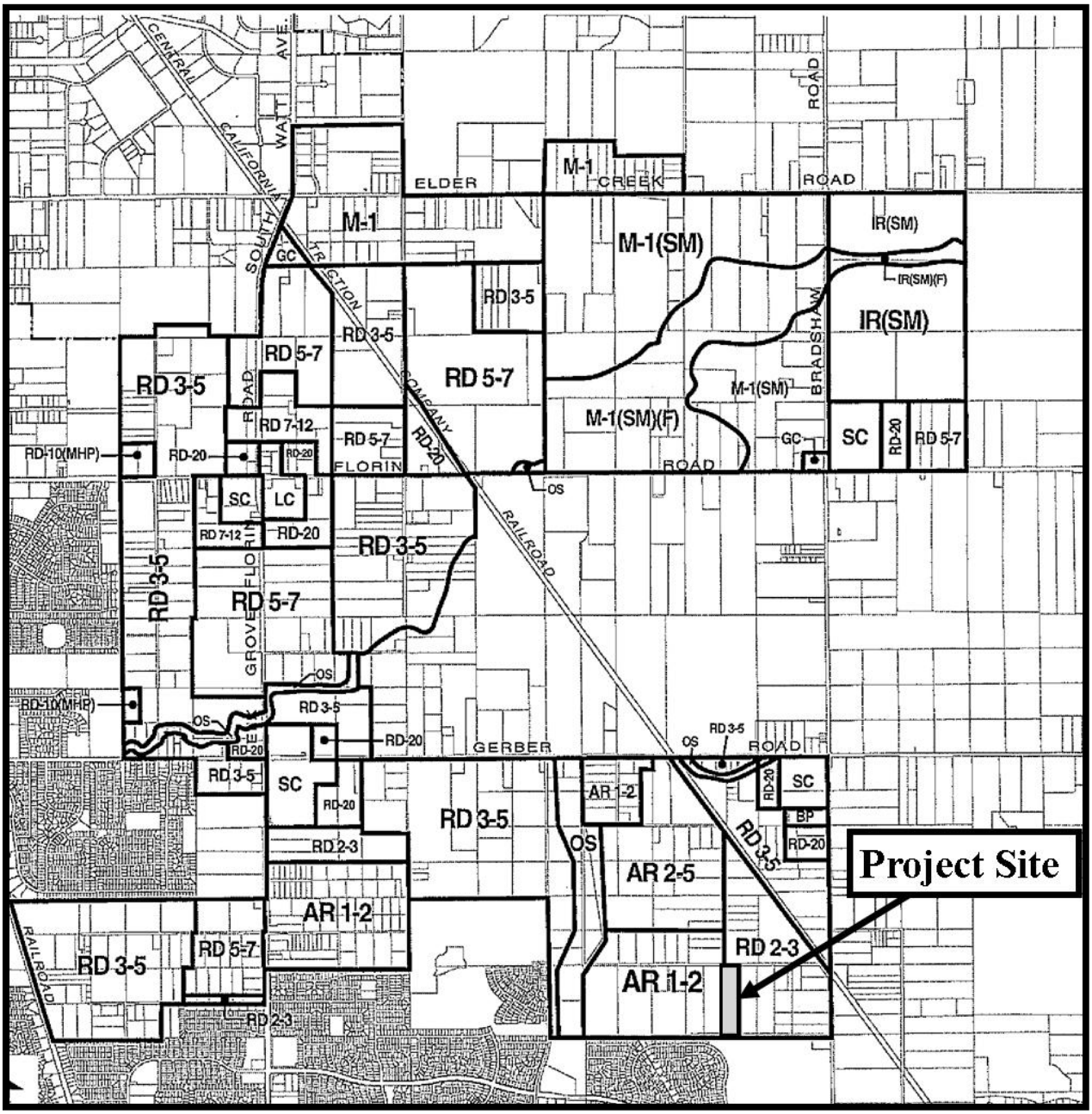


Plate BLK-8: Planning Department Land Use Plan Designation



AGRICULTURAL RESOURCES

The project site is currently designated Low Density Residential and Urban Development Area and zoned AR-10. The site has a private residence in the northern portion of the project site. No agricultural production appears to be a occurring on the site.

The Sacramento County General Plan protects Prime Farmland or Farmland of Statewide Importance, and the CEQA Guidelines protect Prime Farmland, Farmland of Statewide Importance, and Unique Farmland. The California Department of Conservation map of Sacramento County Important Farmland 2006 (July 2008) designates the project site as Grazing Land and Other Land, which are not protected farmland designations.

IMPACT: AGRICULTURAL RESOURCES

The proposed project would not result in the loss of prime or statewide in importance farmland. Potential agricultural resources-related environmental impacts due to the Black project are ***less-than-significant***.

PUBLIC SERVICES

The project site is located within the County Urban Services Boundary and is within the active service area of a variety of public utility and service districts. The additional development of this site is expected to increase the demands on public services to some degree, but not beyond planned service capacity as evaluated for the Master Plan as a whole. Service providers were given the opportunity to review and comment on the proposed project. Those providers that submitted specific public service comments are discussed below and noted in the ~~"Agency Recommended Conditions of Approval" section~~ ***Planning Staff Report***.

ENERGY SERVICES

The Sacramento Municipal Utility District (SMUD) will be the energy service provider for the proposed project. SMUD recommended Conditions of Approval (refer to the ~~"Agency Recommended Conditions of Approval" section~~ ***Planning Staff Report***) for the proposed project. The recommended conditions request dedication of the appropriate easements for overhead and underground facilities and appurtenances.

EMERGENCY SERVICES

The Sacramento County Sheriff provides service in the project area. Sheriff's Department staff (J. Rodrigues) reviewed the proposed project but had no comments or recommended conditions of approval for the proposed project.

The Sacramento Metropolitan Fire District staff (Olivares) reviewed the project and identified requirements and areas of concern. The recommended conditions from the Fire District are listed in the ~~"Agency-Recommended Conditions of Approval" section, below~~ ***Planning Staff Report***.

No significant impacts to emergency services are expected from project approval.

Parks and Recreation

The project is located within the jurisdiction of the Southgate Recreation and Park District, an independent district that provides park and recreation services to the urbanizing southeast area of the County. Southgate Recreation and Park District staff reviewed the overall Florin-Vineyard Gap project and this project for consistency with their efforts for providing park and recreation services in the area. No project-specific comments were provided for the Black project.

Schools

The project is located within the Elk Grove Unified School District. No comments were received from the school district.

Impact: Public Services

Various public service entities recommended Conditions of Approval for the project. While some of these comments may require project revisions, compliance will not result in additional environmental impacts. Environmental impacts related to public services as a result of the Black project are ***less-than-significant***.

Sewer Service

The Sacramento Area Sewer District (SASD, formerly the County Sanitation District 1) and the Sacramento Regional County Sanitation District (SRCSD) reviewed the project. The project site is within the Urban Service Boundary and within both the SASD and SRCSD boundaries. However, public sewer service is not available with 200 feet of the property. Therefore, the applicant is not required to install public sewer at this time. Environmental Management Department approval will be required for any on-site waste disposal facilities (e.g. septic systems).

Approval of the use of both individual water wells and septic systems on the proposed parcels could create possible cross-contamination problems associated with nitrates. Nitrates come from nitrogen which is generated by human wastes, animal wastes and excessive fertilization of farm crops or landscaping among many other varied sources. The nitrogen is converted to nitrates in the soil. Nitrates in groundwater can cause a number of health problems.

A study of the potential effect of various septic system densities on groundwater has been prepared for the County. Based on the results of the study and current available knowledge, the County Environmental Management Department, Environmental Health Division has concluded that a minimum two acre lot size is usually adequate to safely accommodate a septic system and well, and allow for a 100% replacement system should the original septic system fail. The proposed parcels are all 3 acres or larger in size.

The overall sewer capacity and infrastructure issues associated with the Community Plan are addressed in Chapter 6, Volume 1 of the EIR. This project contributes cumulatively to the need for the area-wide improvements, and thus will need to contribute fair-share fees toward the construction of those facilities. In addition, the future development of the site will also require additional improvements specific to the project itself. For this specific project, any additional sewer infrastructure improvements will take place in either existing roadways or other developed right-of-ways or planned roadways and right-of-ways proposed as part of this project.

Impact: Sewer Service

The project site does not currently have public sewer service. As noted, any additional sewer infrastructure improvements specific to this project will take place in either existing roadways or planned roadways proposed as part of this project. Therefore, no additional environmental impacts will result from sewer improvements. The project will be required to pay fair-share fees through the Public Facilities Financing Plan for the Plan area. Impacts are ***less-than-significant****.*

The proposed parcels are large enough to accommodate both wells and septic systems without cross contamination problems. Impacts are *less-than-significant.*

Water Supply

The water purveyor for the project area is the Sacramento County Water Agency. The Master Water Supply Study for the Florin-Vineyard Community Plan was prepared by the Sacramento County Water Agency. The analysis covered the Florin-Vineyard Gap Community Plan, including the project site. The analysis of water supply provided for the overall Florin-Vineyard Community Plan (see Chapter 7, Water Supply) area adequately addresses the needs of this project.

The project site does not currently have public water service, and the project proposes to continue to utilize private wells for the 3 parcels currently proposed. Title 22 requires a public water supply and distribution system for land divisions zoned AR-2 or denser. The Board of Supervisors will allow an exception if the project applicant can demonstrate "that the requirement imposes an unreasonable economic hardship and that granting the exception will not be detrimental to the health, safety, comfort or general welfare of persons residing

or working" in the vicinity. The project includes a request for an exception from Title 22.

Any new water well which is located on the subject property must be installed pursuant to Sacramento County Code Chapter 6.28, which is enforced by the County Environmental Management Department, to ensure safe drinking standards.

IMPACT: WATER SUPPLY

Any additional water infrastructure improvements specific to this project will take place in either existing roadways or planned roadways proposed as part of this project. Therefore, no additional environmental impacts will result from water improvements. The project will be required to pay fair-share fees through the Public Facilities Financing Plan for the Plan area. Impacts due to the Black project related to water supply are ***less-than-significant***.

The proposed parcels are large enough to accommodate both wells and septic systems without cross contamination problems. Impacts are *less-than-significant.*

DRAINAGE AND HYDROLOGY

The project site is located south of Gerber Creek and north of Laguna Creek. The project is within the Federal Emergency Management Agency (FEMA) Flood Zone X, as determined by the 1998 FEMA Flood Insurance Rate Map (FIRM), panel number 060262-0330. Flood Zone X is described as "areas determined to be outside 500-year flood-plain."

Drainage infrastructure improvements are needed for the build-out of the Florin Vineyard Gap Community Plan area, and Sacramento County Department of Water Resources (County DWR) reviewed the Drainage Master Plan developed for the Plan area. The project will need to incorporate on-site drainage improvements and contribute fair-share fees toward the construction of the area-wide improvements. The Drainage Master Plan exhibit for the project area has been annotated to show the project boundaries (see Plate BLK-9). As shown, there is a proposed stormwater pipe that extends from the western boundary of the project site traveling north, which outlets into a proposed detention basin on Gerber Creek. These facilities would serve the project site.

~~County DWR staff (G. Booth) also examined the proposed project to provide individual Conditions of Approval, and to determine consistency with the Drainage Master Plan. County DWR submitted the following comments:~~

- ~~Local Flood Hazard- Backwater from open channel that flows northward toward a crossing under the railroad right of way. There may be off-site work needed or fill import to assure adequate building pad elevation above this local flood hazard.~~

- ~~Minimum pad/floor elevations shall be required pursuant to the Sacramento County Floodplain Management Ordinance.~~
- ~~Zone 11A allows no credit for land value associated with stormwater quality basins.~~

~~A complete list of comments and recommended conditions of approval from DWR are listed in the Agency-Recommended Conditions of Approval section of this chapter.~~

The Sacramento County Department of Water Resources reviewed the project and provided updated recommendations that are contained in the *Planning Staff Report.*

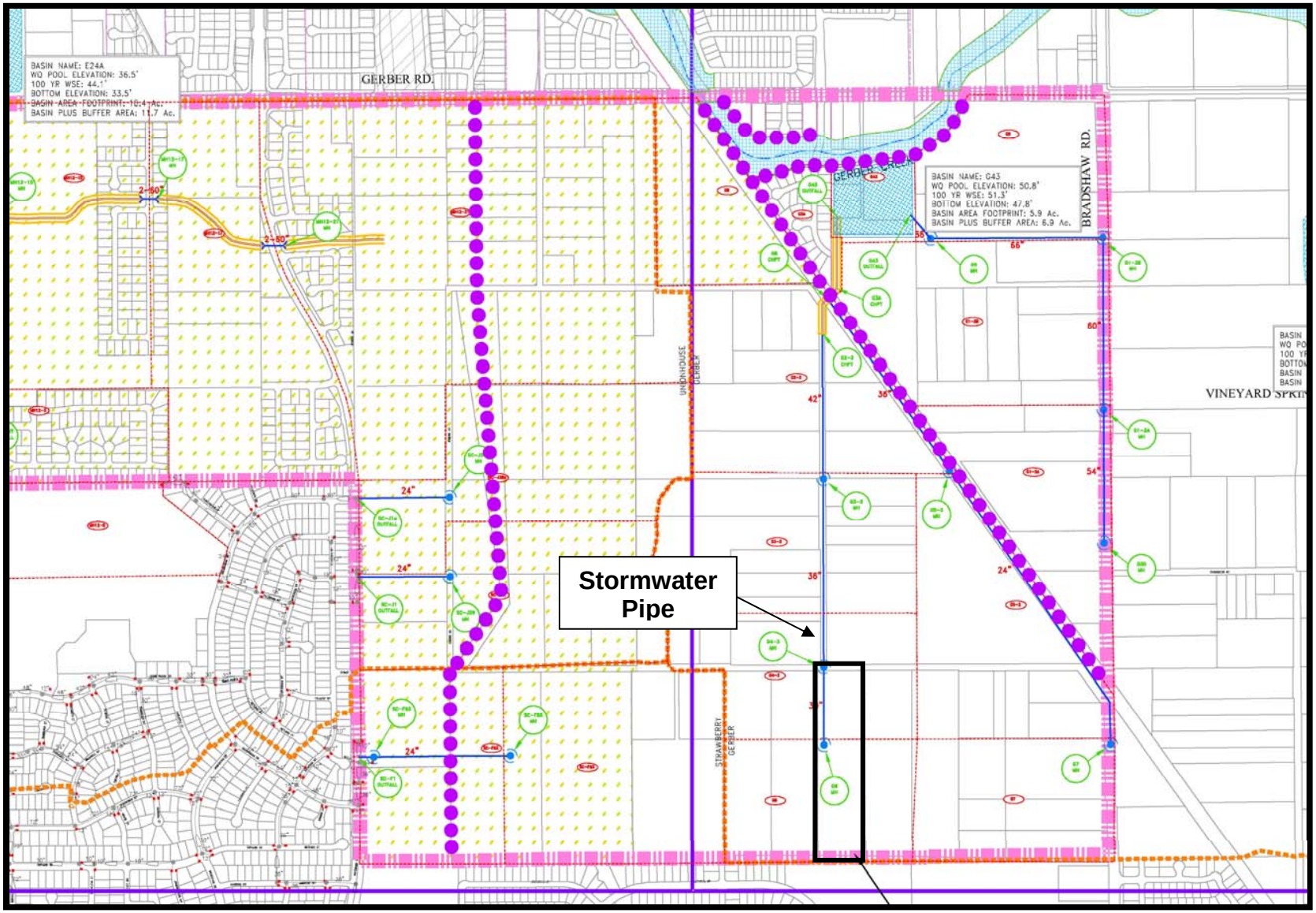
Although no project specific impacts to drainage and hydrology have been identified, the project will be required to implement recommended conditions and contribute its fair share toward the cost of drainage improvements identified in the Public Infrastructure Financing Plan.

Impact: Drainage and Hydrology

Aside from the standard drainage improvements that will be required on the site pursuant to the Sacramento County Floodplain Management Ordinance, area-wide improvements are necessary to manage drainage within the entire Plan area. The project will be required to pay fair-share fees through the Public Facilities Financing Plan for the Plan area. Black impacts are ***less-than-significant***.

Individual applicants within the Florin Vineyard Gap area have expressed an interest in working with the Department of Water Resources to develop an alternative site-specific drainage plan as “interim improvements”. The intent is that the applicant would still owe fees to support the overall drainage master plan improvements, and that the interim improvements would be replaced by ultimate master plan improvements once sufficient funds have been collected. Nonetheless, should this be allowed it could have an adverse effect on the ability of the County to achieve full implementation of the area-wide drainage master plan. Also, the direct effects of these potential interim improvements are themselves unknown. Therefore, if interim improvements that are inconsistent with the drainage master plan are permitted, Black impacts are ***potentially-significant***.

Plate BLK-9: Drainage Master Plan Exhibit



TRAFFIC AND CIRCULATION

Sacramento County has developed quantitative thresholds for determining the significance of project-related impacts due to an alteration in the traffic generating potential of the project site. If a proposed project is expected to increase p.m. peak hour vehicle trips by 100 or more (or daily trips by 1,000 or more) over existing zoning of the subject property, a traffic study is required to further analyze impacts. If a proposed project is not expected to increase trips by these amounts, impacts are typically considered less-than-significant. Table BLK-1, below, presents an analysis of the trip generation potential of the proposed project. Trip rates were derived from the Institute of Traffic Engineers (Land Use No.), 7th Edition and the San Diego Association of Governments (SANDAG).

Table BLK-1: Trip Generation

Condition	Zoning or Use (Area)	Source	Daily Trip Generation Rate	Daily Trips	P.M. Peak Hour Trip Rate	P.M. Peak Hour Trips
Existing Zoning	AR-10 (9.6 Acres, 1 DU)	ITE (210)	9.57 VTE/DU	10	1.01 VTE/DU	1
Proposed Project	AR-2 (9.6 acres, 3 parcels)	ITE (210)	9.57 VTE/DU	29	1.01 VTE/DU	3
Increase in trips for the proposed project as compared to the existing zoning				19		2

Notes: AC= Acres
VTE= Vehicle Trip Ends
DU= Dwelling Unit
ITE= Institute of Transportation Engineers (Land Use No.)

The above analysis indicates that a traffic study would not be needed for the proposed project. However, as noted at the beginning of this EIR Chapter, this is an individual project proposal contained within the greater Florin-Vineyard Gap Community Plan project. Fehr and Peers Traffic Consultants prepared a Traffic Study for the Plan area that analyzed the impacts of changing the underlying land use densities via the General Plan and the creation of a new Community Plan (see Chapter 9, Volume 1 of this EIR). Given that the proposed project rezones are consistent with the proposed Plan area General Plan and Community Plan designations, no further traffic study, beyond what is already discussed in see Chapter 9, Volume 1 of this EIR of this EIR, is necessary.

ACCESS

The project site is located at the end of a private drive on Rogers Road, west of Bradshaw Road. The Tentative Parcel Map (see Plate BLK-3) indicates the current

means of access would not change with the project. The private driveway would be extended to the south to serve the proposed new parcels.

The Department of Transportation staff (Urquhart), Development and Surveyor Services staff (Parker), and Sacramento Metropolitan Fire District staff (Olivares) reviewed the project. The complete lists of comments are provided in the "Requests/Requirements of Various Agencies" section of this report. Fire District comments indicate the proposed driveway must be 20 feet wide. Currently, the proposed parcel map depicts a 16-foot wide driveway. The applicant will need to revise the site plan to accommodate the required driveway width. Compliance with DOT, LD&SIR, and Sacramento Metropolitan Fire District standards would result in less than significant impacts to access.

Impact: Traffic and Circulation

The project is expected to generate 19 daily trips (2 of which would occur during the PM peak hour) beyond what is currently allowed by the existing zoning. On an individual level, this project would not cause roadway facility operation to degrade to unacceptable levels of service – Black impacts are ***less-than-significant***. However, development of the site will contribute to area traffic generated by buildout of the Florin-Vineyard Gap Community Plan area. Development of the entire plan area is expected to degrade transportation facilities to unacceptable levels. The overall Traffic Impact Study prepared for the Florin Vineyard Gap Community Plan identified mitigation measures that will be part of the Infrastructure Financing Plan for the plan area. The project will be required to pay fair-share fees towards these improvements.

Compliance with County Improvement standards and other roadway design codes will be required. Compliance will ensure that adequate access is provided. Black access-related environmental impacts are ***less-than-significant***.

Air Quality

The Sacramento Metropolitan Air Quality Management District (SMAQMD) has established significance thresholds to determine if a proposed project's emission contribution significantly contributes to regional air quality impacts (see Table BLK-2). Operational air quality impacts associated with this project were analyzed in the overall Florin-Vineyard Gap Community Plan air quality analysis (See Chapter 10, Volume 1 of this EIR). The Black project will need to contribute its fair share toward the mitigation measures for operational impacts to air quality identified for the overall plan area.

Table BLK-2: Air Quality Significance Thresholds

	ROG[1] (lbs/day)	NO_x (lbs/day)	CO ($\mu g/m^3$)	PM_{10} ($\mu g/m^3$)
Construction (short-term)	None	85	CAAQS[2]	CAAQS
Operational (long-term)	65	65	CAAQS	CAAQS

1. Reactive Organic Gas
2. California Ambient Air Quality Standards

Construction Emissions/Short-Term Impacts

Short-term air quality impacts are mostly due to dust (PM_{10}) generated by construction and development activities, and emissions from equipment and vehicle engines (NO_X) operated during these activities. Dust generation is dependent on soil type and soil moisture, as well as the amount of total acreage actually involved in clearing, grubbing and grading activities. Clearing and earthmoving activities comprise the major source of construction dust generation, but traffic and general disturbance of the soil also contribute to the problem. Sand, lime or other fine particulate materials may be used during construction, and stored on-site. If not stored properly, such materials could become airborne during periods of high winds. The effects of construction activities include increased dust fall and locally elevated levels of suspended particulates. PM_{10} is considered unhealthy because the particles are small enough to inhale and damage lung tissue, which can lead to respiratory problems.

Some PM_{10} emissions during project construction can be reduced through compliance with institutional requirements for dust abatement and erosion control. These institutional measures include the SMAQMD "District Rule 403-Fugitive Dust", and the Sacramento County Code relating to land grading and erosion control [Title 16, Chapter 16.44, Section 16.44.090(K)]. ~~SMAQMD assessed construction projects to determine what mitigation measures would be necessary for projects of various sizes; the results are contained within Appendix B of SMAQMD's "Guide to Air Quality Assessment". Appendix B states that projects disturbing ≤15 acres of land can be reduced to less-than-significant levels with the imposition of standard mitigation for PM_{10} emissions, and that project disturbing less than 5 acres do not need mitigation.~~ **Dispersion modeling conducted for projects of various sizes has resulted in the conclusion that projects involving more than 15 acres of active grading *at any one time* will result in significant impacts, even with standard dust abatement measures.** The project site is 10 acres in size; however, the proposed project site has two existing residence thus only the middle parcel, Parcel B, would require any grading for a single family residence. Parcel B is 3 acres in size; therefore, the area that could be disturbed is less than 5 acres ~~and the project does not require mitigation~~.

The SMAQMD's Guide to Air Quality Assessment includes a list of Basic Construction Emissions Control Practices that should be implemented on all projects, regardless of size. Dust abatement practices are required pursuant to SMAQMD Rule 403 and California Code of Regulations, Title 13, sections 2449(d)(3) and 2485; the SMAQMD Guide simply lays out the basic practices needed to comply. Since these are already required by existing rules and regulations, it is not necessary to include them as mitigation.

Table 2.2 of SMAQMD's "Guide to Air Quality Assessment" provides screening thresholds for NO_X emissions. According to the table, single-family residential projects of 28 units or less will not exceed significance thresholds **(180 units or less per the 2009 version of the SMAQMD Guide)**. Development of the site would result in one new single-family home.

Operational Emissions/Long-Term Impacts

The SMAQMD "Guide" contains screening thresholds for various project types. If a project falls below the threshold, impacts are expected to be less-than-significant, and if a project meets or exceeds the threshold, modeling of the air quality impacts is required. The screening threshold for residential projects is 656 units **(375 units in the 2009 version of the SMAQMD Guide)**. The project falls well below that threshold. However, the project is also part of the larger Plan area proposals. Cumulatively, changes to allowable densities within the Plan area will far exceed the screening threshold. This issue is discussed in detail in the Air Quality Chapter 10, Volume 1 of this EIR.

Impact: Air Quality

The area of the project site that could be subject to development is less than 5 acres in size, which falls below the level where mitigation is required. Impacts due to construction-related PM_{10} emissions are ***less-than-significant***.

Development of the site to the densities allowed by the proposed zoning would result in one single-family home, which falls below the screening thresholds for construction-related NO_X emissions. Impacts due to NO_X emissions are ***less-than-significant***.

Singular operational impacts due to the proposed project do not meet screening thresholds, and impacts are ***less-than-significant***. Refer to Chapter 10, Volume 1 of this EIR for the discussion of Plan-wide cumulative impacts.

Climate Change

The climate change analysis for the overall Florin Vineyard Gap Community Plan project is within Volume I of this EIR, Chapter 11. Chapter 11 outlines the significance thresholds, methodology, and impacts of the overall proposed project both to and from climate change. Each of the proposed individual projects contribute greenhouse gas

emissions to this overall impact that are disclosed herein, but a separate significance determination specific to the individual projects is not provided. All of the individual projects contribute to a significant and unavoidable overall impact.

The Planning Department Draft Land Use Plan, with density bonuses, is used for this analysis. It involves the largest emissions volume, which makes it the most conservative approach. The Planning Department Plan will result in approximately 355,432 metric tons of greenhouse gas emissions. This can be broken down into two primary categories: residential (234,998 metric tons) and non-residential (120,434 metric tons). The non-residential category includes retail, office, medical, and manufacturing. With an estimated holding capacity of 13,875 residences, the per dwelling unit emissions rate for the Plan-area is 16.9 metric tons annually, and with an estimated non-residential square footage of 4,992,875, the per non-residential square-foot emissions rate for the Plan-area is 0.02 metric tons.

The proposed project is residential, and includes 1 unit. Therefore, it is estimated that the project contributes 16.9 metric tons of greenhouse gas emissions to the cumulative total.

IMPACT: CLIMATE CHANGE

The analysis for the overall Community Plan concludes that impacts are significant, and require mitigation. The applicant has developed a mitigation plan entitled "Florin Vineyard Community Plan Area Plan Elements Addressing Climate Change" that includes project features designed to reduce GHG emissions directly or indirectly. **The GHG reduction plan, as amended January 28, 2010, has been endorsed by the SMAQMD.** This plan is described in detail within Volume I, Chapter 11. Measures in the mitigation plan are consistent with measures within the Air Quality Mitigation Plan for operational ozone precursors and with measures recommended by the California Attorney General (2008) and the California Air Pollution Control Officers Association. ~~In addition to a list of Plan-wide measures intended to reduce emissions by 42%, each individual project must implement measures that reduce project-specific impacts by another 10%.~~ **The amended GHG reduction plan incorporates both area-wide community design elements and project specific elements selected by individual project applicants.** The Black project developer will be required to comply with this plan **by conforming to all applicable area wide measures and demonstrating project specific measures that have a total point value of at least 10 points.** ~~and demonstrate that the 10% reduction will be achieved. The balance of emissions remaining after this mitigation is applied will be offset through fair-share fee payment. The fees will either be paid to an established system such as the Chicago Climate Exchange or will be paid to SMAQMD for use in their program for local emissions reduction.~~ Although all feasible mitigation is required, the cumulative plan-wide impact remains ***significant and unavoidable***.

NOISE

Sacramento County General Plan Policy NO-7 establishes a significance threshold of 65 dB L_{dn}/CNEL for outdoor activity areas (backyards) and of 45 dB L_{dn}/CNEL or less in indoor areas. Typically, potential sources of significant noise include airports, industrial and commercial activities, and traffic. The project site is not near enough to any airports or commercial and industrial areas to be significantly affected by noise from these sources. Instead, the project site will be completely surrounded by agricultural-residential or residential uses. Small residential streets, do not carry large enough traffic volumes to create significant noise. The project has no frontage to major roadways. Gerber Road is located approximately ¾ mile north of the project site, and Bradshaw Road is located approximately 1/3 mile to the east. Roadway traffic is not expected to affect the project site. In addition, the project does not propose any uses that would create new sources of noise.

IMPACT: NOISE

The project site is not adjacent to a source of significant noise and is not expected to produce significant noise, thus noise impacts associated with the proposed project are ***less-than-significant***.

BIOLOGICAL RESOURCES

The project site has existing residential structures in the northern and southern portions of the site and the remainder is undeveloped open field. It has generally rolling terrain with elevations that range from 56 to 58 feet. Disturbed, non-native annual grasslands are present.

The Biological Resource Inventory for the Florin-Vineyard Gap Community Plan addresses the biological resources in the overall plan area. One technical study was prepared to identify specific impacts to biological resources associated with the Black project. A Preliminary Wetland Delineation was prepared by Valley & Mountain Consulting (November 15, 2004 [Appendix BLK-1]).

STREAMS, WETLANDS AND OTHER SURFACE WATERS

Valley & Mountain Consulting conducted an assessment of the site and determined that it supports a total of 1.004 acres of potential wetlands and other waters, 1.002 acres of which are described as potentially jurisdictional under the Clean Water Act section 404. The potential jurisdictional wetlands include two vernal pools (with a total of 0.507 acres) and two seasonal swales (with a total area of 0.051 acres) that are intact and relatively undisturbed. Two areas on site have wetlands that have been enhanced-modified via scraping or widening (for a total of 0.386 acres). Roadside ditches at the northern site boundary and in the northwest corner of the site (with a total area of 0.058 acres) also have wetland characteristics. (See Plate BLK-10)

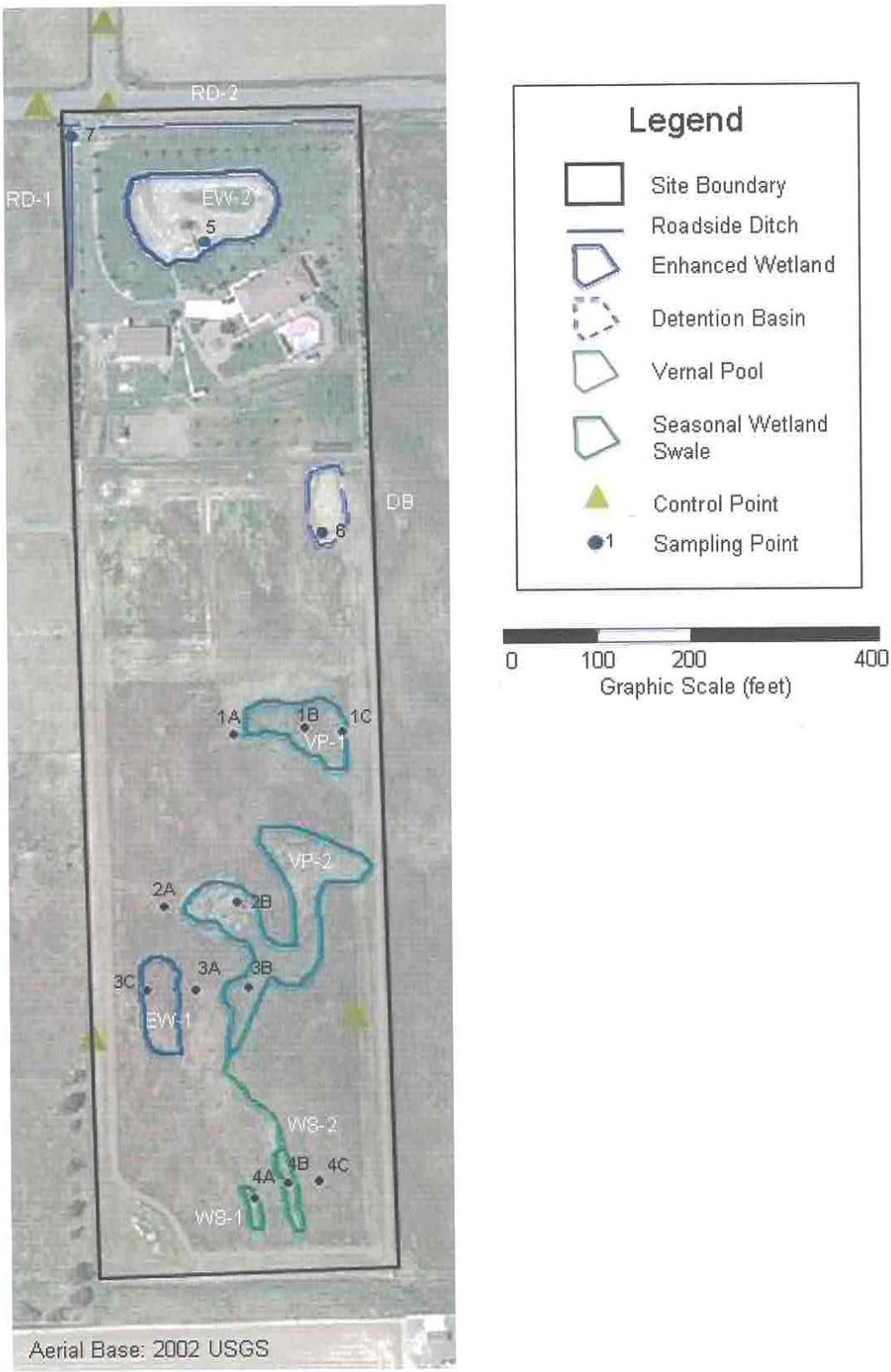
Given that the project site contains two existing single-family residence (located on proposed parcels A and C), the project could result in the addition of one single family residence on proposed parcel B. Parcel B contains Vernal Pool-1 (VP-1), a portion of Vernal Pool-2 (VP-2) and a potion of the existing detention basin. Based on the size of the existing single family residences on the site, it appears that a single family residence could be built on Parcel B without filling the existing wetland features on the parcel. Other features should not be disturbed because residences and associated roadways have already been constructed on parcels A and C.

Impact: Streams, Wetlands and Other Surface Waters

Project plans do not indicate where a future single-family residence will be placed on Parcel B of the Black Project. Based on the size and layout of existing single-family residences on the project site it appears that the Black project could avoid all direct impacts to wetland features on the project site. However, indirect impacts could occur during construction of a single-family residence on Parcel B. In order to avoid direct and indirect impacts during construction and post-construction phases due to pollution of the drainage via sediment transport, strict adherence to County Ordinances, including the Stormwater Ordinance, will ensure impacts to the on-site wetlands are reduced. Adherence to these ordinances may include but are not limited to requiring stabilization of all exposed soils prior to the start of the rainy season.

Given that the exact layout of the proposed project site is unknown at this time, specific impacts to the wetland features are unknown. In the instance that wetland habitat on the project site will be filled, compensation will be required. Mitigation Measure BLK-2 stipulates that wetlands be avoided; however, if this is determined infeasible than the applicant shall ensure that there is no net-loss of wetland acreage, and that all applicable permits are obtained. With mitigation, impacts are ***less-than-significant***.

Plate BLK-10: Wetland Delineation



Special Status Species

The Special Status Species evaluation was prepared by Gibson & Skordall (August 2007) for the overall Florin-Vineyard Gap project. The report also includes specific information for the Black project. Based on review of aerial photos, the report concludes that some special status species may potentially occur on the site (Table BLK-3).

Table BLK-3: Potentially Occurring Special Status Species on the Black Project

Mammals	Birds	Reptiles/Amphibians	Fish	Invertebrates	Plants
None	Cooper's hawk, sharp-shinned hawk, Tricolored blackbird, burrowing owl, Swainson's hawk, northern harrier, white-tailed kite, California horned lark, great egret, graet blue heron, purple martin, double-crested cormorant	Giant garter snake, northwestern pond turtle, western spadefoot toad	None	Vernal pool fairy shrimp, midvalley fairy shrimp, vernal pool tadpole shrimp, California linderiella, valley elderberry longhorn beetle	Northern California black walnut, dwarf downingia, Bogg's Lake hedge-hyssop, Ahart's dwarf rush, legenere, slender orcutt grass, Sacramento orcutt grass, Sanford's arrowhead

As Table BLK-3, was based on a very general overview of potentially occurring special status species utilizing aerial photos, the following discussions are focused on those species that were determined to be potentially occurring after a site visit and review of aerial photos of the site by DERA staff.

Swainson's hawk (*Buteo swainsoni*) and Other Raptors

The Swainson's hawk is a migratory raptor that over-winters in South America and breeds in North America, Canada and Mexico. Currently, the Swainson's hawk is listed as a threatened species pursuant to the California Endangered Species Act (CESA). At a Federal level, the Swainson's hawk is provided protection under the Migratory Bird Treaty Act (MBTA).

There are no suitable nesting trees for the species onsite. However, there are known Swainson's hawk nest sites between 1-5 miles of the project site, thus, the site provides suitable foraging habitat for the Swainson's hawk. Sacramento County and the Department of Fish and Game jointly developed a protocol for assessing impacts to the hawk, based on a better understanding of how the hawks use habitat. The impact is tied directly to zoning changes and is calculated thusly: 25% of the impact occurs when a property is zoned from a density of AG-40 to AG-20, 50% of the impact occurs when a

property zoned AG-20 is converted to AR-10, and the final 25% of the impact occurs when an AR-10 property is converted to AR-5 (or a more dense designation).

As indicated previously, the project site contains 10 acres zoned AR-10. Based on the new methodology, the rezone of the 10 acres zoned AR-10 to a more dense designation (AR-1) results in an impact assessment of 25%. Thus, the project results in a total of 2.5 acres of impact.

Other raptors discussed in the Special Status Species Evaluation include northern harrier, white-tailed kite, Cooper's hawk, and burrowing owl. The Biological Baseline Information Report indicates that these species may occur on the site.

VERNAL POOL BRANCHIOPODS

Federally listed vernal pool branchiopods including the threatened vernal pool fairy shrimp (*Branchinecta lynchi*) and the endangered vernal pool tadpole shrimp (*Lepidurus packardi*) have been documented as occurring in the Elk Grove USGS quadrangles. Other non-listed branciopods known to occur in the region include California linderiella (*Linderiella occidentalis*) and midvalley fairy shrimp (*Branchinecta mesovallensis*). These species are generally restricted to vernal pools and/or other seasonally ponded wetlands that sustain inundation during the winter before drying up in the late spring.

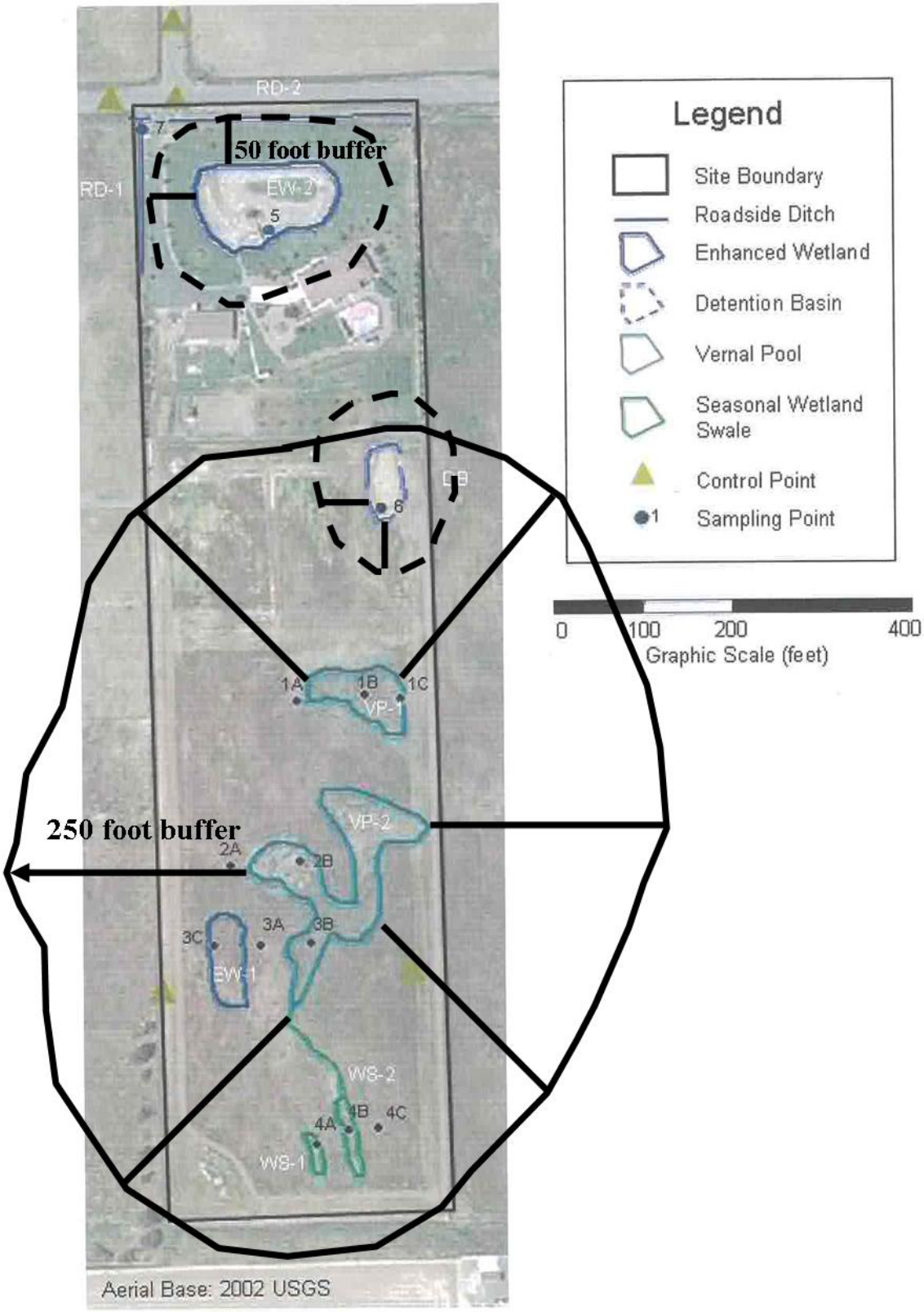
The vernal pools on the site are considered potential habitat for special status branchiopods. Seasonal wetlands are also considered marginal habitat for branchiopods. Protocol surveys to determine presence or absence of federally listed branchiopods have not yet been conducted at this site. Typically, in order to protect and preserve vernal pools and associated special status branchiopods all future development (including roads and septic systems) would be located a minimum of 250 feet from the vernal pools. As shown on Plate BLK-11, Parcel B would be located entirely within the 250 foot vernal pool buffer, thus encroachment within the vernal pool buffer in order to develop a single family residence on the parcel can be assumed. Encroachment within the 250 foot buffer or any fill of vernal pools or seasonal wetlands may result in significant impacts to special status branchiopod species.

SPECIAL STATUS PLANTS

The Biological Baseline Information Report indicates that the project site contains potential habitat for the following special status plant species:

- Northern California Black Walnut (*Juglans hindsii*)
- Dwarf downingia (*Downingia pusila*)
- Bogg's Lake hedge hyssop (*Gratiola heterosepala*)
- Ahart's dwarf rush (*Juncus leiospermus var. ahartii*)

Plate BLK-11: Wetland Buffers



- Lengere (*Legenere limosa*)
- Slender orcutt grass (*Orcuttia tenuis*)
- Sacramento orcutt grass (*Orcuttia viscida*)
- Sanford's arrowhead (*Sagittaria sanfordii*)

Based on the presence of seasonal wetlands and vernal pools, these species have the potential to occur on the project site.

Impact: Potential for Impact to Special Status Species

As discussed, the project will result in removal of Swainson's hawk foraging habitat. Based on the methodology for assessing impacts to foraging habitat, the project impact is 2.5 acres. Mitigation for the loss of foraging habitat, is required, and has been included as Mitigation Measure BLK-3. Mitigation for loss of Swainson's hawk foraging habitat will also compensate for any impacts to the white-tailed kite and the Cooper's hawk, which forage on habitats similar to those of the Swainson's hawk. Pre-construction nesting surveys will also be required through Mitigation Measure BLK-4, to ensure that construction activities do not result in the disturbance of any active raptor nests. With mitigation, impacts are ***less-than-significant***.

Protocol surveys for federally listed branchiopod species have not occurred, thus presence of federally listed branchiopod species on the project site must be assumed. Given that the proposed project will result in encroachment within the 250 foot buffer required to ensure no significant impacts to federally listed branchiopod species, impacts are considered potentially significant. Mitigation requiring consultation with and authorization by the U.S. Fish & Wildlife Service related to potential take of federally listed species is required. The U.S. Fish and Wildlife will likely require two season protocol surveys for branchiopod species. If the project is determined to impact a federally listed species, mitigation for compensation for vernal pool branchiopod species will be required. With mitigation, impacts to federally listed brachiopods are ***less-than-significant***.

The project site does contain some areas of habitat suitable for special status plants, though no individuals of any special status species were observed during the on-site site visit. Pre-construction plant surveys will be required to determine presence and proper mitigation. With mitigation, impacts are ***less-than-significant***.

Trees

Several County policies recognize the value of preserving trees, especially oaks, and seek to protect all native and landmark trees through the development review process. A landmark tree is defined as a non-native oak or any other tree that is especially prominent or stately. Protected oaks are those living trees that measure 6 inches or greater in diameter at breast height (dbh), or multi-trunk trees totaling 10 inches or greater dbh. Non-oak native trees (6-inches dbh at 4.5 feet above ground) include

California black walnut (*Juglans hindsii*), California sycamore (*Plantanus racemosa*), Fremont cottonwood (*Populus fremontii*), California buckeye (*Aesculus californica*), California box elder (*Acer negundo californicum*), Oregon Ash (*Fraxinus latifola*), Goodding's Black Willow (*Salix goodingii*), and California Alder or White Alder, (*Alnus rhombifolia*).

The project applicant did not submit an arborist report for the subject property. Site inspection by DERA staff determined that there are no native oak trees on the project site. The project site contains a stand of eucalyptus trees located along the western property line and scattered ornamental landscape trees adjacent to the existing single family residences. None of the trees on the project site appear to be Landmark trees and there are no non-oak native trees on the project site. Plans submitted by the project applicant do not indicate that there are plans to remove any of the trees on the project site. Furthermore, the trees that are present on project site are located on the periphery of the site or adjacent to existing buildings and would not be affected by construction on Parcel B.

IMPACT: TREES

No native oaks, non-oak natives, or landmark trees would be impacted as a result of the proposed project. Impacts to tree resources due to the Black Project are ***less-than-significant***.

CULTURAL RESOURCES

See Chapter 15 of Volume 1 for discussions of background, setting, and significance criteria for cultural resources within the Plan area.

FIELDWORK/ANALYSIS

ARCHAEOLOGICAL SURVEY

The project site was subject to an intensive pedestrian survey between January 14, 2006 and March 26, 2006. The project area was walked by a team of archaeologists employing parallel transects with transect spacing no greater than 5 to 10 meters. No prehistoric cultural resources were recovered or noted during the survey.

HISTORICAL SURVEY

Peak & Associates has conducted an historical evaluation and determination of eligibility for potential historical resources on the project site. The project site contains two single family homes. The following date of construction was noted in the Tax Assessor's records:

- 9560 & 9570 Rogers Road: Two single-family homes (one is a guesthouse) built in 1996.

Under current DERA policy, structures that are 50 years or older are evaluated for potential historic significance. Based on field data collected on the project site, site pictures and review of tax assessor's records (date noted above), the residences on the project site do not meet the 50 year or older threshold.

The structures present on the project site are not considered important historic resources and, therefore, destruction of these buildings would not constitute a significant environmental impact.

IMPACT: CULTURAL RESOURCES

Although no additional cultural resource work is recommended at this time, there is a possibility of uncovering subsurface archaeological materials during the construction phases of the project which have been obscured from view due to natural reburial processes. Therefore, mitigation for subsurface cultural resources is included.

With mitigation for potential undiscovered subsurface prehistoric and historic cultural resources, environmental impacts to potentially sensitive cultural resources are considered ***less-than-significant***.

HAZARDOUS MATERIALS

In 1978/79 the federal government banned nearly all uses of friable asbestos in building materials. Therefore, existing structures that predate 1979 potentially contain asbestos in their building materials. The improper removal of asbestos-containing materials could pose a health and safety risk to people in the vicinity if friable asbestos exposure occurs.

IMPACT: HAZARDOUS MATERIALS

The project site does not contain buildings that predate 1979 and none of the buildings would be removed as a result of this project. Therefore, exposure to asbestos containing materials and household hazardous materials is considered a ***less-than-significant*** impact.

~~AGENCY-RECOMMENDED CONDITIONS OF APPROVAL~~

1. ~~**Sacramento County Division of Development and Surveyor Services**~~

   a. ~~Include APN 121-0080-044 in application.~~

   b. ~~Grant the County right-of-way for Rogers Road based on a 60' standard and install public street improvements pursuant to the Sacramento County Improvement Standards.~~

c. ~~Dedicate a standard 12.5 foot Public Utility Easement for underground facilities and appurtenances adjacent to all public ways, private drives and/or Irrevocable Offer of Dedication (IOD).~~

d. ~~Prior to recordation of a final map or certification of compliance, dedicate land or pay in lieu fees, or both, for park purposes, as required by and in accordance with the procedures and standards set forth in Chapter 22.40, Title 22 of the Sacramento County Code.~~

e. ~~Construction of the private street(s) shall be a standard of 2 inches of asphaltic concrete over a minimum of 6 inches aggregate base to a 20' section width, including adequate turnaround facilities at the end of the road to the satisfaction of the Fire Marshal. Secure approval of a civil engineered site improvement plan from the LD&SIR Section of the Public Works Agency for construction of the private road.~~

f. ~~Record a maintenance agreement involving all parcels of the subject map assuring timely maintenance of the private street.~~

~~2. Sacramento County Department of Transportation~~

a. ~~The access driveway to Rogers Road should be paved with a dust free surface for a distance of 20' from the edge of pavement pursuant to the Sacramento County Improvement Standards.~~

~~3. Sacramento Area Sewer District~~

~~(note: The SASD was formerly known as CSD-1 and the following comments refer to SASD as CSD-1. All recommended conditions are still valid.)~~

a. ~~Prior to recordation of the Final Map, issuance of a Use Permit, enter into and record an agreement, in a form approved by the District Engineer and District counsel of CSD-1, to require the property owner(s) to install, at property owner(s) expense, sewer collectors to serve all lots at such time as deemed necessary by the CSD-1 Board of Directors for public health purposes.~~

~~4. Sacramento Municipal Utilities District (SMUD)~~

a. ~~Dedicate a 12.5 foot public utility easement for overhead and underground facilities and appurtenances adjacent to all public street rights of ways.~~

b. ~~Dedicate the private drive and 12.5 feet adjacent thereto as a public utility easement for overhead and underground facilities and appurtenances.~~

~~5. Sacramento Metropolitan Fire District~~

a. ~~Provide a copy of the recorded maintenance agreement involving all the parcels of the proposed lot split, assuring timely maintenance of the private street.~~

~~b. Access roadway shall be 20 feet wide with 6in of A/B base and finish with a dust free surface.~~

~~c. All buildings shall be within 150 feet of the Fire Access Lane. If access exceeds 150 feet, a Fire Department approved turn-around shall be installed.~~

~~d. There shall be no parking on any street narrower than 28 feet. Streets that are wider than 35 feet shall be allowed parking on both sides. On private street, marking of the fire lanes per the Sacramento Metropolitan fire lane standard may be required. See attachment to comment letter.~~

~~e. The minimum required fire flow for residential developments with one- and two- family dwellings having a fire area per building not exceeding 3600 square feet including the garage, covered patios and porches is 1000 gallons per minute at 20 pounds per square inch. A special review and certificate of release is required for dwellings over 3,600 square area including the garage, covered patios and porches. Dwellings with a fire area of 3,601 to 4,800 square feet including the garage, covered patios and porches require 1,750 gallons per minute available fire flow above peak demand. Dwellings with a fire area of 4,801 to 6,200 square feet including the garage, covered patios and porches including attached garages require 2,000 gallons per minute available fire flow above peak domestic demand. Larger houses will require additional fire flow. In areas where the minimum required fire flow is not available, an automatic fire sprinkler system may be required.~~

~~f. Provide an illuminated address on the dwelling, and at the entrance to the access drive.~~

~~6. Sacramento County Department of Water Resources~~

~~a. Provide drainage easements and install facilities pursuant to the Sacramento County Floodplain Management Ordinance, Sacramento County Water Agency Code, and Sacramento County Improvement Standards, including any fee required by the Sacramento County Water Agency Code.~~

~~b. Offsite drainage improvements and easements shall be provided pursuant to the Sacramento County Floodplain Management Ordinance, and the Sacramento County Improvement Standards.~~

~~c. Provide onsite driveway culverts in accordance with Sacramento County Improvements Standards.~~

~~d. The minimum buildable area outside the 100-year floodplain shall be as follows: AR-1, AR-2, RD-1: 0.50 acres.~~

e. ~~Provide a permanent concrete stamp, or other permanently applied message to the satisfaction of DWR not including paint, which reads "No dumping-Flows to Creek" or other approved message at each storm drain inlet.~~

PROJECT MITIGATION MEASURES

MITIGATION MEASURE FOR POTENTIAL IMPACT TO THE COUNTY DRAINAGE SYSTEM:

BLK-1. Prior to the approval of improvement plans for individual development projects within the FVGCP area, the project proponent shall demonstrate to the satisfaction of DWR that all FVGCP DMP improvements necessary to provide adequate flood protection to the project, and necessary to provide adequate mitigation for the project's downstream drainage/flooding and water quality impacts, have been implemented.

MITIGATION MEASURE FOR POTENTIAL WETLANDS IMPACTS:

BLK-2. Prior to any grading, grubbing, or excavation within 50 feet of on-site wetlands, the applicant or owner shall obtain any/all applicable permits from the U.S. Fish and Wildlife Service (USFWS), U.S. Army Corps of Engineers, California Department of Fish and Game and the Central Valley Regional Water Quality Control Board for the proposed modifications to on-site wetlands. In addition, the project applicant or property owner shall comply with General Plan Conservation Element Policy No. CO-96 as it pertains to no net loss of wetlands. If mitigation occurring through the state and federal permitting processes results in less than 1:1 compensation for the loss of wetland habitat, the applicant or owner shall be required to pay to the County of Sacramento an amount based on a rate of $35,000 per acre for the unmitigated/uncompensated wetlands. The payment shall be submitted to the Department of Planning and Community Development and shall be deposited in the Wetlands Restoration Trust Fund. A copy of any required permits, or written notification from the applicant that the permit authority has determined that a permit is not required, and verification of compliance with General Plan Conservation Element Policy No. CO-96 regarding no net loss of wetlands shall be submitted to the Department of Environmental Review and Assessment.

MITIGATION MEASURES FOR POTENTIAL SPECIAL STATUS SPECIES IMPACTS:

BLK-3. Prior to the approval of improvement plans, building permits, or recordation of the final map, whichever occurs first, implement one of the following options to mitigate for the loss of 2.5 acres of Swainson's hawk foraging habitat on the project site:

A. The project proponent shall utilize one or more of the mitigation options (land dedication and/or fee payment) established in Sacramento County's Swainson's Hawk Impact Mitigation Program (Chapter 16.130 of the Sacramento County Code).

B. The project proponent shall, to the satisfaction of the California Department of Fish and Game, prepare and implement a Swainson's hawk mitigation plan that will include preservation of Swainson's hawk foraging habitat.

C. Should the County Board of Supervisors adopt a Swainson's hawk mitigation policy/program (which may include a mitigation fee payable prior to issuance of building permits) prior to the implementation of one of the measures above, the project proponent may be subject to that program instead.

BLK-4. If construction, grading, or project-related improvements are to occur between March 1 and September 15, a focused survey for raptor nests on the site and on nearby trees (within 500 feet of the site) shall be conducted by a qualified biologist within 14 days prior to the start of construction work (including clearing and grubbing). If no active nests are found during the focused survey, no further mitigation will be required. If an active nest(s) is found, the Department of Environmental Review and Assessment and the CDFG shall be contacted to determine appropriate protective measures.

BLK-5. Prior to construction within 250 feet of the vernal pools on the project site, the applicant shall either conduct determinate surveys, according to U.S. Fish and Wildlife Service approved protocol, for listed vernal pool branchiopods or presence of these species shall be assumed.

A. If determinate surveys show that no listed vernal pool branchiopods are present in the vernal pool(s), no further mitigation is required.

B. If presence is assumed or confirmed, total avoidance requires establishment of minimum 250 feet buffers with fencing around the perimeter of shrimp habitat to be preserved. There shall be no construction activity within fenced area(s).

C. A request for consultation with the U.S. Fish and Wildlife Service and DERA will be required if the applicant requires a reduction in the 250 feet buffer.

D. If direct impacts (fill or excavation) to the pools are to occur, the applicant shall consultation with the U.S. Fish and Wildlife Service and U.S. Army Corps of Engineers to obtain permits and establish compensatory mitigation for impacts to vernal pool species.

BLK-6. Rare plant surveys will be required in vernal pool habitats prior to any grading, grubbing, or excavation within 250 feet of a vernal pool or other suitable habitat. The rare plant surveyor shall have experience as a botanical field investigator and familiarity with the local flora and potential rare plants in the habitats to be surveyed.

The surveys shall be conducted when the rare plants at the site will be easiest to identify (i.e. flowering stage), and when the plants reach that stage of maturity. A minimum of three site visit shall be required, during the plants flowering period in order to determine absence. Each site visit must be no less than 7 days apart.

Submit a written report to the Department of Environmental Review and Assessment. The survey report should include a brief description of the vegetation, survey results, photographs, time spent surveying, date of surveys, a map showing the location of the survey route and any rare plant populations and copies of any rare plant occurrence forms. Notify DFG and USFWS if species are found and apply for "take" authorization (state law section 2081 of the Fish and Game Code and federal Endangered Species Act) prior construction.

MITIGATION MEASURE FOR POTENTIAL IMPACTS TO CULTURAL RESOURCES:

BLK-7. Should any cultural resources, such as structural features, unusual amounts of bone or shell, artifacts, human remains, or architectural remains be encountered during any development activities, work shall be suspended and the Department of Environmental Review and Assessment shall be immediately notified at (916) 874-7914.

At that time, the Department of Environmental Review and Assessment will coordinate any necessary investigation of the find with appropriate specialists as needed. The project proponent shall be required to implement any mitigation deemed necessary for the protection of the cultural resources. In addition, pursuant to Section 5097.97 of the State Public Resources Code and Section 7050.5 of the State Health and Safety Code, in the event of the discovery of human remains, all work is to stop and the County Coroner shall be immediately notified. If the remains are determined to be Native American, guidelines of the Native American Heritage Commission shall be adhered to in the treatment and disposition of the remains.

MITIGATION MEASURE COMPLIANCE

Comply with the Mitigation Monitoring and Reporting Program (MMRP) for this project as follows:

1. **The proponent shall comply with the MMRP for this project, including the payment of a fee to cover the Department of Environmental Review and Assessment staff costs incurred during implementation of the MMRP. The MMRP fee for this project is $7,100.00. This fee includes administrative costs of $800.00.**

2. **Until the MMRP has been recorded and the administrative portion of the MMRP fee has been paid, no final parcel map or final subdivision map for**

the subject property shall be approved. Until the balance of the MMRP fee has been paid, no encroachment, grading, building, sewer connection, water connection or occupancy permit from Sacramento County shall be approved.

23 RANCHO SIESTA

The effects of the proposed land use plans for the Florin-Vineyard Gap projects are addressed in Volume 1 of this EIR. Impacts to environmental resources have been addressed therein for the overall plan area. This chapter discusses the site specific impacts of this particular project in the Florin-Vineyard Gap Community. Impacts, mitigation measures and conditions requested by Sacramento County's reviewing departments are provided within this chapter.

PROJECT INFORMATION

CONTROL NUMBER: 04-RZB-SDP-AHS-0457

NAME: Rancho Siesta Rezone, Tentative Subdivision Map and Affordable Housing Plan

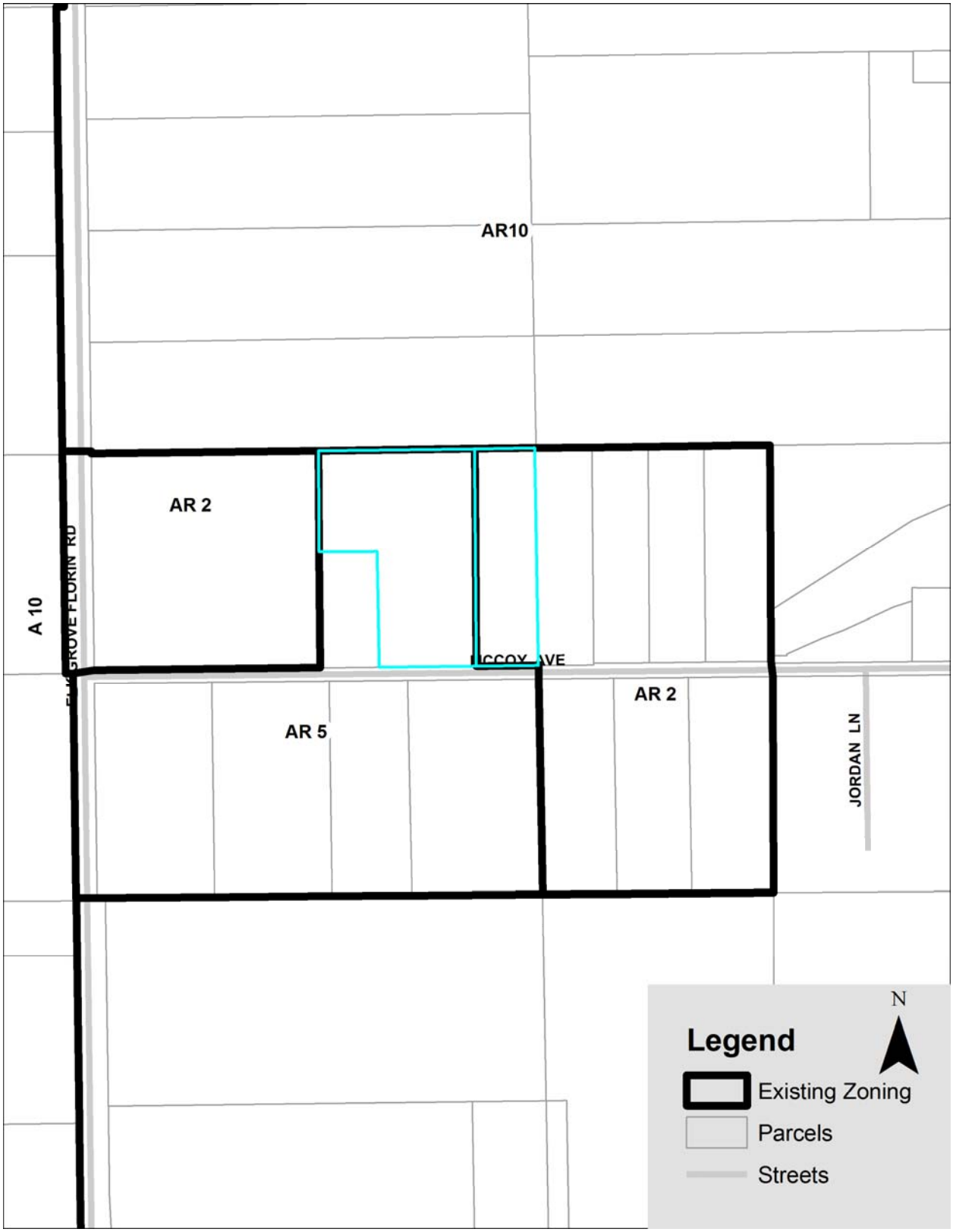
LOCATION: The property is located on the north side of McCoy Avenue, approximately 500 feet east of Elk Grove-Florin Road, in the Vineyard community (Plate RS-1).

ASSESSOR'S PARCEL NUMBER: 065-0080-046 and -047

OWNER/APPLICANT:

Isaac Magana

Plate RS-1 Location and Zoning



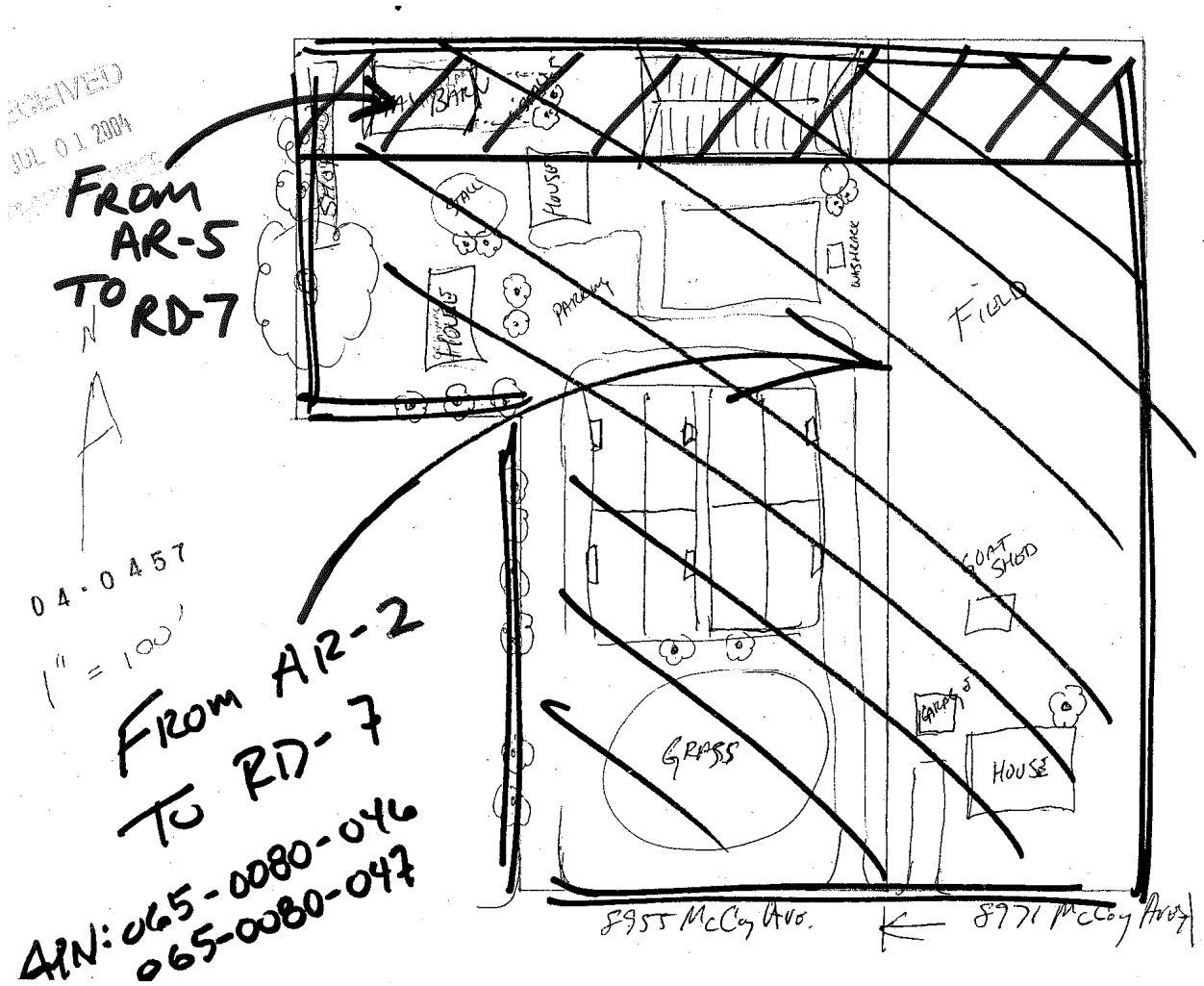
PROJECT DESCRIPTION

1. A **Rezone** of approximately 8.3 gross acres from AR-2 and AR-5 agricultural-residential to RD-7 residential.

2. A **Tentative Subdivision Map** to divide the property into ~~54~~ **52** single-family lots**.**

3. An **Affordable Housing Plan** consisting of the payment of fees.

Plate RS-2 Rezone Exhibit



~~Plate RS-3 Tentative Subdivision Map~~

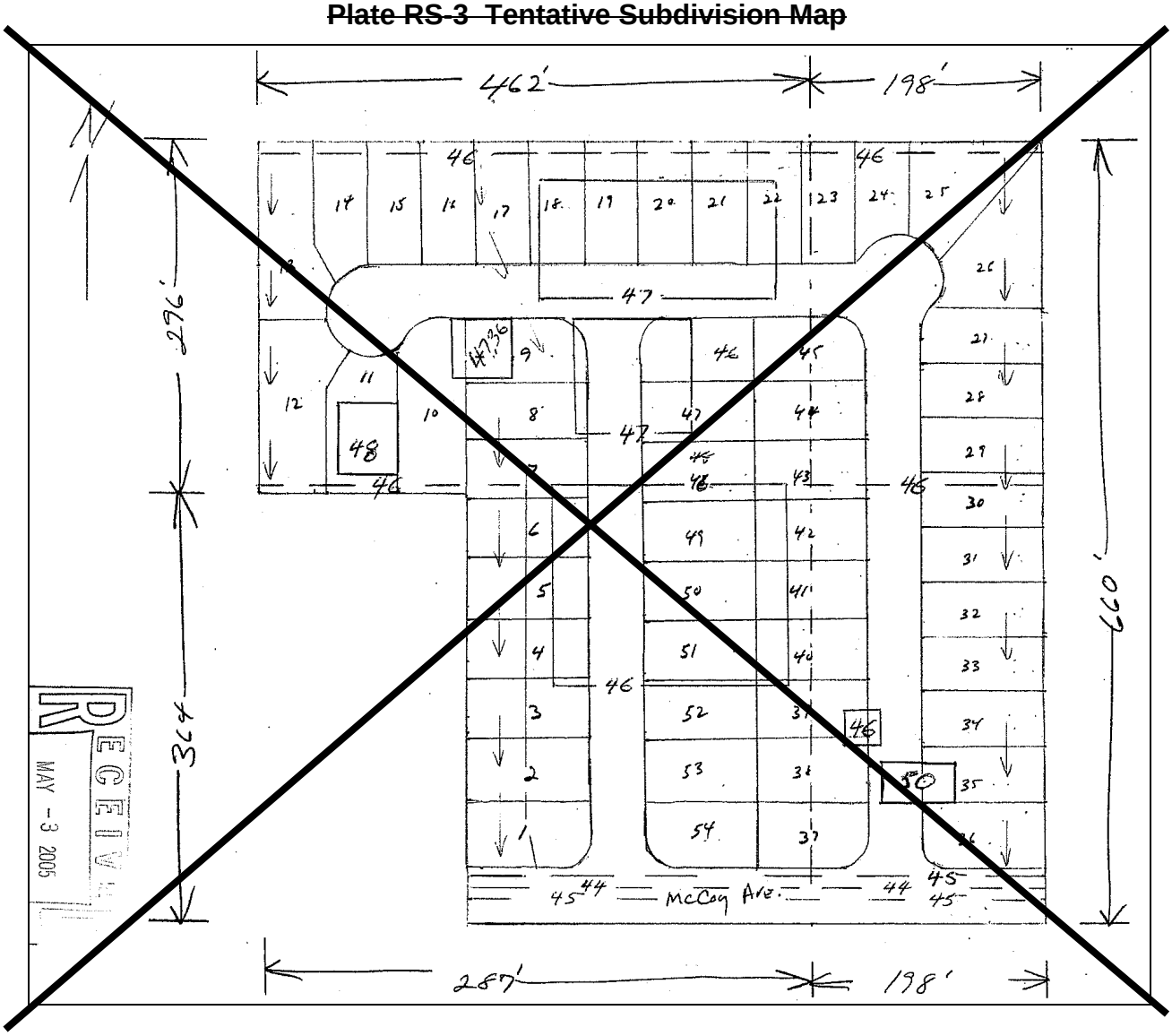
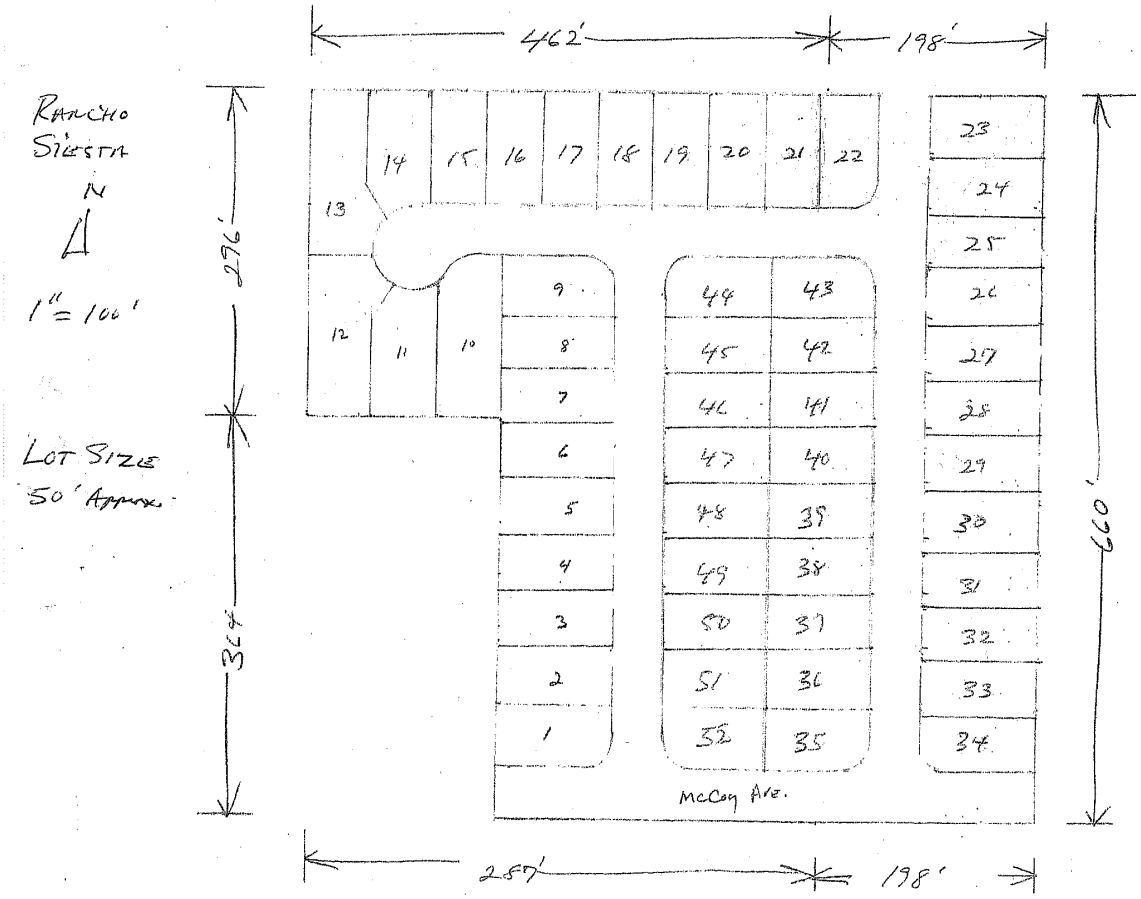


Plate RS -3 Tentative Subdivision Map

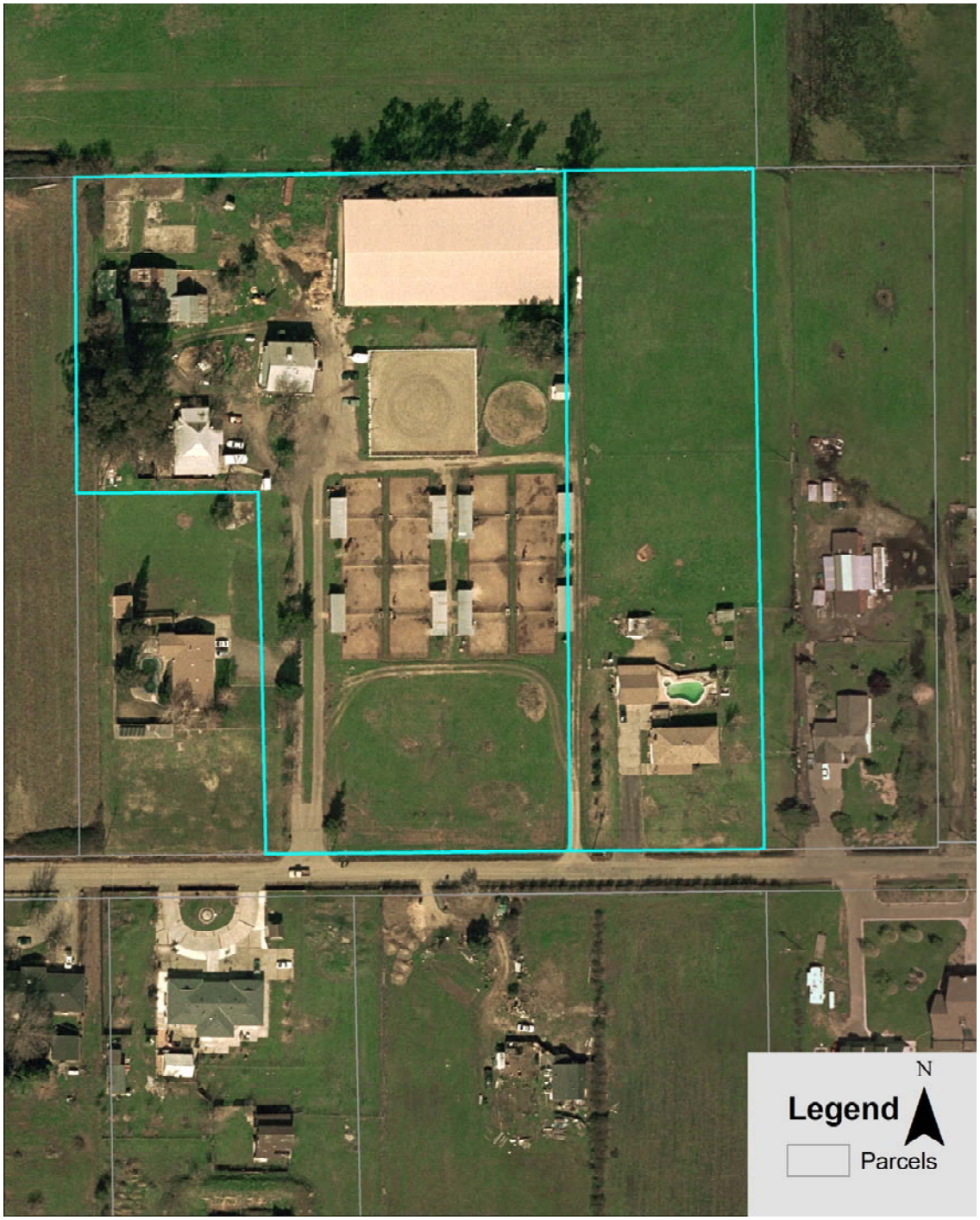


ENVIRONMENTAL SETTING

The project is located in the eastern portion of the County. It consists of a two parcels toward the central portion of the Florin-Vineyard Gap Community Plan Area. The project site supports residential homes and appurtenant outbuildings, but most of the site is developed with uses associated with the horse stabling that occurs on the site. There are multiple paddocks with shelters, a round pen, a small uncovered arena and a main barn area. The site also includes pastures that are undeveloped and are used to turn out the horses. There are trees scattered throughout the site, but they are concentrated on the northern and western sides of the property. There are three driveways that serve the site: one on the far western side and one near the center that both provide access into the stabling area, and one shorter driveway on the eastern side that serves a house. Refer to Plate RS-4 for an aerial photo of the project site.

Surrounding properties are developed with single-family residential structures and outbuildings. The property is zoned AR-5 and AR-2, and is surrounded by similarly-zoned properties. Zoning to the north is AR-10, zoning to the east is AR-2, zoning to the south is AR-5, and zoning to the west is AR-2 and AR-5.

Plate RS-4 Aerial Photo of Project Site



ENVIRONMENTAL EFFECTS

LAND USE

As proposed, the Rancho Siesta project will Rezone the ±8.3-acre subject property from AR-2 and AR-5 to RD-7 and divide the property via a 54-lot Tentative Subdivision Map (see Plate RS -3). This project is consistent with the proposed General Plan land use designations that are a part of the Florin-Vineyard Gap Community Plan project, which would change the existing General Plan designation of the site from UDA to Low Density Residential (see Plate RS-5). According to the Sacramento County General Plan:

> The Low Density Residential designation provides for areas of predominantly single family housing with some attached housing units. It allows urban densities between one and twelve dwelling units per acre, resulting in population densities ranging from approximately 2.5 to 30 persons per acre. Typical low-density development includes detached single-family homes, duplexes, triplexes, fourplexes, townhouses, lower density condominiums, cluster housing and mobile home parks.

The proposed project is consistent with the Planning Department Draft Land Use Plan (see Plate RS-6), **the Planning Department Hybrid Land Use Plan, the CPAC Hybrid Land Use Plan and the Planning Commission Recommended Land Use Plan, all of** which designate~~s~~ the site as Residential Density 5 – 7; the proposed project is not consistent with the CAC Preferred Draft Land Use Plan, which designates the site as Agricultural-Residential Density 2 – 5 (see Plate RS-7).

Plate RS-5
Proposed General Plan Land Use

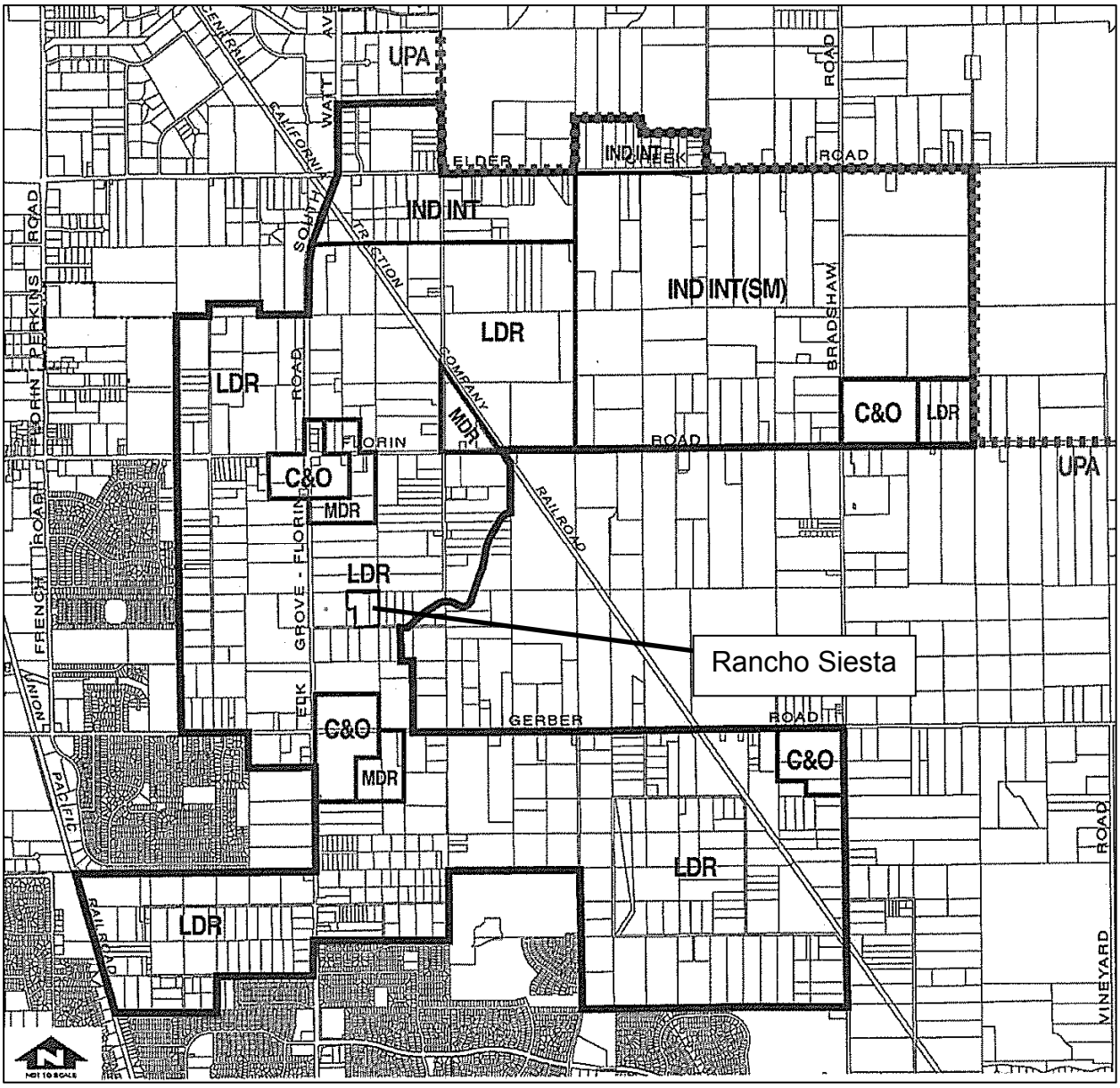


Plate RS-6
Planning Department Draft Land Use Plan

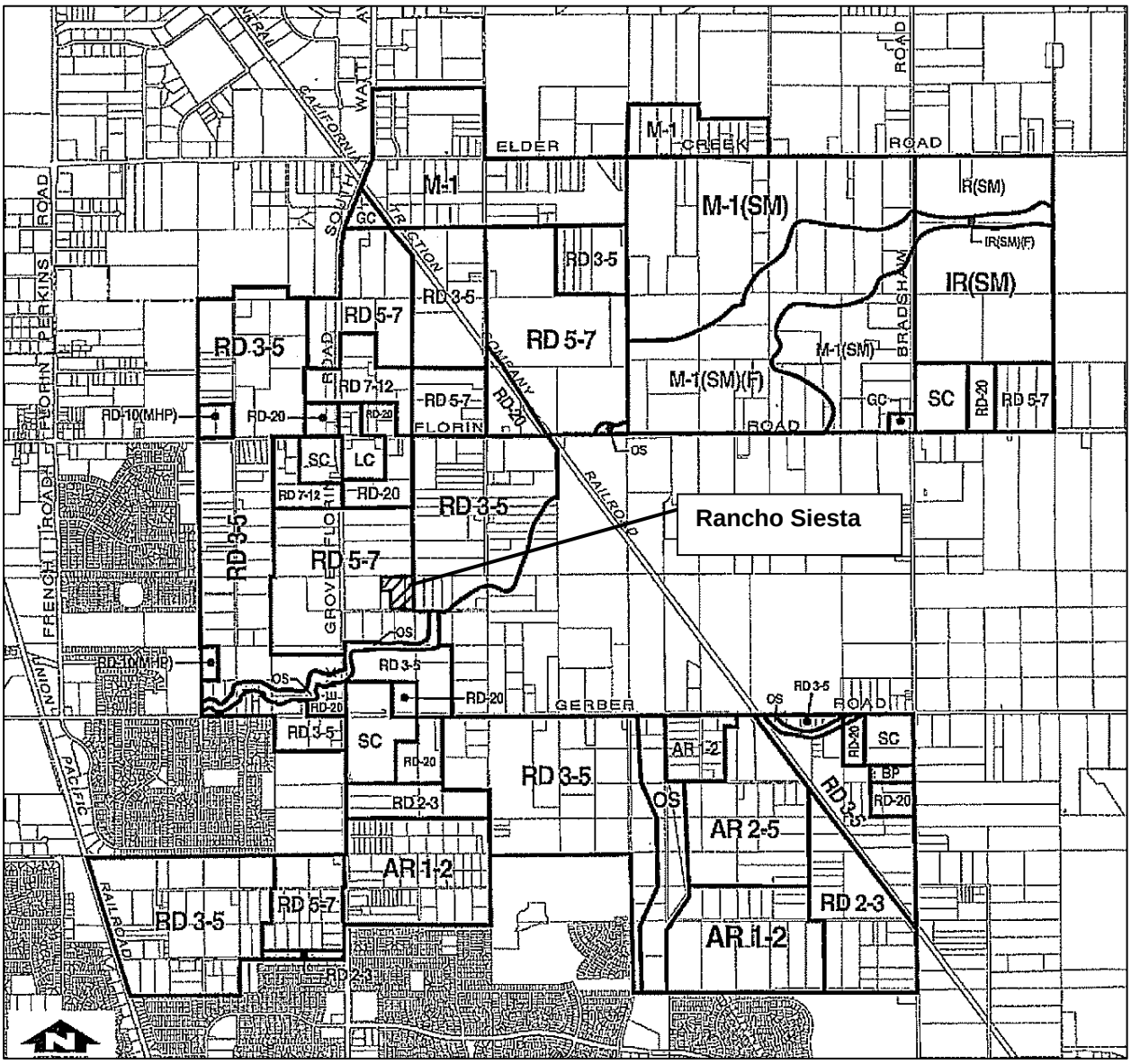
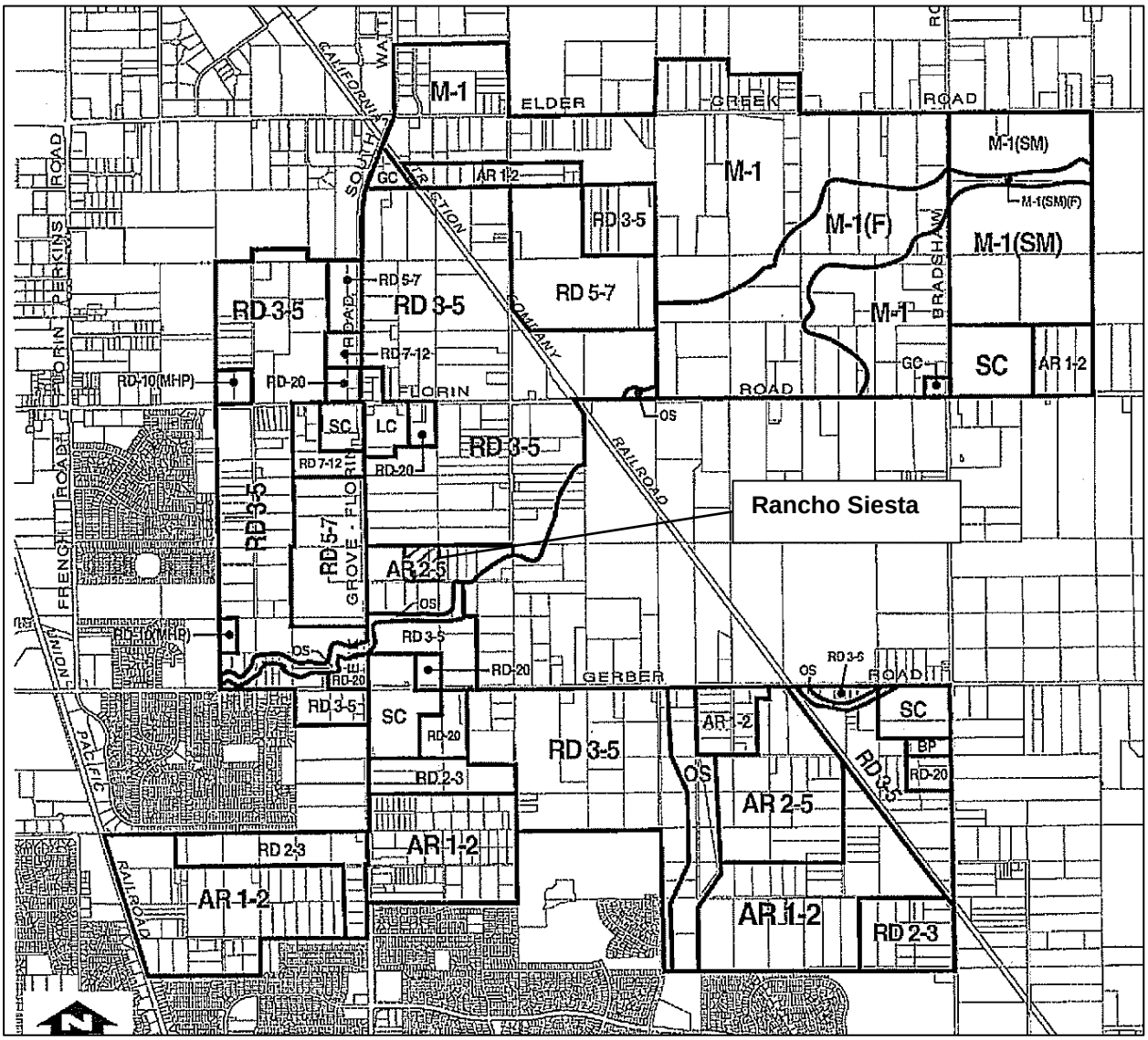


Plate RS-7
CAC Preferred Draft Land Use Plan



For single-family, interior lots the proposed RD-7 zoning allows a minimum lot area of 4,000 square feet if public water and sewer are in use, of 10,000 square feet where either public water or sewer (but not both) are in use, and 1 acre if neither public water nor public sewer are in use. The proposed project will use public water and sewer. Each lot is also required to have a minimum width of 40 feet. The density of the Tentative Subdivision Map complies with these zoning requirements. This would, however, be inconsistent with the CAC Preferred Draft Land Use Plan showing Community Plan designations, which would require minimum lot sizes of 2 – 5 acres.

Under the Planning Department Draft Land Use Plan **Planning Department Hybrid Land Use Plan and Planning Commission Recommended Plan**,surrounding Community Plan designations are proposed to be RD-5 to RD-7 to the west, north and

south and RD 3 – 5 to the east. Under the CAC Preferred Land Use Plan **and the CPAC Hybrid Land Use Plan**, surrounding Community Plan designations are proposed to be AR-2 to AR-5 to the east, west and south and RD 3 – 5 to the north. While existing zoning on surrounding lands is AR-5 to the south, AR-2 to the east and west and AR-10 to the north, another individual project within the overall Florin-Vineyard Gap Community Plan area is proposed to the north and west. The adjacent project, entitled "Villages at Elder Creek Estates", proposes a Rezone of the adjacent land to RD-7.

Impact: Land Use

The proposed project will not significantly conflict with any applicable land use plan, policy or regulation adopted for the purpose of avoiding an environmental effect. Potential land-use-related environmental impacts due to the Rancho Siesta project are considered ***less-than-significant***.

Agricultural Land

The Sacramento County General Plan protects Prime Farmland or Farmland of Statewide Importance, and the CEQA Guidelines protect Prime Farmland, Farmland of Statewide Importance, and Unique Farmland. The California Department of Conservation map of Sacramento County Important Farmland 2006 (published July 2008) designates the project site as Urban and Built Up Land, which is not a farmland designation.

Impact: Agricultural Land

The project site does not contain any protected farmlands, so Rancho Siesta farmland impacts are ***less-than-significant***.

Public Services

The project site is located within the County Urban Services Boundary and is within the active service area of a variety of public utility and service districts. The additional development of this site is expected to increase the demands on public services to some degree. Service providers were given the opportunity to review and comment on the proposed project. Those providers that submitted specific public service comments are noted in the ~~"Agency Recommended Conditions of Approval" section~~ ***Planning Staff Report***.

No significant impacts to public services are expected as a result of project approval.

Elk Grove Unified School District

The proposed subdivision would be served by the Elk Grove Unified School District (District). The District did not submit comments on this particular project, but has submitted comments on nearby projects that contain the following advisory:

> "The District is currently impacted, overcrowded and experiencing a high rate of growth. This and other development projects will have a negative impact upon the District's existing school facilities. The District does not have the financial capability to purchase school sites nor construct and furnish needed school facilities with local funds alone. Developer fees and Mello-Roos taxes collected by the District are not sufficient or timely to satisfy the need. The District relies on statewide school bonds to provide funding necessary to construct new school facilities.
>
> Without continued state funding, the District is in a school housing crisis. The District will continue to seek additional state funds to construct needed school facilities. Until such time as adequate facilities are available for current and projected students, students may be housed on campuses that have exceeded their intended capacity."

Established case law (Goleta Union School District v. The Regents of the University of California (36 Cal-App. 4th 1121, 1995)), indicates that school overcrowding, standing alone, is not a change in the physical conditions, and cannot be treated as an impact on the environment. Individually, the project may contribute to school overcrowding but will not require construction of new facilities. However, as part of the overall cumulative effects of the Florin Vineyard Gap Community Plan, new school facilities will be required. This impact is discussed in the analysis section for the overall Community Plan, Chapter 5.

Impact: Public Services

Various public service entities recommended Conditions of Approval for the project. While some of these comments may require project revisions, compliance will not result in additional environmental impacts. Singular Rancho Siesta project impacts related to public services are ***less-than-significant***.

Sewer Service

The project will be served by the Sacramento Area Sewer District (SASD). SASD staff submitted a comment letter on the project that lists the conditions that should apply if the project is approved. The comment letter states that it is from County Sanitation District 1, but the name of the agency changed to SASD, and that's how the agency will be referenced throughout this chapter. Most of the conditions, which are listed ~~at the end of this chapter in the "Agency Recommended Conditions of Approval" section~~ **in the *Planning Staff Report***, are standard. They require the project to connect to public sewer, request easements, and establish setbacks and other standards. However, there are two worth discussion:

> In order to obtain sewer service, construction of SASD sewer infrastructure will be required. On-site and off-site sewer lines will be required as determined by the required sewer study.

> The trunk and collector system for the project will not be accepted for maintenance, and building occupancy will not be granted until the downstream sewer system serving the project is also accepted for maintenance.

The first states that construction of both on-site and off-site infrastructure may be required, and that a sewer study is needed. Some off-site sewer work is typically necessary in order to take the on-site lines and connect them to the nearest existing SASD sewer line. These existing SASD lines are typically within the right-of-way of existing roadways, because it makes them easier to access and maintain. The necessary off-site sewer work is not expected to result in additional environmental impacts. A minor sewer study is also typically required to determine the appropriate size of the sewer lines and the appropriate location to connect.

The second condition above states that the buildings cannot be occupied until the downstream sewer system is “accepted for maintenance”. This term, “accepted for maintenance”, means that the downstream sewer system must be built and approved by SASD before any upstream sewer systems can be approved. This condition has been included because as part of the Florin-Vineyard Gap project there are a number of improvements to the main sewer system that will be necessary. The condition essentially states that these improvements must occur in a logical and sequential fashion, and that upstream projects cannot be completed and signed off until the downstream projects have been signed off. This condition may cause a delay in project implementation, but will not cause environmental impacts.

SASD also offered the following advisories:

> Any use of SASD sewer easements, which is not compatible or interferes with the construction reconstruction, operations, maintenance or repair of the District’s sanitary sewer(s), shall not be allowed. Each proposed use shall be reviewed and approved in writing by the District Engineer prior to the use of the easement by the Grantor. This includes landscaping.
>
> Developing this property will require the payment of sewer impact fees. Impact fees for SASD shall be paid prior to filing and recording the Final Map or issuance of Building Permits, whichever is first. Applicant should contact the Fee Quote Desk at (916) 876-6100 for sewer impact fee information.
>
> Trunk sewer design and construction may be reimbursed by SASD under the terms of a Reimbursement Agreement. Prior to initiating design of any sewer facility, contact CSD-1 for details. It will be necessary to schedule a meeting to discuss reimbursement requirements with appropriate SASD staff prior to any design. Failure to strictly comply with the provisions of the SASD Ordinances may jeopardize all sewer reimbursement.

IMPACT: SEWER SERVICE

As noted, any additional sewer infrastructure improvements specific to this project will take place in either existing roadways or planned roadways proposed as part of this project. Therefore, no additional environmental impacts will result from sewer improvements. The project will be required to pay fair-share fees through the Public Facilities Financing Plan for the Plan area. Rancho Siesta impacts are ***less-than-significant***.

WATER SUPPLY

The water purveyor for the project area is the Sacramento County Water Agency. The Master Water Supply Study for the Florin-Vineyard Community Plan was prepared by the Sacramento County Water Agency. The analysis covered the Florin-Vineyard Gap Community Plan, including the project site. The analysis of water supply provided for the overall Florin-Vineyard Community Plan area (see Chapter 7, Water Supply) adequately addresses the needs of this project.

IMPACT: WATER SUPPLY

Any additional water infrastructure improvements specific to this project will take place in either existing roadways or planned roadways proposed as part of this project. Therefore, no additional environmental impacts will result from water improvements. The project will be required to pay fair-share fees through the Public Facilities Financing Plan for the Plan area. Rancho Siesta project-specific impacts related to water supply are ***less-than-significant***.

DRAINAGE AND HYDROLOGY

The project site is within the Federal Emergency Management Agency (FEMA) Flood Zone X and AE, as determined by the 1998 FEMA Flood Insurance Rate Map, panel number 060262-0310 F. Flood Zone AE describes areas within the 100-year floodplain, while Flood Zone X describes areas outside the 100-year floodplain. A Drainage Master Plan was prepared for the overall Florin-Vineyard Gap project that addresses area-wide floodplain and stormwater conveyance/treatment issues. The area of the project site within the floodplain is on the southern end of the project, as shown on Plate RS-8, which is a close-up of the relevant portion of exhibit IP-1 in the Drainage Master Plan. The floodplain is associated with Elder and Gerber Creeks, and is also influenced by the North Vineyard Station Drainage Master Plan.

Consistent with the Drainage Master Plan, there are a number of improvements that must be completed within the Florin-Vineyard Gap area. Related to this issue, the Sacramento County Department of Water Resources submitted **updated conditions of approval that require implementation of the Drainage Master Plan and fair share payment of fees; the updated conditions are included in the *Planning Staff Report.*** ~~the following comment:~~

Plate RS-8 Existing 100-Year Floodplain

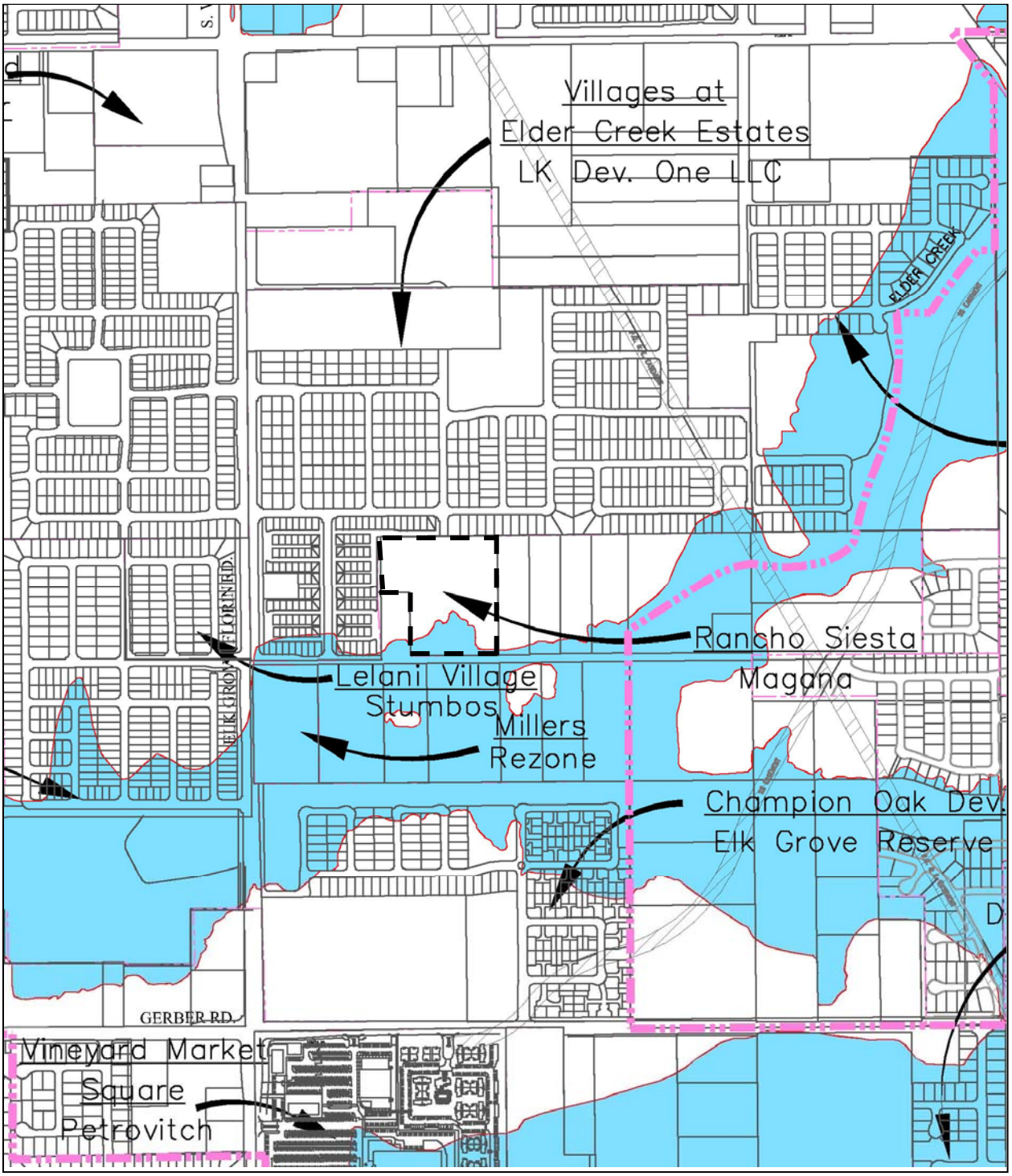
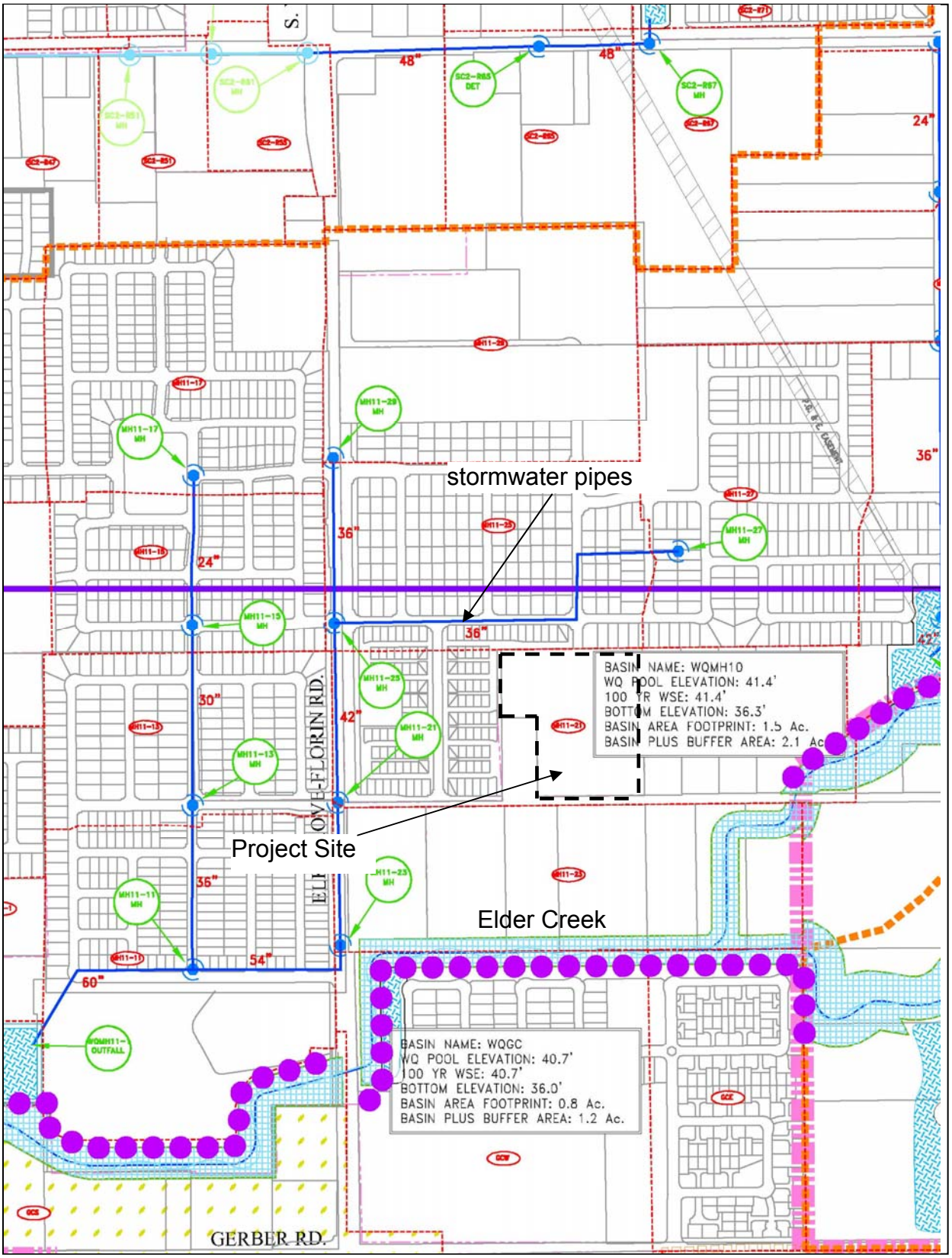


Plate RS-9 Drainage Master Plan in the Project Area



~~Stand alone, this project would assure that the Elder Creek right-of-way is acquired (fee or easement) from the confluence of Elder and Gerber Creeks downstream to the western end of the required drainage improvement and assure that the floodplain is controlled upstream of these parcels, per the North Vineyard Stations Drainage Master Plan. Existing topography indicates that this site drains south to Elder Creek, requiring about 650 feet of off-site storm drain pipe (not trunk).~~

IMPACT: DRAINAGE AND HYDROLOGY

~~The improvements described above are extensive, so it would be difficult for the Rancho Siesta Project to move forward stand-alone, without engaging in a cooperative development process with neighboring properties to share the improvement burden. Nonetheless,~~ Development of the site will not be permitted until the floodplain issues are resolved to the satisfaction of the Sacramento County Department of Water Resources and consistent with the Drainage Master Plan. Given this, Rancho Siesta impacts are ***less-than-significant***.

Some individual applicants within the Florin Vineyard Gap area have expressed an interest in working with the Department of Water Resources to develop an alternative site-specific drainage plan as “interim improvements”. The intent is that the applicant would still owe fees to support the overall drainage master plan improvements, and that the interim improvements would be replaced by ultimate master plan improvements once sufficient funds have been collected. Nonetheless, should this be allowed it could have an adverse effect on the ability of the County to achieve full implementation of the area-wide drainage master plan. Also, the direct effects of these potential interim improvements are themselves unknown. Therefore, if interim improvements that are inconsistent with the drainage master plan are permitted, Rancho Siesta impacts are ***potentially-significant***.

TRAFFIC AND CIRCULATION

Sacramento County has developed quantitative thresholds for determining the significance of project-related impacts due to an alteration in the traffic generating potential of the project site. If a proposed project is expected to increase p.m. peak hour vehicle trips by 100 or more (or daily trips by 1,000 or more) over existing zoning of the subject property, a traffic study is required to further analyze impacts. If a proposed project is not expected to increase trips by these amounts, impacts are typically considered less-than-significant. The analysis indicates that a traffic study would not be needed for the proposed project. Development of the site commensurate with the proposed zoning would result in approximately ~~500~~ **498** daily trips and ~~54~~ **52** peak hour trips – far less than the thresholds to trigger a traffic study. However, as noted at the beginning of this EIR Chapter, this is an individual project proposal contained within the greater Florin-Vineyard Gap Community Plan project. Fehr and Peers Traffic Consultants prepared a Traffic Study for the Plan area that analyzed the impacts of changing the underlying land use densities via the General Plan and the creation of a

new Community Plan (see Chapter 9 of the EIR). Given that the proposed project Rezones are consistent with the proposed Plan area General Plan and Community Plan designations, no further traffic study beyond what is already discussed in Chapter 9 of this EIR is necessary.

Access

The project site consists of two parcels that front McCoy Avenue; both parcels are developed. The westerly parcel contains a single-family home and a boarding stables for horses. Existing access to this parcel consists of two long driveways, running in parallel, that extend to the home at the northern end of the parcel. Several other driveways extend off of the main driveways; these smaller site drives lead to the horse paddocks and the arena. None of the driveways on the parcel are paved. The easterly parcel contains a single family home with a short, wide, paved driveway.

Impact: Traffic and Circulation

On an individual level, this project would not cause roadway facility operation to degrade to unacceptable levels of service – Rancho Siesta impacts are ***less-than-significant***. However, development of the site will contribute to area traffic generated by buildout of the Florin-Vineyard Gap Community Plan area. Development of the entire plan area is expected to degrade transportation facilities to unacceptable levels. The overall Traffic Impact Study prepared for the Florin Vineyard Gap Community Plan identified mitigation measures that will be part of the Infrastructure Financing Plan for the plan area. The project will be required to pay fair-share fees towards these improvements.

To serve the proposed project, the existing driveways will be eliminated (along with all of the other on-site structures) and replaced with a loop street. A small stub street ending in a cul-de-sac will extend to the west off of the northern end of the loop **and another stub will extend north to provide future access to properties located to the north, aligning with "F" drive on the proposed tentative subdivision map for Villages at Elder Creek Estates (see Plate ECE-3 in Chapter 9)**. The project streets are intended to be public streets, and as such will have a width of 40 feet (with curb, gutter and sidewalk). Access-related environmental impacts are ***less-than-significant***.

Air Quality

SMAQMD has established significance thresholds to determine if a proposed project's emission contribution significantly contributes to regional air quality impacts (Table RS-1). The major source of emissions related to the proposed project are associated with site grading.

Table RS-1 SMAQMD Significance Thresholds - Ozone Precursor Emissions

	ROG[1] (lbs/day)	NO_x (lbs/day)	CO ($\mu g/m^3$)	PM_{10} ($\mu g/m^3$)
Construction (short-term)	None	85	CAAQS[2]	CAAQS
Operational (long-term)	65	65	CAAQS	CAAQS

1. Reactive Organic Gas
2. California Ambient Air Quality Standards

Construction Emissions/Short-Term Impacts

Short-term air quality impacts are mostly due to dust (PM_{10}) generated by construction and development activities, and emissions from equipment and vehicle engines (NO_x) operated during these activities. Dust generation is dependent on soil type and soil moisture, as well as the amount of total acreage actually involved in clearing, grubbing and grading activities. Clearing and earthmoving activities comprise the major source of construction dust generation, but traffic and general disturbance of the soil also contribute to the problem. Sand, lime or other fine particulate materials may be used during construction, and stored on-site. If not stored properly, such materials could become airborne during periods of high winds. The effects of construction activities include increased dust fall and locally elevated levels of suspended particulates. PM_{10} is considered unhealthy because the particles are small enough to inhale and damage lung tissue, which can lead to respiratory problems.

Some PM_{10} emissions during project construction can be reduced through compliance with institutional requirements for dust abatement and erosion control. These institutional measures include the SMAQMD "District Rule 403-Fugitive Dust" and there are other measures in the Sacramento County Code relating to land grading and erosion control [Title 16, Chapter 16.44, Section 16.44.090(K)]. ~~SMAQMD assessed construction projects to determine what mitigation measures would be necessary for projects of various sizes; the results are contained within Appendix B of SMAQMD's "Guide to Air Quality Assessment". Appendix B states that projects disturbing ≤15 acres of land can be reduced to less-than-significant levels with the imposition of standard mitigation for PM_{10} emissions, and that project disturbing less than 5 acres do not need mitigation.~~ **Dispersion modeling conducted for projects of various sizes has resulted in the conclusion that projects involving more than 15 acres of active grading *at any one time* will result in significant impacts, even with standard dust abatement measures.** The proposed project site is approximately 8.3 acres in size~~, and will require mitigation for particulate matter emissions~~. **The SMAQMD's Guide to Air Quality Assessment includes a list of Basic Construction Emissions Control Practices that should be implemented on all projects, regardless of size. Dust abatement practices are required pursuant to SMAQMD Rule 403 and California Code of Regulations, Title 13, sections 2449(d)(3) and 2485; the SMAQMD Guide simply lays out the basic practices needed to comply. Since these are already required by existing rules and regulations, it is not necessary to include them as mitigation.**

The Urban Emissions Model (URBEMIS) 9.2.4 was used to calculate the expected NO_x emissions from the project due to construction activities. It was assumed that construction would last through two construction seasons (typically late spring to early fall) and that the entire site would be actively graded at one time. The results of this modeling (see Appendix RS-1) indicate that the project will not exceed the significance thresholds (see Table RS-2).

Table RS-2 URBEMIS Results

	NO_x (lbs/day)
First Construction Season	57.36
Second Construction Season	54.23

Operational Emissions/Long-Term Impacts

The SMAQMD "Guide" contains screening thresholds for various project types. If a project falls below the threshold, impacts are expected to be less-than-significant, and if a project meets or exceeds the threshold, modeling of the air quality impacts is required. The screening threshold for residential projects is 656 units. The project falls well below that threshold. However, the project is also part of the larger Plan area proposals. Cumulatively, changes to allowable densities within the Plan area will far exceed the screening threshold. This issue is discussed in detail in the Air Quality chapter of this EIR, Chapter 10.

Impact: Air Quality

The project will result in up to 8.3 acres of active grading at any one time. ~~Appendix B of SMAQMD's "Guide to Air Quality Assessment" states that projects disturbing 8.1 to 12 acres of land require Level II standard mitigation for PM_{10} emissions. Level II mitigation consists of watering all exposed soil and soil piles at least three times per day and maintaining a minimum of 2 feet of freeboard on all haul trucks. With mitigation,~~ **Basic Construction Emissions Control Practices, as required by existing rules and regulations, will reduce impacts to less-than-significant levels.** Rancho Siesta impacts due to construction-related PM_{10} emissions are ***less-than-significant***.

URBEMIS modeling results indicate that emissions resulting from project construction activities will not exceed SMAQMD significance thresholds for NO_x. Rancho Siesta impacts due to construction-related NO_x emissions are ***less-than-significant***.

Singular operational impacts due to the proposed project do not meet screening thresholds, and Rancho Siesta impacts are ***less-than-significant***. Refer to Chapter 10 for the discussion of Plan-wide cumulative impacts.

Climate Change

The climate change analysis for the overall Florin Vineyard Gap Community Plan project is within Volume I of this EIR, Chapter 11. Chapter 11 outlines the significance

thresholds, methodology, and impacts of the overall proposed project both to and from climate change. Each of the proposed individual projects contribute greenhouse gas emissions to this overall impact that are disclosed herein, but a separate significance determination specific to the individual projects is not provided. All of the individual projects contribute to a significant and unavoidable overall impact.

The Planning Department Draft Land Use Plan, with density bonuses, is used for this analysis. It involves the largest emissions volume, which makes it the most conservative approach. The Planning Department Plan will result in approximately 355,432 metric tons of greenhouse gas emissions. This can be broken down into two primary categories: residential (234,998 metric tons) and non-residential (120,434 metric tons). The non-residential category includes retail, office, medical, and manufacturing. With an estimated holding capacity of 13,875 residences, the per dwelling unit emissions rate for the Plan-area is 16.9 metric tons annually, and with an estimated non-residential square footage of 4,992,875, the per non-residential square-foot emissions rate for the Plan-area is 0.02 metric tons.

The proposed project is residential, and includes ~~54~~ **52** units. Therefore, it is estimated that the project contributes ~~913~~ **879** metric tons of greenhouse gas emissions to the cumulative total.

IMPACT: CLIMATE CHANGE

The analysis for the overall Community Plan concludes that impacts are significant, and require mitigation. The applicant has developed a mitigation plan entitled "Florin Vineyard Community Plan Area Plan Elements Addressing Climate Change" that includes project features designed to reduce GHG emissions directly or indirectly. **The GHG reduction plan, as amended January 28, 2010, has been endorsed by the SMAQMD.** This plan is described in detail within Volume I, Chapter 11. Measures in the mitigation plan are consistent with measures within the Air Quality Mitigation Plan for operational ozone precursors and with measures recommended by the California Attorney General (2008) and the California Air Pollution Control Officers Association. ~~In addition to a list of Plan-wide measures intended to reduce emissions by 42%, each individual project must implement measures that reduce project-specific impacts by another 10%.~~ **The amended GHG reduction plan incorporates both area-wide community design elements and project specific elements selected by individual project applicants.** The Rancho Siesta project developer will be required to comply with this plan **by conforming to all applicable area wide measures and demonstrating project specific measures that have a total point value of at least 10 points.** ~~and demonstrate that the 10% reduction will be achieved. The balance of emissions remaining after this mitigation is applied will be offset through fair-share fee payment. The fees will either be paid to an established system such as the Chicago Climate Exchange or will be paid to SMAQMD for use in their program for local emissions reduction.~~ Although all feasible mitigation is required, the cumulative plan-wide impact remains ***significant and unavoidable***.

NOISE

The Sacramento County General Plan Policy NO-7 establishes a significance threshold of 65 dB L_{dn}/CNEL for outdoor activity areas (backyards) and of 45 dB L_{dn}/CNEL or less in indoor areas. Typically, potential sources of significant noise include airports, some commercial activities, industrial activities, and traffic. The project site is not near enough to any existing or proposed airports, commercial areas, or industrial areas to be significantly affected by noise from these sources. The project site does front a street, McCoy Avenue, but the street is a 40-foot wide residential collector street that carries low traffic volumes, and is not a significant source of noise.

IMPACT: NOISE

As there are no significant noise sources near the project site, Rancho Siesta noise impacts are ***less-than-significant***.

BIOLOGICAL RESOURCES

TREES

Over the years, a significant number of trees have been removed throughout Sacramento County to facilitate urban development, to accommodate agriculture, to provide fuel wood, or to be milled into building materials. It is clear that with continued urban and rural development, the County's woodlands and the variety of species they support will disappear unless concerted efforts are pursued to protect this valuable resource. Sacramento County has identified the value of its native and landmark trees and has adopted measures in its General Plan to provide for their preservation. The Tree Ordinance (Chapter 19.04 of the County Code) Section 19.04.030 (6) provides the following definition: "Landmark tree" means an especially prominent or stately tree on any land in Sacramento County, including privately owned land." Heritage trees are native oak trees that are at or over 19" diameter at breast height (dbh). All native oak trees are protected under the Conservation Element of the County of Sacramento General Plan. When development requires removal of native oaks, replacement planting is required pursuant to County policy. The Conservation Element also requires the preservation of landmark trees, as well as non-oak natives, such as California black walnuts and California sycamores, wherever possible. It should be noted that to be considered a tree, as opposed to a seedling or sapling, the tree must have a diameter at breast height (dbh) of at least 6 inches or, if it has multiple trunks of less than 6 inches each, a combined dbh of 10 inches.

Connor Arborist Services prepared an arborist report for the site (see Appendix RS-2) documenting seven California black walnut trees (*Juglans hindsii*). The trees are all in fair or fair-to-poor condition, mostly due to areas of decay and other wounds. Trees #1 – 3 are located at the rear of proposed lots 10 – 12, tree #7 is located are the rear of lot 13 and trees #4 and #5 are located near the rear of the shared boundary between

proposed lots 8 and 9. Tree #6 is located in the path of the proposed new residential street.

Impact: Biological Resources

Mitigation is not typically required for the removal of trees that are unhealthy. Trees #1 – 4 are all rated as having fair-to-poor structure, which is both unhealthy and will make these trees potentially hazardous in a residential setting. Protection measures will not apply to these trees, and no mitigation will be required for their removal. Trees #5 – 7 are in fair structural condition, so mitigation is required. Trees #5 and #7 can be retained, and protection measures will apply to these trees. Tree #6 must be removed in order to develop the road as-shown, so compensatory mitigation will apply to this tree. Rancho Siesta impacts related to tree loss are ***less-than-significant***.

Cultural Resources

See Chapter 15 for discussions of background, setting, and significance criteria for cultural resources within the Plan area.

Fieldwork/Analysis

Archaeological Survey

The project site was subject to an intensive pedestrian survey between January 14, 2006 and March 26, 2006. The project area was walked by a team of archaeologists employing parallel transects with transect spacing no greater than 5 to 10 meters. No prehistoric cultural resources were recovered or noted during the survey.

Historical Survey

Peak & Associates have conducted a historical evaluation and determination of eligibility for potential historical resources on the project site. The project site has historically contained two single family homes, as follows:

- 8955 McCoy Avenue (APN 065-0080-046): 1920 residence but apparently removed
- 8971 McCoy Avenue (APN 065-0080-047): 1969 Residence

Under current DERA policy, structures that are 50 years or older are evaluated for potential historic significance. Based on field data collected on the project site, site pictures and review of tax assessor's records (dates noted above), the remaining residence on the project site does not meet the 50 year or older threshold.

The structures present on the project site are not considered important historic resources and, therefore, destruction of these buildings would not constitute a significant environmental impact.

IMPACT: CULTURAL RESOURCES

Although no additional cultural resource work is recommended at this time, there is a possibility of uncovering subsurface archaeological materials during the construction phases of the project which have been obscured from view due to natural reburial processes. Therefore, mitigation for subsurface cultural resources is included.

With mitigation for potential undiscovered subsurface prehistoric and historic cultural resources, Rancho Siesta environmental impacts to potentially sensitive cultural resources are considered ***less-than-significant***.

HAZARDOUS MATERIALS

In 1978/79 the federal government banned nearly all uses of friable asbestos in building materials. Therefore, existing structures that predate 1979 potentially contain asbestos in their building materials. The improper removal of asbestos-containing materials could pose a health and safety risk to people in the vicinity if friable asbestos exposure occurs.

The project site contains some buildings constructed before the 1970's and abatement asbestos surveys are required for each of the structures within the project area which are intended to be razed or otherwise disturbed. The Sacramento Metropolitan Air Quality Management District (SMAQMD) adopted Rules and Regulations require evaluation of potential asbestos-containing materials prior to the demolition or renovation of any structures. SMAQMD Rule 902 requires that a survey be conducted by an investigator certified by the Division of Occupational Health and Safety. If asbestos is found to be present, it must be removed and disposed of in accordance with specific procedures set forth in Rule 902 to ensure the protection of public health and safety.

In addition to the potential of asbestos on the project site, there is potential for exposure to hazardous materials from illegally dumped debris in the area. Observations during the site visit indicate that personal and household items remain on the project site. Some potential household hazardous wastes observed at the site include 55-gallon drums and other debris behind the homes. As development occurs, all debris, trash, refuse, and abandoned, discarded, and/or out-of-service items must be removed from the affected properties and disposed of or recycled off-site in compliance with local and state regulations.

IMPACT: HAZARDOUS MATERIALS

Compliance with SMAQMD Rule 902 and other local and state regulations is required. Because the Rancho Siesta project must comply with these rules and regulations, exposure to asbestos-containing materials and household hazardous materials is a ***less-than-significant*** impact.

~~AGENCY-RECOMMENDED CONDITIONS OF APPROVAL~~

1. **~~Sacramento Area Sewer District (fka County Sanitation District 1)~~**

   a. ~~Connection to the District's sewer system shall be required to the satisfaction of SASD. Sacramento County Improvement Standards apply to sewer construction.~~

   b. ~~Each lot and each building shall have a separate connection to the SASD sewer system.~~

   c. ~~In order to obtain sewer service, construction of SASD infrastructure will be required. On- and off-site sewer lines will be required as determined by the required sewer study.~~

   d. ~~Sewer easements may be required. All sewer easements shall be dedicated to SASD in a form approved by the District Engineer. All SASD sewer easements shall be at least 20 feet in width and ensure continuous access for installation and maintenance. SASD will provide maintenance only in public rights-of-way and in easements dedicated to SASD.~~

   e. ~~SASD requires their sewers to be located 10 feet from other parallel utilities (water, drain, electrical, etc.). Prior to recording the Final Map, the applicant shall prepare a utility plan that will demonstrate that this condition is met.~~

   f. ~~All structures along private drives shall have a minimum 10-foot setback so that SASD can properly maintain sewer services.~~

   g. ~~The trunk and collector system for the project will not be accepted for maintenance, and building occupancy will not be granted until the downstream sewer system serving the project is also accepted for maintenance.~~

2. **~~Sacramento Municipal Utility District~~**

   a. ~~Dedicate a 12.5-foot public utility easement for overhead and underground facilities and appurtenances adjacent to McCoy Avenue.~~

~~b. Dedicate a 12.5-foot public utility easement for underground facilities and appurtenances adjacent to all public street rights-of-ways.~~

~~3. Sacramento Metropolitan Fire District~~

~~a. Provide approved steamer-type fire hydrants for this subdivision. Hydrants shall be installed in accordance with Sacramento Metro Fire District Standards and those of the Water District. Hydrant spacing shall be a maximum of 500 feet on-center.~~

~~b. Provide approved steamer-type fire hydrant on the corner of Lot 54 located on McCoy Avenue.~~

~~c. Provide approved steamer-type fire hydrant located on the corner of Lot 9.~~

~~d. Provide approved steamer-type fire hydrant between Lot 40 and 41.~~

~~e. Two means of access shall be provided for Planned Development Units having sites serving 40 or more dwelling units.~~

~~f. Provide access roadways with all-weather driving surface of not less than 20 feet of unobstructed width, with a minimum turning radius of 40 feet inside/60 feet outside.~~

~~g. All private road parcel splits or subdivisions shall have a road maintenance agreement (RMA) recorded with the Public Recorders office having jurisdiction. It shall include~~

~~i. The roadway surface to the original design or better.~~

~~ii. Abatement of plant or tree growth over the pavement edge to thirteen feet, six inches (13', 6") vertical height. (Exception: Fire Department approved areas involving oak trees).~~

~~iii. No Parking – Fire Lane painting as needed or sign installation replacement or repair when removed or damaged.~~

~~h. A copy of the road maintenance agreement shall be provided with the first (1st) submittal for the improvement or Civil drawings for fire department review.~~

~~i. Provide approved steamer type fire hydrants for residential areas located as follows:~~

~~i. One fire hydrant shall be located between 150 to 250 feet from the end of the access roadway. The required access roadway shall extend to within 150 feet of any portion of the exterior wall of a building.~~

ii. ~~A hydrant installed at the end of an access roadway, as a "blow off" for the water district does not meet the fire department requirements.~~

iii. ~~Existing "wharf" fire hydrants are not acceptable to meet the requirements for new construction.~~

iv. ~~Each steamer hydrant shall have a minimum flow of 1000 gpm for residential areas.~~

v. ~~Additional requirements apply for residential dwellings having areas greater than 3,600 square feet.~~

j. ~~Plans shall be submitted to the fire prevention bureau showing hydrant locations for review and approval prior to construction. Fire hydrant detail and fire department notes shall be shown on the plans or improvement drawings.~~

k. ~~Provide access roadways with all-weather driving surface of not less than 20 feet of unobstructed width, with a minimum turning radius of 38 feet inside/58 feet outside dimension capable of supporting the imposed loads of fire apparatus and having a minimum of 13 feet, 6 inches of vertical clearance. The access roadway shall be extended to within 150 feet of all portions of the exterior walls of the first story of any building. Exception: The required clear width may be reduced to a minimum of 16 feet for access roadways serving only 1 or 2 single family dwellings. It may not be reduced to the last two dwellings on a road serving more than 2 dwellings.~~

l. ~~When the "access roadway" length exceeds 150 feet from the public road, an approved fire apparatus turn-around shall be provided. The fire apparatus turn-around shall conform to any of the designs shown on Sacramento Metropolitan Fire District Standard 444.302. The intent is for the turn-around to be located within 100 feet of the end of the access roadway. All parcels zoned as "Residential" (RD) shall be provided with a finished surface of pavement consisting of 2 inches of asphalt concrete (AC) over 6 inches of aggregate base (AB) or the equivalent in "all" concrete or approved comparable surface. This includes existing gravel driveways.~~

m. ~~Provide approved address numbers on the building in such a position as to be plainly visible and legible from the street or road fronting the property. Said numbers shall contrast with their background and on all new buildings, shall be illuminated at night. In order to meet this requirement, the following methods are acceptable:~~

i. ~~Name the access road and ensure that the new addresses be listed for the newly named "street" and meet the requirement above, or~~

ii. ~~Provide approved address numbers on the homes and for each of the homes on the access drive, provide approved address numbers posted~~

~~next to the entrance to the access drive, facing the public street in an approved manner to meet the above requirement.~~

~~n. Should security gates be considered for this project, the developer shall obtain a copy of the Sacramento County Fire Code, Amendment VII, Emergency Access Gates and Barriers. The design of the entry shall conform to this standard.~~

~~4. Southgate Recreation and Park District~~

~~a. Based on the 54 single-family lots proposed for this subdivision, the required Quimby parkland dedication would be approximately 0.75 acres. The District shall accept in-lieu fees for this subdivision pursuant to California's Subdivision Map Act.~~

~~b. The Developer shall consent to the inclusion of this subdivision within the Florin-Vineyard Financing District, which will be a landscaping and Lighting Assessment District or a Mello Roos Community Facilities District, and the Southgate District-wide Landscaping and Lighting Assessment District. The Developer shall be responsible for notification to all subsequent purchasers of parcels of land of the inclusion within said financing districts. These financing districts will be established by Southgate for purposes of funding maintenance and operations, additional park and recreation capital improvements, community center maintenance, and park and recreation programs.~~

~~c. As determined by the Sacramento County Board of Supervisors, this subdivision will be included in the Southgate Recreation and Park District component of the Florin-Vineyard Public Facilities Financing Plan. In the absence of an approved County Plan, the District recommends that the County Board of Supervisors annex this subdivision to an existing plan which meets the current park and recreation needs of Southgate or otherwise require an appropriate funding mechanism that will address the park land dedication, maintenance and development requirements of the Southgate District. The District reserves the right to revise parkland dedication requirements and financing mechanisms to adapt to changes resulting from modifications to the policy or the creation of a new plan by the County of Sacramento.~~

~~5. Sacramento County Department of Water Resources~~

~~a. Provide drainage easements and install facilities pursuant to the Sacramento County Floodplain Management Ordinance, Sacramento County Water Agency Code, and Sacramento County Improvement Standards, including any fee required by the Sacramento County Water Agency Code.~~

~~b. Off-site drainage easements and improvements shall be provided pursuant to the Sacramento County Floodplain Management Ordinance and the Sacramento County Improvement Standards.~~

~~c. A Conditional Letter of Map Revision, pursuant to the Sacramento County Floodplain Management Ordinance, and the Sacramento County Improvement Standards, must be approved by FEMA prior to approval of improvements.~~

~~d. Provide a permanent concrete stamp or other permanently applied message (not including paint) at each storm drain inlet, which either reads "No Dumping – Flows to Creek" or some other approved message, to the satisfaction of DWR.~~

PROJECT IMPACTS AND MITIGATION

MITIGATION MEASURES FOR POTENTIAL DRAINAGE IMPACT:

RS-1. Prior to the approval of improvement plans for individual development projects within the FVCP area, the project proponent shall demonstrate to the satisfaction of DWR that all FVCP DMP improvements necessary to provide adequate flood protection to the project, and necessary to provide adequate mitigation for the project's downstream drainage/flooding and water quality impacts, have been implemented.

~~MITIGATION MEASURES FOR POTENTIAL AIR QUALITY IMPACTS:~~

~~**RS-2. The applicant shall implement the following mitigation in order to reduce construction-related PM_{10} emissions:**~~

~~a. **Keep soil moist at all times.**~~

~~b. **Maintain at least two feet of freeboard space on all haul trucks.**~~

~~c. **Use emulsified diesel or diesel catalysts on applicable heavy duty diesel construction equipment.**~~

MITIGATION MEASURES FOR NATIVE TREE IMPACTS:

RS-3. The removal of 22 inches dbh of native walnut tree (#6) shall be compensated by planting native walnut trees equivalent to the dbh inches lost, based on the ratios listed below, at locations that are authorized by the Department of Environmental Review and Assessment. On-site preservation of native walnut trees that are less than 6 inches (< 6 inches) dbh, may also be used to meet this compensation requirement. A total of 22 inches will require compensation.

Equivalent compensation based on the following ratio is required:

- one preserved native walnut tree < 6 inches dbh on-site = 1 inch dbh

- one D-pot seedling (40 cubic inches or larger) = 1 inch dbh
- one 15-gallon tree = 1 inch dbh
- one 24-inch box tree = 2 inches dbh
- one 36-inch box tree = 3 inches dbh

Replacement tree planting shall be completed prior to the issuance of building permits or a bond shall be posted by the applicant in order to provide funding for purchase, planting, irrigation, and 3-year maintenance period, should the applicant default on replacement tree mitigation. The bond shall be in an amount equal to the prevailing rate of the County Tree Preservation Fund.

Prior to the approval of Improvement Plans or building permits, a Replacement Walnut Tree Planting Plan shall be prepared by a certified arborist or licensed landscape architect and shall be submitted to the Environmental Coordinator for approval. The Replacement Walnut Tree Planting Plan(s) shall include the following minimum elements:

1. Species, size and locations of all replacement plantings and < 6-inch dbh trees to be preserved
2. Method of irrigation
3. If planting in soils with a hardpan/duripan or claypan layer, include the Sacramento County Standard Tree Planting Detail L-1, including the 10-foot deep boring hole to provide for adequate drainage
4. Planting, irrigation, and maintenance schedules;
5. Identification of the maintenance entity and a written agreement with that entity to provide care and irrigation of the trees for a 3-year establishment period, and to replace any of the replacement oak trees which do not survive during that period.
6. Designation of 20 foot root zone radius and landscaping to occur within the radius of oak trees < 6-inches dbh to be preserved on-site.

No replacement tree shall be planted within 15 feet of the driplines of existing oak trees, walnut trees, or landmark-size trees that are retained on-site, or within 15 feet of a building foundation or swimming pool excavation. The minimum spacing for replacement walnut trees shall be 20 feet on-center. Examples of acceptable planting locations are publicly owned lands, common areas, and landscaped frontages (with adequate spacing). Generally unacceptable locations are utility easements (PUE, sewer, storm drains), under overhead utility lines, private yards of single family lots (including front yards), and roadway medians.

Walnut trees <6 inches dbh to be retained on-site shall have at least a 20-foot radius suitable root zone. The suitable root zone shall not have impermeable

surfaces, turf/lawn, dense plantings, soil compaction, drainage conditions that create ponding, utility easements, or other overstory tree(s) within 20 feet of the tree to be preserved. Trees to be retained shall be determined to be healthy and structurally sound for future growth, by an ISA Certified Arborist subject to Department of Environmental Review and Assessment approval.

If walnut tree replacement plantings are demonstrated to the satisfaction of the Environmental Coordinator to be infeasible for any or all trees removed, then compensation shall be through payment into the County Tree Preservation Fund. Payment shall be made at a rate of $325.00 per dbh inch removed but not otherwise compensated, or at the prevailing rate at the time payment into the fund is made.

RS-4. Trees #5 and #7 shall be preserved and protected as follows:

A. 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 of the tree. Limbs must not be cut back in order to change the dripline. The area beneath the dripline is a critical portion of the root zone and defines the minimum protected area of the tree. Removing limbs which make up the dripline does not change the protected area.

B. Chain link fencing or a similar protective barrier shall be installed one foot outside the driplines of the oak tree prior to initiating of project construction, in order to avoid damage to the trees and their root system.

C. No signs, ropes, cables (except cables which may be installed by a certified arborist to provide limb support) or any other items shall be attached to the oak trees.

D. No vehicles, construction equipment, mobile home/office, supplies, materials or facilities shall be driven, parked, stockpiled or located within the dripline of the oak trees.

E. Any soil disturbance (scraping, grading, trenching, and excavation) is to be avoided within the dripline of the oak trees. Where this is necessary, an ISA Certified Arborist will provide specifications for this work, including methods for root pruning, backfill specifications and irrigation management guidelines.

F. Before grading or excavation for footings, walls, or trenching within five feet outside the driplines of protected oak trees, root pruning shall be required at the limits of grading or excavation to cut roots cleanly to a depth of the excavation or 36 inches (whichever is less). Roots shall be cut by manually digging a trench and cutting exposed roots with a saw, vibrating knife, rock saw, narrow trencher with sharp blades or other approved root-pruning equipment under the supervision of an ISA Certified Arborist.

G. All underground utilities and drain or irrigation lines shall be routed outside the driplines of oak trees. If lines must encroach upon the dripline, they should be tunneled or bored under the tree.

H. If temporary haul or access roads must pass within the driplines of oak trees, a roadbed of six inches of mulch or gravel shall be created to protect the soil. The roadbed shall be installed from outside of the dripline and while the soil is in a dry condition, if possible. The roadbed material shall be replenished as necessary to maintain a six-inch depth.

I. Any herbicides placed under paving materials must be safe for use around trees and labeled for that use. Any pesticides used on site must be tree-safe and not easily transported by water.

J. Drainage patterns on the site shall not be modified so that water collects or stands within, or is diverted across, the dripline of the oak tree.

K. No sprinkler or irrigation system shall be installed in such a manner that it sprays water within the dripline of the oak tree.

L. Tree pruning required for clearance during construction must be performed by an ISA Certified Arborist or Tree Worker.

M. Landscaping beneath the oak tree may include non-plant materials such as boulders, decorative rock, wood chips, organic mulch, non-compacted decomposed granite, etc. Landscape materials shall be kept two (2) feet away from the base of the trunk. The only plant species which shall be planted within the dripline of the oak tree are those which are tolerant of the natural semi-arid environs of the trees. Limited drip irrigation approximately twice per summer is recommended for the understory plants.

MITIGATION MEASURES FOR POTENTIAL CULTURAL RESOURCES IMPACTS:

RS-5. Should any cultural resources, such as structural features, unusual amounts of bone or shell, artifacts, human remains, or architectural remains be encountered during any development activities, work shall be suspended and the Department of Environmental Review and Assessment shall be immediately notified at (916) 874-7914.

At that time, the Department of Environmental Review and Assessment will coordinate any necessary investigation of the find with appropriate specialists as needed. The project proponent shall be required to implement any mitigation deemed necessary for the protection of the cultural resources. In addition, pursuant to Section 5097.97 of the State Public Resources Code and Section 7050.5 of the State Health and Safety Code, in the event of the discovery of human remains, all work is to stop and the County Coroner shall be immediately notified. If the remains are determined to be Native American,

guidelines of the Native American Heritage Commission shall be adhered to in the treatment and disposition of the remains.

MITIGATION MEASURE COMPLIANCE

Comply with the Mitigation Monitoring and Reporting Program (MMRP) for this project as follows:

1. **The proponent shall comply with the MMRP for this project, including the payment of a fee to cover the Department of Environmental Review and Assessment staff costs incurred during implementation of the MMRP. The MMRP fee for this project is $9,300.00. This fee includes administrative costs of $800.00.**

2. **Until the MMRP has been recorded and the administrative portion of the MMRP fee has been paid, no final parcel map or final subdivision map for the subject property shall be approved. Until the balance of the MMRP fee has been paid, no encroachment, grading, building, sewer connection, water connection or occupancy permit from Sacramento County shall be approved.**

~~24 VINTAGE RANCH~~

~~The effects of the proposed land use plans for the Florin-Vineyard Gap area are addressed in the previous chapters. Impacts to environmental resources have been addressed for the overall plan area. This chapter discusses the site specific impacts of this particular project in the Florin-Vineyard Gap Community. Impacts, mitigation measures and conditions requested by Sacramento County's reviewing departments are provided within this chapter.~~

~~PROJECT INFORMATION~~

~~CONTROL NUMBER: 04-RZB-SDP-SPP-AHS-0471~~

~~NAME:~~ ~~VINTAGE RANCH REZONE, TENTATIVE SUBDIVISION MAP, SPECIAL DEVELOPMENT PERMIT, EXCEPTION AND AFFORDABLE HOUSING PLAN~~

~~LOCATION:~~ ~~The project site is located on the north side of Florin Road, approximately 1,800 feet east of Bradshaw Road, in the Vineyard Community. (See Plate VR-1)~~

~~ASSESSOR'S PARCEL NUMBER:~~ ~~066-0050-005 and 006~~

~~DEVELOPER/APPLICANT:~~

~~Vintage Creek, LLC~~

~~ENGINEER:~~

~~MacKay & Somps~~

~~OWNERS:~~

~~Iniquez Family Revocable Trust~~

~~Hatem El-Geziry & Osamma Massri~~

~~PROJECT DESCRIPTION~~

1. ~~A **Rezone** of approximately 20.1 gross acres from AG-80 permanent agricultural to RD-20 residential (approximately 9.8 acres) and O recreation (approximately 5.5 acres) and RD-7 residential (approximately 4.6 acres) (see Plate VR-2).~~

2. ~~A **Tentative Subdivision Map** to divide 20.1 gross acres into 43 single-family lots (4.6 acres), 1 landscape lot, 1 park site lot (1.0 acre), 3 open space lots (1.9 acres), 1 affordable housing lot (9.8 acres) and 1 detention basin lot (1.7 acres) (see Plate VR-3).~~

3. ~~A **Special Development Permit** to allow a density bonus of approximately 11 units based upon the density averaging provisions allowed in the Affordable Housing Ordinance and dedication of approximately 9.8 gross acres.~~

4. ~~A **Special Development Permit** to allow deviations from the Sacramento Zoning Code Residential Use Development Standards (Sections 215-50, 305-02) as they relate to the RD-7 lot area width, lot public street frontage, and required setbacks:~~

   a. ~~Reduce the minimum single-family lot area (i.e., 4,000 square feet for interior lots and 5,200 square feet for corner lots) to 3,000 square feet for interior lots and 3,300 square feet for corner lots.~~

   b. ~~Reduce the minimum lot width for interior lots from 40 feet to 35 feet.~~

   c. ~~Reduce the minimum lot width for corner lots from 52 feet to 45 feet.~~

   d. ~~Reduce the minimum public street frontage for interior lots from 40 feet to 30 feet.~~

   e. ~~Reduce the required lot depth from 95 feet to 60 feet.~~

   f. ~~Reduce the minimum 20-foot front yard setback to 15 feet.~~

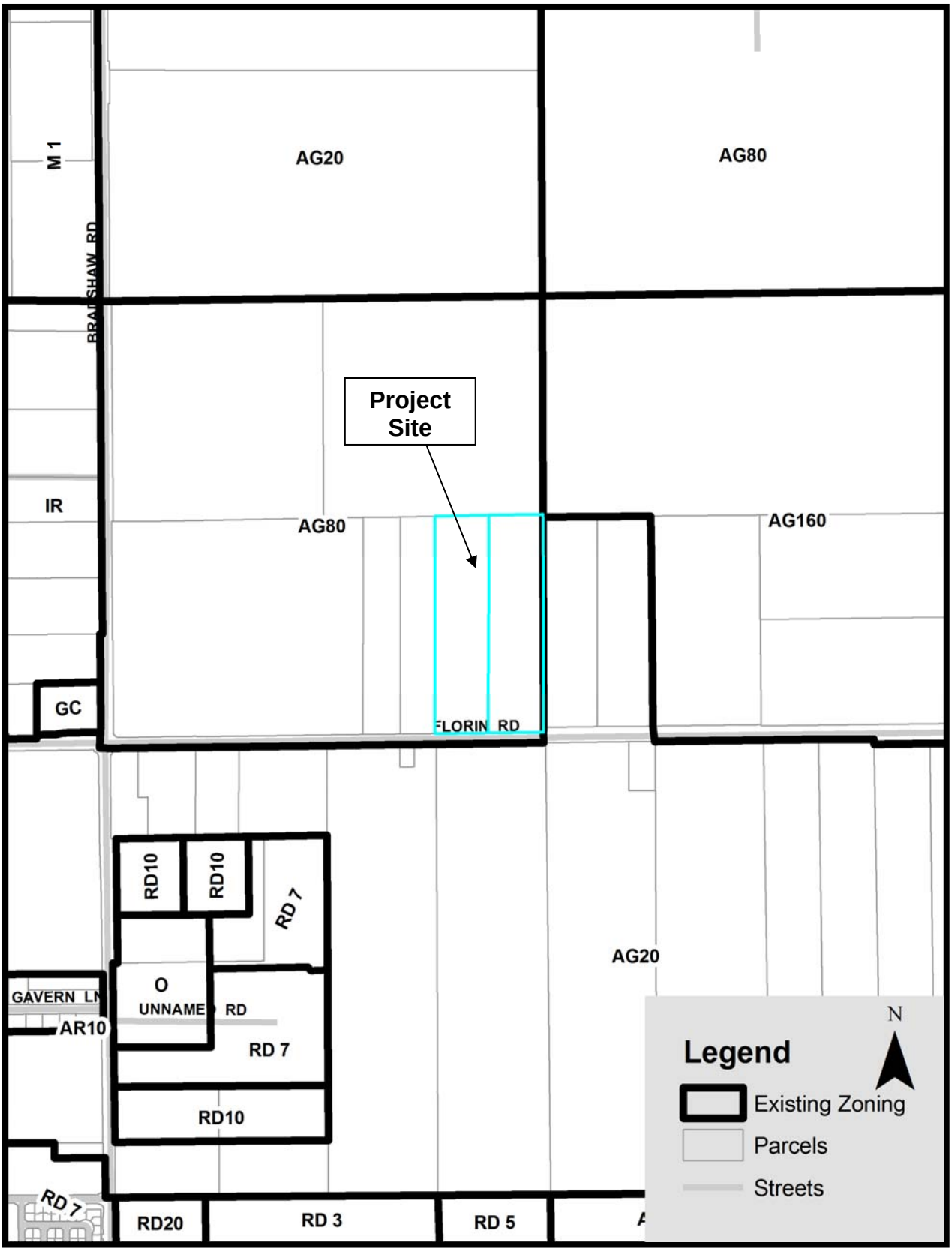
   g. ~~Reduce the side yard setback from 5 feet to 4 feet.~~

   h. ~~Reduce rear yard setback to a minimum of 10 feet.~~

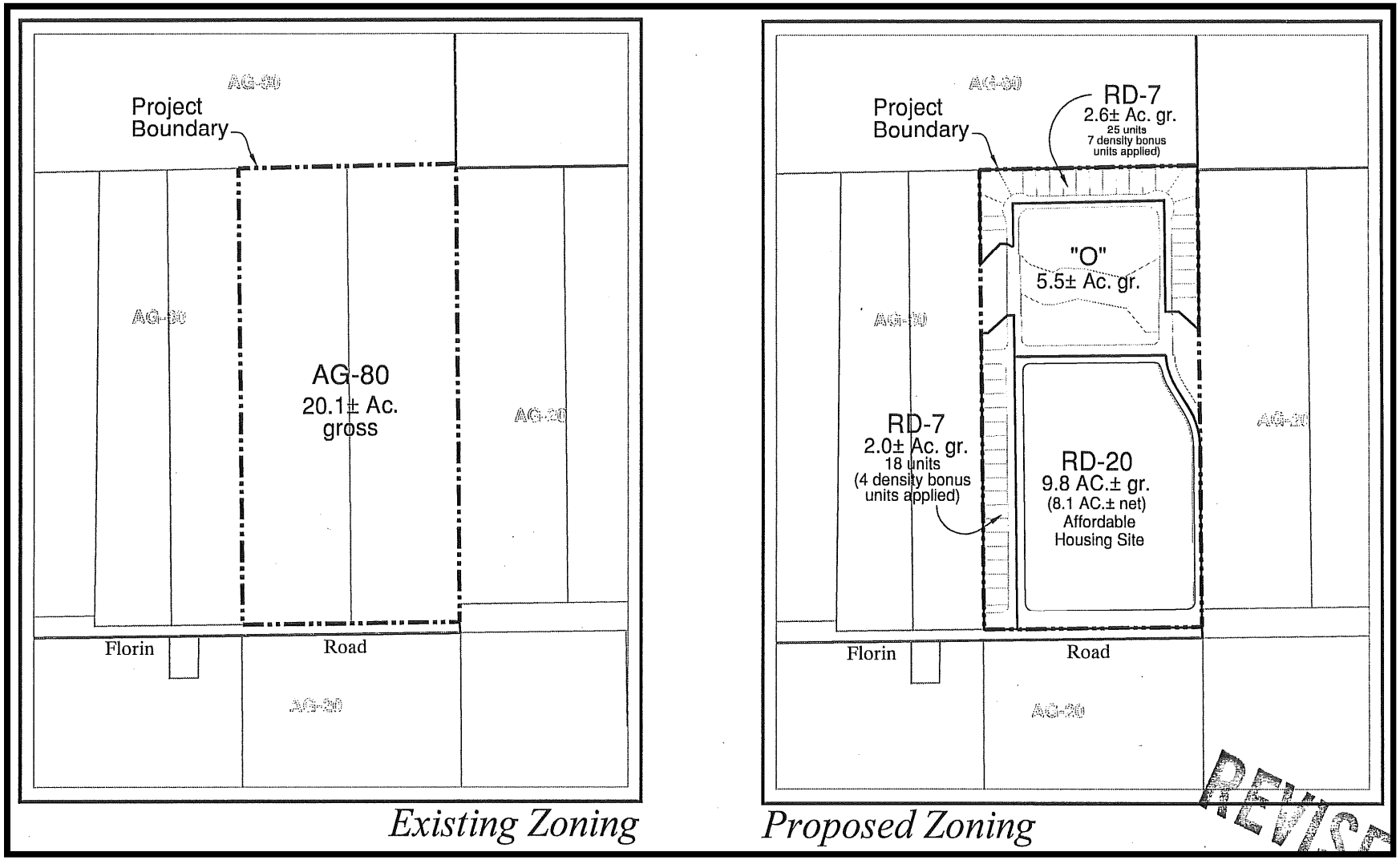
5. ~~An **Exception** from Title 22 of the Sacramento County Land Development Ordinance to allow lots of less than 95 feet in depth.~~

6. ~~An **Affordable Housing Plan** consisting of dedication of a 9.8 acre site zoned RD-20 for the future construction of affordable housing.~~

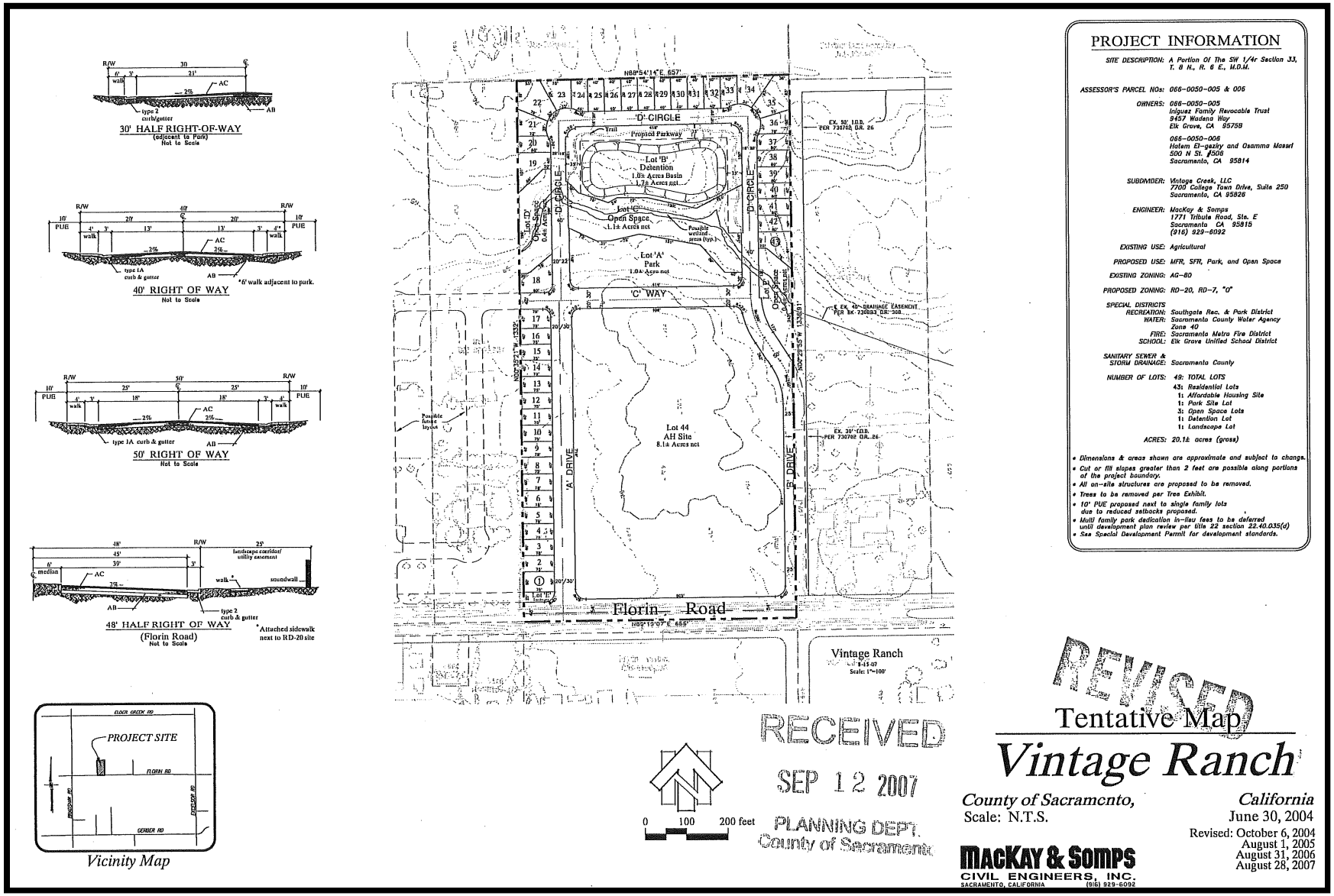
~~Plate VR-1: Vicinity and Zoning Map~~



~~Plate VR-2 : Existing and Proposed Zoning~~



~~Plate VR-3 :Tentative Parcel Map~~



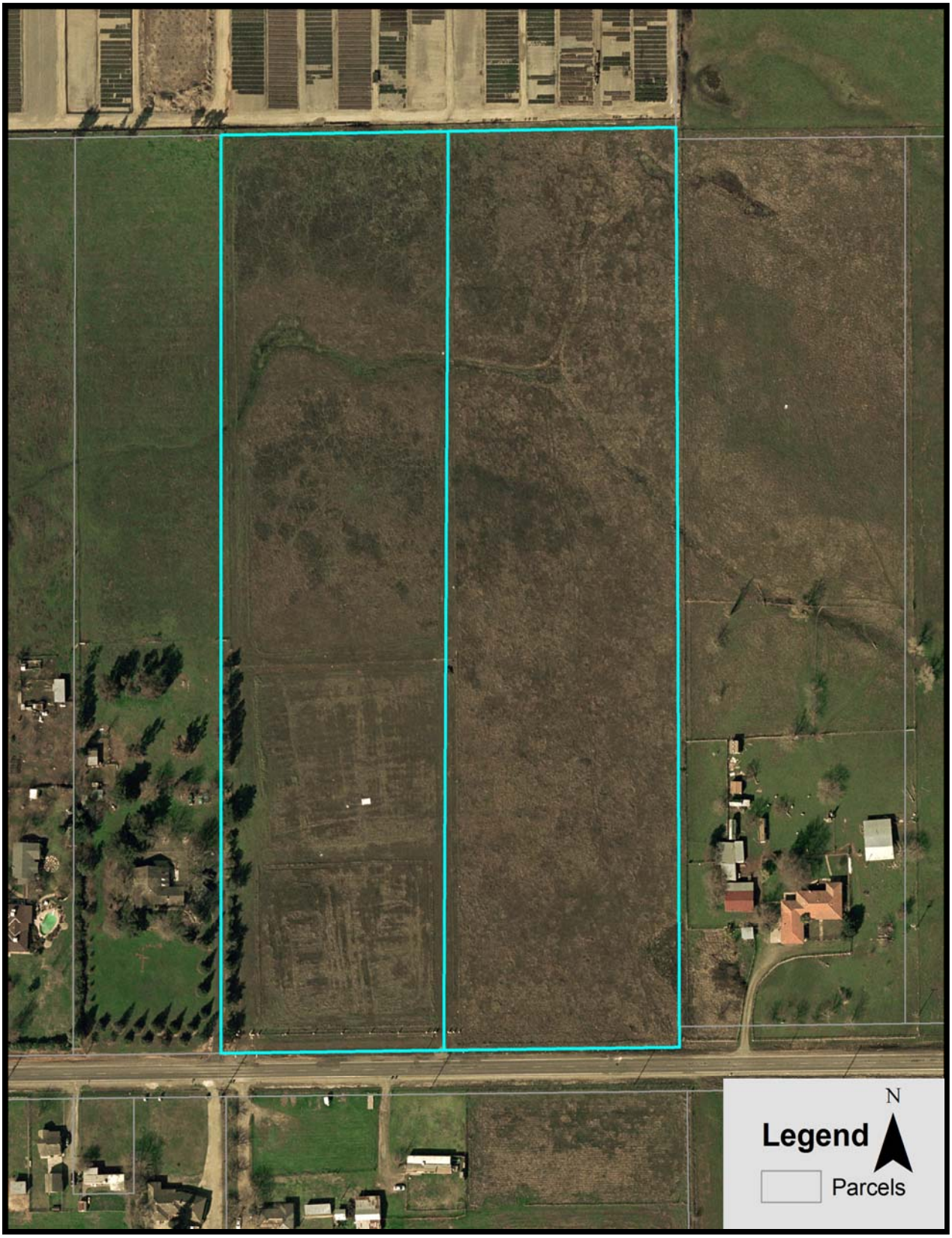
~~ENVIRONMENTAL SETTING~~

~~The project site consists of two parcels located in the northeastern portion of the Florin-Vineyard Gap Community Plan Area. The parcels making up the project site are adjacent long-rectangular shaped parcels, both consisting of approximately 10 acres. Both of the parcels are vacant and undeveloped with the exception of a wrought iron fence that exists along the southern boundary of the westerly parcel.~~

~~The project site has road frontage to the south along Florin Road. Access to the parcel is provided via Florin Road; however, due to the undeveloped nature of the project site, there are no established access driveways onto the project site. Topography on the site is generally flat with very little local relief. The project site is vegetated throughout with annual grasses and weeds. Additionally, there is a row of trees that extends along the western property line in the southern half of the project site. Most of the trees located in this area are non-native pines and are located offsite but overhang the project site to some degree. Located within the boundaries of the project site, within this area, are two trees, one of which is native oak tree. (Plate VR-4: Aerial Photo)~~

~~The site includes wetland features located in the northern and southeastern portions of the project site. These features include vernal pools, seasonal wetlands and swales. Surrounding land use is entirely rural residential with uses consistent with the existing agricultural-residential zoning.~~

~~Plate VR-4 : Aerial Photo~~



~~ENVIRONMENTAL EFFECTS~~

~~LAND USE~~

~~As proposed, the project would rezone the 20± acre project site from AG-80 to RD-20, O, and RD-7. Additionally, the project includes a request to divide the existing 20± acre site into 43 single-family lots, 1 landscape lot, 1 park site lot, 3 open space lots, 1 affordable housing lot and 1 detention basin lot. The 20± acre project site is currently vacant. The project site is designated as General Agriculture-20 by the Sacramento County General Plan (see Plate VR-5), and is located within the AG-80 zone as designated by the Sacramento County Zoning Code (see Plate VR-1).~~

~~As part of the overall Florin-Vineyard Gap Community Plan project, the General Plan designation of the site would be amended to be Low Density Residential (Plate VR-6). According to the Land Use Element of the Sacramento County General Plan the low density residential designation is defined as follows:~~

> ~~This designation [Low Density Residential] provides for area of predominately single family housing with some attached housing units. It allows urban densities between one and twelve dwelling units per acre, resulting in population densities ranging from approximately 2.5 to 30 persons per acre. Typical low density development includes detached single family homes, duplexes, triplexes, fourplexes, townhouses, lower density condominiums, cluster housing, and mobile home parks.~~

~~The proposed project is considered to be consistent with the General Plan Land Use designation.~~

~~As noted above, the project proposal includes a subdivision map, which would divide the project site into residential lots, an affordable housing lot, a park site, landscaping areas, open space lots, and a detention basin. In general the residential component would be located along the western, northern, and northeastern boundaries of the project site, with the affordable housing lot located in the interior-southern portion of the site. The interior-northern portion of the site would include a park, a detention basin, and open space (contiguous with the interior open space is additional open space areas located on the eastern and western property lines). In general, the open space area would be located over the existing wetland swale that essentially traverses the northern portion of the project site. The project is inconsistent with the existing zoning on the site and therefore requires a rezone to RD-20, RD-7, and O respectively.~~

~~The proposed subdivision would be required to meet the zoning requirements of the RD-20, RD-7 and O zones. At this time there are no specific designs for the affordable housing component of the project site but it will be required to meet the RD-20 zoning specifications at the time of future build-out. The residential portion of the site should meet the development standards of the RD-7 zone in terms of lot area and width, public~~

~~street frontage requirements and required setbacks. The applicant has requested the following deviations from the RD-7 development standards:~~

~~a. Reduce the minimum single-family lot area (i.e., 4,000 square feet for interior lots and 5,200 square feet for corner lots) to 3,000 square feet for interior lots and 3,300 square feet for corner lots.~~

~~b. Reduce the minimum lot width for interior lots from 40 feet to 35 feet.~~

~~c. Reduce the minimum lot width for corner lots from 52 feet to 45 feet.~~

~~d. Reduce the minimum public street frontage for interior lots from 40 feet to 30 feet.~~

~~e. Reduce the required lot depth from 95 feet to 60 feet.~~

~~f. Reduce the minimum 20-foot front yard setback to 15 feet.~~

~~g. Reduce the side yard setback from 5 feet to 4 feet.~~

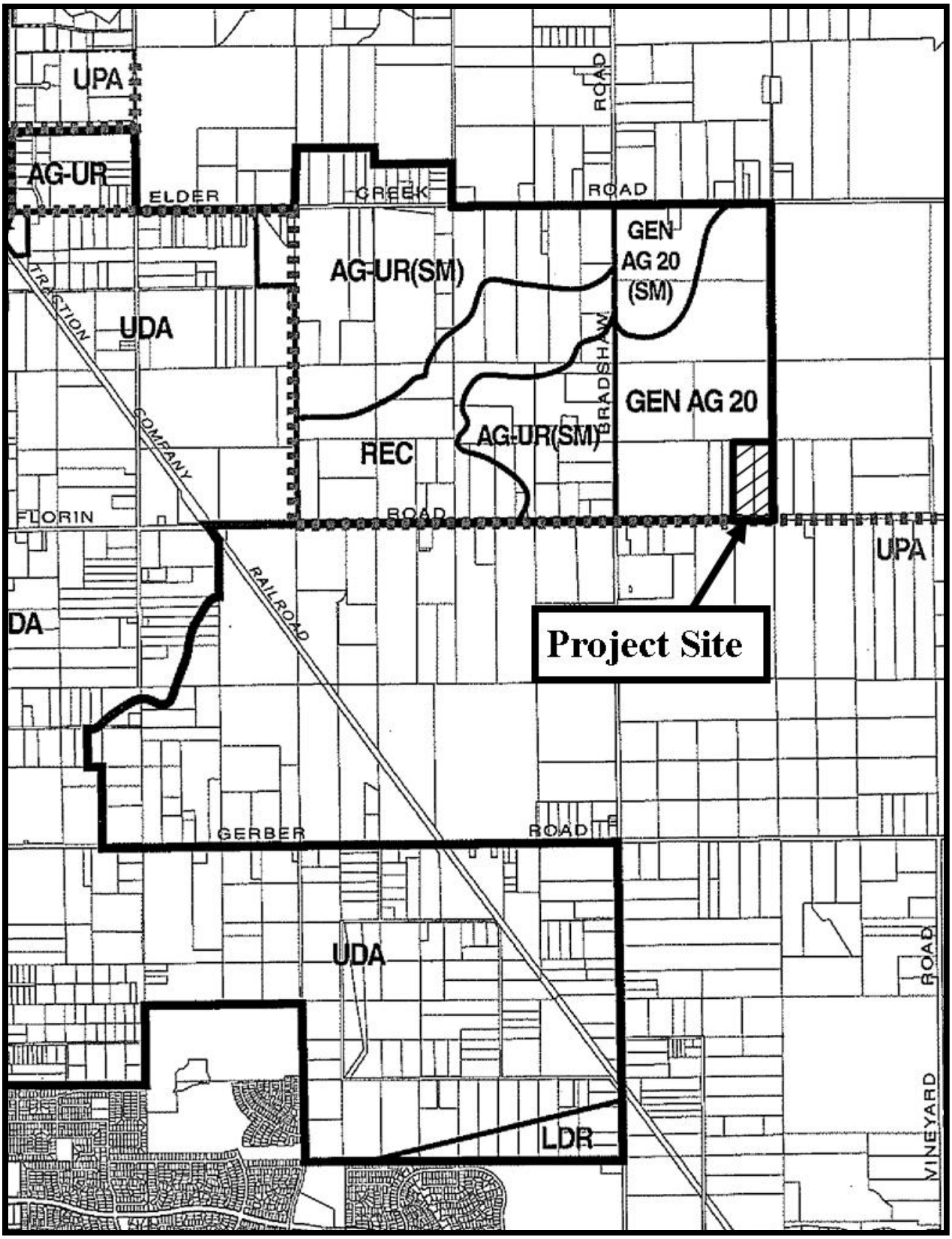
~~h. Reduce rear yard setback to a minimum of 10 feet.~~

~~In addition to the above deviations, the project applicant also requests an exception from Title 22 of the Sacramento County Land Development Ordinance to allow lots of less than 95 feet in depth. The above deviations from the RD-7 zone and the requested exception from Title 22, would not result in any specific environmental impacts.~~

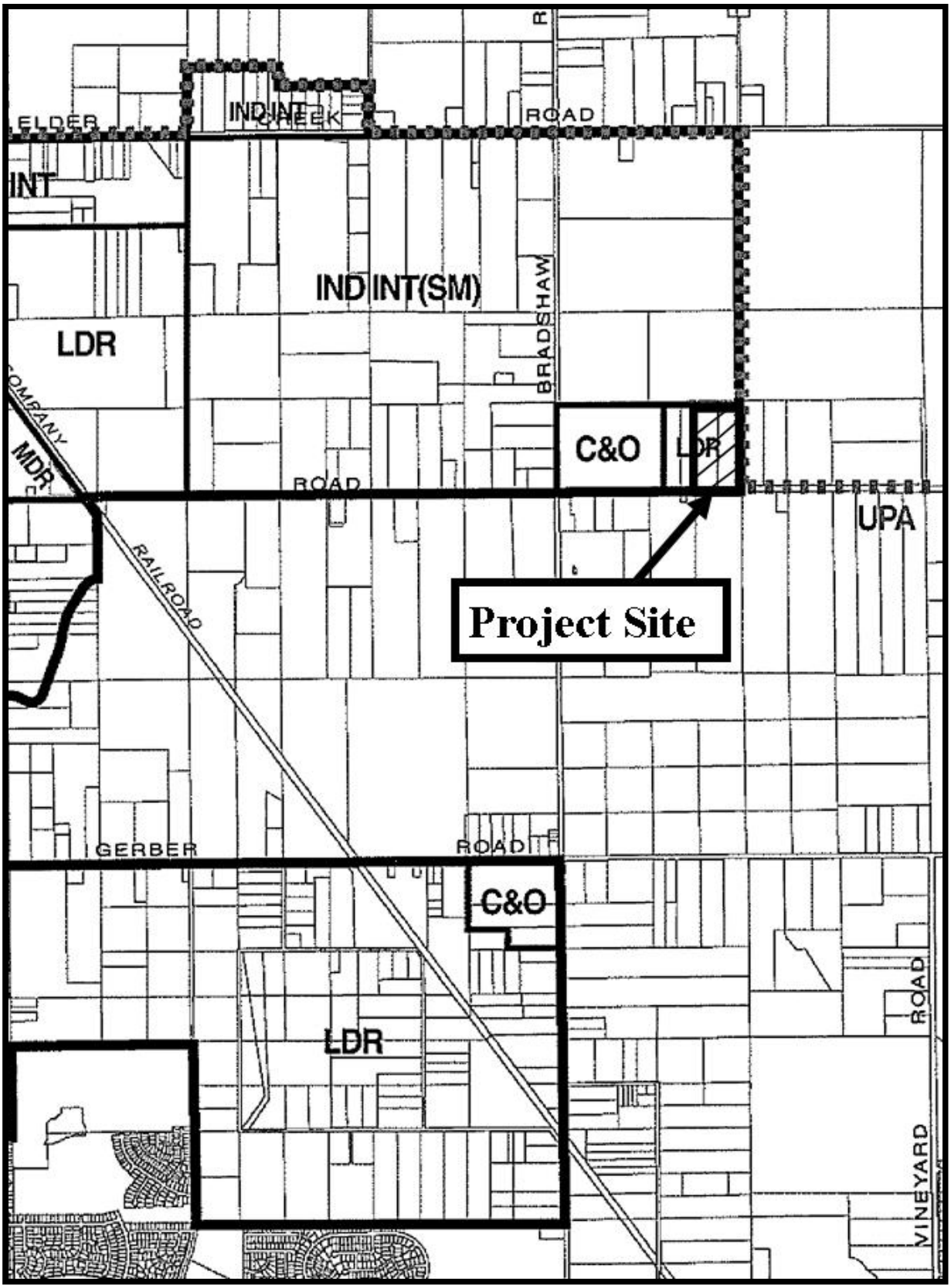
~~In terms of the proposed Florin Vineyard Gap Community Plan, the CAC Land Use Plan designates this entire site for Agricultural Residential 1-2 (Plate VR-7). Agricultural Residential provides for rural residential uses, such as animal husbandry, small-scale agriculture, and other limited agricultural activities. The General Plan identifies this designation as typical of established rural communities where between one and ten acres per unit is allowed. The project, as proposed, is not consistent with the CAC Land Use Plan designation for this site.~~

~~The Planning Department Land Use Option designates the entire site Residential (RD) 5-7(Plate VR-8). The RD-5-7 designation would allow between 5 and 7 dwelling units per acre in a low density residential development. The proposed project is consistent with the Planning Department Land Use Option.~~

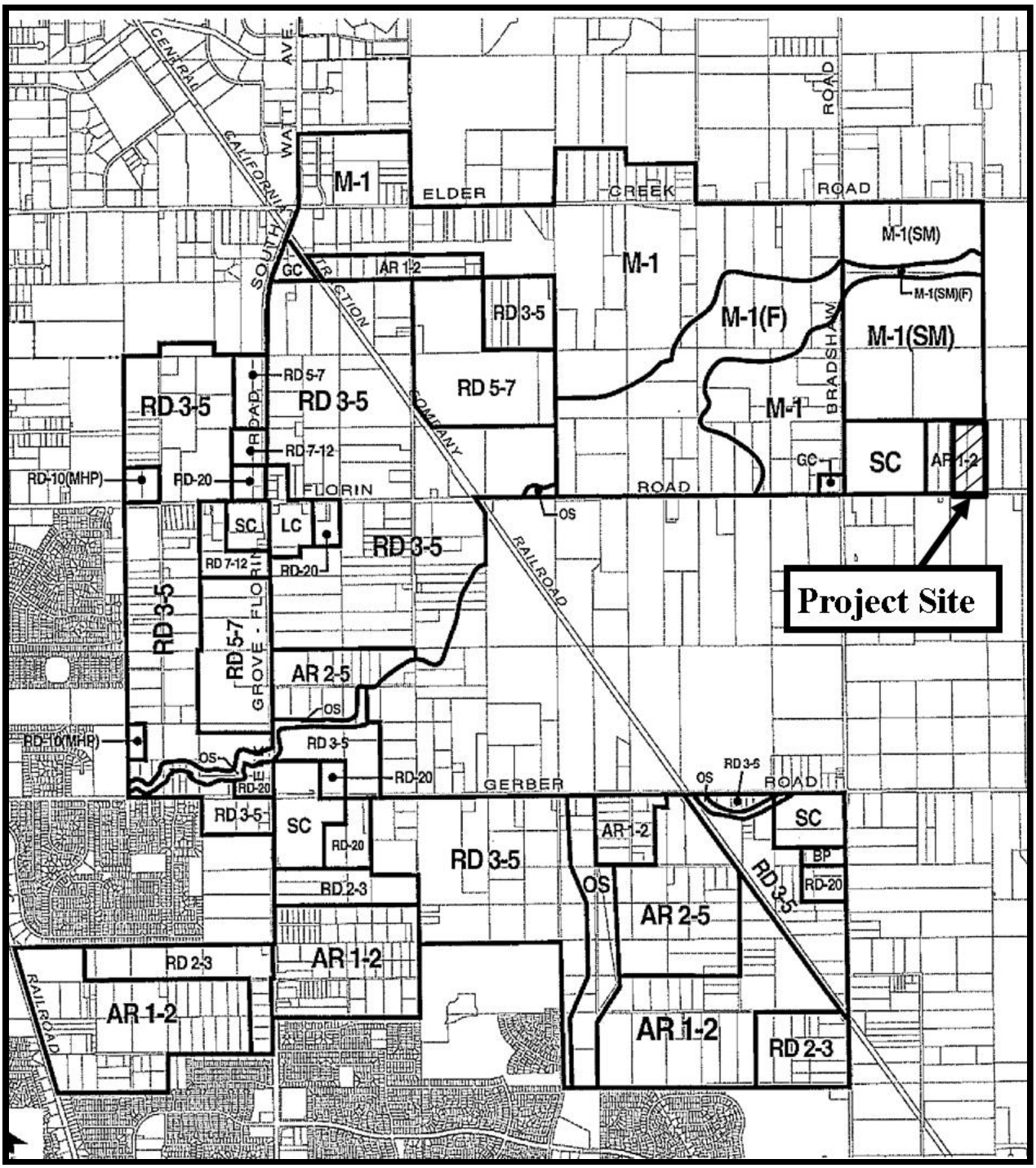
~~Plate VR-5 : Existing General Plan Designation~~



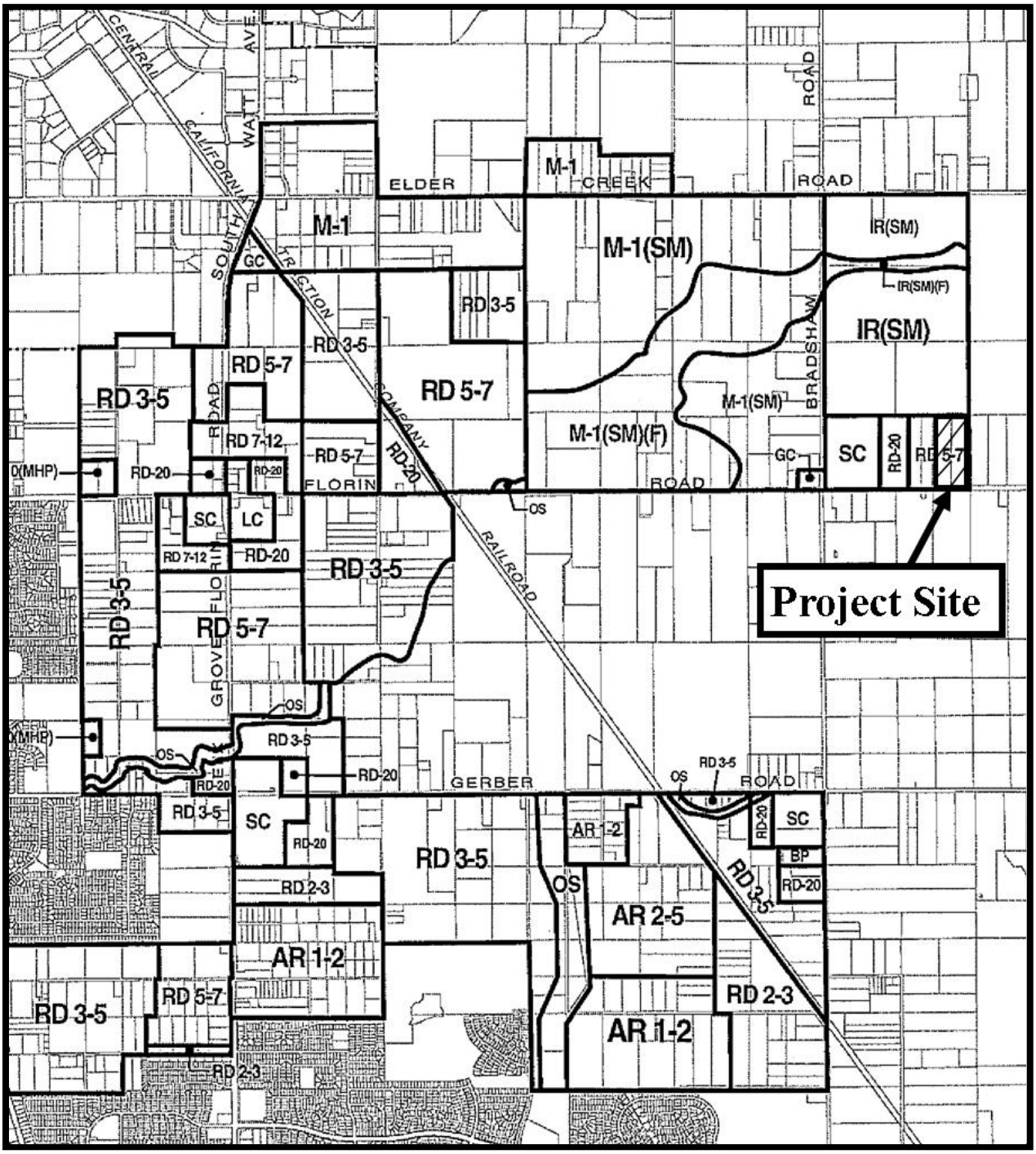
~~Plate VR-6 : Proposed General Plan Designation~~



~~Plate VR-7 : CAC Land Use Plan Designation~~



~~Plate VR-8 : Planning Department Land Use Plan Designation~~



~~*Affordable Housing*~~

~~The County is experiencing an increasing shortage of housing affordable to extremely low, very low and low income households. Because of the dwindling supply of land and the increasing cost of development, new residential development does not always provide housing for these economic groups. The consumption of the County's remaining developable land for residential development without providing housing affordable to persons of all income levels works in opposition to the County's housing policies. Scarce remaining opportunities for affordable housing will be lost and extremely low, very low, and low income families who work in the County will be unable to find affordable housing.~~

~~As a result, the County has adopted policies that promote housing options for all income levels. The Housing Element and the Sacramento County Code outline specific measures for maintaining an adequate supply of housing. An affordable housing component is required of all development projects within the County seeking project level approval for five or more dwelling units. Some flexibility is provided in terms of project proponents dedicating land, constructing affordable housing units, or paying the in-lieu affordability fee. The County of Sacramento and the Sacramento Housing and Redevelopment Agency (SHRA) have developed criteria that evaluate the feasibility of constructing affordable housing units at a given project site. Various aspects of the proposed development are examined (i.e., net buildable acreage, distance to existing amenities, and environmental constraints) to determine the appropriate obligation for each project.~~

~~The proposed project includes development of more than five dwelling units, and is therefore, required to include an affordable housing component. As outlined in the Affordable Housing Plan (submitted October 2007), the applicant is proposing to dedicate a 9.8± acre site zoned RD-20 for future construction of affordable housing to fulfill its obligation.~~

~~*Impact: Land Use*~~

~~The proposed project is not expected to significantly alter current land uses in the area, create a use that is incompatible with current designations or create a use that is incompatible with the proposed Florin-Vineyard Gap Community Plan project. Potential land-use-related environmental impacts due to the Vintage Ranch project are ***less-than-significant.***~~

~~Agricultural Resources~~

~~The project site is currently designated for agricultural land uses and zoned AG-80. The site is undeveloped and has no indication of recent or past agricultural production.~~

~~The United States Department of Agriculture (USDA) Natural Resource Conservation Service (NRCS) classifies and maps soils based on soil properties observed in the field~~

~~or inferred from laboratory observations and measurements. Soils are classified according to physical and chemical properties and suitability for various uses including agriculture, wildlife habitat, recreational uses and development. The Soil Survey of Sacramento County, California, (1993) issued by NRCS indicates the project site consists of two soil units: Red Bluff loam and San Joaquin Silt loam.~~

~~The U.S. Department of Agriculture's Land Inventory and Monitoring (LIM) Project for the Sacramento County Soil Survey classifies soils. Red Bluff loam meets the criteria for prime farmlands, and San Joaquin silt loam meets the criteria for farmland of statewide importance. The NRCS also uses an Important Farmland Inventory (IFI) System as part of a national farmland mapping program. The State Department of Conservation uses IFI definitions to prepare current maps of the important farmland in agricultural counties in California. These maps are used to establish a farmland database and inventory system that monitors farmland conversion activities in the state. The project site is listed on the Sacramento County Important Farmland map (updated in 2006) as "Other Land".~~

~~"Other Land" is defined as:~~

> ~~Other land is land not included in any other mapping category. Common examples include low density rural developments, brush, timber, wetland, and riparian areas not suitable for livestock grazing, confined livestock, poultry, or aquaculture facilities, strip mines, borrow pits, and water bodies smaller than 40 acres. Vacant and nonagricultural land surrounded on all sides by urban development and greater than 40 acres is mapped as Other Land.~~

~~As noted above, although the site has soils that are considered to meet the prime or farmland of statewide importance criteria, the project site is classified as "Other Land" which is not considered suitable for agricultural uses. In terms of zoning the proposed project would result in a loss of parcels that are zoned for agricultural uses; however, would not result in a loss of land considered suitable for agricultural uses. Additionally, the Sacramento County General Plan provides the following policy that establishes the threshold of significance for agricultural conversions:~~

> ~~CO-56. Projects resulting in the conversion of more than fifty (50) acres of prime or statewide in importance farmland shall be deemed to have a significant environmental effect, as defined by CEQA.~~

~~The proposed project would not convert more than 50 acres of prime or statewide in importance farmland. The proposed project would result in the conversion of 20± acres, classified as unsuitable for agricultural uses, to urban/residential uses.~~

~~*Impact: Agricultural Resources*~~

~~The proposed project would not result in the loss of prime or statewide in importance farmland. Potential agricultural resources-related environmental impacts due to the Vintage Ranch project are ***less-than-significant***.~~

~~Public Services~~

~~The project site is located within the County Urban Services Boundary and is within the active service area of a variety of public utility and service districts. The additional development of this site is expected to increase the demands on public services to some degree, but not beyond planned service capacity as evaluated for the Master Plan as a whole. Service providers were given the opportunity to review and comment on the proposed project. Those providers that submitted specific public service comments are discussed below and noted in the "Agency-Recommended Conditions of Approval" section.~~

~~*Energy Services*~~

~~The Sacramento Municipal Utility District (SMUD) will be the energy service provider for the proposed project. SMUD recommended Conditions of Approval (refer to the "Agency-Recommended Conditions of Approval" section) for the proposed project. The recommended conditions request dedication of the appropriate easements for overhead and underground facilities and appurtenances.~~

~~*Emergency Services*~~

~~The Sacramento County Sheriff staff (Rodrigues) reviewed the project. Based on residency estimates of 2.7 people per home, the Sheriff's Department will require an additional 0.64 officers to maintain the 1 to 1,000 officer/population staffing level. The recommended conditions from the Sheriff's Department are listed in the "Agency-Recommended Conditions of Approval" section, below.~~

~~The Sacramento Metropolitan Fire District staff (Olcese) reviewed the project and identified requirements and areas of concern. The recommended conditions from the Fire District are listed in the "Agency-Recommended Conditions of Approval" section, below.~~

~~*Parks and Recreation*~~

~~The project is located within the jurisdiction of the Southgate Recreation and Park District, an independent district that provides park and recreation services to the urbanizing southeast area of the County. Southgate Recreation and Park District staff reviewed the overall Florin-Vineyard Gap project and this project for consistency with their efforts for providing park and recreation services in the area. The Park District~~

~~submitted comments and a list of recommended Conditions of Approval for the proposed project.~~

~~Most of the recommended conditions are related to the District's interest in the project's 1 acre park site, adjoining open space lots, and the detention basin site. In essence the District is considering the acceptance of the 1.0 acre park site as partial satisfaction of Quimby parkland dedication due to the fact that there are adjoining joint-use recreation possibilities. The conditions discuss required park site infrastructure, open space dedication and improvements, maintenance and monitoring of open space, potential recreational use of the detention basin, and landscape corridors on Florin Road and on the affordable housing site. Standard conditions discuss the improvement plan review and approval process, inclusion in financing districts, and inclusion within the Florin-Vineyard Public Facilities Financing Plan. All recommended conditions of approval are located in the "Agency-Recommended Conditions of Approval" section below.~~

~~As noted above, the District identifies the park site and adjoining open space area and detention basin site as a possible site to provide joint-use recreational opportunities, which would incorporate the proposed "parkway" within the detention basin lot. The District is seeking to work with the developer and the County DWR in the integration of the three potential recreational areas on the project site "in order to maximize active and passive recreational opportunities for the residents of the subdivision". The majority of the conditions supplied for the project are geared towards the overarching goal of providing maximum recreational opportunities on-site. It should be noted that if the District chooses not to accept any of these sites, or if it is determined infeasible, the project proponent will be subject to the District's final parkland dedication requirements and/or in-lieu fees pursuant to the Subdivision Map Act.~~

~~*Schools*~~

~~The proposed subdivision would be served by the Elk Grove Unified School District (District). The District submitted the following comments:~~

> ~~"The District is currently impacted, overcrowded and experiencing a high rate of growth. This and other development projects will have a negative impact upon the District's existing school facilities. The District does not have the financial capability to purchase school sites nor construct and furnish needed school facilities with local funds alone. Developer fees and Mello-Roos taxes collected by the District are not sufficient or timely to satisfy the need. The District relies on statewide school bonds to provide funding necessary to construct new school facilities.~~
>
> ~~Without continued state funding, the District is in a school housing crisis. The District will continue to seek additional state funds to construct needed school facilities. Until such time as adequate facilities are available for current and projected students, students may be housed on campuses that have exceeded their intended capacity."~~

~~The letter also notes that the residential development fee for education is $5.05 per square foot (the fee is subject to change annually). Established case law (Goleta Union School District v. The Regents of the University of California (36 Cal-App. 4th 1121, 1995)), indicates that school overcrowding, standing alone, is not a change in the physical conditions, and cannot be treated as an impact on the environment. Individually, the project may contribute to school overcrowding but will not require construction of new facilities. However, as part of the overall cumulative effects of the Florin Vineyard Gap Community Plan, new school facilities will be required. This impact is discussed in the analysis section for the overall Community Plan, Chapter 5, Volume 1 of this EIR.~~

~~*Impact: Public Services*~~

~~Various public service entities recommended Conditions of Approval for the project. While some of these comments may require project revisions, compliance will not result in additional environmental impacts. Environmental impacts related to public services as a result of the Vintage Ranch project are ***less-than-significant***.~~

~~Sewer Service~~

~~The overall sewer capacity and infrastructure issues associated with the Community Plan are addressed in Chapter 6, Volume 1 of the EIR. The Sacramento Area Sewer District (SASD, formerly the County Sanitation District 1) and the Sacramento Regional County Sanitation District (SRCSD) reviewed the project. The project site is within the Urban Service Boundary but is located outside the boundaries of SASD and SRCSD but within the Urban Service Boundary. Service can be afforded to the project site provided that specific conditions are met. To begin, the site will need to annex into both service districts. Additional conditions that should be met prior to service being provided are listed in the "Agency-Recommended Conditions of Approval" section of the report.~~

~~The following advisory was also provided:~~

> ~~Developing this property will require the payment of sewer impact fees. Impact fees for CSD-1 shall be paid prior to filing and recording the Final Map or issuance of Building Permits, whichever is first. Applicant should contact the Fee Quote Desk at (916) 876-6100 for sewer impact fee information.~~

~~In order to obtain sewer service on the project site, the project will need to connect to the SASD sewer system. The Vintage Ranch project will need to contribute its fair share toward the improvements needed for sanitary sewer facilities in the community plan area.~~

~~*Impact: Sewer Service*~~

~~The project site does not currently have public sewer service. In addition, sewer infrastructure improvements are needed for the build out of the Florin Vineyard Gap~~

~~Community Plan area. Construction of the project without adequate wastewater facilities is a potentially significant impact. Mitigation measures included in the overall plan would reduce the impact to a ***less-than-significant*** level.~~

~~WATER SUPPLY~~

~~The project site currently has no water supply, as it is not developed. The water purveyor for the project area is the Sacramento County Water Agency. The Master Water Supply Study for the Florin-Vineyard Community Plan was prepared by the Sacramento County Water Agency. The analysis covered the Florin-Vineyard Gap Community Plan, including the project site. The analysis of water supply provided for the overall Florin-Vineyard Community Plan (see Chapter 7, Water Supply) area adequately addresses the needs of this project.~~

~~*IMPACT: WATER SUPPLY.*~~

~~The project site does not currently have water service. In addition, water supply infrastructure improvements are needed for the build out of the Florin Vineyard Gap Community Plan area. Construction of the project without adequate water supply facilities is a potentially significant impact. Mitigation included in the overall plan would reduce the impacts to a ***less-than-significant*** level.~~

~~DRAINAGE AND HYDROLOGY~~

~~The project is within the Federal Emergency Management Agency (FEMA) Flood Zone X as determined by the 1998 FEMA Flood Insurance Rate Map, panel number 060262-0330. Flood Zone X is defined as an "area determined to be outside the 500-year floodplain," which indicates there is a less than 0.2 percent chance of a flood event occurring on the site for any given year.~~

~~The County Department of Water Resources (DWR) provided recommended Conditions of Approval for the project. Drainage infrastructure improvements are needed for the build out of the Florin Vineyard Gap Community Plan area, and DWR staff has reviewed the Drainage Master Plan developed for the Plan area. Plate VR-9 shows the project site in relation to the Drainage Master Plan improvements. The exhibit shows a main stormwater pipe within the northeastern portion of the project that will outfall to a storm channel that will traverse the project site. The water will flow from the storm channel to Elder Creek.~~

~~The project will need to incorporate on-site drainage improvements, in the form of pipes and conveyance infrastructure, and contribute fair-share fees toward the construction of the area-wide improvements. As with many of the other projects, there are various area-wide improvements that must be in place before the project can be constructed. The DWR comment letter indicated that in order for this project to move forward ahead of other projects within the plan area, the project proponent would be required to acquire off-site right-of-way and construct approximately 6,000 feet of channel~~

~~improvements, as shown in the Drainage Master Plan. These improvements may be prohibitively expensive for the project applicant to install alone, and may necessitate delaying development until a larger group of projects is ready to move forward. This larger group could share the cost burden. Regardless of cost, all improvements necessary to prevent flooding impacts must be installed prior to project completion.~~

~~It should be noted that the proposed project plan shows an on-site detention basin located within Lot B. This detention basin was not evaluated as part of the Drainage Master Plan for the Community Plan, and thus is considered to be inconsistent with the master plan. At this point it is uncertain how the on-site detention basin will impact the overall master plan or the project site, given that no detailed drainage analysis was conducted on the proposed basin.~~

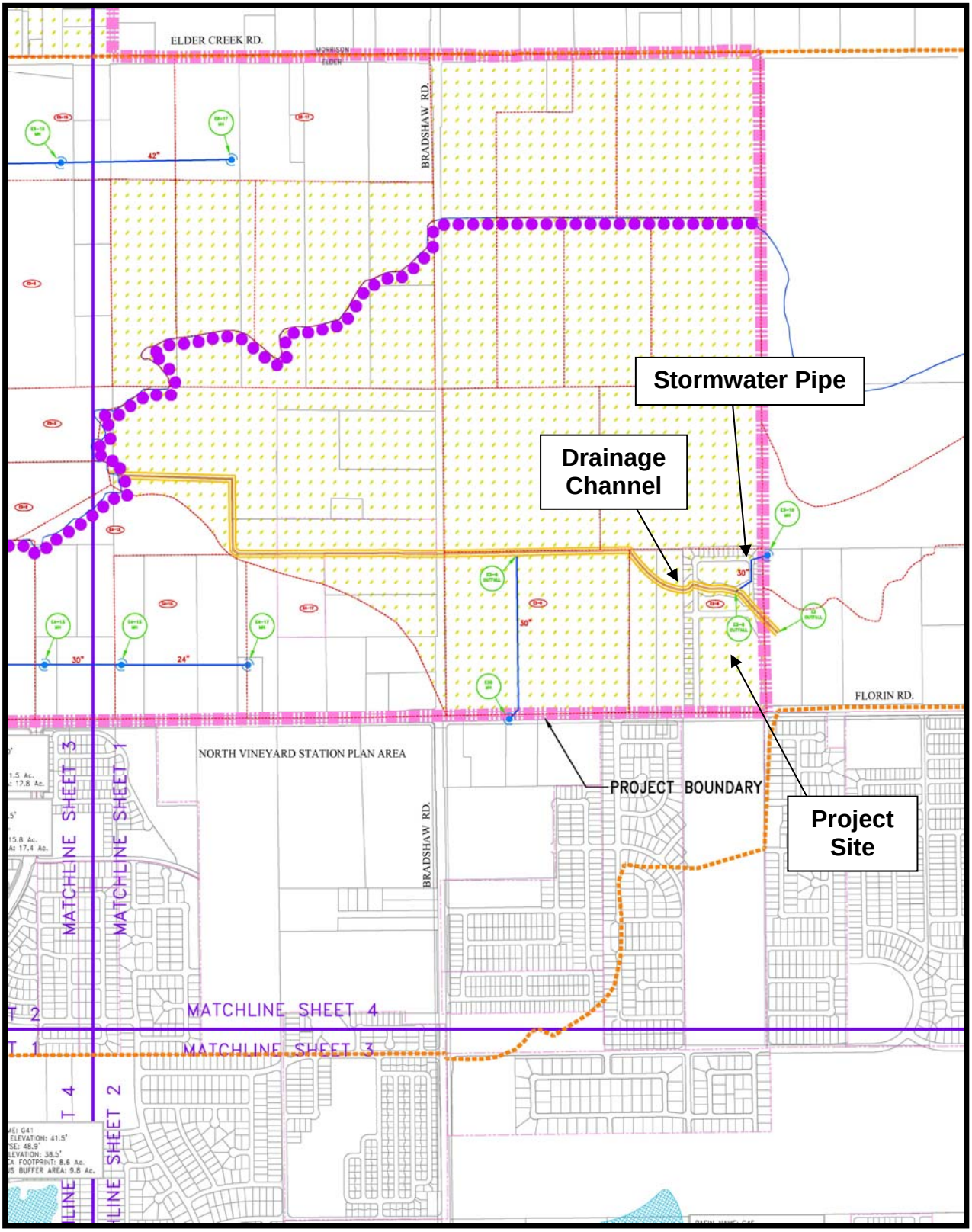
~~*IMPACT: DRAINAGE AND HYDROLOGY*~~

~~Aside from the standard drainage improvements that will be required on the site pursuant to the Sacramento County Floodplain Management Ordinance, area-wide improvements are necessary to manage drainage within the entire Plan area. The project will be required to pay fair-share fees through the Public Facilities Financing Plan for the Plan area, or to install specific improvements. As noted above, the proposed project is inconsistent with the Drainage Master Plan, due to the inclusion of the on-site detention basin that was not analyzed as a part of the plan. The project will need to be revised so that it is in compliance with the Master Plan. With project revisions, compliance with the Master Plan will ensure less than significant impacts associated with drainage and hydrology.~~

~~If the project is not revised to comply with the Drainage Master Plan and the on-site detention facility is retained, the full range of project related impacts to drainage are unknown at this time, given that the facility has not been subject to any technical review. Thus, without project revisions, impacts associated with drainage and hydrology for the Vintage Ranch project are considered potentially significant. Mitigation is recommended below to address project related impacts to drainage and hydrology. This mitigation would ensure ***less-than-significant*** impacts if the project is revised to remove the detention basin; however, impacts would remain ***potentially-significant*** if the detention basin is retained on the project site.~~

~~Some individual applicants within the Florin Vineyard Gap area have expressed an interest in working with the Department of Water Resources to develop an alternative site-specific drainage plan as "interim improvements". The intent is that the applicant would still owe fees to support the overall drainage master plan improvements, and that the interim improvements would be replaced by ultimate master plan improvements once sufficient funds have been collected. Nonetheless, should this be allowed it could have an adverse effect on the ability of the County to achieve full implementation of the area-wide drainage master plan. Also, the direct effects of these potential interim improvements are themselves unknown. Therefore, if interim improvements that are inconsistent with the drainage master plan are permitted, Vintage Ranch impacts are ***potentially-significant***.~~

~~Plate VR-9: Drainage Master Plan Exhibit~~



~~TRAFFIC AND CIRCULATION~~

~~Sacramento County has developed quantitative thresholds for determining the significance of project-related impacts due to an alteration in the traffic generating potential of the project site. If a proposed project is expected to increase p.m. peak hour vehicle trips by 100 or more (or daily trips by 1,000 or more) over existing zoning of the subject property, a traffic study is required to further analyze impacts. If a proposed project is not expected to increase trips by these amounts, impacts are typically considered less-than-significant. Table VR-1, presents an analysis of the trip generation potential of the proposed project. Trip rates were derived from the Institute of Traffic Engineers (Land Use No.), 7th Edition and the San Diego Association of Governments (SANDAG).~~

~~Table VR-1: Legends Meadows Trip Generation~~

~~Condition~~	~~Use (Area)~~	~~Daily~~		~~P.M. Peak Hour~~	
		~~Trip Rate~~	~~Trips~~	~~Trip Rate~~	~~Trips~~
~~Existing Zoning~~	~~AG-80 (20.1 AC)~~	~~2.0 VTE/AC~~	~~48~~	~~0.2 VTE/AC~~	~~4~~
~~Proposed Project~~	~~RD-7 (43 DU)~~	~~9.57 VTE/DU~~	~~412~~	~~1.01 VTE/DU~~	~~44~~
	~~RD-20 (196 DU)~~	~~6.72 VTE/DU~~	~~1318~~	~~0.62 VTE/DU~~	~~122~~
	~~Neighborhood Park (5.5 Acres)~~	~~5.0 VTE/AC~~	~~28~~	~~0.5 VTE/AC~~	~~3~~
	~~Total Trips~~		~~1758~~		~~169~~
~~Increase In Trips~~	~~(Proposed Project – Existing Zoning)~~		~~1710~~		~~165~~

~~Abbreviations: DU = Dwelling Unit, AC= Acres, VTE = Vehicle trip ends,~~

~~Note: The above table assumes full build-out of the affordable housing lot at the RD-20 zoning density. Additionally, although the project site designates only 1 acre for a park site, it can be assumed based on comments from the Park District and from project plans, that the open space areas and detention basin lot may be used for joint recreational activities. Thus, the above gives a conservative estimate of traffic generation.~~

~~The above analysis indicates that a traffic study would be needed for the proposed project. However, as noted at the beginning of this EIR Chapter, this is an individual project proposal contained within the greater Florin-Vineyard Gap Community Plan project. Fehr and Peers Traffic Consultants prepared a Traffic Study for the Plan area that analyzed the impacts of changing the underlying land use densities via the General Plan and the creation of a new Community Plan (see Chapter 9, Volume 1 of this EIR). Given that the proposed project Rezones are consistent with the proposed Plan area~~

~~General Plan and Community Plan designations, no further traffic study, beyond what is already discussed in Chapter 9, Volume 1 of this EIR of this EIR, is necessary.~~

~~*Access*~~

~~The project site plan (see Plate VR-3 above) illustrates the proposed circulation network for the project. The site layout includes one access point to Florin Road on the southwest side (50-foot wide "A" Drive) and the partial construction of a second access point, "B" Drive at the southeastern edge of the project. All roadways within the project will be 40 to 50 feet wide.~~

~~The project was reviewed by both the Department of Transportation staff (Urquhart) and Land Division and Site Improvement Review staff (Santiago). The complete list of recommended conditions of approval is provided in the "Agency-Recommended Conditions of Approval" section of this report. It is foreseeable that compliance with some of the recommended conditions of approval may result in modifications to the project map. These modifications would not result in additional environmental impacts.~~

~~*Impact: Traffic and Circulation*~~

~~On an individual level, this project could cause roadway facility operation to degrade to unacceptable levels of service – impacts are potentially significant. Development of the site will also contribute to area traffic generated by buildout of the Florin-Vineyard Gap Community Plan area. Development of the entire plan area is expected to degrade transportation facilities to unacceptable levels. The overall Traffic Impact Study prepared for the Florin Vineyard Gap Community Plan identified mitigation measures that will be part of the Infrastructure Financing Plan for the plan area. The Vintage Ranch project will be required to pay fair-share fees towards these improvements, and this will lower individual project impacts to ***less-than-significant*** levels.~~

~~Compliance with recommended access improvements from the DOT and LDSIR will ensure access-related environmental impacts from the Vintage Ranch project are ***less-than-significant***.~~

~~Air Quality~~

~~The Sacramento Metropolitan Air Quality Management District (SMAQMD) has established significance thresholds to determine if a proposed project's emission contribution significantly contributes to regional air quality impacts (Table VR-2). Operational air quality impacts associated with this project were analyzed in the overall Florin-Vineyard Gap Community Plan air quality analysis (See Chapter 10, Volume 1 of this EIR). The Vintage Ranch project will need to contribute its fair share toward the mitigation measures for operational impacts to air quality identified for the overall plan area.~~

~~Table VR-2: Air Quality Significance Thresholds~~

	~~ROG[1] (lbs/day)~~	~~NO_x (lbs/day)~~	~~CO ($\mu g/m^3$)~~	~~PM_{10} ($\mu g/m^3$)~~
~~Construction (short-term)~~	~~None~~	~~85~~	~~CAAQS[2]~~	~~CAAQS~~
~~Operational (long-term)~~	~~65~~	~~65~~	~~CAAQS~~	~~CAAQS~~

~~1. Reactive Organic Gas~~
~~2. California Ambient Air Quality Standards~~

~~*CONSTRUCTION EMISSIONS/SHORT-TERM IMPACTS*~~

~~DUST (PM_{10}) EMISSIONS~~

~~Short-term air quality impacts are mostly due to dust (PM_{10}) generated by construction and development activities, and emissions from equipment and vehicle engines (NO_x) operated during these activities. Dust generation is dependent on soil type and soil moisture, as well as the amount of total acreage actually involved in clearing, grubbing and grading activities. Clearing and earthmoving activities comprise the major source of construction dust generation, but traffic and general disturbance of the soil also contribute to the problem. Sand, lime or other fine particulate materials may be used during construction, and stored on-site. If not stored properly, such materials could become airborne during periods of high winds. The effects of construction activities include increased dust fall and locally elevated levels of suspended particulates. PM_{10} is considered unhealthy because the particles are small enough to inhale and damage lung tissue, which can lead to respiratory problems.~~

~~Some PM_{10} emissions during project construction can be reduced through compliance with institutional requirements for dust abatement and erosion control. These institutional measures include the SMAQMD "District Rule 403-Fugitive Dust", in the Sacramento County Code relating to land grading and erosion control [Title 16, Chapter 16.44, Section 16.44.090(K)]. SMAQMD assessed construction projects to determine what mitigation measures would be necessary for projects of various sizes; the results are contained within Appendix B of SMAQMD's "Guide to Air Quality Assessment". Appendix B states that projects disturbing ≤15 acres of land can be reduced to less-than-significant levels with the imposition of standard mitigation for PM_{10} emissions. The proposed project encompasses approximately 20.1 acres, but the 9.8 gross acres of land that will be dedicated for affordable housing may not be developed at the same time as the rest of the property. Additionally, 5.5 gross acres will be designated open space but as indicated by the Park District, park sites are also graded, as will the potential detention basin and possibly the drainage channel. Thus, it is more conservative to assume that all 20.1 acres will be developed at the same time. Utilizing SMAQMD guidance it is assumed that 10 acres will be graded on the project site per day.~~

~~OZONE PRECURSOR EMISSIONS~~

~~Table 2.2 of SMAQMD's "Guide to Air Quality Assessment" provides screening thresholds for NOx emissions. According to the table, single-family residential projects of 28 units or less will not exceed significance thresholds. The project consists of 43 planned single-family units and 196 possible affordable housing units, and therefore meets the screening threshold. Modeling is required.~~

~~To estimate the ozone precursor emissions produced by construction equipment, the urban emissions model (URBEMIS 9.2.4) was used. The model results (see Table VR-3 and Appendix VR-1) indicate that approximately 61.06 lbs/day of NO_x can be expected during the first construction period, and approximately 57.73 lbs/day of NO_x can be expected during the second construction period. Construction-related NOx emissions would not exceed thresholds, and therefore, no mitigation is required.~~

~~Table VR-3: URBEMIS Results~~

	~~NO_x (lbs/day)~~
~~Construction Period One~~	~~61.06~~
~~Construction Period Two~~	~~57.73~~

~~OPERATIONAL EMISSIONS/LONG-TERM IMPACTS~~

~~The SMAQMD "Guide" contains screening thresholds for various project types. If a project falls below the threshold, impacts are expected to be less-than-significant, and if a project meets or exceeds the threshold, modeling of the air quality impacts is required. The screening threshold for residential projects is 656 units. The project falls well below that threshold. However, the project is also part of the larger Plan area proposals. Cumulatively, changes to allowable densities within the Plan area will far exceed the screening threshold. This issue is discussed in detail in the Air Quality Chapter 10, Volume 1 of this EIR.~~

~~IMPACT: AIR QUALITY~~

~~The project site consists of approximately 20.1 acres of land, of which it can be assumed that 10 acres will be actively graded within a single day for the purposes of construction. Appendix B of SMAQMD's "Guide to Air Quality Assessment" states that projects disturbing between 5 and 15 acres require mitigation for PM_{10} emissions; with mitigation, impacts due to construction-related PM_{10} emissions from the Vintage Ranch project are ***less-than-significant***.~~

~~URBEMIS results indicate that the construction-related NO_x emissions from the project will fall below the threshold of significance. Impacts due to construction-related NO_x emissions due to the proposed Vintage Ranch project are ***less-than-significant***.~~

~~Singular operational impacts due to the proposed Vintage Ranch project do not meet screening thresholds, and impacts are ***less-than-significant***. Refer to Chapter 10, Volume 1 of this EIR for the discussion of Plan-wide cumulative impacts.~~

~~CLIMATE CHANGE~~

~~The climate change analysis for the overall Florin Vineyard Gap Community Plan project is within Volume I of this EIR, Chapter 11. Chapter 11 outlines the significance thresholds, methodology, and impacts of the overall proposed project both to and from climate change. Each of the proposed individual projects contribute greenhouse gas emissions to this overall impact that are disclosed herein, but a separate significance determination specific to the individual projects is not provided. All of the individual projects contribute to a significant and unavoidable overall impact.~~

~~The Planning Department Draft Land Use Plan, with density bonuses, is used for this analysis. It involves the largest emissions volume, which makes it the most conservative approach. The Planning Department Plan will result in approximately 355,432 metric tons of greenhouse gas emissions. This can be broken down into two primary categories: residential (234,998 metric tons) and non-residential (120,434 metric tons). The non-residential category includes retail, office, medical, and manufacturing. With an estimated holding capacity of 13,875 residences, the per dwelling unit emissions rate for the Plan-area is 16.9 metric tons annually, and with an estimated non-residential square footage of 4,992,875, the per non-residential square-foot emissions rate for the Plan-area is 0.02 metric tons.~~

~~The proposed project is residential, and includes 239 units. Therefore, it is estimated that the project contributes 4,039 metric tons of greenhouse gas emissions to the cumulative total.~~

~~*IMPACT: CLIMATE CHANGE*~~

~~The analysis for the overall Community Plan concludes that impacts are significant, and require mitigation. The applicant has developed a mitigation plan entitled "Florin Vineyard Community Plan Area Plan Elements Addressing Climate Change" that includes project features designed to reduce GHG emissions directly or indirectly. This plan is described in detail within Volume I, Chapter 11. Measures in the mitigation plan are consistent with measures within the Air Quality Mitigation Plan for operational ozone precursors and with measures recommended by the California Attorney General (2008) and the California Air Pollution Control Officers Association. In addition to a list of Plan-wide measures intended to reduce emissions by 42%, each individual project must implement measures that reduce project-specific impacts by another 10%. The Vintage Ranch project developer will be required to comply with this plan, and demonstrate that the 10% reduction will be achieved. The balance of emissions remaining after this mitigation is applied will be offset through fair-share fee payment. The fees will either be paid to an established system such as the Chicago Climate Exchange or will be paid to SMAQMD for use in their program for local emissions reduction. Although all feasible~~

~~mitigation is required, the cumulative plan-wide impact remains ***significant and unavoidable***.~~

~~NOISE~~

~~Sacramento County General Plan Policy NO-7 establishes a significance threshold of 65 dB L_{dn}/CNEL for outdoor activity areas (backyards) and of 45 dB L_{dn}/CNEL or less in indoor areas. Typically, potential sources of significant noise include airports, some commercial activities, industrial activities, and traffic. The project site is not near enough to any existing or proposed airports or commercial areas to be significantly affected by noise from these sources. The property to the north consists of a large scale retail and wholesale nursery; this is a potential noise source. Small residential streets, such as the proposed project interior streets, do not carry large enough traffic volumes to create significant noise. The project site does front on Florin Road which carries large enough volumes to warrant a noise analysis.~~

~~The Vintage Ranch project is an individual project within the overall Florin-Vineyard Gap Community Plan area; the overall project will result in increased traffic volumes on all of the existing area roadways. To account for this future growth, traffic volumes used in the noise analysis were obtained from the Fehr and Peers Traffic Study discussed in Chapter 9 of Volume 1. According to the Traffic Study discussion of cumulative conditions, Florin Road will carry traffic volumes of 19,200 daily trips (under the Planning Department Draft Land Use Plan with density bonuses, which has the highest proposed densities). Based on this data, an analysis of potential exterior and interior noise impacts associated with traffic on Florin Road was conducted using the Federal Highways Administration (FHWA) Traffic Noise Prediction Model (RD-77-108).~~

~~The exterior noise standards are applied to the outdoor activity area of the typical home: the backyard. The distance from the noise source is measured from the centerline of the road to a point 10 feet inside the backyard. In the case of the proposed project, the nearest backyard, in Lot 1, is 83 feet from the centerline of Florin Road. The FHWA model analysis indicates that the 70 dB noise contour is located 62 feet from the centerline of Florin Road, and the 65 dB contour is located 133 feet from the centerline of Florin Road.~~

~~There are several potential means of attenuating or avoiding substantial noise in outdoor activity areas: setbacks, soundwalls, or other noise-shielding structures. In order to use setbacks, all proposed backyards would need to be a minimum of 133 feet from the centerline of the roadway. As proposed, the project does not adhere to this setback, so this method of noise control is not available. Revising the project to place the nearest home at 133 feet would give up a large portion of land that would otherwise be considered developable, and the future site developer may not consider this to be an ideal solution.~~

~~As designed, a sound wall along the roadway or at the rear of the landscape lot would reduce noise to acceptable levels. Further modeling to determine the necessary sound wall height indicates that a 6-foot tall barrier would reduce noise levels to 61 dB.~~

~~Therefore, a minimum 6-foot tall barrier will be required in order to reduce future exterior noise levels to acceptable levels, based on the current project plans.~~

~~Though the developer may prefer the sound wall option, sound walls have fallen into disfavor in the neighborhood planning and public health communities, because they create barriers to walkability and decrease the desire of people to walk and bike by making the streetscape less attractive. Instead of a sound wall, the developer could choose to create small courtyard areas in each affected backyard that would provide a shielded outdoor space without requiring a continuous masonry wall. This method, and any other non-standard method, would need an acoustical analysis to demonstrate that it would achieve the necessary attenuation.~~

~~Interior noise levels for any structures built on the proposed parcels must not exceed 45 dB. Data indicate that typical façade design and construction would result in an exterior to interior noise attenuation of a minimum of 25 dB with windows closed. Noise attenuation of 12 to 15 dB would be expected with windows partially opened. Given attenuation from both the noise barrier and typical wall and window assemblies, interior first story noise levels of 36 dB would be expected; this does not exceed General Plan noise standards.~~

~~It should be noted that the above analysis is specific to the project site. At this point, the affordable housing component also fronts along Florin Road but at this point future plans and layout of units are unknown. However, the noise contours discussed above apply to the entire site, and future affordable housing that is located within unacceptable noise contours will be required to comply with the noise mitigation as discussed above.~~

~~As indicated above, the project site is located directly south of a large scale nursery operation that may produce noise due to equipment and trucks utilized for loading and unloading of nursery items on the site. Given that the nursery site is located within an existing and proposed industrial designation/zone (under both land use plans and the General Plan), a six foot masonry wall will be required along the northerly property line to prevent nuisance impacts from potentially conflicting land uses. In particular, masonry walls act as shields from noise on adjacent properties. With the masonry wall, impacts associated with noise from surrounding uses will be reduced.~~

~~*Impact: Noise*~~

~~Exterior noise levels inside the backyards of the lots nearest to Florin Road will exceed the acceptable thresholds established by the County General Plan. Mitigation Measure VR-4 requires that all outdoor activity areas be designed so that noise levels are 65 dB L_{dn} or less, in accordance with the above discussion. With mitigation, Vintage Ranch impacts associated with noise are ***less-than-significant***.~~

~~Biological Resources~~

~~The project site is undeveloped. It is characterized by nearly level to gently rolling terrain that supports mostly open annual grassland habitat.~~

~~The Biological Resource Inventory for the Florin-Vineyard Gap Community Plan addresses the biological resources in the overall plan area. Technical studies were prepared to identify specific impacts to biological resources associated with the Vintage Ranch project. A Jurisdictional Delineation and Special Status Species Evaluation were prepared by Gibson & Skordall, LLC (Appendix VR-2). An arborist report was prepared by Sierra Nevada Arborists (Appendix VR-3).~~

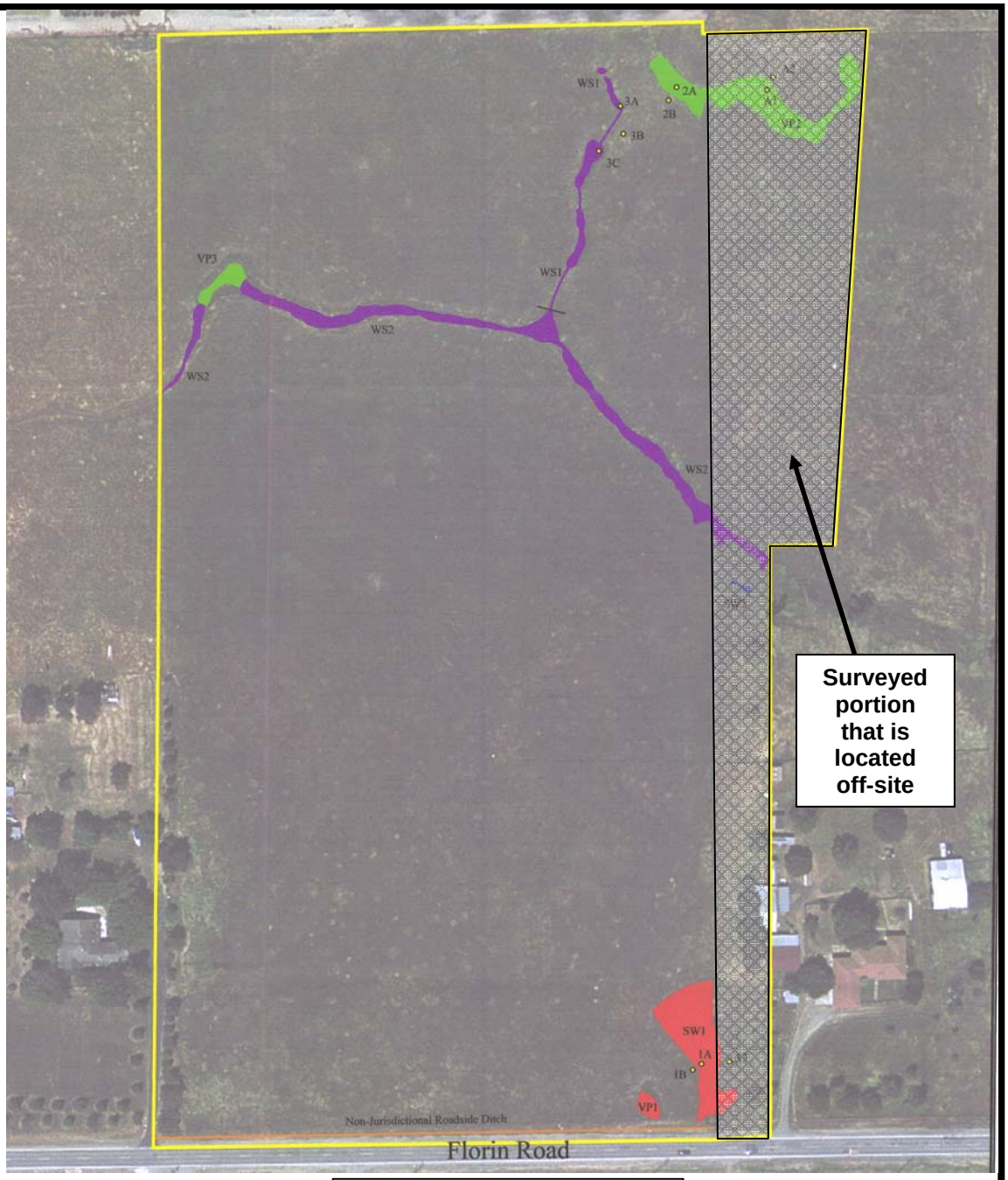
~~*Streams, Wetlands and Other Surface Waters*~~

~~Gibson and Skordal, LLC prepared a wetland delineation for the project, dated August 2006 and revised December 2006. The delineation notes a total of 0.4685 acres of potentially jurisdictional wetlands, including 0.0025 acre of depressional seasonal wetlands, 0.1890 acre of vernal pools, and 0.2771 acre of wet swales. The delineation also notes a total of 0.1467 acre of non-jurisdictional features, including 0.1354 acre of seasonal wetlands and 0.0114 acre of vernal pools. These features are located in the southeastern portion of the property and the northern half of the property. Additionally a roadside ditch is located along the southern boundary of the project site along Florin Road. (See Plate VR-10)~~

~~The U.S. Army Corps of Engineers has reviewed the delineation and has concurred with the estimates of waters of the United States, with a total of 0.4751 acre of waters considered jurisdictional and 0.1426 acre of non-jurisdictional waters (Note: There is a minor discrepancy between the stated total wetland acreages in the Gibson and Skordal wetland delineation (0.6152 total wetland acres) and the Corps verification letter (0.6177 total wetland acres) acreages. For the purposes of this assessment the Corps figures are utilized). It should be noted that the delineation includes wetland features that are located off-site. It is assumed that these features were included because they are contiguous with on-site features, thus impacts on-site would indirectly impact off-site portions of the features. Thus, impacts to wetlands were assessed utilizing mapped features on- and off-site. Finalized impact assessments will be determined by the appropriate regulatory authority during the permitting processes.~~

~~Based on the project plans wetland features located in the south and southeastern portion of the site will be filled to accommodate a proposed roadway, infrastructure improvements along Florin Road, and future construction on the affordable housing lot. The wetlands in the northern portion of the site are located within future residential parcels, the detention basin lot and open space areas. It is assumed that all of these wetlands will be impacted due to future development on-site. Even the open space areas will require some modifications, through fill or excavation to accommodate required drainage improvements as stipulated by the drainage master plan, discussed above and shown in Plate VR-9.~~

~~Plate VR-10: Wetland Delineation~~



Legend

- Data Point
- Vernal Pool
- Swale
- Depressional Seasonal Wetland
- Non-Jurisdictional Water Feature
- Non-Jurisdictional Roadside Ditch
- Study Area (totaling 23.6 acres)

~~*Impact: Streams, Wetlands and Other Surface Waters*~~

~~As a result of the proposed project, 0.6177 acres of wetland habitat on the project site will be filled and will require compensation. Mitigation Measure VR-5 stipulates that the applicant ensure that there is no net-loss of wetland acreage, and that all applicable permits are obtained. With mitigation, Vintage Ranch impacts are ***less-than-significant***.~~

~~*Special Status Species*~~

~~The Species Evaluation identified all of the special status species that have the potential to occur on the site or in the project vicinity, based on field survey results, review of the California Natural Diversity Database, review of the United States Fish and Wildlife Service lists for special-status species occurring in the region and the California Native Plant Society literature. Table VR-4, below, includes only those species from the Species Evaluation for which habitat on the site exists. The Table includes the species name, listing status, habitat associations and the likelihood of occurrence on the site.~~

~~A more detailed discussion of various special status species in the Plan Area can be found in the Biological Resources Chapter for the overall Florin-Vineyard Gap Community Plan (see Chapter 12 of Volume 1).~~

~~Table VR-4: List of Special Status Species For Which Habitat is Present~~

	~~State Status~~	~~Federal Status~~	~~Habitat Association~~	~~Potential for Occurrence~~
~~Birds~~				
~~Cooper's hawk (*Accipiter cooperi*)~~	~~Species of Special Concern~~	~~None~~	~~Nests in riparian corridors. Forages in woodlands and riparian areas.~~	~~Suitable foraging habitat on the site.~~
~~Sharp-shinned hawk (*Accipiter striatus*)~~	~~Species of Special Concern~~	~~None~~	~~In habits forested habitats, forest edge, and riparian habitat, may forage in adjacent grassland and fields.~~	~~Suitable foraging habitat on the site.~~
~~Burrowing owl (*Athene cunicularia*)~~	~~Species of Special Concern~~	~~Species of Concern~~	~~Nests in abandoned burrows w/in dry open grassland.~~	~~Suitable foraging and nesting habitat on the site.~~
~~Swainson's hawk (*Buteo swainsoni*)~~	~~Threatened~~	~~None~~	~~Nests in isolated trees or riparian woodlands adjacent to suitable foraging habitat (agricultural fields, grasslands, etc).~~	~~Suitable foraging habitat on the site.~~
~~Northern harrier (*Circus cyaneus*)~~	~~Species of Special Concern~~	~~None~~	~~Forages in open grasslands, nests on ground in shrubby vegetation.~~	~~Foraging habitat is present on the site.~~
~~White-tailed kite (*Elanus leucurus*)~~	~~Fully Protected~~	~~None~~	~~Nests in riparian corridors along streams and rivers, and forages in nearby grasslands and fields.~~	~~Suitable foraging and nesting habitat on the site.~~
~~Amphibians and Reptiles~~				
	~~State Status~~	~~Federal Status~~	~~Habitat Association~~	~~Potential for Occurrence~~
~~California tiger salamander (*Ambystoma trigrinum californiense*)~~	~~Species of Special Concern~~	~~Threatened~~	~~Breeds in ponds or other ponded wetlands, and uses upland burrows in grasslands for refugia/foraging.~~	~~Marginal habitat present.~~
~~Western spadefoot toad (*Scaphiopus hammondii*)~~	~~Species of Special Concern~~	~~Species of Concern~~	~~Breeds in vernal pools, seasonal wetlands and swales. Forages and hibernates in grasslands.~~	~~Habitat present.~~

~~**Invertebrates**~~				
	~~**State Status**~~	~~**Federal Status**~~	~~**Habitat Association**~~	~~**Potential for Occurrence**~~
~~Vernal pool fairy shrimp (*Branchinecta lynchi*)~~	~~None~~	~~Threatened~~	~~Vernal pools and other seasonally ponded wetlands.~~	~~Potential suitable habitat onsite.~~
~~Midvalley fairy shrimp (*Branchinecta mesovallensis*)~~	~~None~~	~~None~~	~~Vernal pools and other seasonally ponded wetlands.~~	~~Potential suitable habitat onsite.~~
~~Vernal pool tadpole shrimp (*Lepidurus packardi*)~~	~~None~~	~~Endangered~~	~~Vernal pools and other seasonally ponded wetlands.~~	~~Potential suitable habitat onsite.~~
~~California linderiella (*Linderiella occidentalis)*~~	~~None~~	~~None~~	~~Vernal pools and other seasonally ponded wetlands.~~	~~Potential suitable habitat onsite.~~

~~**Plants**~~					
	~~**State Status**~~	~~**Federal Status**~~	~~**CNPS Listing**~~	~~**Habitat Association**~~	~~**Potential for Occurrence**~~
~~Legenere (*Legenere limosa*)~~	~~None~~	~~Species of Concern~~	~~CNPS-1B~~	~~Vernal pools~~	~~Potential habitat in vernal pools and deep seasonal wetlands.~~
~~Dwarf downingia (*Downingia pusilla*)~~	~~None~~	~~None~~	~~CNPS-2~~	~~Vernal pools~~	~~Potential habitat in vernal pools and deep seasonal wetlands.~~
~~Bogg's Lake hedge-hyssop (*Gratiola heterosepala*)~~	~~Endangered~~	~~None~~	~~CNPS-1B~~	~~Vernal pools and lake/pond margins~~	~~Potential habitat in vernal pools and deep seasonal wetlands.~~
~~Ahart's dwarf rush (*Juncus leiospermus var. ahartii*)~~	~~None~~	~~Species of Concern~~	~~CNPS-1B~~	~~Vernal pools~~	~~Potential habitat in vernal pools and deep seasonal wetlands.~~
~~Slender orcutt grass (*Orcuttia tenuis*)~~	~~Endangered~~	~~Threatened~~	~~CNPS-1B~~	~~Vernal pools~~	~~Potential suitable habitat.~~
~~Sacramento orcutt grass (*Orcuttia viscida*)~~	~~Endangered~~	~~Threatened~~	~~CNPS-1B~~	~~Vernal pools~~	~~Potential suitable habitat.~~

~~Although the Special Status Species evaluation noted that many species may be found on the property a number of the cited species are not located on the subject property nor is there suitable habitat to support them. The following discussions focus on those species that may be found on the project site.~~

~~SWAINSON'S HAWK (*BUTEO SWAINSONI*)~~

~~The Swainson's hawk is a migratory raptor that over-winters in South America and breeds in North America, Canada and Mexico. Currently, the Swainson's hawk is listed as a threatened species pursuant to the California Endangered Species Act (CESA). At a Federal level, the Swainson's hawk is provided protection under the Migratory Bird Treaty Act (MBTA).~~

~~There are no suitable nesting trees for the species onsite. However, there are two known Swainson's hawk nest sites between 1-5 miles of the project site. The Assessment concludes that the site provides suitable foraging habitat for the Swainson's hawk. Sacramento County and the Department of Fish and Game jointly developed a protocol for assessing impacts to the hawk, based on a better understanding of how the hawks use habitat. The impact is tied directly to zoning changes and is calculated thusly: 25% of the impact occurs when a property is zoned from a density of AG-40 to AG-20, 50% of the impact occurs when a property zoned AG-20 is converted to AR-10, and the final 25% of the impact occurs when an AR-10 property is converted to AR-5 (or a more dense designation).~~

~~As indicated previously, the project site contains 20.1 acres zoned AG-80. Based on the new methodology, the Rezone of the 20.1 acres zoned AG-80 to a more dense designation results in an impact assessment of 100%. Thus, the project results in a total of 20.1 acres of impact.~~

~~COOPER'S HAWK AND SHARP-SHINNED HAWK~~

~~Both the Cooper's hawk (*Accipter cooperi*) and sharp-shinned hawk (*Accipiter striatus*) forage and breed in forested areas, including riparian habitat, and are state-listed Species of Special Concern. Nesting season begins in spring, with full fledge occurring by the end of summer. The site does not contain suitable nesting trees. The project site contains suitable foraging habitat for the both species.~~

~~NORTHERN HARRIER~~

~~The northern harrier has long wings and tail and forages by flying low over the ground in open grasslands and marshes. The male of the species is white below with a light grey back and hood, while the female is mottled brown. Nests are constructed on the ground in shrubby vegetation. The project site does not contain nesting habitat, but does contain marginal foraging habitat.~~

~~BURROWING OWL~~

~~The burrowing owl is a ground-dwelling, opportunistic feeder that nests in the abandoned burrows of small mammals or, in some cases, in culverts, pipes or nest boxes. The breeding season is March to August. The species is protected by the Federal Migratory Bird Treaty Act and is listed by the state as a Species of Special Concern.~~

~~No burrowing owls were observed on the site during the field surveys, but marginal habitat is present on the site and the species could move onto the site by the time the project is implemented.~~

~~WHITE-TAILED KITE~~

~~The white-tailed kite requires relatively open habitat for foraging, and trees (isolated or within stands) for nesting and roosting. Habitats favoring prey populations (ungrazed or little grazed grasslands, agriculture, and grass-dominated wetlands) support more kites. The white-tailed kite breeds from February to October, with the nesting peak from May to August; nests are typically found at the crowns of dense oak, willow or other large trees. The site contains foraging and nesting habitat for the species.~~

~~OTHER RAPTORS~~

~~Other raptors that have no specific special status are protected by the Migratory Bird Treaty Act and Section 3503.5 of the Fish and Game Code. These other raptors include species such as the red-tailed hawk and red-shouldered hawk.~~

~~VERNAL POOL BRANCHIOPODS~~

~~Federally listed vernal pool branchiopods including the threatened vernal pool fairy shrimp (*Branchinecta lynchi*) and the endangered vernal pool tadpole shrimp (*Lepidurus packardi*) have been documented as occurring in the Elk Grove USGS quadrangles. Other non-listed branciopods known to occur in the region include California linderiella (*Linderiella occidentalis*) and midvalley fairy shrimp (*Branchinecta mesovallensis*). These species are generally restricted to vernal pools and/or other seasonally ponded wetlands that sustain inundation during the winter before drying up in the late spring.~~

~~The vernal pools on the site are considered potential habitat for special status branchiopods. Seasonal wetlands are also considered marginal habitat for branchiopods. Protocol surveys to determine presence or absence of federally listed branchiopods have not yet been conducted at this site. Typically, in order to protect and preserve vernal pools and associated special status branchiopods all future development (including roads and septic systems) would be located a minimum of 250 feet from the vernal pools. As shown on the site plan (Plate VR-3), development on site would result in fill of on-site vernal pools. Encroachment within the 250 foot buffer or any fill of vernal pools or seasonal wetlands may result in significant impacts to special status branchiopod species.~~

~~SPECIAL STATUS PLANTS~~

~~Potential habitat exists on the project site for the above referenced special status plants (Table VR-4). The species evaluation did not note any occurrence on the project site for special status plants during surveys.~~

~~*Impact: Special-Status Species*~~

~~As discussed, the project will eliminate the entire Swainson's hawk foraging habitat on the project site. Based on the new assessment methodology, the project impact is assessed as 20.1 acres. Mitigation for the loss of foraging habitat, is required, and has been included as Mitigation Measure VR-6. Mitigation for loss of Swainson's hawk foraging habitat will also compensate for any impacts to the white-tailed kite and the Cooper's hawk, which forage on habitats similar to those of the Swainson's hawk. Pre-construction nesting surveys will also be required through Mitigation Measure VR-9, to ensure that construction activities do not result in the disturbance of any active raptor nests. With mitigation, impacts are ***less-than-significant***.~~

~~The site also contains potential nesting habitat for the burrowing owl, which is a ground-nesting raptor. Mitigation Measure VR-7 that requires pre-construction nest surveys for the species be conducted no more than 30 days prior to onset of construction. The Measure further states that if active nests are discovered on the property, that no construction take place within 250 feet of the nesting site until the young have fledged and are able to exit the burrow. Passive relocation can be performed on fledged birds that remain outside the nesting season (between February and August). With mitigation, impacts are ***less-than-significant***.~~

~~Protocol surveys for federally listed branchiopod species have not occurred, thus presence of federally listed branchiopod species on the project site must be assumed. Given that the proposed project will result in encroachment within the 250 foot buffer required to ensure no significant impacts to federally listed branchiopod species, impacts are considered potentially significant. Mitigation requiring consultation with and authorization by the U.S. Fish & Wildlife Service related to potential take of federally listed species is required. The U.S. Fish and Wildlife will likely require two season protocol surveys for branchiopod species. If the project is determined to impact a federally listed species, mitigation for compensation for vernal pool branchiopod species will be required. With mitigation, impacts to federally listed brachiopods are ***less-than-significant***.~~

~~The project site does contain some areas of habitat suitable for special status plants, though no individuals of any special status species were observed during the on-site surveys. Pre-construction plant surveys will be required to determine presence and proper mitigation. With mitigation, impacts are ***less-than-significant***.~~

~~*Trees*~~

~~As discussed in Chapter 12 of Volume 1, Sacramento County has identified the value of its native and landmark trees and has adopted measures in its General Plan to provide for their preservation. The Tree Ordinance (Chapter 19.04 of the County Code) Section 19.04.030 (6) also provides descriptions of "protected" trees. "Landmark tree" means an especially prominent or stately tree on any land in Sacramento County, including privately owned land." Heritage trees are native oak trees that are at or over 19" diameter at breast height (dbh). All native oak trees are protected under the~~

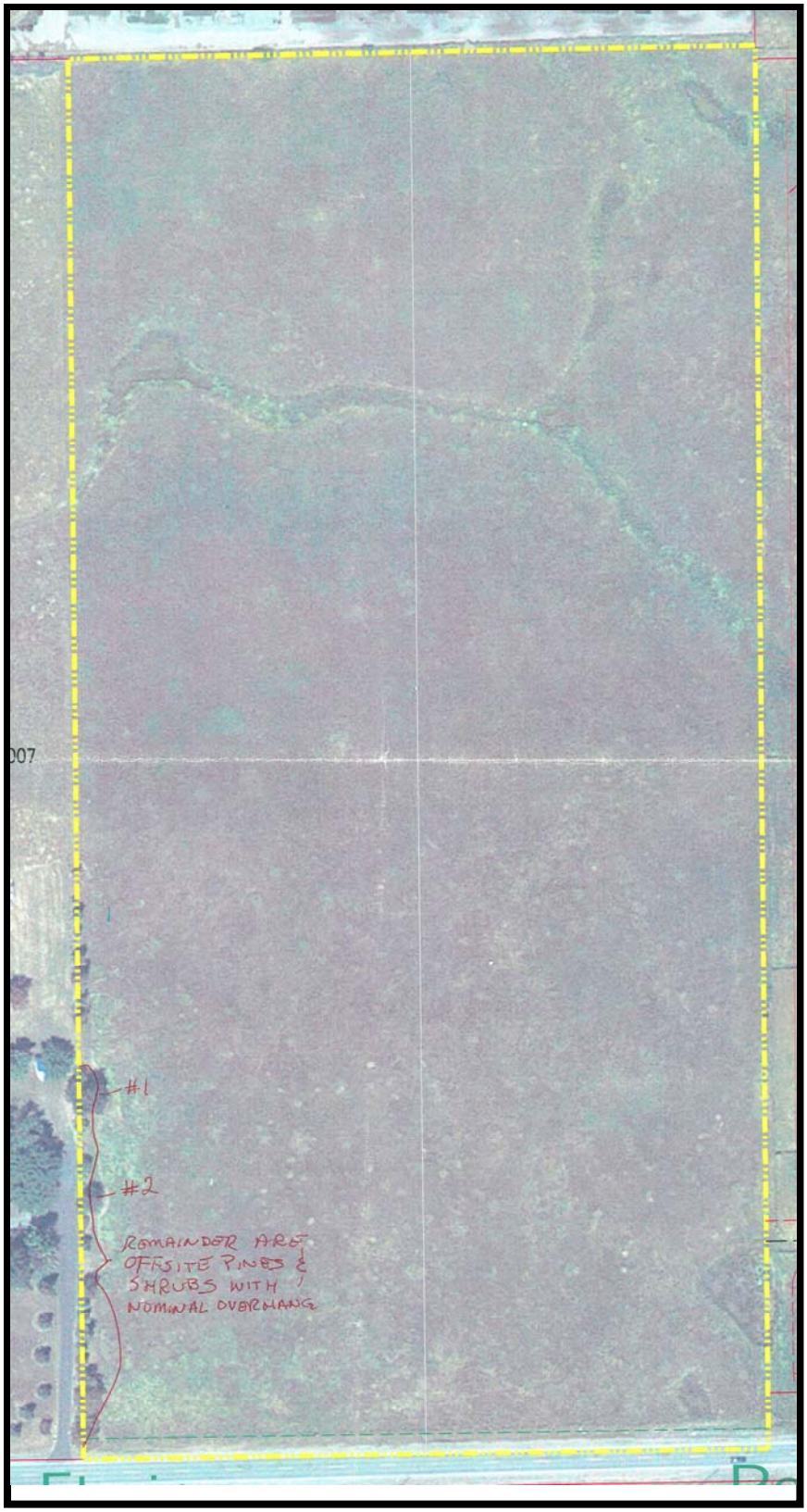
~~Conservation Element of the County of Sacramento General Plan. When development requires removal of native oaks, replacement planting is required pursuant to County policy. The Conservation Element also requires the preservation of landmark trees, as well as non-oak natives, such as California black walnuts and California sycamores, wherever possible. It should be noted that to be considered a tree, as opposed to a seedling or sapling, the tree must have a diameter at breast height (dbh) of at least 6 inches or, if it has multiple trunks of less than 6 inches each, a combined dbh of 10 inches. Typically, non-native species must be at least 19 inches dbh before they are required to be included in an arborist report for a project.~~

~~The Initial Arborist Report and Inventory Summary for the project site were prepared by Sierra Nevada Arborists (September 3, 2004). A total of two trees were documented (Plate VR-11). Tree #1 is an apricot tree (*Prunus sp.*) measuring 8 aggregate inches dbh. This tree is not protected by the County Ordinance. Tree #2 is an interior live oak (Quercus wislizenii) measuring 12 inches dbh. This tree is protected by the County ordinance. Tree #2 is located along the southwestern property boundary. It is documented as having a dripline of 17 feet. The condition was described as poor to fair structure and fair vigor. The arborist recommends cleaning out the crown. The arborist report does not include a precise map that indicates a plotted location of tree number 2. Instead the report includes an aerial photo showing the location of trees 1 and 2 (see Plate VR-11). Based on the aerial photo it appears that tree number 2 is located within proposed Parcel 6.~~

~~*Impact: Trees*~~

~~One native oak tree (Tree #2) is present along the western edge of the projects site. The tree is a 12 inch dbh interior live oak (*Quercus wislizenii*). Development of the project could result in the removal of the native tree or potential encroachment within the protected dripline area. Since the tentative subdivision map does not include building envelopes it is uncertain whether the tree can be retained and protected. It appears that the tree is located in the extreme western portion of Parcel 6 where it may be feasible to retain the tree in a "backyard" setting. However, encroachment from the residence, landscaping, or installation of utilities along the property line may make retention infeasible. Additionally, the project engineer has stated that backyard areas~~

~~Plate VR-11: Tree Exhibit~~



~~are typically graded 1 to 2 feet above existing grade in order for the lots to drain toward the street. The engineer requested that the analysis of impacts assume that the tree will be impacted entirely. Thus, mitigation is included for the compensation of the native oak tree.~~

~~With mitigation, impacts of the Vintage Ranch project related to tree resources are considered ***less-than-significant***.~~

~~Cultural Resources~~

~~See Chapter 15 of Volume 1 for discussions of background, setting, and significance criteria for cultural resources within the Plan area.~~

~~*Fieldwork/Analysis*~~

~~**Archaeological/Historical Survey**~~

~~The project site was subject to an intensive pedestrian survey between January 14, 2006 and March 26, 2006. The project area was walked by a team of archaeologists employing parallel transects with transect spacing no greater than 5 to 10 meters. No prehistoric cultural resources were recovered or noted during the survey. Additionally, there are no structures on the project site, and no evidence present that would suggest that there have been structures on the project site at one time.~~

~~*Impact: Potential for Construction-Related impacts to Cultural Resources*~~

~~Although no additional cultural resource work is recommended at this time, there is a possibility of uncovering subsurface archaeological materials during the construction phases of the project which have been obscured from view due to natural reburial processes. Therefore, mitigation for subsurface cultural resources is included.~~

~~With mitigation for potential undiscovered subsurface prehistoric and historic cultural resources, environmental impacts to potentially sensitive cultural resources are considered less than significant.~~

~~Hazardous Materials~~

~~Wallace-Kuhl and Associates prepared a Phase I Environmental Site Assessment for the project site, dated June 30, 2004. The site assessment has been attached as Appendix VR-4. The conclusions of the Phase I Site Assessment were as follows:~~

- ~~Past use and current use consisted of undeveloped pasture land~~
- ~~No regional impairments to groundwater quality~~

- ~~No existing on-site water well or private septic system~~
- ~~No present or former underground fuel storage, hydraulic hoists, mechanic's pits, oil/water separators or dry cleaning facilities~~

~~In summary, there is no apparent evidence that any significant and recognized environmental conditions related to hazardous materials exists on the site.~~

~~*Impact: Hazardous Materials*~~

~~There is no apparent evidence that any significant and recognized environmental conditions related to hazardous materials exists on the Vintage Ranch site. Impacts are ***less-than-significant***.~~

~~Agency-Recommended Conditions of Approval~~

1. ~~**Sacramento County Department of Transportation**~~

   a. ~~Along the affordable housing site, grant the County right-of-way on Florin Road based on a 108-foot standard thoroughfare and install public street improvements pursuant to the Florin Vineyard Community Plan and the Sacramento County Improvement Standards.~~

   b. ~~Along the residential lot, grant the County right-of-way on Florin Road based on a 96-foot modified thoroughfare (the six-foot separated sidewalk shall be installed in the adjacent pedestrian/landscape easement) and install public street improvements pursuant to the Florin Vineyard Community Plan and the Sacramento County Improvement Standards.~~

   c. ~~Coordinate the alignment and design of Florin Road with the North Vineyard Station Specific Plan and the proposed development to the south.~~

   d. ~~Dedicate additional right-of-way and install improvements on Florin Road and "B" Drive for a signal intersection pursuant to the Sacramento County Improvement Standards. Note: A bus turnout will be required on Florin Road.~~

   e. ~~Stop signs and/or speed bumps shall be installed where needed to the satisfaction of the traffic section of the Department of Transportation.~~

   f. ~~Grant the County right-of-way on 'D' Circle and 'C' Way along Lot 'A' (Park) based on a 30-foot half width for on-street parking pursuant to the Sacramento County Improvement Standards. Note: If the park will be providing recreational areas such as soccer fields and/or baseball fields, then on site parking will be required. Install a type 2 curb, gutter, and a 6-foot sidewalk.~~

~~g. Grant the County right-of-way on 'D' Circle along Lot 'C' (Open Space) and Lot 'B' (Detention Basin) based on a 40-foot standard residential street and install improvements pursuant to the Sacramento County Improvement Standards. Install a type 2 curb, gutter, and a 4-foot sidewalk.~~

~~2. Sacramento Area Sewer District~~

~~(note: The SASD was formerly known as CSD-1 and the following comments refer to SASD as CSD-1. All recommended conditions are still valid.)~~

~~a. Annex the subject property to both Sacramento Regional County Sanitation District and County Sanitation District 1 of Sacramento County prior to recordation of the Final Map or to the approval of improvement plans, whichever occurs first.~~

~~b. Connection to the District's sewer system shall be required to the satisfaction of CSD-1. Sacramento County Improvement Standards apply to sewer construction.~~

~~c. Each parcel with a sewage source shall have a separate connection to the CSD-1 public sewer system. If there is more than one building in any single parcel and the parcel is not proposed for split, then each building on that parcel shall have a separate connection to a private on-site sewer line or CSD-1 public sewer line.~~

~~d. CSD-1 shall require an approved sewer study prior to the approval of Final map or submittal of an improvement plans for plan check to CSD-1, which ever comes first. The sewer study shall demonstrate the quantity of discharge and any "flow through sewage" along with appropriate pipe sizes and related appurtenances from this subject and other upstream areas and shall be done in accordance with the Districts' most recent "Minimum Sewer Study Requirements". The study shall be done on a no "Shed-Shift" basis unless approved by the District in advance and in compliance with Sacramento County Improvement Standards.~~

~~e. Sewer easements will be required. All sewer easements shall be dedicated to CSD-1 in a form approved by the District Engineer. All CSD-1 sewer easements shall be at least 20 feet in width and ensure continuous access for installation and maintenance. CSD-1 will provide maintenance only in public rights-of-ways easements dedicated to CSD-1.~~

~~f. CSD-1 requires their sewers to be located a minimum of 10 feet (measured horizontally from edge of pipe to edge of pipe) from all potable lines. Separation of sewer line from other parallel utilities, such as storm drain and other 'dry' utilities (electrical, telephone, cable, etc.) shall be a minimum of 7 feet (measured horizontally from the center of pipe to the center of pipe). Any deviation from the above separation due to depth and roadway width must be approved by the District on a case by case basis. Prior to recording the Final~~

~~Map, the applicant shall prepare a utility plan that will demonstrate that this condition is met.~~

~~g. The trunk and collector sewer system for the project will not be accepted for maintenance and building occupancy will not be granted until the downstream outfall sewer system serving the project is also accepted for maintenance.~~

~~3. Sacramento Municipal Utilities District (SMUD)~~

~~a. Dedicate a 12.5-foot public utility easement for underground facilities and appurtenances adjacent to all public street rights of ways.~~

~~b. Dedicate the Landscape Corridors as public utility easement for underground facilities and appurtenances.~~

~~c. The owner/developer must disclose to future/potential owners the existing 69kV electrical facilities. SMUD has a existing 69kV overhead line on the south side of Florin Road.~~

~~4. Sacramento Metropolitan Fire District~~

~~a. The installation of approved traffic control equipment may be required on all signal lights installed or modified as part of this project to allow emergency fire apparatus to activate the traffic signal.~~

~~b. Approved numbers or addresses shall be placed on all new or existing buildings in such a position as to be easily read from the street or road fronting the property. The minimum size of the numbers shall not be less than six (6) inches and shall be mounted immediately adjacent to a light source and shall also contrast with their background.~~

~~c. Approved fire hydrants capable of providing the required fire flow for the protection of any and all structures shall be located along the route of the fire apparatus access roadway. The required fire hydrants shall be installed and operational prior to any construction or on-site storage of combustible materials. The minimum required fire flow for the protection of residential developments with an area per building not exceeding 3,600 square feet is 1,000 gallons per minute (gpm) at a pressure of 20 pounds per square inch (psi) for a two-hour duration. Fire hydrant installations for the protection of residential projects shall comply with the following requirements:~~

~~i. One fire hydrant shall be located between 150 and 250 feet from the end of the access roadway. The required access roadway shall extend to within 150 feet of all portions of the structure.~~

~~ii. A hydrant installed at the end of an access roadway as a "blow off" for the eater district does not meet the fire department fire hydrant requirements.~~

~~iii. Existing "wharf" type fire hydrants do not satisfy hydrant requirements for new construction, and per SCC-1240, must be upgraded to approved steamer type hydrants.~~

~~iv. Each approved fire hydrant shall have a minimum flow of 1,000 gallons per minute (gpm) for residential developments. Additional requirements apply to residential dwelling with buildings areas greater than or equal to 3,600 square feet.~~

~~d. Plans shall be submitted to the fire prevention bureau showing hydrant locations for review and approval prior to construction. Fire hydrant details and fire department notes shall be shown on the site plans or improvement drawings.~~

~~e. Residential roof coverings shall consist of materials having a minimum Class C rating.~~

~~f. Traffic calming measures, speed bumps, humps, etc shall not be installed in fire apparatus access roadways.~~

~~g. Approved fire hydrants shall be spaced at 500-foot intervals along the route of the interior access roadway. The fire hydrants shall be capable of supplying a minimum fire flow of 1,000 gallons per minute at 20 pounds per square inch of pressure.~~

~~h. All structures in the proposed subdivision will be connected to the public water supply; private wells shall not be permitted.~~

~~i. All roadways and cul-de-sacs shall meet Sacramento County Department of Transportation standards for length and width.~~

~~5. Sacramento County Sheriff's Department~~

~~a. There shall be no "dogleg" courts or cul-de-sacs. Law enforcement needs unobstructed views into each of these courts should a tactical situation arise.~~

~~b. A street number shall be displayed in a prominent location on the street side of the residence in such a position that the number is easily visible to approaching emergency vehicles.~~

~~i. The numerals shall be no less than six (6) inches in height and shall be of a contrasting color to the background to which they are attached.~~

~~ii. The numerals shall be lighted at night.~~

~~c. Landscaping shall be of the type and situated in locations to maximize observation while providing the desired degree of aesthetics. Security planting materials are encouraged along fences and property lines and under~~

~~vulnerable windows. A partial list of materials is available from the Sheriff's Department upon request.~~

~~d. All curbs shall be vertical in design. Rounded curbs shall be avoided whenever possible.~~

~~e. Vertical wrought-iron fencing materials shall be used for all fences between private lots and open space, parks, right of ways, or other public access land. This is to allow visibility to those areas and encourage residents to view activities in those areas. In addition this will make those areas less attractive to loiterers and others who wish to use those locations for criminal or mischievous purposes.~~

~~f. Parking areas, roadways, and driveways shall be illuminated with high intensity discharge lighting with sufficient wattage to provide adequate illumination to provide a safe, secure environment for persons, property, and vehicles on site. Such lighting shall be equipped with vandal-resistant covers and photocell control. A lighting level of 0.25 to 0.500 foot-candles, maintained at ground level, is required for the site in general; entry intersections should be 0.50 or greater.~~

~~g. Each entry and exit door shall be equipped with a light source of sufficient wattage to illuminate the door, porch, and stairway. Area lights, switch controlled from inside the residence, are encouraged to illuminate the rear and side yard.~~

~~h. Prior to recordation of final map, the property shall annex into the County of Sacramento Community Facilities District No. 2005-01 (Police Services). The annexation process takes approximately 6 months and the applicants must contact the county of Sacramento Infrastructure Finance Section at (916) 874-6525 at the earliest possible time to initiate the process and to obtain information concerning annexation costs.~~

~~6. Southgate Recreation and Park District~~

~~a. Based on the 43 single-family lots and the 9.8 acre RD-20 affordable housing site proposed for this subdivision, the estimated Quimby parkland dedication requirement is approximately 3.02 acres. The map is indicating a 1.0 acre park site (Lot A) with an adjoining 1.1 acre open space area and a 1.7 acre detention basin site.~~

~~Although the District does not typically accept park sites less than 2 acres, sue to the adjoining open space and detention basin sites that have joint-use recreation possibilities, the District is willing to consider acceptance of the 1.0 acre park site toward partial satisfaction of the Quimby parkland dedication requirement and will accept in-lieu fees for the remaining parkland dedication balance.~~

~~The basin site deign includes a 35 foot wide parkway around the perimeter of the basin which may provide room for a detached bicycle/pedestrian trail. The basin is only expected to be unusable for joint-use recreational opportunities during seasonal storm events. The detention basin, open space and park site area together total 3.8 acres.~~

~~The District would like to work with the Developer and County DWR on the integration of the design and improvements for the proposed park site (Lot A), detention basin site (Lot B) and open space (Lot C), in order to maximize active and passive recreational opportunities for the residents of this subdivision.~~

~~Prior to recordation, the District shall review the final subdivision map and shall jointly determine final parkland dedication requirements and/or in-lieu fees with the Developer and County pursuant to the Subdivision Map Act.~~

~~b. The Developer shall assure that the parkland to be dedicated to the District is graded and improved to the District's satisfaction and pursuant to current County Standards. The District shall review and approve improvement plans adjoining the park site indentified as Lot A. Park site improvements include: adjoining streets with street lights fronting on the park, vertical curbs that extend 10 feet beyond the park site, a 6-foot-wide concrete sidewalk (which will include an attached 2 foot wide decomposed granite jogging path) on all park frontage streets and ADA compliant street crossings on all corners. Other park site infrastructure improvements include: electric, phone, storm drainage, sewer, and water stubs, connected water meters, and reduced pressure backflow preventers. Rain Bird Maxicom controllers, with telephone line and electricity, shall be connected to the District's computerized irrigation system. In addition, all permit fees for the park site need to be paid including: building, sewer, water meter, water development, and drainage. The District shall accept the completed park site after it has passed County inspections and we have received a current, clear title report.~~

~~c. The District is wiling to accept ownership and management of the proposed 1.9 acres of open space identified as Lots C, D and E, depending on final requirements of the regulatory agencies related to these lots. The District does not give Quimby credit for property encumbered or otherwise with restrictions, including land with delineated wetlands or other sensitive habitat. Open space lots shall be dedicated to the District as a gift with a clear title report and be fully developed and improved by the Developer with plans and specifications to be approved by the District. The District requests review of all Army Corps of Engineers, U.S. Fish and Wildlife Service, California Department of Fish and Game and all other permitting agency submissions, comments and requirements as well as the final permit, conditions, and wetland delineations as they pertain to the open space property. The District will accept the completed open space area only after it has been improved to~~

~~the District's specifications, passed inspections and the conditions required are accepted by the regulatory agencies (if applicable).~~

~~d. Open space areas shall front on a public road per County of Sacramento General Plan requirements. The District shall review and approve improvement plans adjoining the open space lots identified as Lots C, D, and E. The Developer shall provide a vertical curb and 6 foot wide attached concrete sidewalk along all streets fronting on open space areas and shall install street lighting on the open space side of the street. For open space areas that front on a public street, a "setback" area of approximately 10 feet (from back of sidewalk into open space area) shall be minimally landscaped (to District's specifications) to provide an aesthetic transition into the open space area. The open space will have post and cable fencing along the back edge of the landscaped area and the irrigation system shall be installed according to specifications provided by the District and shall be connected to the District's Maxicom computerized irrigation system inclusive of: controller, phone line and electricity.~~

~~The District requests that Open Space Lot C also include an attached 2 foot wide decomposed granite jogging path along the 6 foot wide concrete sidewalks, in order to provide a continuous jogging path around the park site, open space, and detention basin.~~

~~Any residential lots that back-up or side-on to the open space shall have a 6 foot high tubular steel fence constructed by the Developer, and approved by the District. This fencing belongs to and is the responsibility of the residential property owner or Developer.~~

~~e. The District requests that adequate funding be available to pay for all costs associated with the repair, maintenance and monitoring in perpetuity of the identified open space in this subdivision through the provision of an endowment (if required by permitting agencies) and/or annexation to financing districts.~~

~~f. The District desires to work with the Developer and the County Water Resources in identifying potential recreational joint-uses for the 1.7 acre detention basin identified as Lot B. The District is willing to consider accepting an easement and maintenance responsibilities for all or part of this site depending on the identified joint use functions and improvements provided by the Developer. The District will not however, take responsibility for operation or maintenance of the basins' drainage and detention functions.~~

~~The District is willing to consider accepting maintenance of the 35 foot wide parkway included as part of the detention basin (Lot B). The proposed parkway will provide an opportunity for a detached trail and shall be landscaped and improved by the Developer to District specifications. Other potential joint use possibilities include active sports fields and/or additional~~

~~landscape easements. The District shall review and approve improvement plans for the detention basin site (Lot B) and other adjoining improvements to the site. In order to accommodate recreational uses, advance planning needs to occur to address design issues including but not limited to side slopes, access points, and improvements. Potential detention basin lot area improvements include sports field landscaping, perimeter landscaping including bicycle/pedestrian paths, benches, and security lighting.~~

~~The District requests to work with the Developer and County Water Resources on designing appropriate fencing and landscaping for the shared boundaries between the detention basin, proposed parkway corridor and open space.~~

~~g. The District will accept the 25-foot wide landscape corridors along Florin Road identified as Lot E. The landscape corridor lots shall be dedicated to the District as a gift and shall be fully developed by the developer with plans and specifications to be approved by the District and pursuant to current County standards. The District requires 6-foot high masonry soundwalls for all lots that back-up or side-on to the landscape corridors. All masonry soundwalls shall be treated with graffiti-resistant coating and the design approved by the District. Landscape corridors shall have a detached 6-foot wide concrete sidewalk with vertical curb and ADA compliant street crossings on all corners. A Type 3 curb is required at the back of sidewalks for landscaped areas (except turf). The irrigation system shall be installed according to specifications provided by the District. The District does not require subdivision entrance lighting but requests the installation of conduit to an electric box within the landscape corridor for future installation of lighting, should it become necessary. The District shall accept the completed landscape corridor lot after is has passed inspections and received a clear title report. The District shall maintain the landscape corridor through assessment district proceeds.~~

~~h. The District recommends the delineation of a 25-foot wide landscape corridor along the affordable housing site identified as Lot 44 on the north side of Florin Road. The District will accept ownership of this landscape corridor, in order to provide well maintained and continuous pedestrian system throughout the District. The District will require the landscape corridor lot to include a 6-foot high masonry soundwall or other fencing approved by the District. Other standard landscape corridor requirements as described in Comment 7 above would also apply.~~

~~i. Prior to improvement plan approval by the County, the developer shall submit improvement plans for this subdivision to the District. The District shall review and approve all improvements consistent with District requirements pertaining to the park site (Lot A), open space (Lots C, D, and E), detention basin and 35 foot wide parkway corridor (Lot B) and landscape corridors along Florin Road (Lot E) and the affordable housing site (Lot 44).~~

~~j. The Developer shall consent to the inclusion of this subdivision within the Florin-Vineyard Financing District, which will be a landscaping and Lighting Assessment District or a Mello Roos Community Facilities District, and the Southgate Landscaping and Lighting Assessment District – West Vineyard Zone. The Developer shall be responsible for notification to all subsequent purchasers of parcels of land within this subdivision of the inclusion within said financing districts. These financing districts will be established by Southgate for purposes of funding maintenance and operations, additional park and recreation capital improvements, community center maintenance and operations, and park and recreation programs.~~

~~k. This subdivision will be included in the Southgate Recreation & Park District component of any future Florin-Vineyard Public Facilities Financing Plan as determined by the Sacramento County Board of Supervisors. In the absence of an approved County financing plan, the District recommends that the County Board of Supervisors annex this subdivision to an existing plan which meets the current park and recreation needs of the District or otherwise require an appropriate funding mechanism that will address the park land dedication, maintenance and development requirements of the Southgate District. The District reserves the right to revise parkland dedication requirements and financing mechanisms to adapt to changes resulting from modifications to the policy or the creation of a new plan by the County of Sacramento.~~

~~PROJECT MITIGATION MEASURES~~

~~MITIGATION MEASURES FOR POTENTIAL IMPACT TO THE COUNTY DRAINAGE SYSTEM:~~

~~**VR-1.** Prior to the approval of improvement plans for individual development projects within the FVGCP area, the project proponent shall demonstrate to the satisfaction of DWR that all FVGCP DMP improvements necessary to provide adequate flood protection to the project, and necessary to provide adequate mitigation for the project's downstream drainage/flooding and water quality impacts, have been implemented.~~

~~**VR-2.** Revise the submitted Vintage Ranch tentative map to remove the shown detention basin consistent with the FVGCP DMP, as shown on Plate VR-9.~~

~~MITIGATION MEASURES FOR POTENTIAL AIR QUALITY IMPACTS:~~

~~**VR-3.** The applicant shall implement the following mitigation in order to reduce construction-related PM_{10} emissions:~~

~~A. Keep soil moist at all times.~~

~~B. Maintain at least two feet of freeboard space on all haul trucks.~~

~~C. Use emulsified diesel or diesel catalysts on applicable heavy duty diesel construction equipment.~~

~~MITIGATION MEASURE FOR POTENTIAL NOISE IMPACTS:~~

~~**VR-4.** The applicant shall adhere to one of the following options:~~

~~A. Construct a minimum 6-foot tall, combination earthen berm and masonry wall noise barrier along the Florin Road frontage.~~

~~B. The outdoor activity area of all residential backyards within 133 feet of the centerline of Florin Road shall be shielded from traffic noise, either through strategic placement of the houses, usage of a backyard courtyard concept, or other attenuation method. An acoustical analysis shall be submitted to the Department of Environmental Review and Assessment which demonstrates that a noise level of 65 dB Ldn or less (under cumulative traffic conditions) is attained within the outdoor activity areas of all affected properties.~~

~~MITIGATION MEASURE FOR POTENTIAL WETLANDS IMPACTS:~~

~~**VR-5.** Prior to any grading, grubbing, or excavation within 50 feet of on-site wetlands, the applicant or owner shall obtain any/all applicable permits from the U.S. Fish and Wildlife Service (USFWS), U.S. Army Corps of Engineers, California Department of Fish and Game and the Central Valley Regional Water Quality Control Board for the proposed modifications to on-site wetlands. In addition, the project applicant or property owner shall comply with General Plan Conservation Element Policy No. CO-96 as it pertains to no net loss of wetlands. If mitigation occurring through the state and federal permitting processes results in less than 1:1 compensation for the loss of wetland habitat, the applicant or owner shall be required to pay to the County of Sacramento an amount based on a rate of $35,000 per acre for the unmitigated/ uncompensated wetlands. The payment shall be submitted to the Department of Planning and Community Development and shall be deposited in the Wetlands Restoration Trust Fund. A copy of any required permits, or written notification from the applicant that the permit authority has determined that a permit is not required, and verification of compliance with General Plan Conservation Element Policy No. CO-96 regarding no net loss of wetlands shall be submitted to the Department of Environmental Review and Assessment.~~

~~MITIGATION MEASURES FOR POTENTIAL SPECIAL STATUS SPECIES IMPACTS:~~

~~**VR-6.** Prior to the approval of improvement plans, building permits, or recordation of the final map, whichever occurs first, implement one of the following options to mitigate for the loss of 20.1 acres of Swainson's hawk foraging habitat on the project site:~~

~~A. The project proponent shall utilize one or more of the mitigation options (land dedication and/or fee payment) established in Sacramento County's Swainson's Hawk Impact Mitigation Program (Chapter 16.130 of the Sacramento County Code).~~

~~B. The project proponent shall, to the satisfaction of the California Department of Fish and Game, prepare and implement a Swainson's hawk mitigation plan that will include preservation of Swainson's hawk foraging habitat.~~

~~C. Should the County Board of Supervisors adopt a Swainson's hawk mitigation policy/program (which may include a mitigation fee payable prior to issuance of building permits) prior to the implementation of one of the measures above, the project proponent may be subject to that program instead.~~

~~**VR-7.** Prior to construction activity (including site improvements, and building construction) a focused surveys shall be conducted by a qualified biologist for burrowing owls where suitable habitat is present in the project area. Suitable habitat includes agricultural field margins, drainage ditches, and fallow fields. Surveys shall be conducted no less than 14 days and no more than 30 days prior to commencement of construction activities. Surveys shall be conducted in accordance with CDFG protocol (CDFG 1995).~~

~~A. If no occupied burrows are found in the survey area, a letter report documenting survey methods and findings shall be submitted to the County and no further mitigation is necessary.~~

~~B. If an occupied burrow is found the applicant shall contact the Department of Environmental Review and Assessment and consult with the California Department of Fish (CDFG), prior to construction, to determine if avoidance is possible or if burrow relocation will be required.~~

~~C. If owls are to remain on-site, a minimum of 6.5 acres of foraging habitat for each occupied burrow needs to be permanently preserved according to CDFG guidelines.~~

~~D. In order to avoid direct impacts to owls, no activity shall take within 160 feet of an active burrow from September 1 to January 31 (wintering~~

~~season) or 250 feet from February 1 through August 31 (breeding season). Protective fencing shall be place, at the distances above, around the active burrows and no activity shall occur within the protected buffer areas.~~

~~E. Any impact to active owl burrows, relocation of owls or mitigation for habitat loss shall be done in accordance with CDFG guidelines. Written evidence from CDFG staff shall be provided to DERA attesting to the permission to remove burrows, relocate owls, mitigate for lost habitat, and provided a method for preservation habitat in perpetuity.~~

~~**VR-8.** Prior to construction within 250 feet of the vernal pools on the project site, the applicant shall either conduct determinate surveys, according to U.S. Fish and Wildlife Service approved protocol, for listed vernal pool branchiopods or presence of these species shall be assumed.~~

~~A. If determinate surveys show that no listed vernal pool branchiopods are present in the vernal pool(s), no further mitigation is required.~~

~~B. If presence is assumed or confirmed, total avoidance requires establishment of minimum 250 feet buffers with fencing around the perimeter of shrimp habitat to be preserved. There shall be no construction activity within fenced area(s).~~

~~C. A request for consultation with the U.S. Fish and Wildlife Service and DERA will be required if the applicant requires a reduction in the 250 feet buffer.~~

~~D. If direct impacts (fill or excavation) to the pools are to occur, the applicant shall consultation with the U.S. Fish and Wildlife Service and U.S. Army Corps of Engineers to obtain permits and establish compensatory mitigation for impacts to vernal pool species.~~

~~**VR-9.** If construction, grading, or project-related improvements are to occur between March 1 and September 15, a focused survey for raptor nests on the site and on nearby trees (within 500 feet of the site) shall be conducted by a qualified biologist within 14 days prior to the start of construction work (including clearing and grubbing). If no active nests are found during the focused survey, no further mitigation will be required. If an active nest(s) is found, the Department of Environmental Review and Assessment and the CDFG shall be contacted to determine appropriate protective measures.~~

~~**VR-10.** Rare plant surveys will be required in vernal pool habitats prior to any grading, grubbing, or excavation within 250 feet of a vernal pool or other suitable habitat. The rare plant surveyor shall have experience as a botanical field investigator and familiarity with the local flora and potential rare plants in the habitats to be surveyed.~~

~~The surveys shall be conducted when the rare plants at the site will be easiest to identify (i.e. flowering stage), and when the plants reach that stage of maturity. A minimum of three site visit shall be required, during the plants flowering period in order to determine absence. Each site visit must be no less than 7 days apart.~~

~~Submit a written report to the Department of Environmental Review and Assessment. The survey report should include a brief description of the vegetation, survey results, photographs, time spent surveying, date of surveys, a map showing the location of the survey route and any rare plant populations and copies of any rare plant occurrence forms. Notify DFG and USFWS if species are found and apply for "take" authorization (state law section 2081 of the Fish and Game Code and federal Endangered Species Act) prior construction.~~

~~MITIGATION MEASURES FOR IMPACT TO NATIVE OAK TREE:~~

~~**VR-11.** The removal of 12 inches dbh of the on-site native oak tree (Tree #2) shall be compensated by planting native oak trees (valley oak/*Quercus lobata*, interior live oak/*Quercus wislizenii*, and blue oak/*Quercus douglasii*) equivalent to the dbh inches lost, based on the ratios listed below, at locations that are authorized by the Department of Environmental Review and Assessment. A total of 12 inches in compensatory plantings will be required.~~

~~Equivalent compensation based on the following ratio is required:~~

- ~~One depot seedling (40 cubic inches or larger)=1 inch dbh~~
- ~~One 15-gallon tree= 1 inch dbh~~
- ~~One 24-inch box tree= 2 inches dbh~~
- ~~One 36-inch box tree= 3 inches dbh~~

~~Prior to the approval of Improvement Plans or building permits, a Replacement Oak Tree planting shall be submitted to the Environmental Coordinator fro approval. The Replacement Oak Tree Planting (Plan(s) shall include the following elements:~~

~~A. Species, size and locations of all replacement plantings;~~

~~B. Method of irrigation;~~

~~C. The Sacramento County Standard Tree planting Detail L-1, including the 10-foot deep boring hole to provide for adequate drainage;~~

~~D. Planting, irrigation, and maintenance schedules;~~

~~E. Identification of the maintenance entity and a written agreement with that entity to provide care and irrigation of the trees for a 3-year establishment period, and to replace any of the replacement oak trees which do not survive during that period.~~

~~No replacement tree shall be planted within 15 feet of the driplines of existing oak trees or landmark size trees that are retained on-site, or within 15 feet of a building foundation or swimming pool excavation. The minimum spacing for replacement oak trees shall be 20 feet on-center. Examples of acceptable planting locations are publicly owned lands, common areas, and landscaped frontages (with adequate spacing). Generally unacceptable locations are utility easements (PUE, sewer, storm drains), under overhead utility lines, private yards of single family lots (including front yards), and roadway medians.~~

~~If oak tree replacement plantings are demonstrated to the satisfaction of the Environmental Coordinator to be infeasible for any or all trees removed, then compensation shall be through payment into the County Tree Preservation Fund. Payment shall be made at a rate of $325.00 per dbh inch removed but not otherwise compensated, or at the prevailing rate at the time payment into the fund is made.~~

~~MITIGATION MEASURE FOR POTENTIAL IMPACTS TO CULTURAL RESOURCES:~~

~~**VR-12.** Should any cultural resources, such as structural features, unusual amounts of bone or shell, artifacts, human remains, or architectural remains be encountered during any development activities, work shall be suspended and the Department of Environmental Review and Assessment shall be immediately notified at (916) 874-7914.~~

~~At that time, the Department of Environmental Review and Assessment will coordinate any necessary investigation of the find with appropriate specialists as needed. The project proponent shall be required to implement any mitigation deemed necessary for the protection of the cultural resources. In addition, pursuant to Section 5097.97 of the State Public Resources Code and Section 7050.5 of the State Health and Safety Code, in the event of the discovery of human remains, all work is to stop and the County Coroner shall be immediately notified. If the remains are determined to be Native American, guidelines of the Native American Heritage Commission shall be adhered to in the treatment and disposition of the remains.~~

25 CHAMPION OAKS RESIDENTIAL (FKA CENTEX)

The effects of the proposed land use plans for the Florin-Vineyard Gap area are addressed in Volume I of this EIR. Impacts to environmental resources have been addressed therein for the overall plan area. This chapter discusses the site specific impacts of this particular project in the Florin-Vineyard Gap Community. Impacts, mitigation measures and conditions requested by Sacramento County's reviewing departments are provided within this chapter.

PROJECT INFORMATION

CONTROL NUMBER: 06-RZB-~~SDP-SPP-~~ABE-~~AHS~~-0709

NAME: Champion Oaks **Residential** (fka CENTEX) Rezone and **Abandonment** ~~Tentative Subdivision Map, Special Development Permit, Title 22 Exception, and Affordable Housing Plan~~

LOCATION: The property is located on the northeast corner of Elk Grove-Florin Road and Gerber Road, in the Vineyard Community (see Plate CTX-1).

ASSESSOR'S PARCEL NUMBER: 065-0080-098, -099, -100 and -102

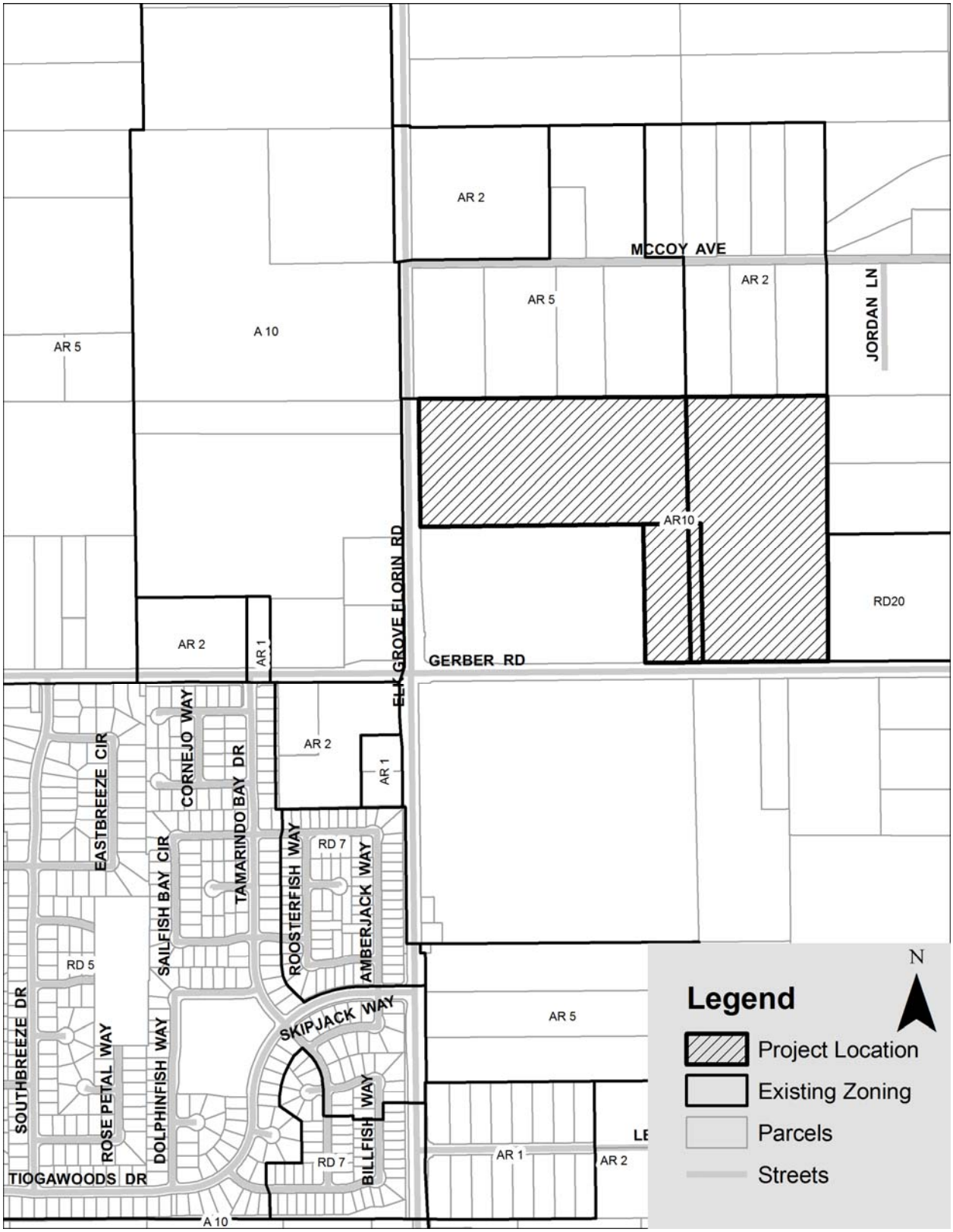
OWNER/APPLICANT:

Elk Grove Reserve

ENGINEER:

~~MacKay & Somps Engineers~~
Edward Gillum

Plate CTX-1 Project Location and Existing Zoning



PROJECT DESCRIPTION

1. A **Rezone** of approximately 42.6± gross acres from AR-10 agricultural residential and AR-10(F) agricultural residential (flood combining) to ~~RD-3 residential (approximately 7.6± gross acres),~~ RD-5 (approximately ~~14.2~~ **33.4** gross acres), ~~RD-7 (approximately 11.9± gross acres),~~ RD-20 (approximately 5.0 gross acres), and O recreation (approximately ~~3.9± gross~~ **4.2 net** acres) [see Plate CTX-1]).

~~2. A **Tentative Subdivision Map** to divide approximately 42.6± gross acres into 207 residential lots (see Plate CTX-3).~~

~~3. A **Special Development Permit** to allow a density bonus of approximately 53 units based upon the density averaging provisions allowed in the Affordable Housing Ordinance and dedication of approximately 5.0± gross acres.~~

~~4. A **Special Development Permit** to allow deviations from the Sacramento Zoning Code Residential Use Development Standards (Sections 215-50, 305-02, and 305-2.2) as they related to RD-5 and RD-7 zoning requirements for lot width, lot public street frontage, and required setbacks:~~

~~a. Reduce the minimum single-family lot area for RD-5 (i.e., 5,200 square feet for interior lots and 6,200 square feet for corner lots) to 3,800 square feet for interior lots and 4,500 square feet for corner lots, and reduce the lot area for RD-7 (i.e., 4,000 square feet for interior lots and 5,200 square feet for corner lots) to 3,200 square feet for interior lots and 4,000 square feet for corner lots.~~

~~b. Reduce the required lot width for RD-5 and RD-7 from 52 feet and 40 feet, to 35 feet and 29 feet, respectively.~~

~~c. Reduce the required lot depth for RD-5 and RD-7 from 95 feet to 60 feet and 55 feet, respectively.~~

~~d. Reduce the minimum 20-foot front yard setback for RD-5 and RD-7 to 15 feet.~~

~~e. Reduce rear yard setback for RD-5 and RD-7 to a minimum of 15 feet and 7.5 feet, respectively.~~

~~5. An **Exception** from Title 22 of the Sacramento County Land Development Ordinance to allow lots of less than 95 feet in depth.~~

2. **An Abandonment of excess right-of-way along Elk Grove-Florin Road and Gerber Road.**

3. An **Affordable Housing Plan** ~~consisting of dedication of a 5.0+ acre site zoned RD-20 for future construction of affordable housing~~ **(Rezone Only) which requires the applicant/developer to provide a more detailed revised**

affordable housing plan as part of the submittal of a future subdivision map or other entitlements.

~~Plate CTX-2 Rezone Exhibit~~

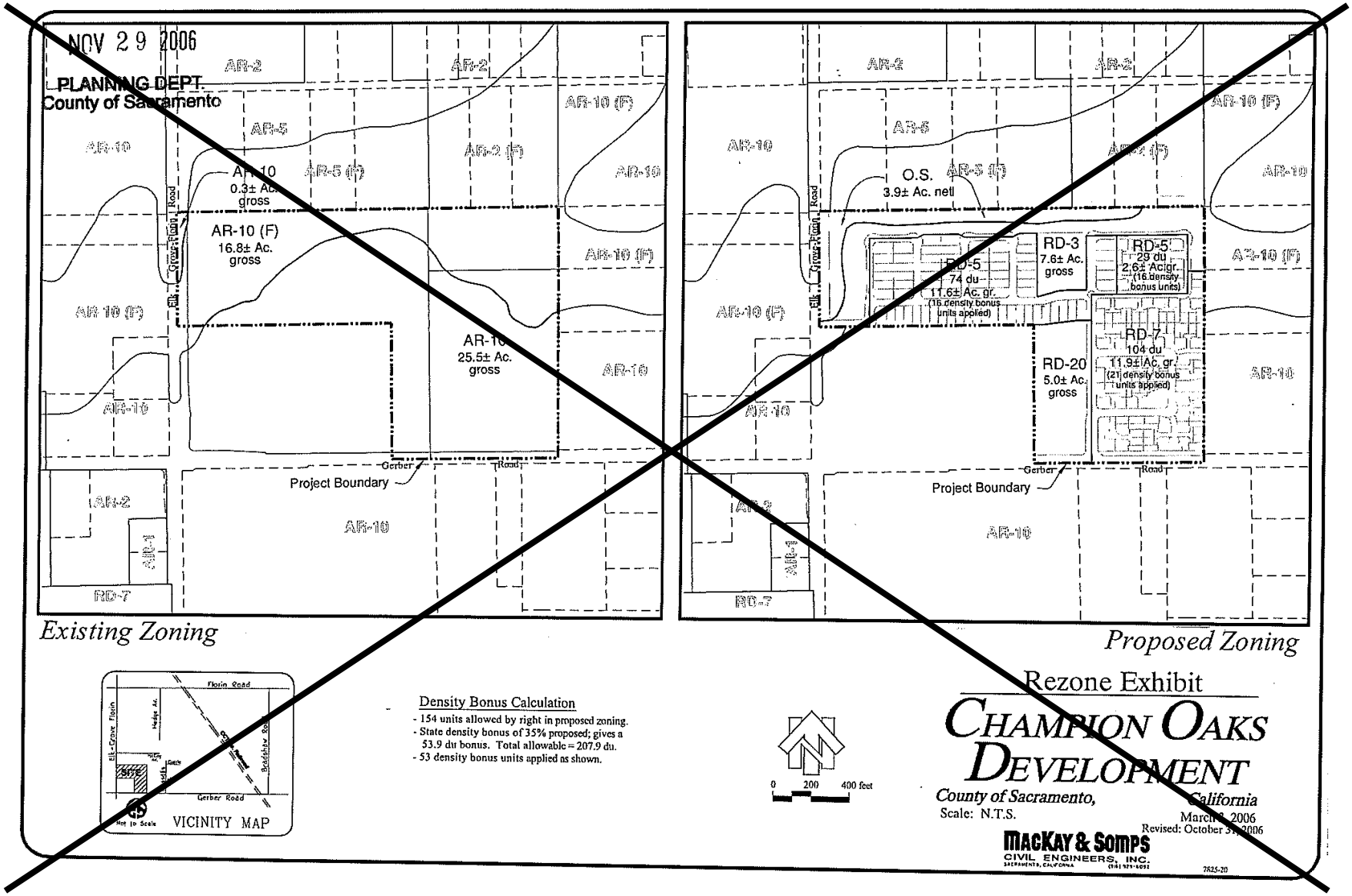
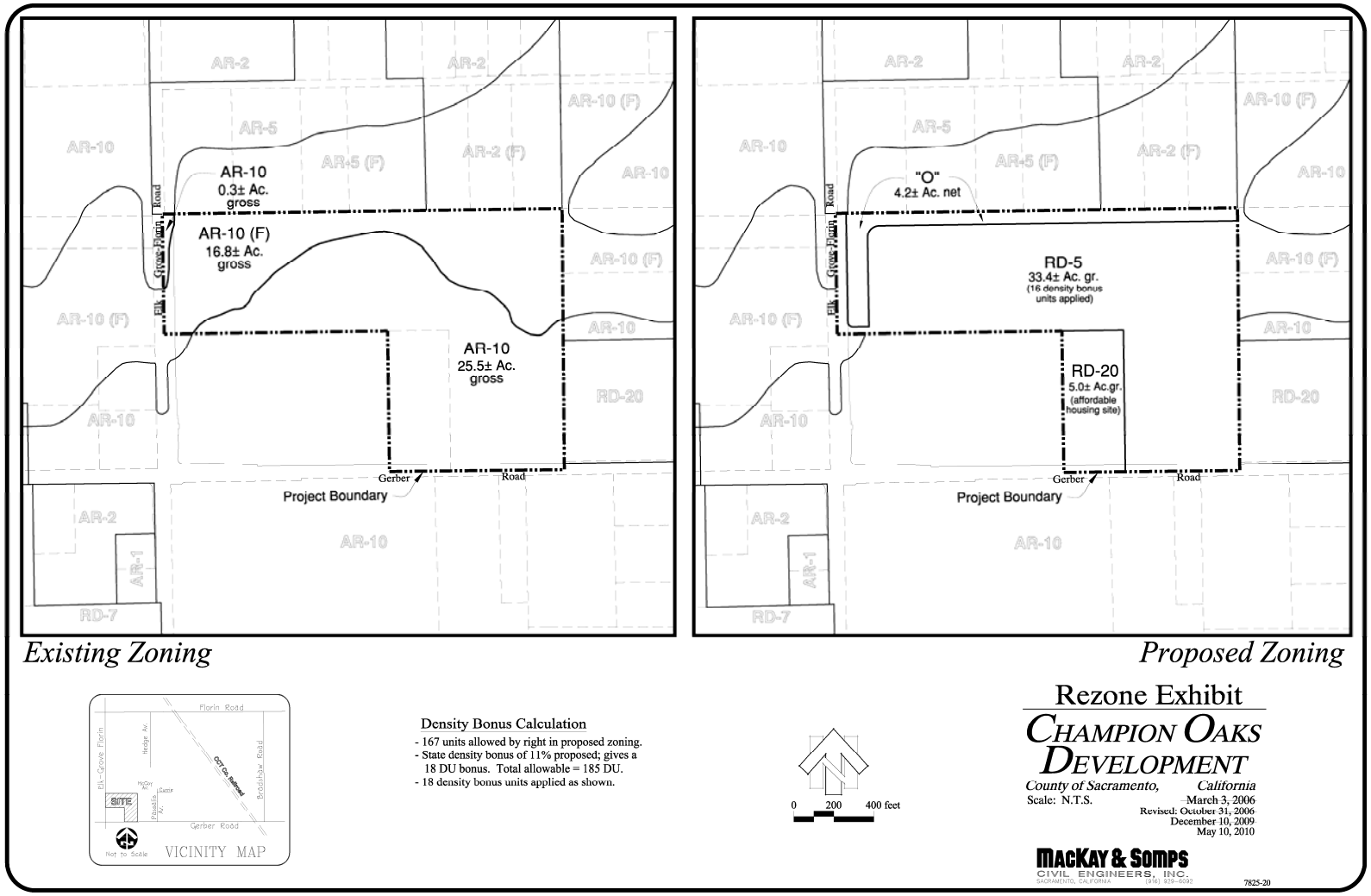


Plate CTX -2 Rezone Exhibit



Existing Zoning *Proposed Zoning*

Density Bonus Calculation

- 167 units allowed by right in proposed zoning.
- State density bonus of 11% proposed; gives a 18 DU bonus. Total allowable = 185 DU.
- 18 density bonus units applied as shown.

0 200 400 feet

Rezone Exhibit

CHAMPION OAKS DEVELOPMENT

County of Sacramento, California

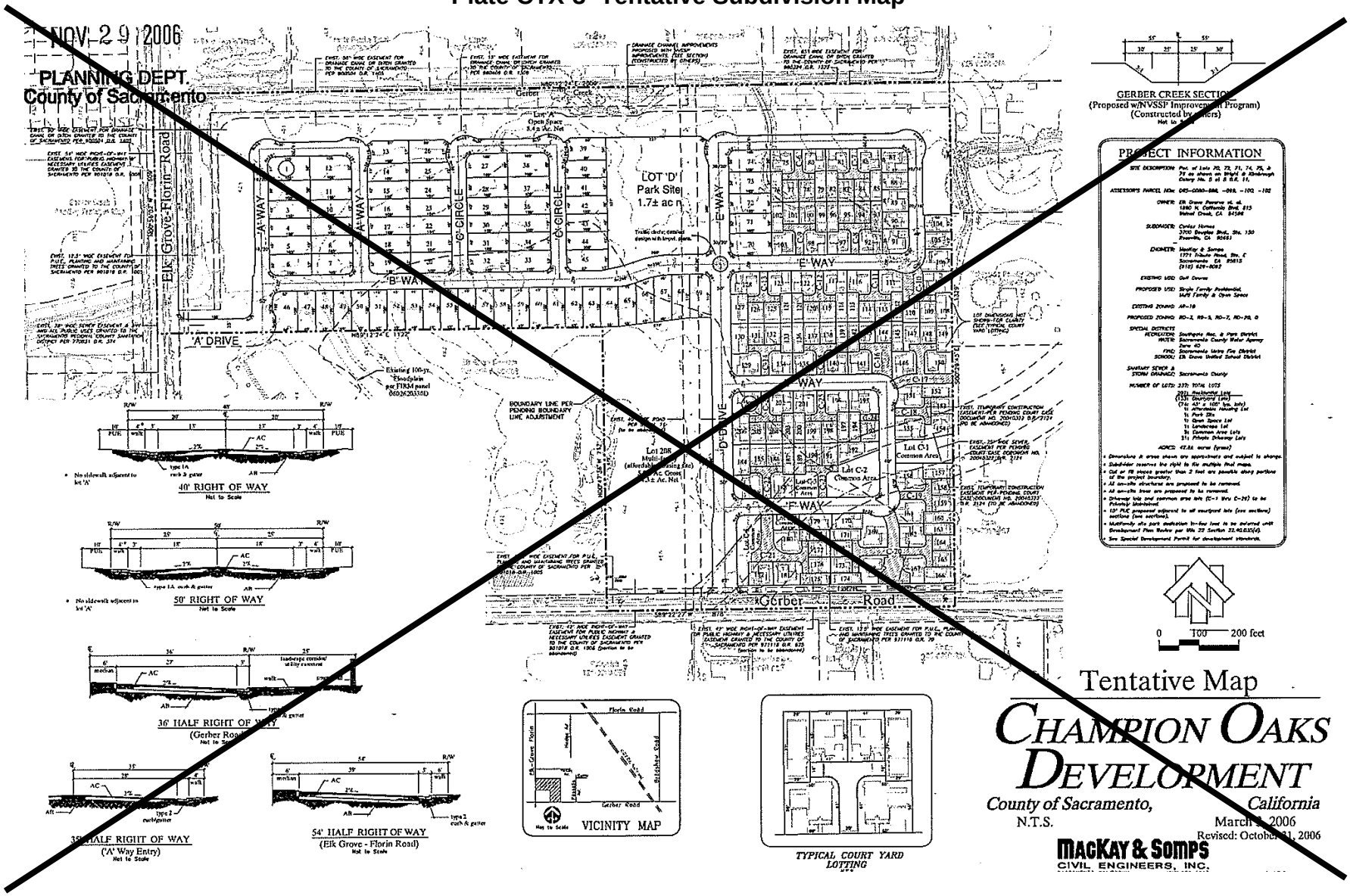
Scale: N.T.S.

March 3, 2006
Revised: October 31, 2006
December 10, 2009
May 10, 2010

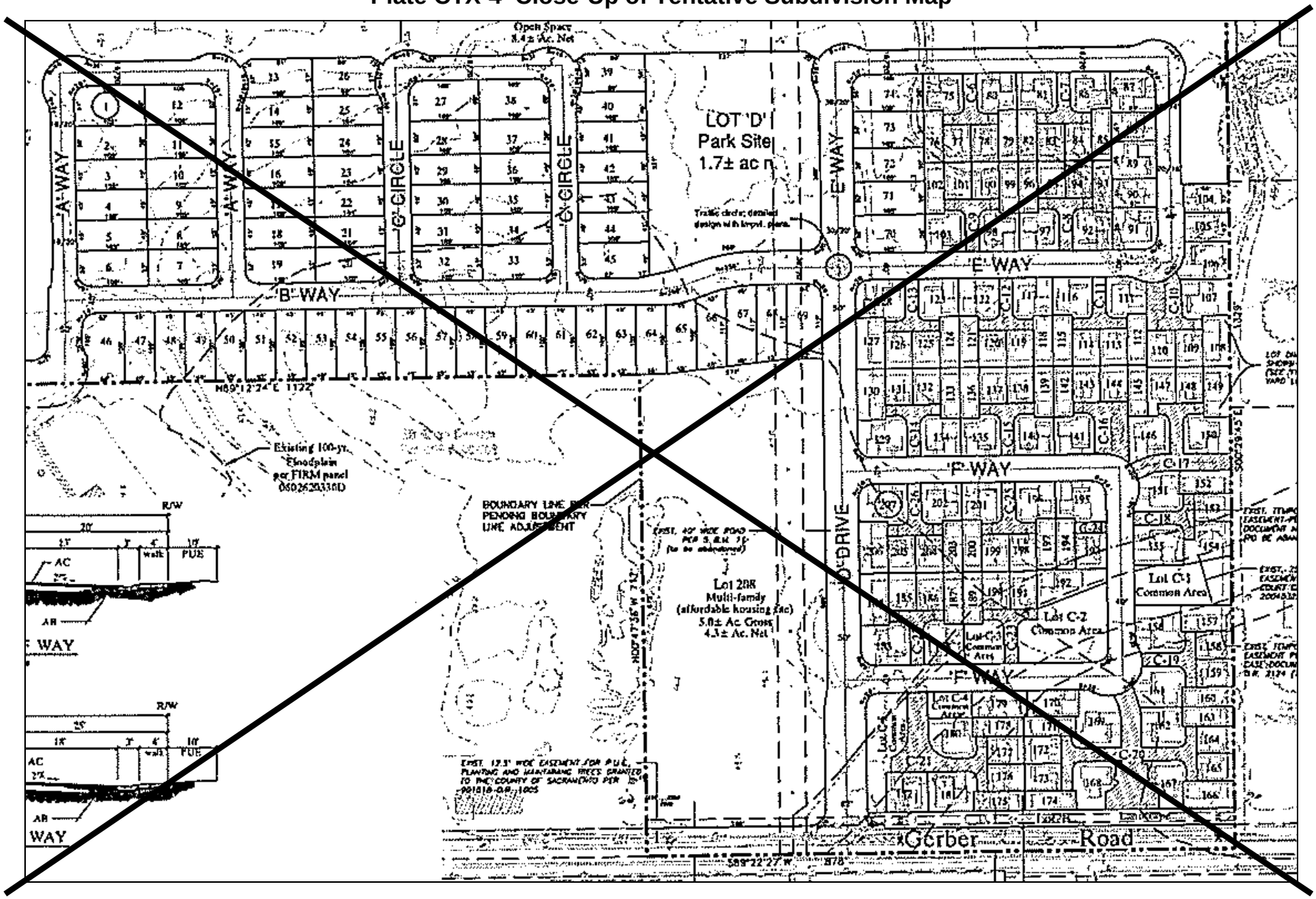
MACKAY & SOMPS
CIVIL ENGINEERS, INC.
SACRAMENTO, CALIFORNIA (916) 924-6092

7825-20

~~Plate CTX-3 Tentative Subdivision Map~~



~~Plate CTX-4 Close-Up of Tentative Subdivision Map~~



ENVIRONMENTAL SETTING

The project is located in the eastern portion of the County. It consists of four contiguous parcels, totaling 42.6± acres, located toward the central portion of the Florin-Vineyard Gap Community Plan Area. The eastern property boundary is adjacent to land outside of the Florin Vineyard Gap Community Plan. Surrounding properties are within a variety of land use zones, though most are agricultural-residential in nature. Zones include: RD-20, AR-2, AR-5, A-10, and AR-10.

The site is currently developed as a golf course. The terrain includes generally flat, manicured greens, human-made ponds, and ornamental landscaping. Surrounding land uses are rural residential. Gerber Creek extends along the northern property boundary. An aerial exhibit of the project site is provided in Plate CTX-5.

Plate CTX-5 Aerial Photo of Project Site

ENVIRONMENTAL EFFECTS

LAND USE

The Champion Oaks **Residential** (fka CENTEX) project site, currently zoned AR-10, was previously included in the Champion Oaks (EGR [04-RZB-PMR-0139]) project application, which included the entire golf course. The application was split into two separate proposed projects, Champion Oaks (EGR), a commercial project, and Champion Oaks (fka CENTEX), a residential project. The residential project is being analyzed in this chapter.

The 42.6-acre project site contains a portion of the Champion Oaks golf course, and associated facilities. The site has the Urban Development Area (UDA) designation in the existing Sacramento County General Plan. The site is zoned AR-10 and AR-10(F) (Plate CTX-1). The project proposal includes a rezone of the 42.6± gross acres zoned AR-10 and AR-10(F) to ~~RD-3,~~ RD-5, ~~RD-7,~~ RD-20, and O. **The project also originally included a tentative subdivision map; however, this portion of the project has been dropped.**

The proposed general plan designations for this site are C&O (commercial and office) and LDR (low density residential) (Plate CTX-6). The C&O designation provides for a full range of neighborhood, community and regional shopping centers and a variety of business and professional offices. Uses include locally-oriented retail, professional offices, and regional commercial operations. The location and size of commercial areas is based on accessibility, historic development patterns, community and neighborhood needs, and minimization of land use conflicts. Ideally, commercial areas are designated with the community, including the provision for pedestrian amenities. Although not a residential designation, C&O is consistent with residential zones provided they meet the criteria of General Plan policies LU-14 and LU-17. The LDR designation allows urban densities between one and twelve dwelling units per acre. Typical development includes single family homes, duplexes, triplexes, townhouses, lower density condominiums, cluster housing and mobile home parks.

~~Both~~ The CAC Land Use Plan (Plate CTX-7), ~~and~~ the Planning Department Land Use Plan (Plate CTX-8), **the CPAC Hybrid Land Use Plan, the Planning Department Hybrid Land Use Plan, and the Planning Commission Recommended Land Use Plan all** designate the site for RD-20 and RD 3-5. ~~Most of~~ The proposal is consistent with ~~both~~ **all** of these plans: the project includes the RD-20 portion, and includes areas of ~~RD-3 and~~ RD-5 uses~~. However, the project also includes a section proposed for an RD-7 zoning, which is not consistent with the proposed RD 3-5 Community Plan designation. This inconsistency is minor and would not result in environmental impact.~~

IMPACT: LAND USE

The proposed project will not significantly conflict with any applicable land use plan, policy or regulation adopted for the purpose of avoiding an environmental effect.

Plate CTX-6 Proposed General Plan Designation

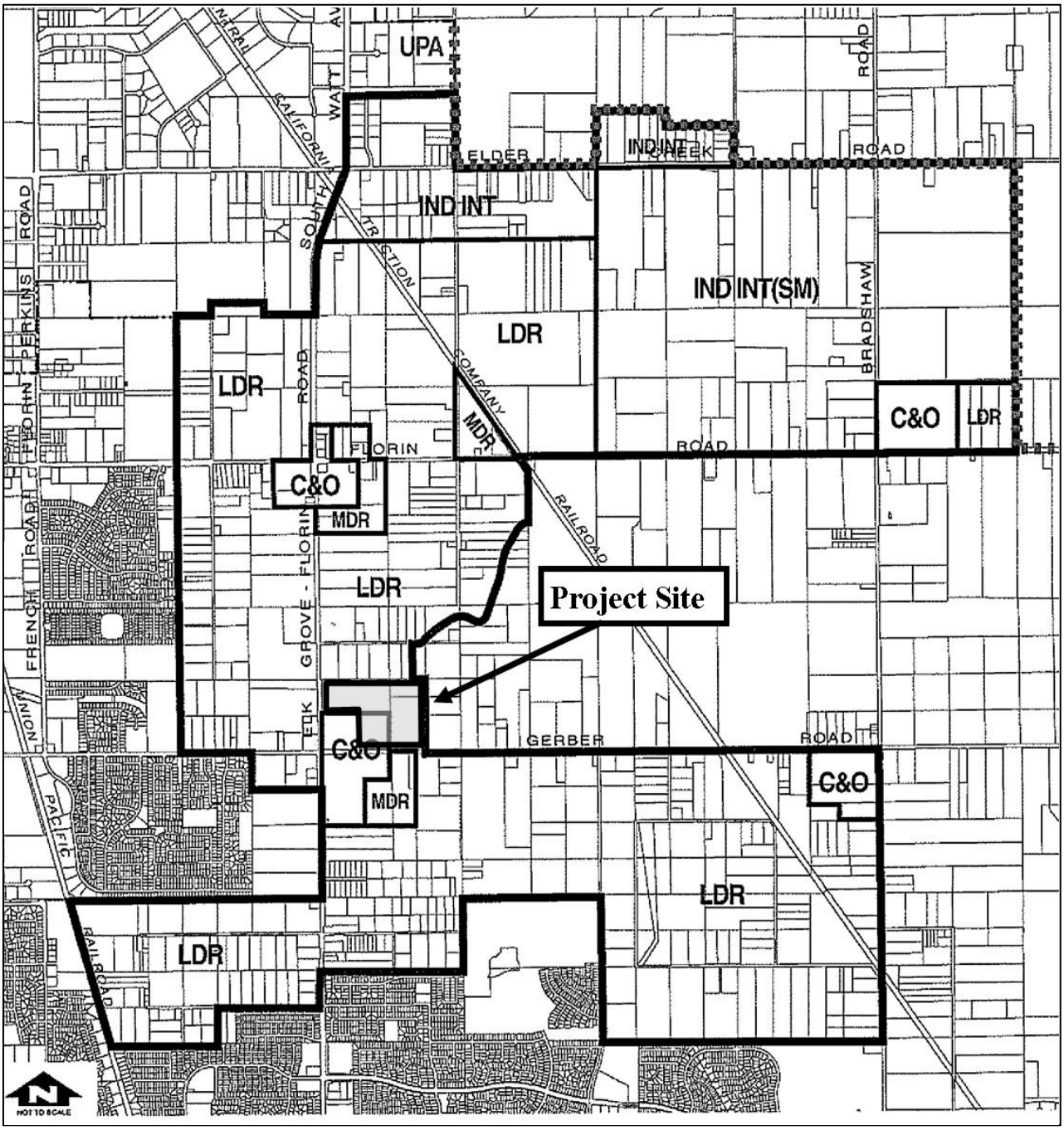


Plate CTX-7 CAC Land Use Plan Designation

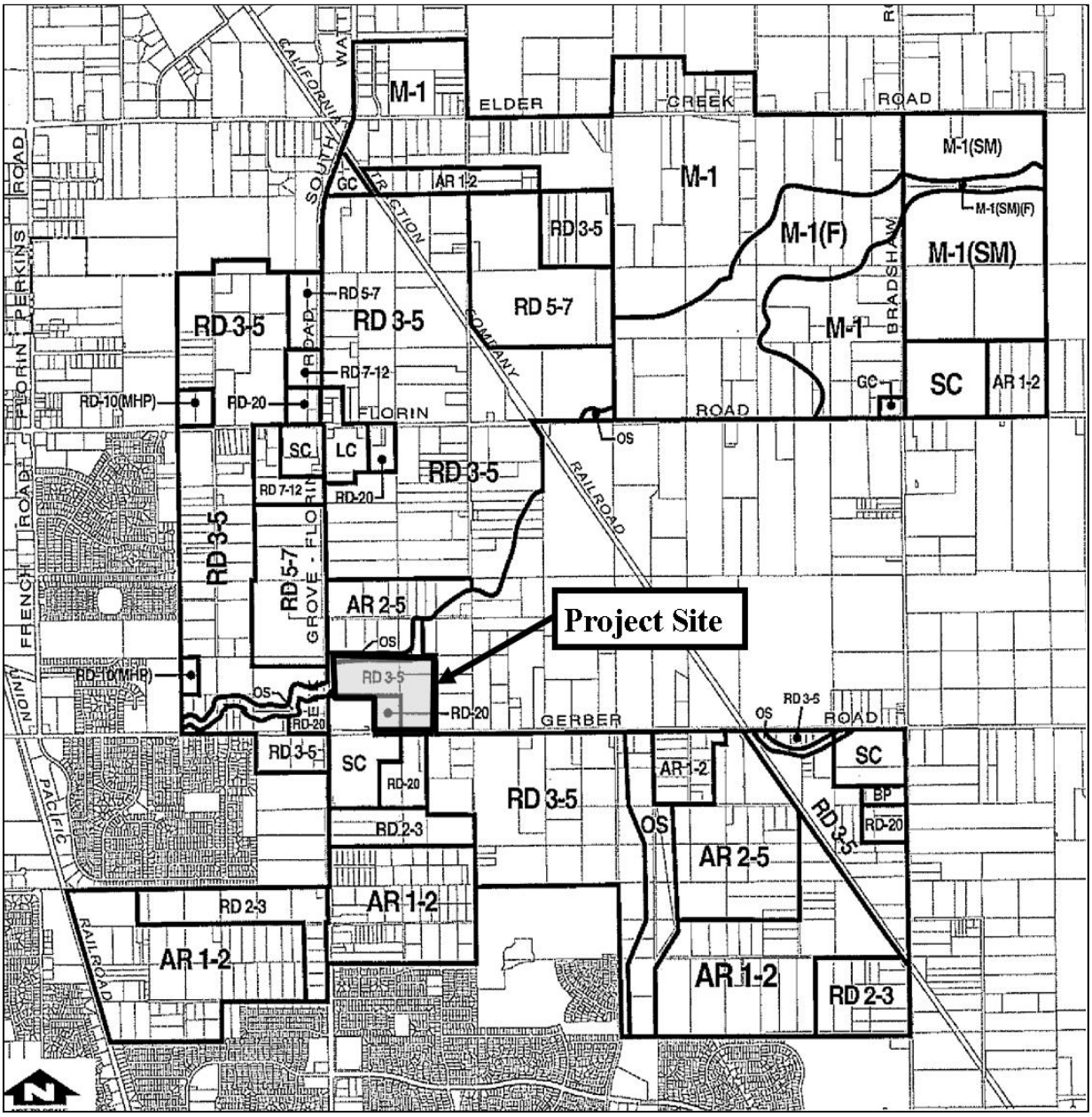
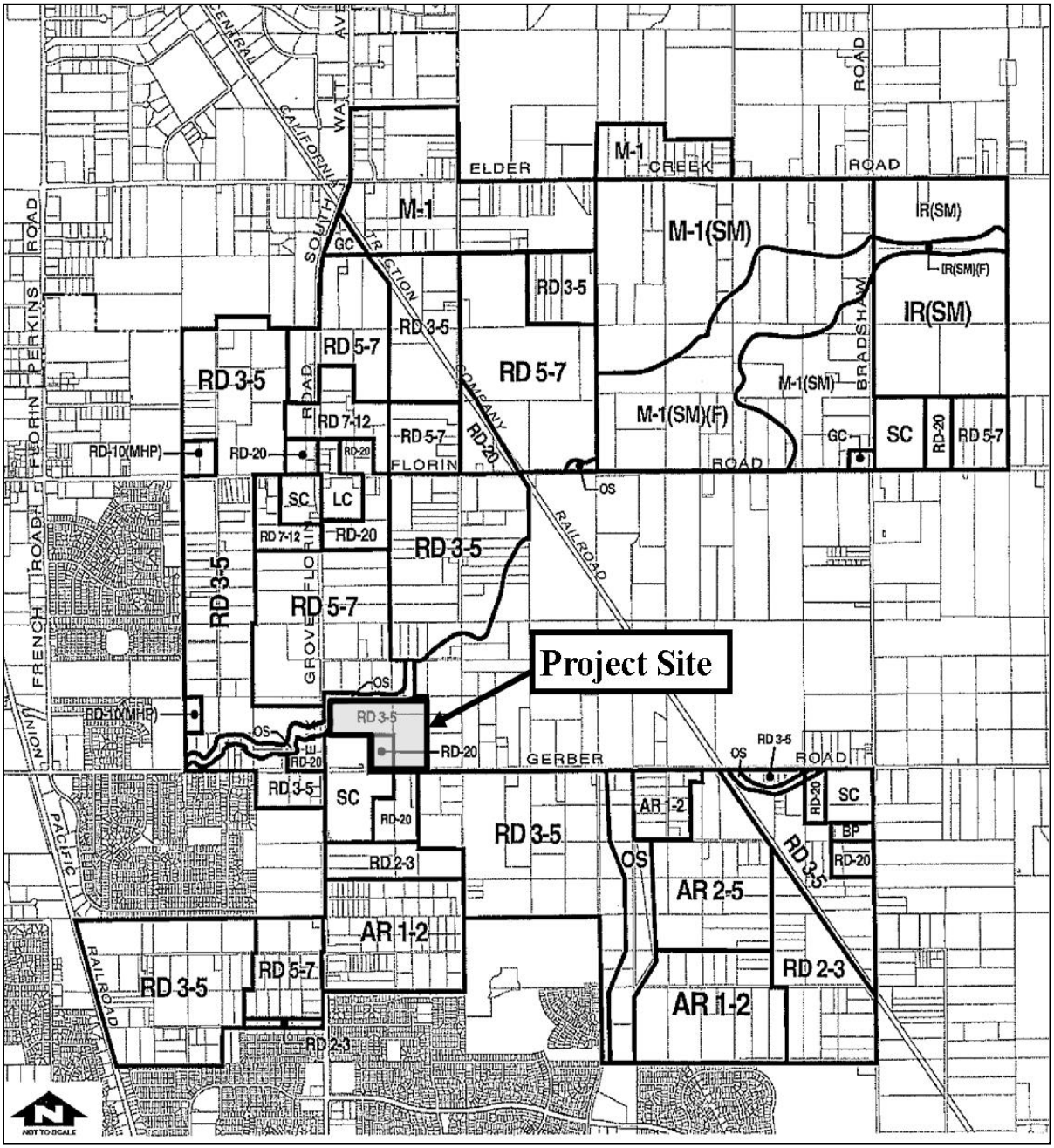


Plate CTX-8 Planning Department Land Use Plan Designation



Potential land-use-related environmental impacts due to the Champion Oaks **Residential** (fka CENTEX) project are ***less-than-significant***.

AGRICULTURAL RESOURCES

The Sacramento County General Plan protects Prime Farmland or Farmland of Statewide Importance, and the CEQA Guidelines protect Prime Farmland, Farmland of Statewide Importance and Unique Farmland. The California Department of Conservation Map of Sacramento County Important Farmland 2006 (published July 2008) designates the project site as Urban and Built Up Land.

IMPACT: CONVERSATION OF AGRICULTURAL RESOURCES

The project site does not contain protected farmlands. The Champion Oaks **Residential** (fka CENTEX*)* project's impacts to agricultural resources are ***less-than-significant***.

PUBLIC SERVICES

The project site is located within the County Urban Services Boundary and is within the active service area of a variety of public utility and service districts. The additional development of this site is expected to increase the demands on public services to some degree, but not beyond current or planned service capacity under the proposed Florin Vineyard Gap Community Plan. Service providers were given the opportunity to review and comment on the proposed project. Those providers that submitted specific public service comments are noted in the ~~"Agency-Recommended Conditions of Approval" section~~ ***Planning Staff Report***.

POLICE SERVICES

The Sacramento County Sheriff's Department provides law enforcement service to the area. The project application was sent to the Sheriff's Department for review. Their standard comments and conditions are located in the ~~"Agency-Recommended Conditions of Approval" section of this chapter~~ ***Planning Staff Report***.

FIRE PROTECTION SERVICES

Sacramento Metropolitan Fire District provides fire response and prevention service to the area. The project application was sent to the agency for review. **The most current staff recommendations are included in the *Planning Staff Report*.** ~~In addition to project conditions identified in the "Agency-Recommended Conditions of Approval" section of this chapter, the Sacramento Metropolitan Fire District provided the following comments on the project:~~

> ~~All courtyard-lotting driveways will have to sign or [be] striped as fire lane with no parking on either side.~~

~~In courtyard C-20 an approved fire access turnaround will need to be provided due to the 180-foot length of the access roadway.~~

~~Provide emergency access to within 150 feet of all portions of the homes in courtyards C-20 and C-21.~~

~~Provide the correct turning radii of 25 feet inside 50 feet outside through out the entire project.~~

~~Compliance with the above will require minor modifications to the proposed site plans, but will not result in any additional environmental impacts.~~

Sacramento Municipal Utility District

The Sacramento Municipal Utility District (SMUD) will be the energy service provider for the proposed project. SMUD recommended conditions of approval (refer to the ~~"Agency Recommended Conditions of Approval" section~~ ***Planning Staff Report***). All of the recommended conditions request either disclosure of existing easements or facility restrictions, or dedication of the appropriate easements. Compliance with these conditions will not cause any additional environmental impacts.

Elk Grove Unified School District

The proposed ~~subdivision~~ **project** would be served by the Elk Grove Unified School District (District). The District submitted the following comments:

> The District is currently impacted, overcrowded and experiencing a high rate of growth. This and other development projects will have a negative impact upon the District's existing school facilities. The District does not have the financial capability to purchase school sites nor construct and furnish needed school facilities with local funds alone. Developer fees and Mello-Roos taxes collected by the District are not sufficient or timely to satisfy the need. The District relies on statewide school bonds to provide funding necessary to construct new school facilities.
>
> Without continued state funding, the District is in a school housing crisis. The District will continue to seek additional state funds to construct needed school facilities. Until such time as adequate facilities are available for current and projected students, students may be housed on campuses that have exceeded their intended capacity.

The letter (dated December 2006) also notes that the residential development fee for education was $5.05 per square foot at the time (the fee is subject to change annually). Established case law (Goleta Union School District v. The Regents of the University of California (36 Cal-App. 4th 1121, 1995)), indicates that school overcrowding, standing alone, is not a change in the physical conditions, and cannot be treated as an impact on

the environment. Individually, the project may contribute to school overcrowding but will not require construction of new facilities.

Southgate Recreation and Park District

The project site is within the Southgate Recreation and Park District (Park District). The Park District submitted comments and a list of recommended Conditions of Approval for the proposed project. ~~Many of the Conditions are standard: maintenance and design of landscape corridors, soundwalls, park site infrastructure, etc. There are a few comments that are more specific to this proposal that are discussed here.~~ **The original Park District recommendations were based on a proposed subdivision map, which has subsequently been dropped from the project. As a result, many of the original recommendations no longer apply to the project. The most current staff recommendations, applicable to the rezone, are included in the *Planning Staff Report*.**

~~The Park District indicates that based on the 207 single-family residential lots and the RD-20 Affordable Housing Site, the estimated Quimby parkland dedication requirement is approximately 3.63 acres. The project includes a 1.7-acre park site (Lot D), that the Park District would like to see expanded to include the residential Lots 39-45 so that street frontage is provided on three sides of the park.~~

~~The Park District requests that the developer dedicate parkland with specific improvements such as adjoining streets with street lights fronting the park, vertical curbs that extend 10 feet beyond the park site, a 6-foot wide attached concrete sidewalk on all park frontage streets and ADA compliant street crossings on all corners. Other park infrastructure improvements include: electric, phone, storm drainage, sewer and water stubs connected water meters and reduced pressure backflow preventers.~~

~~The Park District recommends the inclusion of a 25-foot wide landscape corridor along Geber Road and along Elk Grove-Florin Road on the multi family housing site (identified as Lot 208) and the Open Space (identified as Lot A). The landscape corridors should include a 6-foot wide meandering sidewalk.~~

The Florin-Vineyard Community Plan Land Use Map identifies Elder and Gerber Creek drainage corridors as public open space corridors. ~~The Champion Oaks (fka CENTEX) project subdivision map identifies the open space within the Gerber Creek Drainage/Open Space Corridor as Lot A. The Park District will take ownership of the 8.4-acre open space/creek corridor area, but will not be responsible for creek channel drainage maintenance or functions. The Park District notes in a later comment:~~

> ~~The District plans to provide a pedestrian/bicycle trail in this area along Gerber Creek. Due to the narrow width of this open space corridor along the creek, it may not be practical to construct both **trail and sidewalk facilities** in this area. The final design and alignment of this trail section and/or the attached sidewalk in this area is to be mutually determined by the Developer and the District.~~

~~If the applicant modifies the Tentative Subdivision Map to include the larger park that has been requested, some lots will be lost but there will be no additional environmental impacts. Other requests would only require minor modifications to site plans.~~ **The Park District stated the following regarding this issue:**

> **On the Florin-Vineyard Community Land Use Map, the Elder and Gerber Creekways have been identified as public open space and the development guidelines for the community plan identifies these corridors as a potential location for recreation use such as bicycle/pedestrian trails. The Gerber Creek open space corridor runs along the northern boundary of the proposed Champion Oaks subdivision. The District requests that the developer construct a trail along the creekway as recommended under the community plan guidelines, and as per District requirements for standards and location. The final trail alignment and access points are to be mutually determined by the Developer and the District. Trail design guidelines shall be provided to the Developer by the District. Improvements along the bike/pedestrian trail and open space corridors in the Florin-vineyard GAP Plan Area shall compliment the design planned in the North Vineyard Station Specific Plan Area. Trail and open space areas shall be gift deeded to the Southgate Recreation and Park District with no Quimby credits given for this area. The developer shall enter into a Development Requirement Agreement for these improvements and may be credited development fees for all agreed to bicycle/pedestrian trail improvements. Typically, the trail shall not be closer than 20 feet from the top of bank along the creek and outside of any environmental constraints. Trail setback from the rear or side of residential property lines and streets shall be as far as possible.**

The requested trail along Geber Creek is consistent with the proposed Community Plan~~.~~

Impact: Public Services

Various public service entities recommended Conditions of Approval for the project. While some of these comments may require project revisions, compliance will not result in additional environmental impacts. Singular impacts of the Champion Oaks **Residential** (fka CENTEX) project related to public services are ***less-than-significant***.

Sewer Service

The Sacramento Area Sewer District, formerly County Sanitation District 1 (CSD-1), and the Sacramento Regional County Sanitation District (SRCSD) staff (Haggard) reviewed the project. The project site is within the Urban Service Boundary and within both the CSD-1 and SRCSD boundaries. SASD staff indicates that the Champion Oaks Golf Course has no connection to public sewer. Public sewer is adjacent to the parcel and they would be required to connect to public sewer when the parcel gets developed. Recommended conditions are listed in ~~the "Agency-Recommended Conditions of~~

~~Approval" section of the report~~ ***Planning Staff Report***. The following advisories were provided:

> Any use of CSD-1 sewer easements, which is not compatible or interferes with the construction, reconstruction, operation, maintenance, or repair of the District's sanitary sewer(s), shall not be allowed. Each proposed use shall be reviewed and approved in writing by the District Engineer prior to the use of the easement by the Grantor. This includes landscaping.
>
> Developing this property may require the payment of additional sewer impact fees. Impact fees for CSD-1 shall be paid prior to filing and recording the Final Map or issuance of Building Permits, which ever is first. Applicant should contact the Fee Quote Desk at (916) 876-6100 for sewer impact fee information.

Impact: Sewer Service

Any additional sewer infrastructure improvements specific to this project will take place in either existing roadways or planned roadways proposed as part of this project. Therefore, no additional environmental impacts will result from sewer improvements. The project will be required to pay fair-share fees through the Public Facilities Financing Plan for the Plan area. Champion Oaks **Residential** (fka CENTEX) impacts are ***less-than-significant***.

Water Supply

The water purveyor for the project area is the Sacramento County Water Agency. The Master Water Supply Study for the Florin-Vineyard Community Plan was prepared by the Sacramento County Water Agency. The analysis covered the Florin-Vineyard Gap Community Plan, including the project site. The analysis of water supply provided for the overall Florin-Vineyard Community Plan (see Chapter 7, Water Supply) area adequately addresses the needs of this project.

Impact: Water Service

Any additional water infrastructure improvements specific to this project will take place in either existing roadways or planned roadways proposed as part of this project. Therefore, no additional environmental impacts will result from water improvements. The project will be required to pay fair-share fees through the Public Facilities Financing Plan for the Plan area. Champion Oaks **Residential** (fka CENTEX) project-specific impacts related to water supply are ***less-than-significant***.

Drainage and Hydrology

The project site is immediately south of the Gerber Creek/Elder Creek confluence. The project is within the Federal Emergency Management Agency (FEMA) Flood Zone AE,

as determined by the 1998 FEMA Flood Insurance Rate Map (FIRM), panel number 060262-0330. Flood Zone AE is a special flood hazard area inundated by 100-year flood. The general location of the project site, in relation to these flood zones, is depicted in Plate CTX-9.

The County DWR staff (Booth) reviewed the project and submitted the following comments:

> Subject property may contain Waters of the State or Waters of the U.S. Any alterations or work within these areas will require applicable State Fish & Game and U.S. Army Corps of Engineers permits prior to grading or building permit issuance. The North Vineyard Station Drainage Master Plan Army Corps of Engineers Clean Water Act, Section 404 Permit is being acquired by the County (see Bjorn Gregersen at ECORP).
>
> Existing Gerber Creek flows through the north-east corner of the subject proposed map, with a wide expanse of FEMA mapped floodplain. The North Vineyard Station Drainage Master Plan (DMP) would control the 100-year floodplain allowing for development of Champion Oaks. The DMP indicates that Gerber Creek would be widened and rerouted in the manner shown on the Champion Oaks subdivision map application dated October 31, 2006. However, this alignment requires demolition of the current residence of Mr. and Mrs. Texiera. Feedback from the Texieras, Summer 2006, indicates that they are not willing sellers.
>
> Provide Water Resources with a detailed alignment for Gerber and Elder Creek on the Champion Oaks property for review of necessary hydraulic geometry and buffer required by the ACOE 404 permit.
>
> Stand alone, this project would acquire and construct channel improvements and basins from the western end of the Elder Creek improvements (about 3600 feet west of Elk Grove-Florin Road) upstream to Basin E24B and Gerber Creek from the confluence upstream to Basin E24A.
>
> This project must accommodate storm water quality treatment measures on site.

The Florin-Vineyard Gap Drainage Master Plan identifies a number of drainage improvements needed for the buildout of the Community Plan. **The Section 404 Permit for the North Vineyard Station Drainage Master Plan, referenced above, was issued on January 31, 2009 and is valid for 10 years.** The improvements in the vicinity of Champion Oaks (fka CENTEX) are shown in Plate CTX-10. ~~A phasing plan for the improvements was not identified since the phasing of land development is unknown at this time. Should this project develop ahead of downstream drainage improvements, the applicant would be responsible for implementing the drainage~~

Plate CTX-9 Existing Floodplain in Project Vicinity

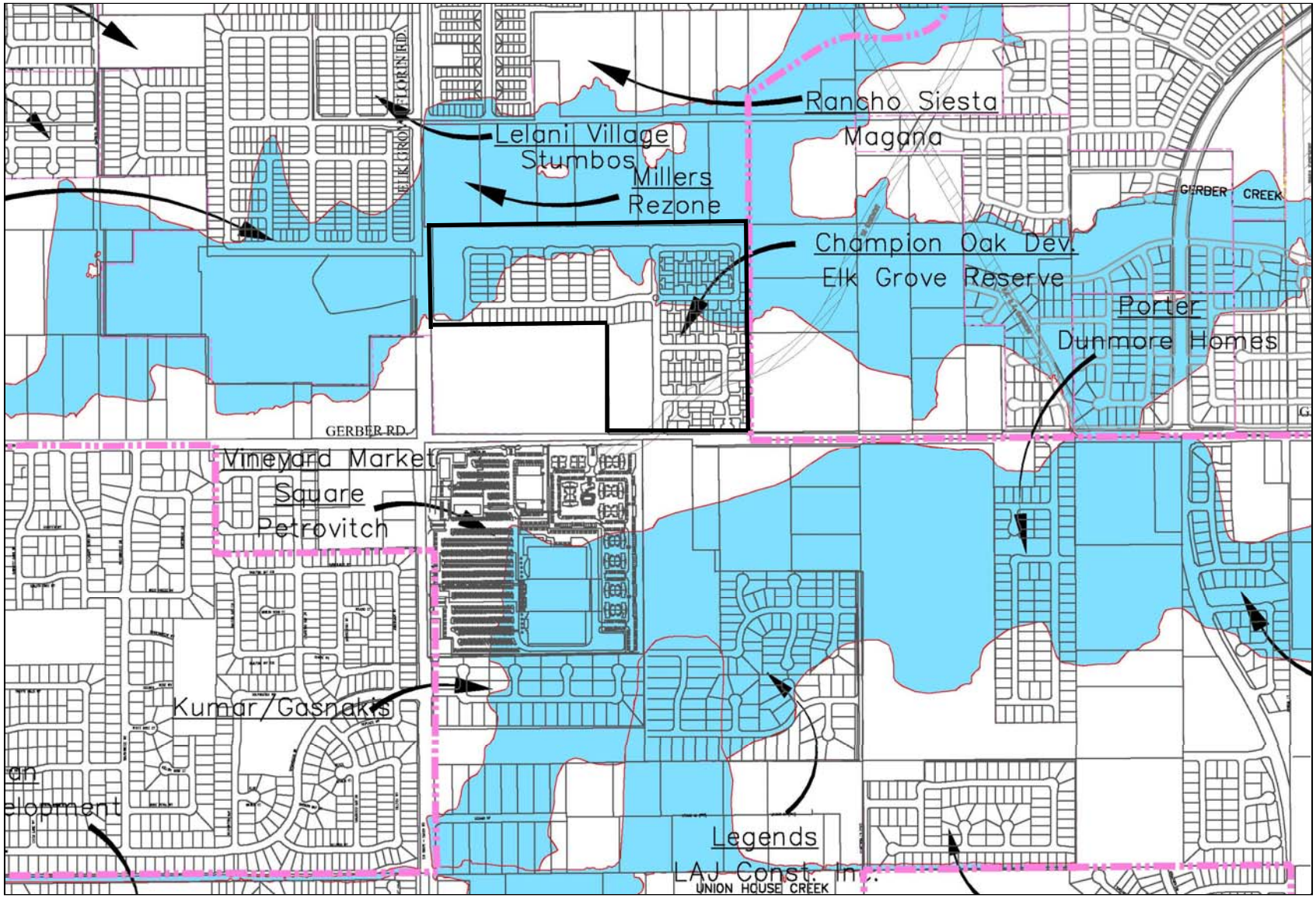
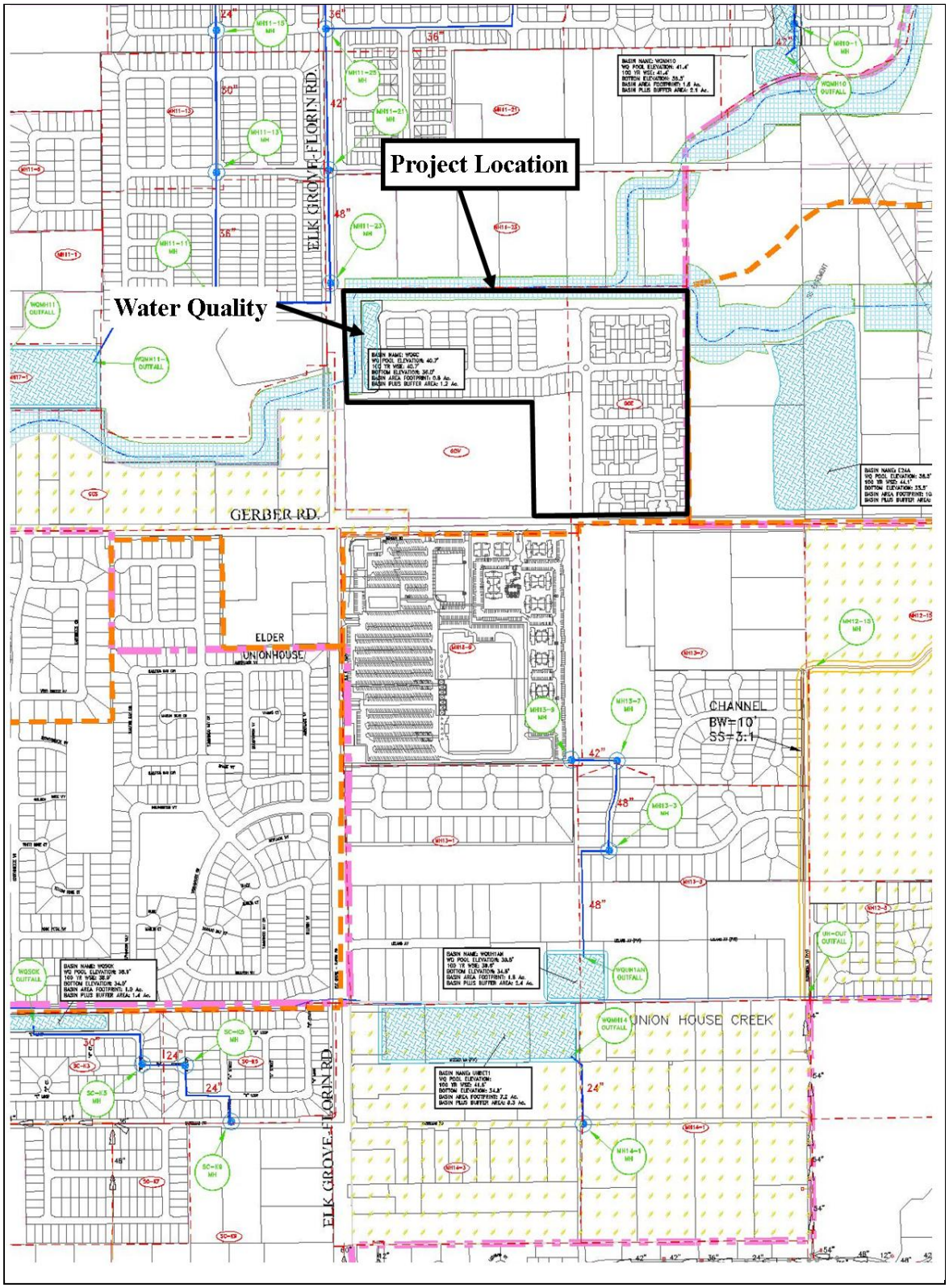


Plate CTX-10 Drainage Master Plan in Project Area



~~improvements identified by the Department of Water Resources to avoid potential impacts. The improvements described above are extensive, so it would be difficult for the Champion Oaks (fka CENTEX) project to move forward stand-alone, without engaging in a cooperative development process with neighboring properties to share the improvement burden. Furthermore, if the applicant cannot obtain the off-site property necessary to make the Gerber Creek improvements off of the project site, it is possible that compliance with DWR conditions will necessitate large-scale project revisions to accommodate the modified Gerber Creek channel on the project site itself.~~

At the request of the neighboring property owner, Mr. Texeira (noted in DWR's comments above), the applicant has agreed to a partial shift of the creek and corresponding opens space corridor in order to reduce impacts to the Texeira residence that would occur under the Gerber Creek alignment approved under the North Vineyard Station Drainage Master Plan. This proposed alignment is shown on Plate CTX-10A. The Department of Water Resources has reviewed this proposal and identified no additional drainage impacts associated with the alternative creek alignment.

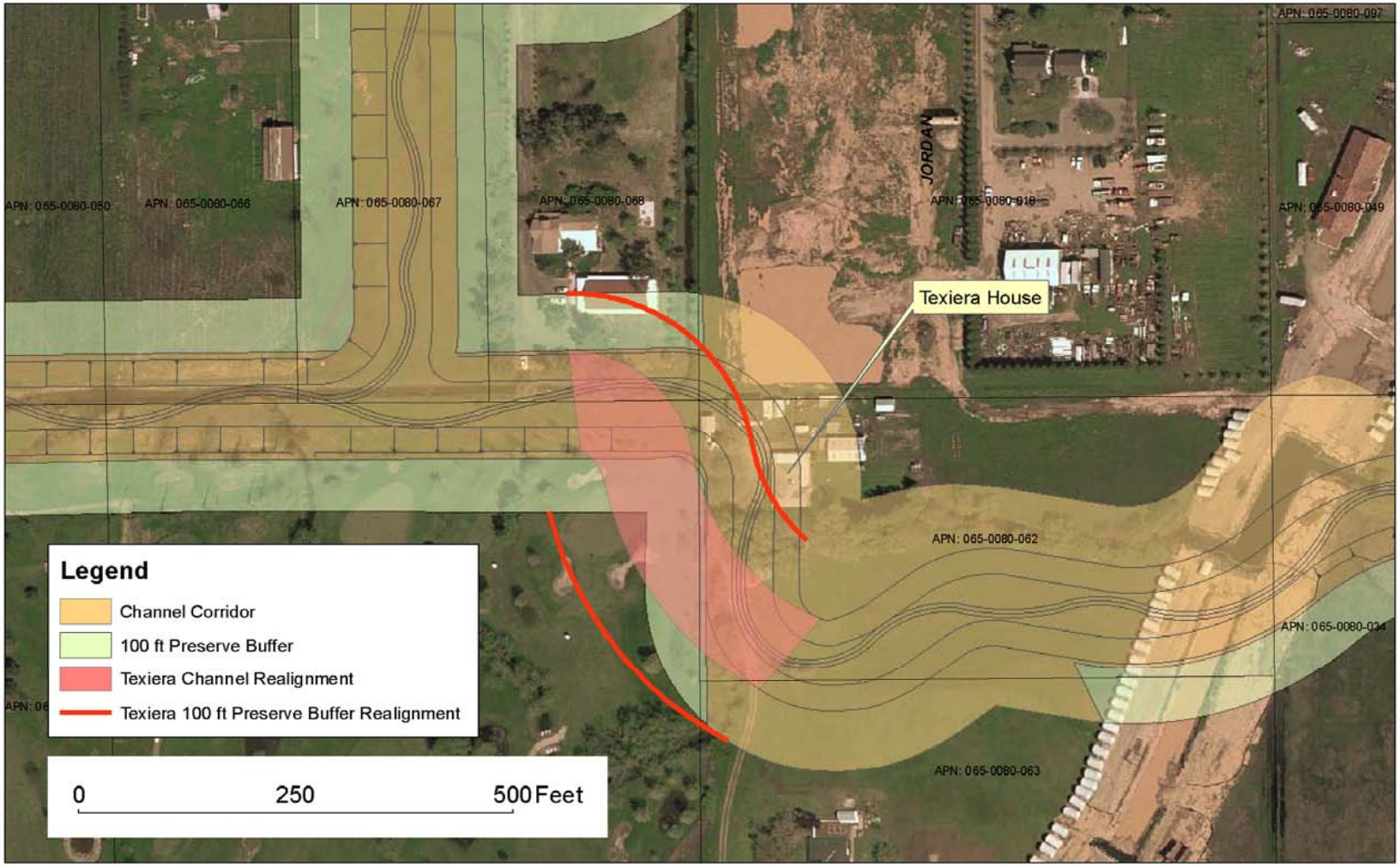
~~In addition to the DWR comments above, several conditions of approval were recommended. The recommended conditions can be found in the Agency-Recommended Conditions of Approval for the project at the end of this chapter. Two DWR conditions read:~~

> ~~Assure that all drainage right-of-way is acquired for Elder and Gerber Creek as shown in the drainage master plan from the downstream end (approximately 3600' west of Elk Grove Florin Road) upstream to basins E24A and E24B.~~
>
> ~~Construct off-site Elder and Gerber Creek channel improvements in accordance with the drainage master plan.~~

~~The project conditions recommended by DWR above are not consistent with the comments the department made regarding the adjacent Champion Oaks (EGR) project. The preparers of this EIR contacted DWR regarding the inconsistency and DWR has confirmed that the condition stands.~~

The Sacramento County Department of Water Resources submitted updated conditions of approval that require implementation of the Drainage Master Plan, including reservation of channel right-of-way in the northeast corner of the site, and fair share payment of fees. The updated conditions are included in the *Planning Staff Report.*

Plate CTX -10A Alternative Gerber Creek Alignment



IMPACT: POTENTIAL FOR IMPACT TO THE COUNTY DRAINAGE SYSTEM

Aside from the standard drainage improvements that will be required on the site pursuant to the Sacramento County Floodplain Management Ordinance, area-widePlan for the Plan area. Also, though the project site itself is not within a floodplain, it nonetheless requires stormwater treatment and conveyance facilities. Development of the site will not be permitted to proceed until all necessary Drainage Master Plan improvements are complete. Champion Oaks (fka CENTEX) impacts to drainage and hydrology are ***less-than-significant***.

Applicants within the Florin Vineyard Gap area have expressed an interest in working with the Department of Water Resources to develop an alternative site-specific drainage plan as "interim improvements". The intent is that the applicant would still owe fees to support the overall drainage master plan improvements, and that the interim improvements would be replaced by ultimate master plan improvements once sufficient funds have been collected. Nonetheless, should this be allowed it could have an adverse effect on the ability of the County to achieve full implementation of the area-wide drainage master plan. Also, the direct effects of these potential interim improvements are themselves unknown. Therefore, if interim improvements that are inconsistent with the drainage master plan are permitted, Champion Oaks (fka CENTEX) impacts are ***potentially-significant***.

TRAFFIC AND CIRCULATION

Sacramento County has developed quantitative thresholds for determining the significance of project-related impacts due to an alteration in the traffic generating potential of the project site. If a proposed project is expected to increase p.m. peak hour vehicle trips by 100 or more (or daily trips by 1,000 or more) over existing zoning of the subject property, a traffic study is required to further analyze impacts. If a proposed project is not expected to increase trips by these amounts, impacts are typically considered less-than-significant. The analysis indicates that a traffic study would be needed for the proposed project, as the proposed conversion of the site from an agricultural-residential use to a residential use would produce ~~2,643~~ **2,219** daily trips and ~~270~~ **231** peak-hour trips, which substantially exceed the screening thresholds. However, as noted at the beginning of this EIR Chapter, this is an individual project proposal contained within the greater Florin-Vineyard Gap Community Plan project. Fehr and Peers Traffic Consultants prepared a Traffic Study for the Plan area that analyzed the impacts of changing the underlying land use densities via the General Plan and the creation of a new Community Plan (see Chapter 9 of the EIR). Given that the proposed project rezone is essentially consistent with the proposed Plan area General Plan and Community Plan designations, no further traffic study beyond what is already discussed in Chapter 9 of this EIR is necessary.

Public Transit

The project site is not currently served by the Sacramento Regional Transit District (RT). However, the RT's 20-Year Transit Master Plan identifies Elk Grove-Florin Road as a Bus Rapid Transit (BRT) corridor. Staff at RT reviewed the proposed Champion Oaks (fka CENTEX) project and provided the following recommendations:

> Connectivity of pedestrian ways and amenities such as pavers, vertical curbs, tree shading, lighting and trellises will encourage walking to transit.
>
> Landscape planters should be provided between streets and sidewalks (except at the bus stops).

The staff at RT is also recommending that a condition be placed on the project such that an Irrevocable Offer of Dedication (IOD) for transit right-of-way be provided. A 12.5 foot wide area along the property line adjacent to Elk Grove-Florin Road is required to allow for construction of one transit lane.

Access

~~The proposed project would connect to two local roads. In the eastern portion of the site, 'D' Drive would connect to Gerber Road (see Plate CTX-11). In the western portion of the site, 'A' Drive would connect to Elk Grove-Florin Road (see Plate CTX-12). The tentative subdivision map indicates that internal project roadways would generally be 40 feet wide. 'D' Drive would be 50 feet wide, and 'A' Drive would be 70 feet wide. The applicant is proposing to construct half of 'A' Drive; the other half would be constructed with the development of the Champion Oaks (EGR) project. Plate CTX-13 through Plate CTX-15 depict the proposed cross-sections for internal project roadways.~~

The project is a rezone ~~and subdivision map~~ that was reviewed by the Department of Transportation staff (Urquhart). The following are comments provided by DOT **at the time that a subdivision map was part of the project**:

> Department of Transportation comments:
>
> Grant the County right-of-way on Elk Grove-Florin Road based on either a 108-foot standard thoroughfare (the six-foot sidewalk shall be installed at back of curb) or a 96-foot modified thoroughfare (the six-foot separated sidewalk shall be installed in an adjacent pedestrian/landscape easement) and install public street improvements pursuant to the Florin-Vineyard Community Plan and the Sacramento County Improvement Standards.
>
> Grant the County right-of-way on Gerber Road based on a 72-foot modified arterial (the six-foot separated sidewalk shall be installed in an adjacent pedestrian/landscape easement) and install public street improvements pursuant to the Florin-Vineyard Community Plan and the Sacramento County Improvement Standards.

Grant the County right-of-way on 'A' Way, 'C' Circle and 'E' Way based on 40-foot standard residential streets and install type 2 curb, gutter, and sidewalk pursuant to the Sacramento County Improvement Standards.

Grant the County right-of-way and install a standard elbow at all right-angle street intersections pursuant to the Sacramento County Improvement Standards.

Grant the County right-of-way along the proposed park frontage based on a 30-foot half-section and install public street improvements pursuant to the Sacramento County Improvement Standards. Note: if the park will be providing recreational areas such as soccer fields and/or baseball fields, then on site parking will be required.

The most current DOT staff recommendations for the project are included in the *Planning Staff Report*.

IMPACT: TRAFFIC AND CIRCULATION

The Champion Oaks (fka CENTEX) project is expected to generate ~~2,643~~ **2,219** daily trips and ~~270~~ peak-hour trips, which is a ***potentially significant*** impact to traffic. Additionally, development of the site will contribute to area traffic generated by buildout of the Florin- Vineyard Gap Community Plan area. The traffic study identified significant impacts that require mitigation; mitigation measures from the overall project apply to this individual project, including the payment of fair-share fees. Compliance with improvement standards will ensure that Champion Oaks (fka CENTEX) access-related environmental impacts are less-than-significant.

AIR QUALITY

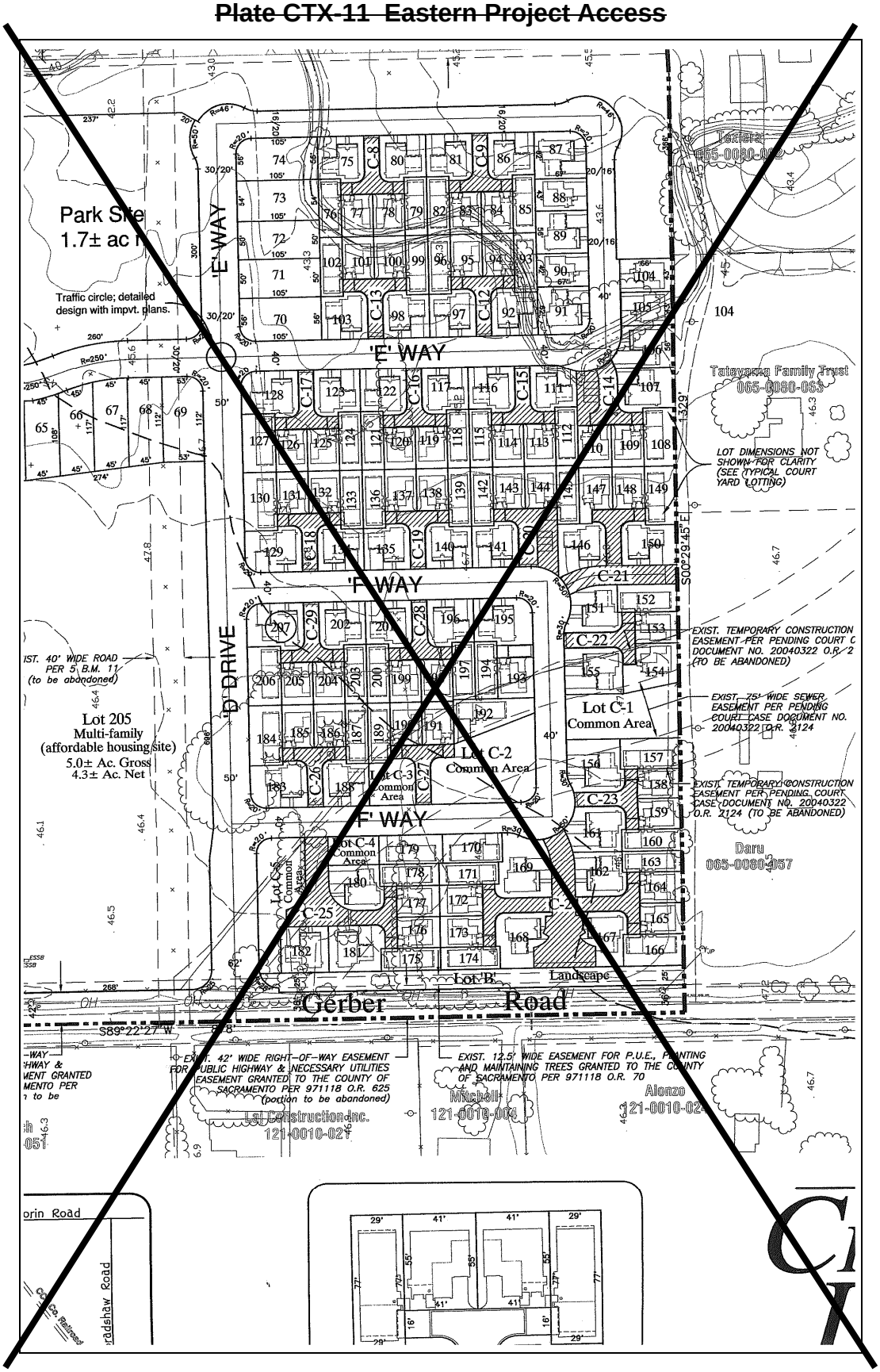
SMAQMD has established significance thresholds to determine if a proposed project's emission contribution significantly contributes to regional air quality impacts (Table CTX-1). Construction emissions can be separated into dust generation due to site activities and construction equipment exhaust. Operational emissions are the emissions resulting from the completed project, such as customers driving to and from the facility.

Table CTX-1 SMAQMD Significance Thresholds

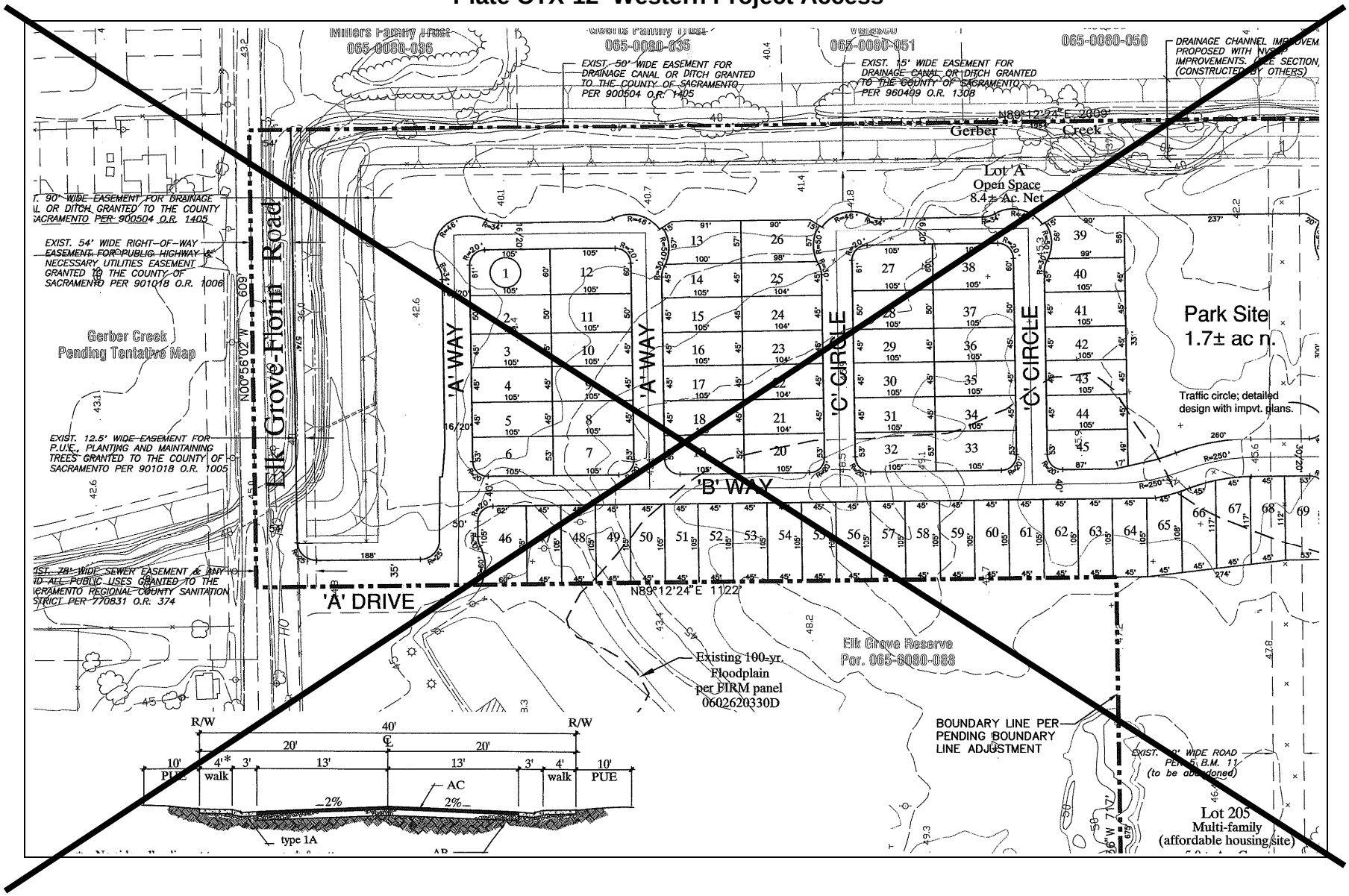
	ROG[1] (lbs/day)	NO_x (lbs/day)	CO ($\mu g/m^3$)	PM_{10} ($\mu g/m^3$)
Construction (short-term)	None	85	CAAQS[2]	CAAQS
Operational (long-term)	65	65	CAAQS	CAAQS

1. Reactive Organic Gas
2. California Ambient Air Quality Standards

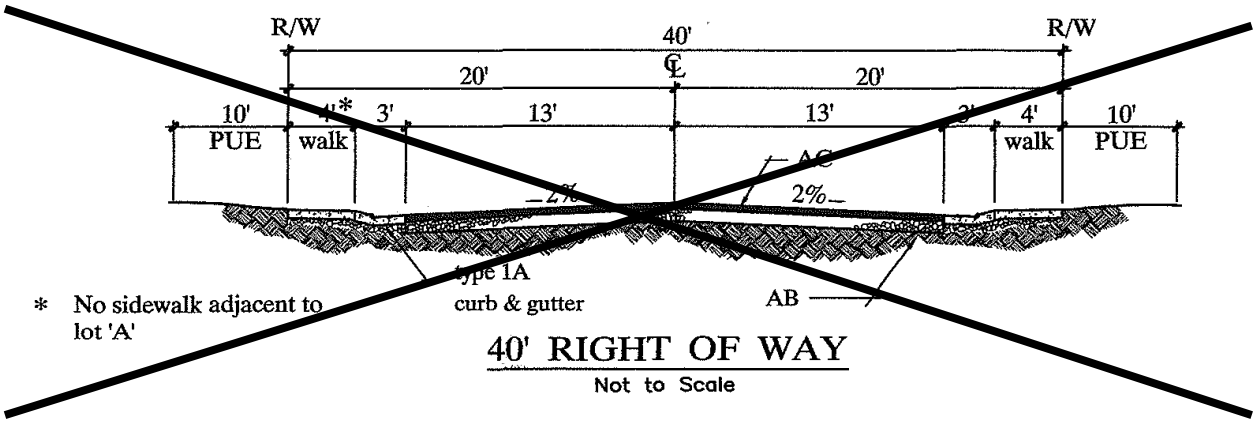
~~Plate CTX-11 Eastern Project Access~~



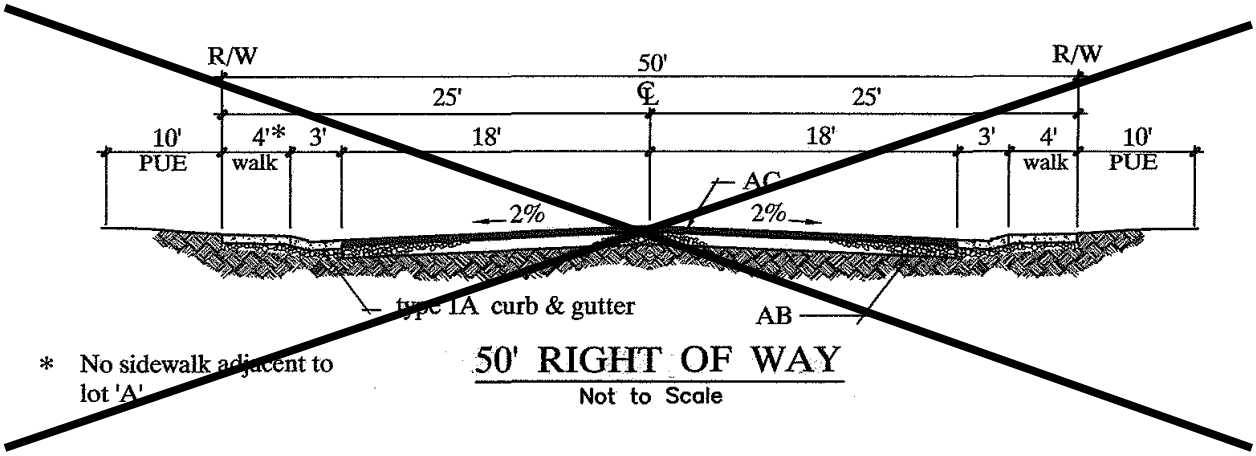
~~Plate CTX-12 Western Project Access~~



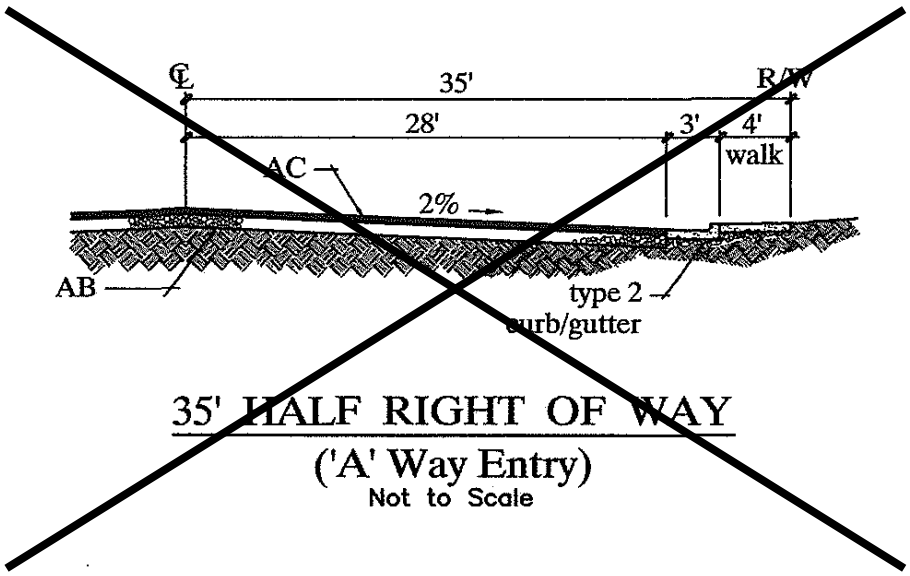
~~Plate CTX-13 Cross Section for 40'Right of Way~~



~~Plate CTX-14 Cross Section for 50' Right of Way~~



~~Plate CTX-15 Cross Section for 35' Half Right of Way~~



Construction Emissions/Short-Term Impacts

Dust (PM_{10}) Emissions

Short-term air quality impacts are mostly due to dust (PM_{10}) generated by construction and development activities, and emissions from equipment and vehicle engines (NO_x) operated during these activities. Dust generation is dependent on soil type and soil moisture, as well as the amount of total acreage actually involved in clearing, grubbing and grading activities. Clearing and earthmoving activities comprise the major source of construction dust generation, but traffic and general disturbance of the soil also contribute to the problem. Sand, lime or other fine particulate materials may be used during construction, and stored on-site. If not stored properly, such materials could become airborne during periods of high winds. The effects of construction activities include increased dust fall and locally elevated levels of suspended particulates. PM_{10} is considered unhealthy because the particles are small enough to inhale and damage lung tissue, which can lead to respiratory problems.

Some PM_{10} emissions during project construction can be reduced through compliance with institutional requirements for dust abatement and erosion control. These institutional measures include the SMAQMD "District Rule 403-Fugitive Dust" and in the Sacramento County Code relating to land grading and erosion control [Title 16, Chapter 16.44, Section 16.44.090(K)]. ~~SMAQMD assessed construction projects to determine what mitigation measures would be necessary for projects of various sizes; the results are contained within Appendix B of SMAQMD's "Guide to Air Quality Assessment". Appendix B states that projects actively disturbing ≤15 acres of land at any one time can be reduced to less-than-significant levels with the imposition of standard mitigation for PM_{10} emissions.~~ **Dispersion modeling conducted for projects of various sizes has resulted in the conclusion that projects involving more than 15 acres of active grading *at any one time* will result in significant impacts, even with standard dust abatement measures.** The proposed project encompasses approximately 42.6 acres. DERA and SMAQMD guidance indicates that it should be assumed that 25% of the site will be actively graded at any one time, which is 10.65 acres. ~~The impacts related to dust are mitigable through the use of standard measures.~~ **The SMAQMD's Guide to Air Quality Assessment includes a list of Basic Construction Emissions Control Practices that should be implemented on all projects, regardless of size. Dust abatement practices are required pursuant to SMAQMD Rule 403 and California Code of Regulations, Title 13, sections 2449(d)(3) and 2485; the SMAQMD Guide simply lays out the basic practices needed to comply. Since these are already required by existing rules and regulations, it is not necessary to include them as mitigation.**

Ozone Precursor Emissions

The Urban Emissions Model (URBEMIS) 9.2.4 was used to calculate the expected NO_x emissions from the project due to construction activities. The beginning construction year was assumed to be 2008, with construction lasting through two construction seasons (typically late spring to early fall is a season). The first season generally

involves the demolition of any existing structures, site preparation and grading and some portions of actual building construction. The second season is purely building construction. The results of this modeling (see Appendix CTX-1) indicate that the project will not exceed the significance thresholds (see Table CTX-2) in either construction season.

Table CTX-2 URBEMIS Results

	NO_x (lbs/day)
Construction Season One	62.17
Construction Season Two	58.79

Operational Emissions/Long-Term Impacts

The SMAQMD "Guide" contains screening thresholds for various project types. If a project falls below the threshold, impacts are expected to be less-than-significant, and if a project meets or exceeds the threshold, modeling of the air quality impacts is required. The screening threshold for residential projects is 656 units. Including the multiple-family ~~lots~~ **zoned** **portion of the property**, the project could include as many as ~~306~~ **267** units. The project is far below the screening threshold, and will not have individually significant operational impacts. However, the project is also part of the larger Plan area proposals. Cumulatively, changes to allowable densities within the Plan area will far exceed the screening threshold, and the operational impacts of the entire plan-area have been addressed and discussed in Air Quality chapter of EIR Volume I, Chapter 10.

Impact: Air Quality

The project will result in up to 10.65 acres of active grading at any one time. Based on the SMAQMD guidance, ~~standard mitigation will ensure~~ **with the application Basic Construction Emissions Control Practices, as required by existing rules and regulations,** ~~that~~ Champion Oaks **Residential** (fka CENTEX) singular PM_{10} emissions are ***less-than-significant***. The URBEMIS results for the project also indicate that ozone precursor emissions related to construction activities will not exceed significance thresholds, and Champion Oaks **Residential** (fka CENTEX) impacts are ***less-than-significant***. While project-specific Champion Oaks **Residential** (fka CENTEX) impacts related to operational emissions are not significant, when considered cumulatively with all the other development proposed or planned within the Plan area, operational air quality impacts are significant – this is discussed in the analysis of Air Quality impacts for the entire Community Plan in Chapter 10.

Climate Change

The climate change analysis for the overall Florin Vineyard Gap Community Plan project is within Volume I of this EIR, Chapter 11. Chapter 11 outlines the significance

thresholds, methodology, and impacts of the overall proposed project both to and from climate change. Each of the proposed individual projects contribute greenhouse gas emissions to this overall impact that are disclosed herein, but a separate significance determination specific to the individual projects is not provided. All of the individual projects contribute to a significant and unavoidable overall impact.

The Planning Department Draft Land Use Plan, with density bonuses, is used for this analysis. It involves the largest emissions volume, which makes it the most conservative approach. The Planning Department Plan will result in approximately 355,432 metric tons of greenhouse gas emissions. This can be broken down into two primary categories: residential (234,998 metric tons) and non-residential (120,434 metric tons). The non-residential category includes retail, office, medical, and manufacturing. With an estimated holding capacity of 13,875 residences, the per dwelling unit emissions rate for the Plan-area is 16.9 metric tons annually, and with an estimated non-residential square footage of 4,992,875, the per non-residential square-foot emissions rate for the Plan-area is 0.02 metric tons.

The proposed project is residential, and includes ~~207~~ **up to 267** units. Therefore, it is estimated that the project contributes ~~3,498~~ **4,512** metric tons of greenhouse gas emissions to the cumulative total.

IMPACT: CLIMATE CHANGE

The analysis for the overall Community Plan concludes that impacts are significant, and require mitigation. The applicant has developed a mitigation plan entitled "Florin Vineyard Community Plan Area Plan Elements Addressing Climate Change" that includes project features designed to reduce GHG emissions directly or indirectly. **The GHG reduction plan, as amended January 28, 2010, has been endorsed by the SMAQMD.** This plan is described in detail within Volume I, Chapter 11. Measures in the mitigation plan are consistent with measures within the Air Quality Mitigation Plan for operational ozone precursors and with measures recommended by the California Attorney General (2008) and the California Air Pollution Control Officers Association. ~~In addition to a list of Plan-wide measures intended to reduce emissions by 42%, each individual project must implement measures that reduce project-specific impacts by another 10%.~~ **The amended GHG reduction plan incorporates both area-wide community design elements and project specific elements selected by individual project applicants.** The Champion Oaks project developer will be required to comply with this plan **by conforming to all applicable area wide measures and demonstrating project specific measures that have a total point value of at least 10 points.** ~~and demonstrate that the 10% reduction will be achieved. The balance of emissions remaining after this mitigation is applied will be offset through fair-share fee payment. The fees will either be paid to an established system such as the Chicago Climate Exchange or will be paid to SMAQMD for use in their program for local emissions reduction.~~ Although all feasible mitigation is required, the cumulative plan-wide impact remains ***significant and unavoidable***.

NOISE

The Sacramento County General Plan Policy NO-7 establishes a significance threshold of 65 dB L_{dn}/CNEL for residential outdoor activity areas (backyards) and of 45 dB L_{dn}/CNEL or less in indoor areas. Typically, potential sources of significant noise include airports, some commercial activities, industrial activities, and traffic. The project site is not near enough to any existing or proposed airports or industrial areas to be significantly affected by noise from these sources. Small residential streets, such as the proposed project interior streets, do not carry large enough traffic volumes to create significant noise. The project site has frontage on two larger streets, Elk Grove-Florin Road and Gerber Road, which both carry large enough volumes to warrant a traffic noise analysis. There is also a commercial project proposed on the corner of Elk Grove-Florin Road and Gerber Road, the Champion Oaks (EGR) project, that may expose the proposed residences to noise.

As a result of the Florin Vineyard GAP Community Plan project, future traffic volumes will increase substantially. To account for this future growth, traffic volumes used in the noise analysis were obtained from the Fehr and Peers Traffic Study discussed in Chapter 9 of this EIR. According to the Traffic Study discussion of cumulative conditions, Elk Grove-Florin Road will carry traffic volumes of 46,300 daily trips and Gerber Road will carry traffic volumes of 27,600 daily trips (under the Planning Department Draft Land Use Plan with density bonuses, which has the highest proposed densities). Based on this data, an analysis of potential exterior and interior noise impacts associated with traffic on these roadways was conducted using the Federal Highways Administration (FHWA) Traffic Noise Prediction Model (RD-77-108).

The exterior noise standards are applied to the outdoor activity area of the typical home – the backyard. The distance from the noise source is measured from the centerline of the road to a point 10 feet inside the backyard. In the case of the proposed project, this is ~~302~~ **approximately 325** feet from Elk Grove-Florin Road and 71 feet from Gerber Road **(assuming a 25-foot wide landscape corridor along the roadway, as required for thoroughfare and arterial street sections under the draft FVCP Land Use Plan)**. The FHWA model analysis indicates that the backyards of homes along Elk Grove-Florin Road will be exposed to 64 dB noise levels in cumulative conditions and the backyards of homes along Gerber Road will be exposed to 71 dB noise levels in cumulative conditions.

The presence of the large open space corridor around Gerber Creek means that the homes nearest to Elk Grove-Florin Road will be exposed to exterior noise levels below the significance threshold; no further discussion is needed for those homes. However, homes along Gerber Road will be exposed to noise that exceeds the thresholds. The Gerber Road 70 dB noise contour is located 79 feet from the centerline and the 65 dB contour is located 170 feet from the centerline.

There are several potential means of attenuating or avoiding substantial noise in outdoor activity areas: setbacks, soundwalls, or other noise-shielding structures. In order to use setbacks, all proposed backyards would need to be a minimum of 170 feet

from the centerline of the roadway. ~~As proposed, the project does not adhere to this setback, so this method of noise control is not available. Revising~~ **Designing** the project to place the nearest home at 170 feet would give up a large portion of land that would otherwise be considered developable, and the future site developer may not consider this to be an ideal solution.

~~As designed, a~~ A sound wall at the rear of ~~the proposed landscape~~ **any future residential** lots along Gerber Road would reduce noise to acceptable levels. Further modeling to determine the necessary soundwall height indicates that a 6-foot tall barrier would reduce noise levels to 65 dB. Therefore, a minimum 6-foot tall barrier would be required in order to reduce future exterior noise levels to acceptable levels~~, based on the current project plans~~. Though the developer may prefer the soundwall option, soundwalls have fallen into disfavor in the neighborhood planning and public health communities, because they create barriers to walkability and decrease the desire of people to walk and bike by making the streetscape less attractive. Instead of a soundwall, the developer could choose to orient the homes on the lots along Gerber Road so that the outdoor activity areas are screened by the homes. Alternatively, the developer could propose to create small courtyard areas in each affected backyard that would provide a shielded outdoor space without requiring a continuous masonry wall. This method, and any other non-standard method, would need an acoustical analysis to demonstrate that it would achieve the necessary attenuation.

Interior noise levels for any residential structures built on the proposed parcels must not exceed 45 dB. Data indicate that typical façade design and construction would result in an exterior to interior noise attenuation of a minimum of 25 dB with windows closed. Noise attenuation of 12 to 15 dB would be expected with windows partially opened. The 70 dB contour is only 79 feet from the centerline, which means that adherence to standard setbacks and yard size requirements for homes will ensure that no residence is exposed to unacceptable interior noise levels.

Impact: Noise

The homes nearest to Elk Grove-Florin Road are over 300 feet from the roadway centerline, so there will be no significant exterior or interior noise exposure for these lots. Exterior noise levels inside the backyards of the lots nearest Gerber Road will exceed the acceptable thresholds established by the County General Plan, though interior noise levels will not. Mitigation requires that all outdoor activity areas be designed so that noise levels are 65 dB L_{dn} or less, in accordance with the above discussion. With mitigation, Champion Oaks **Residential** (fka CENTEX) impacts are ***less-than-significant***.

Biological Resources

The project site is composed of four contiguous lots that front Elk Grove-Florin Road and Gerber Road. The site is currently developed as the Champion Links Golf Course and is maintained as fairway turf and/or range fairway turf that is sprinkler-irrigated and

mowed regularly as part of golf course operations. A Jurisdictional Delineation and Special Status Species Evaluation was prepared by Gibson & Skordal, LLC, dated September 2004 (Appendix CTX-2).

Streams, Wetlands, and Other Surface Waters

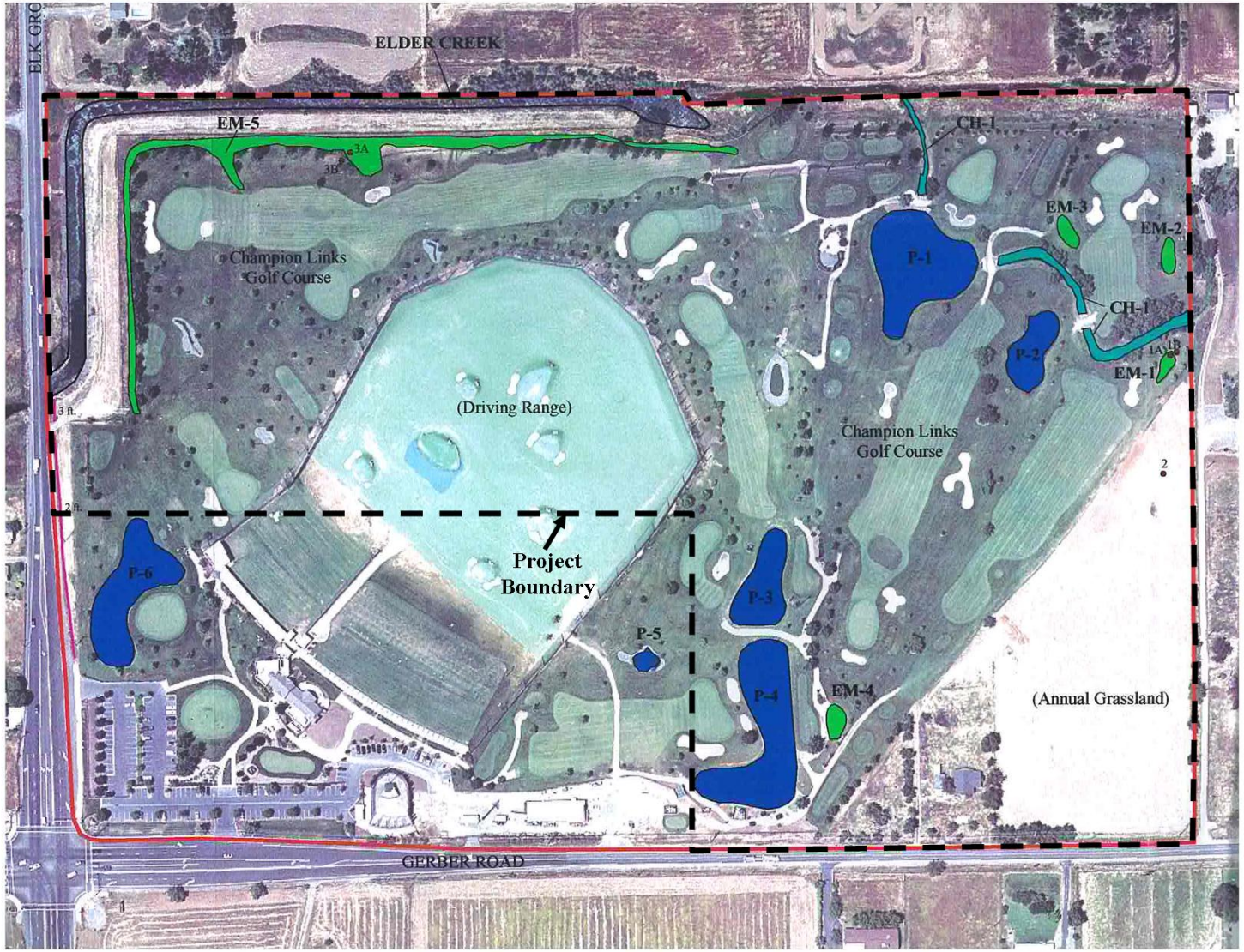
The wetland delineation for the project identifies a total of 2.8 acres of surface waters, which includes 0.66 acres of emergent wetlands, 2.07 acres of golf course ponds, a 0.19-acre "channelized drainage", and 0.88 acres of Elder Creek. Plate CTX-16 presents a map depicting the delineation and shows the location of the study area boundary, data points, and other site features. Table **CTX-3** summarizes on-site waters and wetlands by type and size. Five emergent wetlands (EM1 – EM5) were identified on the project site. The ponds (P1 – P4) were historically constructed as part of the initial golf course development and they are currently used and maintained as golf course ponds. Ponds P2 through P4 were constructed entirely in uplands and support a mix of open water and emergent marsh habitats that are maintained by golf course irrigation and run-off. Pond P1 was constructed on what the wetland delineation calls a channelized drainage (CH1). However, feature CH1 is actually Gerber Creek, which has been channelized and heavily modified within the project area; this feature will be referred to as Gerber Creek throughout the rest of this document. Gerber Creek flows into Elder Creek, on the northern side of the site.

The proposed project includes a rezone ~~and tentative subdivision map~~ to allow for future residential development. Elder Creek will be retained within ~~Lot A, an open space lot~~ **an area zoned for open space uses**. The drainage master plan does include modifications to the Elder Creek channel in order to improve its ability to handle flood flows. Therefore, the project (in conjunction with the other projects within the Community Plan) will result in temporal impacts to the creek. The improvements will remove large amounts of habitat, but the creek corridor will be revegetated after the modifications are completed.

The Drainage Master Plan also shows the removal of Gerber Creek on the project site, in favor of shifting the channel so that it runs off-site, along the eastern property boundary, before connecting back to Elder Creek. This would also result in temporal impacts. However, DWR has also indicated that the adjacent property owners are not willing to sell their property so that this change to the creek can be made. It is possible that some other alignment will need to be chosen, including retaining Gerber Creek on the project site and an attendant modification of the site plans. **See the Drainage and Hydrology section, above, for additional discussion of this issue and a proposed realignment of the creek corridor.**

All other surface waters on the site will be permanently removed. Though each regulatory agency will make independent determinations regarding the golf course ponds, Sacramento County will not treat the human-made ponds P2, P3, and P4 as protected habitat. The ponds are maintained on a regular basis, including by the addition of chemical treatments to keep algae down. P1 is on Gerber Creek, and this connectivity makes it habitat. The emergent wetlands on the site are not maintained or

Plate CTX-16 Wetland Delineation



treated in any way, and though they are partly supported by golf course runoff, they are considered habitat subject to the County no-net-loss policy.

Table CTX-3 Areas of Potential Waters and Wetlands

Type	Reference #	Area (Sq. Ft.)
Emergent Wetlands		
	EM1	903
	EM2	1,258
	EM3	1,296
	EM4	1,613
	EM5	23,723
	Total	28,793 Sq. Ft. or 0.66 acres
Golf Course Ponds		
	P1	25,449
	P2	7,589
	P3	10,643
	P4	26,827
		70,508 Sq. Ft. or 1.62 acres
Elder Creek		38,545 Sq. Ft. or 0.88 acres
Gerber Creek or "Channelized Drainage" (CH1)		8,275 Sq. Ft. or 0.19 acres
TOTAL		**3.35 acres**

Special Status Species

The Special Status Species Evaluation identified all of the special status species that have the potential to occur on the site or in the project vicinity, based on field survey results, review of the California Natural Diversity Database, review of the United States Fish and Wildlife Service lists for special-status species occurring in the region and the California Native Plant Society literature. Table CTX-4, below, includes only those species from the Species Evaluation for which habitat on the site exists. The table includes the species name, listing status, habitat associations and the likelihood of occurrence on the site.

A more detailed discussion of various special status species in the Plan Area can be found in the Biological Resources Chapter for the overall Florin-Vineyard Gap Community Plan (see Chapter 12). Regulatory guidance for some species listed as having marginal habitat, below, indicates that the project site is outside the area in

which an analysis of impacts is typically required; discussions are included for all but these species.

SWAINSON'S HAWK

The Swainson's hawk is a migratory raptor that over-winters in South America and breeds in North America, Canada and Mexico. Currently, the Swainson's hawk is listed as a threatened species pursuant to the California Endangered Species Act (CESA). At a Federal level, the Swainson's hawk is provided protection under the Migratory Bird Treaty Act (MBTA).

CDFG recommends implementing the mitigation measures set forth in the CDFG Staff Report Regarding Mitigation for Impacts to Swainson's Hawks (*Buteo swainsoni*) in the Central Valley of California (November 1, 1994). These state that no intensive new disturbances (e.g., heavy equipment operation associated with construction, etc.) should be initiated within ¼ mile of an active Swainson's hawk nest in an urban setting or within ½ mile in a rural setting between March 1 and September 15. The project does not appear to be located within ½ mile of an active nest site. Therefore, construction activities on the project site would not be expected to impact an active nest.

Though there are no known nests near the site, there are known Swainson's hawk nest sites within 1 – 5 miles of the project site. The Species Evaluation concludes that the site provides marginal suitable foraging habitat for the Swainson's hawk. Sacramento County and the Department of Fish and Game jointly developed a protocol for assessing impacts to the hawk, based on a better understanding of how the hawks use habitat. The impact is tied directly to zoning changes and is calculated thusly: 25% of the impact occurs when a property is zoned from a density of AG-40 to AG-20, 50% of the impact occurs when a property zoned AG-20 is converted to AR-10, and the final 25% of the impact occurs when an AR-10 property is converted to AR-5 (or a more dense designation).

The 42.6-acre site is currently zoned AR-10. Based on the methodology, the rezone of the site from AR-10 to a more dense designation results in an impact assessment of 25%. Multiplied by the 42.6 acres involved, the 25% assessment results in a total of 10.65 acres of impact.

COOPER'S HAWK AND SHARP-SHINNED HAWK

Both the Cooper's hawk (*Accipter cooperi*) and sharp-shinned hawk (*Accipiter striatus*) forage and breed in forested areas, including riparian habitat, and are state-listed Species of Special Concern. Nesting season begins in spring, with full fledge occurring by the end of summer. The project site contains nesting and foraging habitat for the both species.

NORTHERN HARRIER

The northern harrier has long wings and tail and forages by flying low over the ground in open grasslands and marshes. The male of the species is white below with a light grey back and hood, while the female is mottled brown. Nests are constructed on the ground in shrubby vegetation. The project site does not contain nesting habitat, but does contain foraging habitat.

BURROWING OWL

The burrowing owl is a ground-dwelling, opportunistic feeder that nests in the abandoned burrows of small mammals or, in some cases, in culverts, pipes or nest boxes. The breeding season is March to August. The species is protected by the Federal Migratory Bird Treaty Act and is listed by the state as a Species of Special Concern.

Though foraging habitat is present, no burrowing owls were observed on the site during the field surveys. The site does not provide suitable nesting habitat, due to its developed setting.

WHITE-TAILED KITE

The white-tailed kite requires relatively open habitat for foraging, and trees (isolated or within stands) for nesting and roosting. Habitats favoring prey populations (ungrazed or little grazed grasslands, agriculture, and grass-dominated wetlands) support more kites. The white-tailed kite breeds from February to October, with the nesting peak from May to August; nests are typically found at the crowns of dense oak, willow or other large trees. The site contains foraging and nesting habitat for the species.

TRICOLORED BLACKBIRD

The tricolored blackbird is both a Federal and State listed Species of Special Concern. The site contains bulrushes and blackberry thickets that are suitable nesting habitat for the species. In order to prevent potential impacts to nesting tricolored blackbirds, biological surveys will be required in areas that have potential nesting habitat in or adjacent to the project area.

OTHER RAPTORS

Other raptors that have no specific special status are protected by the Migratory Bird Treaty Act and Section 3503.5 of the Fish and Game Code. These other raptors include species such as the red-tailed hawk and red-shouldered hawk.

NORTHWESTERN POND TURTLE

The northwestern pond turtle (*Clemmys marmorata marmorata*) is a California State Species of Special Concern. Both Elder and Gerber Creeks are suitable habitat for the species. Modification of these creek channels has the potential to result in harm to

individuals of the species. However, the modification of these creek channels is not proposed in order to allow this project in particular. The modifications are part of the overall Drainage Master Plan that will support a multitude of projects in the area. This being the case, the impact to the species is not the solely attributable to this project.

GIANT GARTER SNAKE

The giant garter snake is designated as a Federal threatened and State threatened species afforded special protection by U.S. Fish and Wildlife (FWS) and the California Department of Fish and Game (CDFG). The species is generally associated with larger canals, irrigation ditches, and other semi-permanent to permanent aquatic sites with slow moving water and an abundance of emergent vegetation. Although the giant garter snake has been documented within Elk Grove Creek and lower Morrison Creek situated to the west of Highway 99, there have not been any documented sightings along the east side of Highway 99, including around the project site. Though there are no documented sightings, both Elder and Gerber creeks contain areas suitable for the species.

As with the impact to the northwestern pond turtle, the potential impacts to giant garter snake would result from Drainage Master Plan improvements, not specifically from impacts solely attributable to this particular project.

SPECIAL STATUS PLANTS

The Evaluation indicates that the only special status plant species with the potential to occur on the project site is Sanford's arrowhead. There is no published regulatory guidance for this species which includes a survey protocol. Therefore, this analysis will rely on the survey done through the Species Evaluation, and conclude that there are no Sanford's arrowhead individuals on the site that will be impacted by project construction.

Table CTX-4
List of Special Status Species For Which Habitat is Present

	State Status	Federal Status	Habitat Association	Potential for Occurrence
Birds				
Cooper's hawk (*Accipiter cooperi*)	Species of Special Concern	None	Nests in riparian corridors. Forages in woodlands and riparian areas.	Suitable foraging and nesting habitat on the site.
Sharp-shinned hawk (*Accipiter striatus*)	Species of Special Concern	None	In habits forested habitats, forest edge, and riparian habitat, may forage in adjacent grassland and fields.	Suitable nesting and foraging habitat on the site.
Burrowing owl (*Athene cunicularia*)	Species of Special Concern	Species of Concern	Nests in abandoned burrows w/in dry open grassland.	Suitable foraging and nesting habitat on the site.
Tricolored blackbird (*Agelaius tricolor*)	Species of Special Concern	Species of Concern	Colonial nester in cattails, bulrush, or blackberries associated with marsh habitats.	Suitable foraging & nesting habitat
Swainson's hawk (*Buteo swainsoni*)	Threatened	None	Nests in isolated trees or riparian woodlands adjacent to suitable foraging habitat (agricultural fields, grasslands, etc).	Suitable foraging and nesting habitat on the site.
Northern harrier (*Circus cyaneus*)	Species of Special Concern	None	Forages in open grasslands, nests on ground in shrubby vegetation.	Foraging habitat is present on the site.
White-tailed kite (*Elanus leucurus*)	Fully Protected	None	Nests in riparian corridors along streams and rivers, and forages in nearby grasslands and fields.	Suitable foraging and nesting habitat on the site.
Other raptors	Fish and Game Code	Migratory Bird Treaty Act	Nest and forage in a variety of communities.	The site contains nesting and foraging habitat for other non-listed raptors.
Amphibians and Reptiles				
Northwestern pond turtle (*Clemmys marmorata marmorata*)	Species of Special Concern	Species of Concern	Ponds, rivers, streams, wetlands, and irrigation ditches with associated marsh habitat.	Suitable habitat present.
Giant garter snake (*Thamnophis gigas*)	Threatened	Threatened	Rivers, canals, irrigation ditches, rice fields, and other aquatic habitats with slow moving water and heavy emergent vegetation.	Marginal habitat exists, but lacks nexus with known GGS sites

Plants					
	State Status	**Federal Status**	**CNPS Listing**	**Habitat Association**	**Potential for Occurrence**
Sanford's arrowhead (*Sagittaria sanfordii*)	None	Species of Concern	CNPS-1B	Deep aquatic habitats.	Habitat present, but species was not found in surveys.

Trees

Several County policies recognize the value of preserving trees, especially oaks, and seek to protect all native and landmark trees through the development review process[1]. A landmark tree is defined as a non-native oak or any other tree that is especially prominent or stately[2]. Protected oaks are those living trees that measure 6 inches or greater in diameter at breast height (dbh), or multi-trunk trees totaling 10 inches or greater dbh[3]. Non-oak native trees (6-inches dbh at 4.5 feet above ground) include California black walnut (*Juglans hindsii*), California sycamore (*Plantanus racemosa*), Fremont cottonwood (*Populus fremontii*), California buckeye (*Aesculus californica*), California box elder (*Acer negundo californicum*), Goodding's black willow (*Salix goodingii*), and California alder or white alder, (*Alnus rhombifolia*).

All trees on the project site were surveyed and documented in the arborist report prepared by Sierra Nevada Arborists on September 7, 2004 (Appendix CTX-3). The report also included documentation of trees on the adjacent property, the proposed Champion Oaks **Commercial** (Elk Grove Reserve) project (Control Number 04-0139). Plate CTX-17 depicts the boundaries of the Champion Oaks **Residential** (fka CENTEX) project and the location of all trees on the site. The site mostly contains redwood, pine and other ornamental trees. The only native trees on the project site are California black walnut, and there are many of those. Table CTX-5, below, lists the on-site black walnuts by tree identification number and size, and only includes those that meet the minimum size criteria for protection. Trees shown in grayscale have been recommended for removal by the arborist. Given the ~~current site configuration and project plans~~ **density of proposed future development**, it does not appear **likely** that ~~any~~ **many** of the trees can be retained. The applicant does not propose to retain any of the trees on the site. Even the trees within the Elder Creek open space corridor will need to be removed as part of channel work.

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[1] County Code, Chapter 19.04, "Tree Ordinance;" *Sacramento County General Plan*, "Conservation Element;" and County Code, Chapter 12.12, Tree Preservation and Protection Ordinance

[2] County Code, Chapter 19.04, "Tree Ordinance"

[3] *Sacramento County General Plan*, "Conservation Element"; and County Code, Chapter 12.12, Tree Preservation and Protection Ordinance

Plate CTX-17 Tree Exhibit

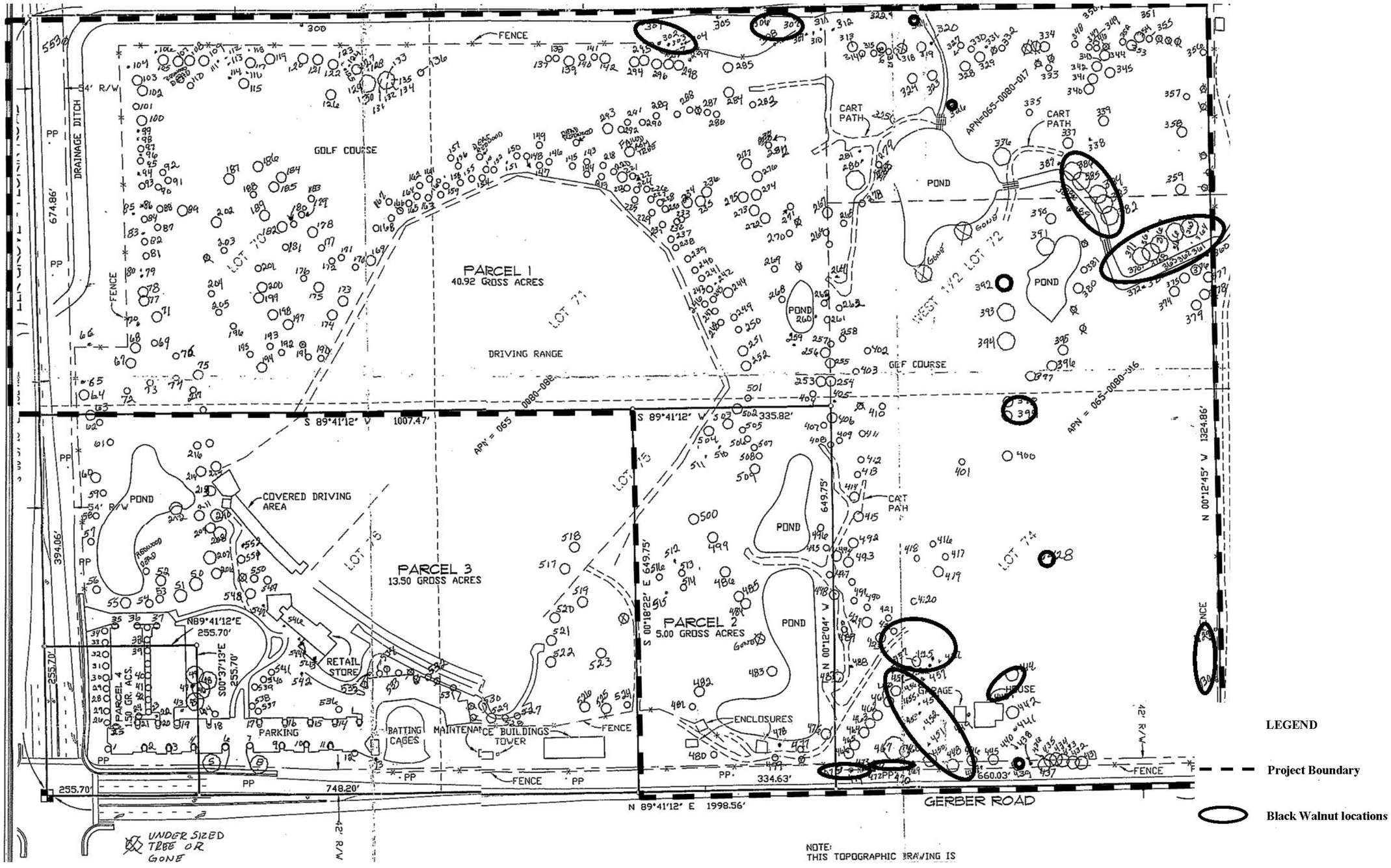


Table CTX-5 Existing California Black Walnut Trees On-Site

Tree ID	Mulit-stem DBH	Total DBH
301	--	19
302	4,5,6,6,8,8	37
303	19,28	47
304	4,6	10
306	4,4,6,6	20
307	--	7
321	2,2,3,3,3	13
326	--	16
360	5,5	10
361	--	9
362	--	10
363	9,10	19
364	7,7	14
365	12,16,26	54
366	6,9	15
367	--	14
368	17,18	35
369	13,14	27
371	10,11	21
372	--	10
373	9,12	21
382	8,12	20
383	9,14	23
384	--	11
385	6,9,9	24
386	--	11
387	--	15
388	--	11
389	6,8	14
392	--	21
398	9,9	18
399	10,11	21

422	3,3,4,6	16
425	3,4,4,4	15
426	5,5,6,6	22
427	2,3,3,8	16
428	3,3,4,4,4,5,5,6	34
429	--	20
430	9,10,12	31
439	5,7,12	24
444	14,15	29
447	4,4,4	12
448	8,8	16
449	--	14
450	--	16
452	5,5,5,6,6	27
453	3,3,3,3	12
454	2,3,4,6	15
455	2,4,4,5	15
456	4,5,5,5,6	25
459	3,3,4,4	14
469	8,8	16
471	5,6	11
473	6,6,7	19
475	3,7,11	20
Total Inches		1,056

There are 1,056 inches dbh of protected California black walnut tree on the project site, all of which will be removed. However, several of these trees have been recommended for removal by the arborist for health reasons. This leaves a total of 939 inches dbh of healthy California black walnuts. The Elder Creek corridor also includes riparian habitat both on- and off-site, that would be impacted by channel modifications.

IMPACT: BIOLOGICAL RESOURCES

The project site contains five emergent wetlands, four ponds, Gerber Creek, and Elder Creek. The project involves temporary impacts to the two creeks, associated with flood control improvements, and involves permanent loss of all the other surface waters. Of the surface waters permanently lost, only the 0.66 acres of emergent wetlands are considered protected habitat subject to the County no net-loss policy. Mitigation

requiring compensation for wetland loss is included, and will ensure that Champion Oaks **Residential** (fka CENTEX) impacts are ***less-than-significant***.

As discussed, the project will eliminate all of the Swainson's hawk foraging habitat on the project site. Based on the assessment methodology, the project impact is assessed as 10.65 acres. Mitigation for the loss of foraging habitat is required, and has been included. Mitigation for loss of Swainson's hawk foraging habitat will also compensate for any impacts to other raptor species that forage on the similar habitat. With mitigation, Champion Oaks **Residential** (fka CENTEX) impacts are ***less-than-significant***.

The site contains habitat for the tricolored blackbird. If tricolored blackbirds are found nesting within 300 feet of the construction area, the California Department of Fish and Game must be contacted and the project construction might have to be postponed until fledging of all nestlings (about July 15). If no tricolored blackbirds are found during the pre-construction survey, no further mitigation will be required. Mitigation measures will reduce any potential Champion Oaks **Residential** (fka CENTEX) impacts to tricolored blackbird to ***less-than-significant*** levels.

Elder and Gerber creeks provide habitat for the northwestern pond turtle and the giant garter snake. The creeks also have riparian habitat, which is a protected resource according to Sacramento County General Plan policy. However, these impacts will not occur specifically because of project approval. The modifications to both creeks are part of overall Drainage Master Plan improvements, and in the case of some of the modifications, were already proposed and approved impacts as part of the North Vineyard Station Specific Plan Drainage Master Plan. Therefore, to require that the applicant be 100% responsible for mitigation simply because the creek channels lie on this site is not appropriate. Mitigation for both species, and for riparian habitat, was already included as part of the North Vineyard Station Specific Plan, and is included as part of the overall Florin Vineyard Gap Community Plan. These measures will apply to any improvements consistent with either the North Vineyard Station or the Florin Vineyard Gap the Drainage Master Plans, and need not be applied to this particular project. However, as discussed in the Drainage and Hydrology section, it is possible that this individual applicant will be one of those that proposes interim improvements inconsistent with the current Drainage Master Plans.

If this applicant should propose an alternate drainage plan inconsistent with the Drainage Master Plan, or if changes to that plan should be necessary because the adjacent property owners are unwilling to sell their land to accommodate the realigned Gerber Creek, mitigation specific to this project will become necessary. Mitigation is included that is consistent with USFWS regulatory guidance and Sacramento County General Plan policy, and this mitigation will ensure that Champion Oaks **Residential** (fka CENTEX) impacts to northwestern pond turtle, giant garter snake, and riparian habitat are ***less-than-significant***.

Though the project site contains habitat for the Sanford's arrowhead plant, no individuals were observed on the project site. Champion Oaks **Residential** (fka CENTEX) impacts are ***less-than-significant***.

The project site contains 939 inches dbh of healthy protected California black walnut trees that will **likely** be removed as part of project construction. The applicant will be required to compensate for all of the~~se~~ trees **removed, and to protect any that can be retained**. With mitigation, Champion Oaks **Residential** (fka CENTEX) impacts are ***less-than-significant.***

CULTURAL RESOURCES

See Chapter 15 for discussions of background, setting, and significance criteria for cultural resources within the Plan area.

FIELDWORK/ANALYSIS

ARCHAEOLOGICAL SURVEY

The project site was subject to an intensive pedestrian survey between January 14, 2006 and March 26, 2006. The project area was walked by a team of archaeologists employing parallel transects with transect spacing no greater than 5 to 10 meters. No prehistoric cultural resources were recovered or noted during the survey.

HISTORICAL SURVEY

Peak & Associates conducted a historical evaluation and determination of eligibility for potential historical resources on the project site. At the time of the survey, the project site contained one residential structure located along Gerber Road. There are also modern structures on the project site associated with the golf course but none of these are fifty years or older. Since the time of the survey, the residential structure was removed at the discretion of Sacramento County Code Enforcement due to code enforcement issues occurring at the structure. The following descriptions and eligibility determinations provided by Peak and Associates for the removed structure are provided for documentation purposes.

The following description was provided by Peak and Associates for the prior residential structure:

> 9051 Gerber Road was a small residence very similar to others in the area with a cross gabled roof that appears to have been re-roofed not long before it was abandoned, judging by the excellent condition of the composite roofing. The rest of the house has not fared as well. The siding is lapped planks with not a trace of paint and the windows are gone, the gaps covered by plywood and tin sheeting. There is a small roof with separate gable over the entry supported by plain wood posts.

Peak and Associates evaluated the above resource for eligibility on the California Register of Historical Resources and the National Register of Historical Places. A State of California Department of Parks and Recreation (DPR) Primary and Building/Structure/ Object (523) form was completed for the above noted residence. The following evaluation is from Peak:

> The unoccupied standing residence at 9051 Gerber was a small residence with no features to set it apart from others in the area. It is now in very poor repair.

Peak utilized criteria set forth at the state and federal level, and determined that the structure was not eligible under any criterion as a significant cultural resource. Thus the structure was not considered an important historic resource and, therefore, destruction of the building did not constitute a significant environmental impact.

IMPACT: CULTURAL RESOURCES

Archaeological and historical surveys of the site did not identify any resources which could be adversely affected by the proposed project. Although no additional cultural resources work is recommended at this time, there is a possibility of uncovering subsurface archaeological materials during the construction phases of the project which have been obscured from view due to natural reburial processes. Therefore, mitigation for subsurface cultural resources is included.

With mitigation for potential undiscovered subsurface prehistoric and historic cultural resources, environmental impacts to potentially sensitive cultural resources are considered less than significant.

HAZARDOUS MATERIALS

In 1978/79 the federal government banned nearly all uses of friable asbestos in building materials. Therefore, existing structures that predate 1979 potentially contain asbestos in their building materials. The improper removal of asbestos-containing materials could pose a health and safety risk to people in the vicinity if friable asbestos exposure occurs.

The project site may contain some buildings constructed before the 1970's and abatement asbestos surveys are required for each of the structures within the project area which are intended to be razed or otherwise disturbed. The Sacramento Metropolitan Air Quality Management District (SMAQMD) adopted Rules and Regulations require evaluation of potential asbestos-containing materials prior to the demolition or renovation of any structures. SMAQMD Rule 902 requires that a survey be conducted by an investigator certified by the Division of Occupational Health and Safety. If asbestos is found to be present, it must be removed and disposed of in accordance with specific procedures set forth in Rule 902 to ensure the protection of public health and safety.

Compliance with SMAQMD Rule 902 and other local and state regulations is required. Because the project must comply with these rules and regulations, exposure to asbestos containing materials is considered a less than significant impact.

~~AGENCY-RECOMMENDED CONDITIONS OF APPROVAL~~

~~1. Sacramento County Department of Transportation~~

~~a. Grant the County right-of-way on Elk Grove-Florin Road based on a 108-foot standard thoroughfare (the six-foot sidewalk shall be installed at back of curb) or a 96-foot modified thoroughfare (the six-foot separated sidewalk shall be installed in an adjacent pedestrian/landscape easement) and install public street improvements pursuant to Florin-Vineyard Community Plan and Sacramento County Improvement Standards and to the satisfaction of the Department of Transportation.~~

~~b. Grant the County right-of-way on Gerber Road based on a 72-foot standard arterial (the six-foot separated sidewalk shall be installed in an adjacent pedestrian/landscape easement) and install public street improvements pursuant to the Florin-Vineyard Community Plan and Sacramento County Improvement Standards and to the satisfaction of the Department of Transportation.~~

~~c. Grant the County right-of-way on 'A' Way, 'C' Circle, and 'E' Way based on a 40-foot standard residential streets and install Type 2 curb, gutter, and sidewalk pursuant to the Sacramento County Improvement Standards.~~

~~d. Grant the County right-of-way and install a standard elbow at all right-angle street intersections pursuant to the Sacramento County Improvement Standards.~~

~~e. Dedicate additional right-of-way of Elk Grove-Florin Road and Gerber Road for intersection widening per the Sacramento County Improvement Standards and to the satisfaction of the Department of Transportation. Note: A bus turnout will be required on Elk Grove-Florin Road.~~

~~f. Grant the County right-of-way along the proposed park frontage based on a 30-foot half-section and install public street improvements pursuant to the Sacramento County Improvement Standards. Note: If the park will be providing recreational areas such as soccer fields and/or baseball fields, then on-site parking will be required.~~

~~g. Annex the subject properties to the County of Sacramento, Community Facilities District 2004-2 to support the maintenance of the landscaped areas/medians. The annexation process takes approximately 6 months to~~

~~complete. Contact Steve Hong 874-5368, Infrastructure Finance Section, Municipal Services Agency to initiate the annexation process. Final map recordation will not be approved until annexation is complete.~~

~~2. Sacramento Area Sewer District (SASD, fka County Sanitation District 1)~~

~~a. Connection to the District's sewer system shall be required to the satisfaction of SASD. Sacramento County Improvement Standards apply to sewer construction.~~

~~b. Each lot and each building with a sewage source shall have a separate connection to the SASD system.~~

~~c. Private sewer service laterals will not be permitted to connect directly to the 108-inch diameter interceptor sewer line to the south and east nor the 102-inch diameter interceptor sewer line to the east.~~

~~d. SASD shall require an approved sewer study prior to the approval of Final Map or submittal of improvement plans for plan check to SASD, which ever comes first. The sewer study shall demonstrate the quantity of discharge and any "flow through sewage" along with appropriate pipe sizes and related appurtenances from this subject and other upstream areas and shall be done in accordance with the Districts' most recent "Minimum Sewer Study Requirements". The study shall be done on a no "Shed-Shift" basis unless approved by the District in advance and in compliance with Sacramento County Improvement Standards.~~

~~e. Sewer easements will be required. All sewer easements will be dedicated to SASD in a form approved by the District Engineer. All SASD sewer easements shall be at least 20 feet in width and ensure continous access for installation and maintenance. SASD will provide maintenance only in public right-of-ways and in easements dedicated to SASD.~~

~~f. SASD requires their sewers to be located 10 feet from other parallel utilities (water, drain, electrical, etc.). prior to recording the Final Map, the applicant shall prepare a utility plan that will demonstrate that this condition is met.~~

~~3. Development and Surveyor Services~~

~~a. Dedicate a standard 12.5-foot Public Utility Easement for underground facilities and appurtenances adjacent to all public ways.~~

~~b. Grant the County right-of-way for Elk Grove-Florin Road, based on a 108-foot standard and install street improvements pursuant to the Sacramento County Improvement Standards.~~

c. ~~Grant the County right-of-way for Gerber Road, based on an 84-foot standard and install street improvements pursuant to the Sacramento County Improvement Standards.~~

d. ~~Dedicate right-of-way for the indicated streets, and install public street improvements pursuant to the Sacramento County Improvement Standards.~~

e. ~~Dedicate a minimum right-of-way of 40 feet or one-half of the proposed right-of-way, whichever is greater, for 'A' Drive and install street improvements pursuant to the Sacramento County Improvement Standards.~~

f. ~~Construct private drive, including adequate turnaround facilities, to the satisfaction of the fire district.~~

g. ~~Record a maintenance agreement involving all the parcels of the subject map assuring timely maintenance of the private roads, sewers, storm drains, common lots, etc.~~

h. ~~Prior to recordation of a final map or certificate of compliance, dedicate land or pay in lieu fees, or both, for park purposes, as required by and in accordance with the procedures and standards set forth in Chapter 22.40, Title 22 of the Sacramento County Code.~~

i. ~~Comply with all requirements of Chapter 1, Article 5, Title III, of the Sacramento County Zoning Code, relating to walls and landscape corridors adjacent to streets, including required maintenance provisions. Provide a maintenance entity with an ongoing funding source. The maintenance entity shall be approved and determined acceptable by county representatives.~~

4. ~~Sacramento County Department of Water Resources~~

a. ~~Provide drainage easements and install facilities pursuant to the Sacramento County Floodplain Management Ordinance, Sacramento County Water Agency Code, and Sacramento County Improvement Standards, including any fee required by the Sacramento County Water Agency Code.~~

b. ~~Offsite drainage improvements and easements shall be provided pursuant to the Sacramento County Floodplain Management Ordinance, and the Sacramento County Improvement Standards.~~

c. ~~Provide to Water Resources plan reviewer a preliminary title report and phase I environmental report for off-site drainage easement or right of way prior to approval of improvement plans. Provide CLTA title insurance prior to transfer of easement or right-of-ways to the County.~~

d. ~~Provide onsite driveway culverts in accordance with Sacramento County Improvement Standards.~~

~~e. A Conditional Letter of Map Revision, pursuant to the Sacramento County Floodplain Management Ordinance, and the Sacramento County Improvement Standards, must be approved by FEMA prior to approval of improvements.~~

~~f. Assure that all drainage right-of-way is acquired for Elder and Gerber Creek as shown in the drainage master plan from the downstream end (approximately 3,600 feet west of Elk Grove-Florin Road) upstream to basins E24A and E24B.~~

~~g. Construct off-site Elder and Gerber creek channel improvements in accordance with the drainage master plan.~~

~~h. Incorporate stormwater quality measures in conformance with applicable County ordinances & standards, and state and federal law pursuant to Table 2-1 of the County of Sacramento "Guidance Manual for On-Site Stormwater Quality Control Measures."~~

~~i. Provide a permanent concrete stamp, or other permanently applied message to the satisfaction of DWR not including paint, which reads "No Dumping-Flows to Creek" or other approved message at each storm drain inlet.~~

~~j. Regional detention basin land may be credited as stated in Title 2 of the Sacramento County Water Agency Code. The Agency may only pay fair market value, hereby reserved pursuant to the California Subdivision Map Act, appraised at the date of the filing of the tentative parcel or subdivision map or use permit plus associated carrying costs. The Agency may terminate the reservation due to revised drainage master plan or disagreement of price. In no case will the compensation exceed the per acre value used in the Zone 11 Drainage Impact Fee Plan Worksheet ($100,000 per acre plus ENR inflator since 8/16/04).~~

~~5. Sacramento County Sheriff's Department~~

~~a. If included, all pedestrian connections between residential and commercial zones shall be to the satisfaction of the Sheriff's Department.~~

~~i. These connections should be laid out to provide a high degree of observation through the connection, with the shortest possible length of walkway.~~

~~ii. Examples of acceptable connections are available from the Sheriff's Department's CPTED Coordinator (876-7599) upon request.~~

~~b. A street number shall be displayed in a prominent location on the street side of all residences in such a position that the number is easily visible to approaching emergency vehicles.~~

~~i. The numerals shall be no less than six (6) inches in height and shall be of a contrasting color to the background to which they are attached.~~

~~ii. The numerals shall be lighted at night.~~

~~c. All commercial buildings shall have addressing of no less than six (6) inches in height and be highly visible from parking lots and pedestrian walkways.~~

~~d. Landscaping shall be of the type and situated in locations to maximize observation while providing the desired degree of aesthetics.~~

~~e. All curbs shall be vertical in design. Rounded curbs shall be avoided whenever possible.~~

~~f. Parking areas, roadways, and driveways shall be illuminated with high intensity discharge lighting with sufficient wattage to provide adequate illumination to provide a safe, secure environment for persons, property, and vehicles on site. Such lighting shall be equipped with vandal-resistant covers and photocell control. A lighting level of .25 to .500 foot-candles, maintained at ground level, is required for the site in general; entry intersections should be .50 or greater.~~

~~g. Each entry and exit door shall be equipped with a light source of sufficient wattage to illuminate the door, porch, and stairway. Area lights, switch controlled from inside the residence, are encouraged to illuminate the rear and side yard.~~

~~h. Prior to recordation of the Final Map, the property shall annex into the County of Sacramento Community Facilities District No. 2005-1 (Police Services). The annexation process takes approximately 6 months and the applicants must contact the County of Sacramento Infrastructure Finance Section at (916) 874-6525 at the earliest possible time to initiate the process and to obtain information concerning possible annexation costs.~~

~~6. Sacramento Metropolitan Fire District~~

~~a. All courtyard-lotting driveways must be signed or striped as fire lanes, with no parking on either side.~~

~~b. In courtyard C-20 an approved fire access turnaround will need to be provided due to the 180-foot length of the access roadway.~~

~~c. Provide emergency access to within 150 feet of all portions of the homes in courtyards C-20 and C-21.~~

~~d. Provide the correct turning radii of 25 feet inside 50 feet outside throughout the entire project.~~

~~e. If there are no immediate plans for construction or the on-site storage of combustible construction materials, the requirements applicable to construction may be held in abeyance until such time that construction occurs. If this property is sold prior to development, the seller must disclose the above requirements to the buyer.~~

~~f. All parcels and subdivisions serviced by private roads shall have a road maintenance agreement (RMA) recorded with the Public Recorders Office having jurisdiction. The roadway maintenance agreement shall include the following:~~

~~i. Removal of vegetation overgrowing the roadway and infringing on the roadway clear vertical height of thirteen feet six inches (13'6") and/or width of twenty feet (20').~~

~~ii. Provisions for the maintenance, repair, and/or replacement of NO PARKING-FIRE LANE signage or striping.~~

~~iii. Provisions for the necessary repair and maintenance of vehicle and pedestrian access gates and opening systems.~~

~~iv. Unrestricted use of and access to the roadways covered by the agreements.~~

~~v. Provisions for the control of vehicle parking in prohibited areas and a mechanism for the removal of vehicles illegally parked.~~

~~g. A copy of the road maintenance agreement shall be provided to the Fire District with the site improvement or Civil Engineering drawings upon submittal for review. If the roadway agreement is not provided with the site improvement or civil engineering drawings, it shall be presented to the Fire District prior to the issuance of any CORs (Certificates of Release) or construction permit cards.~~

~~h. The installation of the approved traffic control equipment may be required on all signal lights installed or modified as a part of this project to allow emergency fire apparatus to activate the traffic signal.~~

~~i. Approved numbers or addresses shall be placed on all new or existing buildings in such a position as to be easily read from the street or road fronting the property. The minimum size of the numbers shall not be less than six (6) inches and shall be mounted immediately adjacent to a light source and shall also contrast with their background.~~

~~j. Approved fire hydrants capable of providing the required fire flow for the protection of any and all structures shall be located along the route of the fire apparatus access roadway. The required fire hydrants shall be installed and operational prior to any construction or on-site storage of combustible~~

~~materials. The minimum required fire flow for the protection of residential developments with an area per building not exceeding 3,600 square feet is 1,000 gallons per minute (gpm) at a pressure of 20 pounds per square inch (psi) for a two-hour duration. Fire hydrant installations for the protection of residential projects shall comply wit the following requirements:~~

~~i. One fire hydrant shall be located between 150 and 250 feet from the end of the access roadway. The required access roadway shall extend to within 150 feet of all portions of the structure.~~

~~ii. A hydrant installed at the end of an access roadway as a "blow-off" for the water district does not meet the fire department fire hydrant requirements.~~

~~iii. Existing "wharf" type fire hydrants do not satisfy hydrant requirements for new construction, and per SCC-1240, must be upgraded to approved steamer type hydrants.~~

~~iv. Each approved fire hydrant shall have a minimum flow of 1,000 gpm for residential developments. Additional requirements apply to residential dwellings with building areas greater than or equal to 3,600 square feet.~~

~~k. Plans shall be submitted to the fire prevention bureau showing hydrant locations for review and approval prior to construction. Fire hydrant details and fire department notes shall be shown on the site plans or improvement drawings.~~

~~l. Residential roof coverings shall consist of materials having a minimum Class C rating.~~

~~m. Provide access roadways with all-weather driving surfaces of not less than 20 feet of unobstructed width, 13 feet, 6 inches of vertical clearance, and turning radii of 25 feet inside and 50 feet outside dimension. The access roadways hall be capable of supporting the imposed loading of fire apparatus and shall extend to within 150 feet of all portions of the exterior walls of the first story of any proposed building. The required clear roadway width of 20 feet may be reduced to a minimum of 16 feet for roadways serving to more than 2 single-family dwellings. The required width of 20 feet shall not be reduced to the last 2 single-family dwellings. The use of turf-block or grass-crete or similar alternate road surfaces is not approved for installation in fire apparatus access roadways. Traffic calming measures, speed bumps, humps, etc, shall not be installed in fire apparatus roadways.~~

~~n. When the apparatus access roadway length exceeds 150 feet from the public way, an approved fire apparatus turnaround conforming to SMFD Standard 444.302 shall be provided. The turn-around shall be located within 50 feet of the end of the access roadway. All parcels zoned as residential (RD) shall be provided with a finished road surface consisting of 2 inches of asphalt concrete (AC) over 6 inches of aggregate base (AB) or the equivalent in~~

~~concrete or other approved surfaces. This requirement is applicable to existing gravel roadways.~~

~~o. Vehicle parking is prohibited on any street less than 28 feet in width. Vehicle parking is permitted on both sides of streets 36 feet or more in width. Roadway width shall be measures between the gutter-line or edge of pavement on opposite sides of the road. Identification of fire apparatus access roadways may be required on private roads.~~

~~p. Due to the width of the access and interior roadways proposed for this project, less than 28 feet, vehicle parking is prohibited along the entire length of the roadways and approved fire lane identification/striping shall be provided.~~

~~q. The homeowners association responsible for regulating the common areas of the complex/subdivision shall enact regulations controlling vehicle parking on the interior access roadways and containing provisions for the timely removal of vehicles parked in prohibited areas. A copy of these regulations shall be submitted to the Fire District for review.~~

~~r. Traffic calming measures, speed bumps, humps, etc., shall not be installed in fire apparatus access roadways.~~

~~s. Signs reading "NO OUTLET" shall be posted at the entry points to dead-end access roadways exceeding 125 feet in length.~~

~~t. Approved fire hydrants shall be spaced at 500-foot intervals along the route of the interior access roadway. The fire hydrants shall be capable of supplying a minimum fire flow of 1,000 gpm at 20 psi.~~

~~u. All structures in the proposed subdivision will be connected to the public water supply; private wells shall not be permitted.~~

~~v. All roadways and cul-de-sacs shall meet Sacramento County Department of Transportation standards for length and width.~~

~~w. No parking spaces have been provided to accommodate visitor/guest parking. Sufficient visitor/guest vehicle parking spaces must be provided to prevent vehicle parking in the fire apparatus roadway.~~

~~7. Sacramento Municipal Utility District~~

~~a. Dedicate a 12.5-foot public utility easement for underground facilities and appurtenances adjacent to all public street rights-of-ways.~~

~~b. Dedicate a 12.5-foot public utility easement for overhead and underground facilities and appurtenances adjacent to Elk Grove-Florin Road and Gerber Road.~~

~~c. Dedicate Lot B, the Landscape Corridors as a public utility easement for overhead and underground facilities and appurtenances.~~

~~Cluster Homes Lots 75 – 182~~

~~d. Dedicate a 10-foot public utility easement for underground facilities and appurtenances adjacent to all public street rights of ways.~~

~~e. Dedicate any private driveway and 5 feet adjacent thereto as a public utility easement for underground facilities and appurtenances.~~

~~f. The owner/developer must disclose to future/potential owners the existing or proposed 69kV electrical facilities. SMUD is proposing to build a 69 kV overhead line adjacent to the east side of Elk Grove-Florin Road and we have an existing 69kV overhead line adjacent to the north side of Gerber Road.~~

~~8. Sacramento Regional Transit District~~

~~a. In light of the BRT corridor designation along Elk Grove-Florin Road, an Irrevocable Offer of Dedication (IOD) for transit right-of-way shall be provided as a condition of approval and shall be noted on the tentative map. A 12.5-foot wide area along the project's property line adjacent to Elk Grove-Florin road is required to allow for the construction of one transit lane.~~

~~b. Contact Robert Hendrix, RT Facilities (916) 649-2759 to determine if bus shelter pads shall be provided. If determined appropriate (by RT) provide bus shelter pads as directed.~~

~~9. Southgate Recreation and Park District~~

~~a. The developer shall assure that the parkland to be dedicated to the District is graded and improved to the District's satisfaction and pursuant to the current County standards with plans and specifications to be approved by the District. Park site improvements include: adjoining streets with street lights fronting the park, vertical curbs that extend 10 feet beyond the park site, a 6-foot wide attached concrete sidewalk on all park frontage streets and ADA compliant street crossings on all corners. Other park site infrastructure improvements include: electric, phone, storm drainage, sewer, and water stubs, connected water meters, and reduced pressure backflow preventers. Rain Bird Maxicom controllers, with telephone line an electricity shall be connected to the District's computerized irrigation system. In addition, all permit fees for the park site need to be paid including: building, sewer, water meter, water development, and drainage. The District shall accept the completed park site after it has passed County inspections and we have received a current, clear title report.~~

~~b. The District will accept the 25-foot wide landscape corridor lot along Gerber Road identified as Lot B. Landscape corridors shall have a vertical curb and~~

~~gutter and a meandering six-foot wide sidewalk separated from traffic. A Type 3 curb is required at the back of sidewalks for landscaped areas (except turf). Landscape corridors are to be connected to the District's computerized irrigation system which includes a Maxicom controller, phone line, and electricity. These corridors shall be fully developed by the developer with plans and specifications to be approved by the District. The District shall accept the completed landscape corridors, as a gift, after they have passed inspections and the District has received a current, clear Preliminary Title Report. The District shall maintain the landscape corridors through financing district proceeds. It is understood that the District does not maintain subdivision signage. The District does not require subdivision entrance lighting but requests the installation of conduit to an electric box within the landscape corridor for future installation of lighting, should it become necessary.~~

~~c. The District recommends the inclusion of a 25-foot wide landscape corridor along Elk Grove-Florin Road on the multi-family affordable housing site identified as Lot 208. The design recommendation would be to include a 6-foot wide detached meandering sidewalk and landscaping (including a combination of shade trees, shrubs, and turf) to be consistent with the other landscape corridors in the area and to provide a continuous safe route of travel for pedestrians in the area. The District requests review of the landscape improvement plans for this site before final approval of improvement plans are given by the County. The District does not typically maintain landscape corridors on multi-family residential property. These landscape corridor sections will need to be maintained by the property owner or Homeowner's Association.~~

~~d. The District does not accept ownership of the common green areas identified on the map as Lots C-1, C-2, C-3, C-4, and C-5. These common areas will need to be maintained by the Developer or Homeowner's Association.~~

~~e. The District recommends the delineation of a 25-foot wide landscape corridor lot along the east side of Elk Grove-Florin Road on the Open Space site identified as Lot A. The District will accept ownership of this landscape corridor lot in order to provide a well-maintained and continuous safe route of travel for pedestrians in the area and to be consistent with the other landscape corridors along this road. The standard landscape corridor requirements as described in Comment 3 above would apply except that the District requests a post and cable fence or an open tubular steel fence on the back side of the landscape corridor lot within the open space, in order to provide increased safety. This landscape corridor and fencing shall be constructed by the Developer and approved by the District. In addition, the District requests that the design of this landscape corridor include provisions for safe, continuous pedestrian access across the culvert over Gerber Creek.~~

~~f. On the Florin-Vineyard Community Land Use Map, the Elder and Gerber Creek drainage corridors have been identified as public open space corridors. This subdivision map identifies open space within the Gerber Creek Drainage/Open Space Corridor as Lot A. The District is willing to accept ownership and management of this 8.4-acre open space/creek corridor area depending on the permitting agencies' requirements. However, the District will not own or otherwise take responsibility for creek channel drainage maintenance or functions. The District does not give Quimby credit for property encumbered or otherwise with restrictions, including land with delineated wetlands or other sensitive habitat, or land located within a creek floodplain.~~

~~g. Open space lots shall be dedicated to the District as a gift with a clear title report and be fully developed and improved by the developer with plans and specifications to be approved by the District. The District requests review of all Army Corps of Engineers, U.S. Fish and Wildlife Service, California Department of Fish and Game, and all other permitting agency submissions, comments, and requirements as well as the final permit, conditions, and wetland delineations as they pertain to the open space property. The District will accept the completed open space area only after it has passed inspections and the conditions required are accepted by the permitting agencies.~~

~~h. Open space areas shall front on a public road per County of Sacramento General Plan requirements. The Developer shall provide a vertical curb along all streets fronting on open space areas and shall install street lighting on the open space side of the street. An attached concrete sidewalk is also typically required for street frontages along open space parcels, however the District plans to provide a pedestrian/bicycle trail in this area along Gerber Creek. Due to the narrow width of this open space corridor along the creek, it may not be practical to construct both in this area. The final design and alignment of this trail section and/or the attached sidewalk in this area is to be mutually determined by the Developer and the District.~~

~~i. For open space areas that front on a public street, a "setback" area of approximately 10 feet (from back of sidewalk into the open space area if there is an attached sidewalk) shall be minimally landscaped to the District's specifications to provide an aesthetic transition into the open space area. The open space will have post and cable fencing along the back edge of the landscaped transition area and an irrigation system shall be installed according to specifications provided by the District and shall be connected to the District's Maxicom computerized irrigation system inclusive of: controller, phone line, and electricity. The District shall accept the improved open space area after it has passed inspections and we have received a current, clear title report.~~

~~j. Any residential lots that back-up or side-on to the open space shall have a 6-foot high tubular steel fence constructed by the Developer, and approved by the District. This fencing belongs to and is the responsibility of the residential property owner or Developer.~~

~~k. The District requests that adequate funding be available to pay for all costs associated wit the repair, maintenance, and monitoring in perpetuity of the identified open space in this subdivision through the provision of an endowment (if required by permitting agencies) and/or the designation of funds for this purpose in the financing districts.~~

~~l. On the Florin-Vineyard Community Land Use Map, the Elder and Gerber Creekways have been identified as public open space and the development guidelines for the community plan identifies these corridors as a potential location for recreation use such as bicycle/pedestrian trails. The Gerber Creek open space corridor runs along the northern boundary of the proposed Champion Oaks subdivision. The District requests that the developer construct a trail along the creekway as recommended under the community plan guidelines, and as per District requirements for standards and location. The final trail alignment and access points are to be mututally determined by the Developer and the District. Trail design guidelines shall be provided to the Developer by the District. Improvements along the bike/pedestrian trail and open space corridors in the Florin-Vineyard GAP Plan Area shall compliment the design planned in the North Vineyard Station Specific Plan Area. Trail and open space areas shall be gift deeded to the Southgate Recreation and Park District with no Quimby credits given for this area. The developer shall enter into a Development Requirement Agreement for these improvements and may be credited development fees for all agreed to bicycle/pedestrian trail improvements. Typically, the trail shall not be closer than 20 feet from the top of bank along the creek and outside of any environmental constraints. Trail setback from the rear or side of residential property lines and streets shall be as far as possible.~~

~~m. The Developer shall consent to the inclusion of this subdivision within the Florin-Vineyard Financing District or a Mello Roos Community Facilities District, and the Southgate District-wide Landscaping and Lighting Assessment District. The Developer shall be responsible for notification to all subsequent purchasers of parcels of land within this subdivision of the inclusion within said financing districts. These financing districts will be established by Southgate for purposes of funding maintenance and operations, additional park and recreation capital improvements, community center maintenance and operations, and park and recreation programs.~~

~~n. This subdivision will be included in the Southgate Recreation and Park District component of the future Florin-Vineyard Public Facilities Financing Plan as determined by the Sacramento County Board of Supervisors. In the absence of an approved County financing plan, the District recommends that the~~

~~County Board of Supervisors annex this subdivision to an existing plan which meets the current park and recreation needs of District residents or otherwise require an appropriate funding mechanism that will address the park land dedication, maintenance, and development requirements of the District. The District reserves the right to revise parkland dedication requirements and financing mechanisms to adapt to changes resulting from modifications to the plan by the County of Sacramento.~~

PROJECT MITIGATION MEASURES

MITIGATION MEASURES FOR POTENTIAL DRAINAGE IMPACT:

CTX-1. Prior to the approval of improvement plans for individual development projects within the FVCP area, the project proponent shall demonstrate to the satisfaction of DWR that all FVCP DMP improvements necessary to provide adequate flood protection to the project, and necessary to provide adequate mitigation for the project's downstream drainage/flooding and water quality impacts, have been implemented.

~~MITIGATION MEASURES FOR POTENTIAL AIR QUALITY IMPACTS:~~

~~**CTX-2.** The applicant shall implement the following mitigation in order to reduce construction-related PM10 emissions:~~

~~A. Keep soil moist at all times.~~

~~B. Maintain at least two feet of freeboard space on all haul trucks.~~

~~C. Use emulsified diesel or diesel catalysts on applicable heavy duty diesel construction equipment.~~

MITIGATION MEASURES FOR POTENTIAL NOISE IMPACT:

CTX-3a. The applicant shall adhere to one of the following options **to mitigate noise levels on the RD-5 zoned portion of the property**:

A. Construct a minimum ~~7 foot~~ **6-foot** tall~~, combination earthen berm and~~ masonry wall noise barrier along the ~~Elk Grove-Florin~~ **Gerber** Road frontage **between the required landscape corridor and single family residential lots**.

B. The outdoor activity area of all residential backyards within ~~237 feet~~ **170 feet** of the centerline of ~~Elk Grove-Florin~~ **Gerber** Road shall be shielded from traffic noise, either through strategic placement of the houses, usage of a backyard courtyard concept, or other attenuation method. An

acoustical analysis shall be submitted to the Department of Environmental Review and Assessment which demonstrates that a noise level of 65 dB Ldn or less (under cumulative traffic conditions) is attained within the outdoor activity areas of all affected properties.

CTX-3b. **Any/all common outdoor activity area(s) within the RD-20 portion of the property that are located within 170 feet from the centerline of Gerber Road shall be shielded from traffic noise, either through strategic placement of structures, usage of a courtyard concept, or other attenuation method. An acoustical analysis shall be submitted to the Department of Environmental Review and Assessment which demonstrates that a noise level of 65 dB Ldn or less (under cumulative traffic conditions) is attained within the common outdoor activity areas.**

MITIGATION MEASURES FOR IMPACTS TO WETLANDS:

CTX-4. Prior to any grading, grubbing, or excavation within 50 feet of on-site wetlands (excluding features P2, P3, and P4), the applicant or owner shall obtain any/all applicable permits from the U.S. Fish and Wildlife Service (USFWS), U.S. Army Corps of Engineers, California Department of Fish and Game and the Central Valley Regional Water Quality Control Board for the proposed modifications to on-site wetlands. In addition, the project applicant or property owner shall comply with General Plan Conservation Element Policy No. CO-96 as it pertains to no net loss of wetlands. If mitigation occurring through the state and federal permitting processes results in less than 1:1 compensation for the loss of wetland habitat, the applicant or owner shall be required to pay to the County of Sacramento an amount based on a rate of $35,000 per acre for the unmitigated/uncompensated wetlands. The payment shall be submitted to the Department of Planning and Community Development and shall be deposited in the Wetlands Restoration Trust Fund. A copy of any required permits, or written notification from the applicant that the permit authority has determined that a permit is not required, and verification of compliance with General Plan Conservation Element Policy No. CO-96 regarding no net loss of wetlands shall be submitted to the Department of Environmental Review and Assessment.

MITIGATION MEASURES FOR POTENTIAL IMPACT TO SWAINSON'S HAWK:

CTX-5. Prior to the approval of improvement plans, building permits, or recordation of the final map, whichever occurs first, or, <u>if only a rezone is requested, prior to final adoption of the zoning agreement</u>, implement one of the following options to mitigate for the loss of 10.65 acres of Swainson's hawk foraging habitat on the project site:

A. The project proponent shall utilize one or more of the mitigation options (land dedication and/or fee payment) established in Sacramento County's

Swainson's Hawk Impact Mitigation Program (Chapter 16.130 of the Sacramento County Code).

B. The project proponent shall, to the satisfaction of the California Department of Fish and Game, prepare and implement a Swainson's hawk mitigation plan that will include preservation of Swainson's hawk foraging habitat.

C. Should the County Board of Supervisors adopt a Swainson's hawk mitigation policy/program (which may include a mitigation fee payable prior to issuance of building permits) prior to the implementation of one of the measures above, the project proponent may be subject to that program instead.

MITIGATION MEASURES FOR POTENTIAL IMPACT TO TRICOLORED BLACKBIRDS:

CTX-6. In order to mitigate potential impacts to tricolored blackbird (TBB), two pre-construction surveys of the project impact area and areas of appropriate habitat within 100 yards of the site shall be performed by a qualified biologist. The surveys shall be done during the months of March and April (one each month) the year of project construction. If tricolored blackbirds are found nesting within the survey area, project construction shall be postponed until fledging of all nestlings (about July 15). If no tricolored blackbirds are found during the pre-construction survey, no further mitigation would be required.

If breeding or nesting tricolored black birds are found the following will need to be performed. Prior to improvement Plan or Building Permit approval, whichever comes first, the project proponent will need to submit a TBB Mitigation Plan to the CDFG for review and approval. The plan should include the following measures:

1. Perform preconstruction surveys to determine the number of nesting or breeding TBB and amount of nesting habitat onsite.

2. Avoidance of active nesting colonies should be practiced through establishment of temporary setbacks and fencing. A qualified biologist shall verifies that the setbacks and fencing are adequate and will determine when the colonies are no longer dependent on the nesting habitat (i.e. nestling have fledged and are no longer using habitat). Breeding season typically last from April to July.

If existing TBB habitat is to be permanently destroyed it will be necessary to recreate nesting habitat on or adjacent to the site in wetland or riparian habitat by planting tules, cattails, native blackberries, etc, at an appropriate location. Open accessible water, foraging habitat with adequate insect prey

nearby (0-2 km from nests) and nesting substrate protected from predators should be present and adequately preserved and protected from future destruction. Habitat needs to be of adequate size (according to CDFG biologist) to support a breeding colony of similar or greater size to the one destroyed by construction.

CTX-7. The following mitigation is required to ensure avoidance of impacts to the northwestern pond turtle:

A. Prior to any construction activity within 200 feet of either Elder or Gerber Creeks, the creek and the 200-foot buffer area shall be surveyed for northwestern pond turtles by a qualified biologist within 24 hours prior to the start of construction activities (including clearing and grubbing). Survey of the area shall be repeated if a lapse in construction activity of two weeks or greater occurs. If no active turtles are found during the focused survey, submit a written report with date, name of biologist to the Department of Environmental Review and Assessment. Upon receiving the report, no further mitigation will be required.

B. If a northwestern pond turtle is encountered during construction, activities shall cease until appropriate corrective measures have been completed or it has been determined that the turtle will not be harmed.

C. Northwestern pond turtles encountered during construction should be allowed to move away on their own. Trapped or injured individuals shall be move out of harms way outside of the construction zone but within suitable turtle habitat (wetland).

D. Any incidental take shall be reported to the Department of Environmental Review and Assessment at (916) 874-7914 within one working day.

CTX-8. For the protection of the giant garter snake, construction within 200 feet of either Elder Creek or Gerber Creek shall be prohibited until all mitigation for impacts to the snake has been completed under the Drainage Master Plan, or the following shall apply:

a. The applicant shall consult with the US Fish and Wildlife Service (USFWS) and California Department of Fish and Game regarding the giant garter snake (this may occur during the U.S. Army Corps Section 404 permitting process.)

b. Confine any ground disturbing activity (i.e. clearing, grubbing, grading, and excavation) in giant garter snake habitat to May 1 to October 1, which is the snake's active period.

c. Construction personnel should receive USFWS approved worker environmental awareness training. Prior to construction activities, a qualified biologist approved by the Service shall instruct all construction

personnel about 1) the life history of the giant garter snake; 2) the importance of the habitat to the giant garter snake; and 3) the terms and conditions of the biological opinion. Proof of this instruction shall be submitted to the Sacramento Fish and Wildlife Office.

d. Twenty-four hours prior to construction activities, a qualified biologist who is approved by the USFWS's Sacramento Office shall survey the project area. The biologist will provide the Service with a field report form documenting the monitoring efforts within 24-hours of commencement of construction activities. The monitoring biologist needs to be available thereafter; if a snake is encountered during construction activities the monitoring biologist shall have the authority to stop construction activities until appropriate corrective measures have been completed or it is determined that the snake will not be harmed. Giant garter snakes encountered during construction activities should be allowed to move away from construction activities on their own. Capture and relocation of trapped or injured individuals can only be attempted by personnel or individuals with current Service recovery permits pursuant to section 10 (a) 1(A) of the Act. A biologist shall be required to report any incidental take to the Service immediately by telephone (916) 979-2725 and by written letter addressed to the Chief, Endangered Species Division, within one working day. The project area shall be re-inspected whenever a lapse in construction activity of two week or greater has occurred.

e. If this project is subject to any permits from the USFWS all conditions of the approval from the agency shall supersede all of the above GGS mitigation and monitoring.

MITIGATION MEASURE FOR POTENTIAL IMPACTS TO NATIVE TREES:

CTX-9. Any riparian habitat removed along the Elder or Gerber Creek corridors require compensation at a 1:1 ratio. If the habitat is removed due to activities consistent with the North Vineyard Station Specific Plan or Florin Vineyard Gap Community Plan Drainage Master Plans, the mitigation required as part of those plans shall satisfy this requirement. If the habitat is removed as a result of modifications to the creeks that are inconsistent with the Drainage Master Plans, then the applicant shall be 100% responsible for compensation for the loss of this habitat. Restoration within the modified creek channel may satisfy the 1:1 mitigation requirement.

CTX-10. The removal of **up to** 939 inches dbh of native California black walnut trees shall be compensated by planting native California black walnut trees equivalent to the dbh inches lost, based on the ratios listed below, at locations that are authorized by the Department of Environmental Review and Assessment. On-site preservation of native California black walnut that are less than 6 inches (<6 inches) dbh, may also be used to meet this compensation requirement.

Equivalent compensation based on the following ratio is required:

- one preserved native walnut tree < 6 inches dbh on-site = 1 inch dbh
- one D-pot seedling (40 cubic inches or larger) = 1 inch dbh
- one 15-gallon tree = 1 inch dbh
- one 24-inch box tree = 2 inches dbh
- one 36-inch box tree = 3 inches dbh

Replacement tree planting shall be completed prior to the issuance of building permits or a bond shall be posted by the applicant in order to provide funding for purchase, planting, irrigation, and 3-year maintenance period, should the applicant default on replacement tree mitigation. The bond shall be in an amount equal to the prevailing rate of the County Tree Preservation Fund and will be due within one year of posting the bond.

Prior to the approval of Improvement Plans or Building Permits, whichever occurs first, a Replacement California black walnut Tree Planting Plan shall be prepared by a certified arborist or licensed landscape architect and shall be submitted to the Environmental Coordinator for approval. The Replacement California black walnut Planting Plan(s) shall include the following minimum elements:

1. Species, size and locations of all replacement plantings and < 6-inch dbh trees to be preserved;
2. Method of irrigation;
3. If planting in soils with a hardpan/duripan or claypan layer, include the Sacramento County Standard Tree Planting Detail L-1, including the 10-foot deep boring hole to provide for adequate drainage;
4. Planting, irrigation, and maintenance schedules;
5. Identification of the maintenance entity and a written agreement with that entity to provide care and irrigation of the trees for a 3-year establishment period, and to replace any of the replacement California black walnut trees which do not survive during that period; and
6. Designation of 20 foot root zone radius and landscaping to occur within the radius of California black walnut trees < 6-inches dbh to be preserved on-site.

No replacement tree shall be planted within 15 feet of the driplines of existing California black walnut trees or landmark size trees that are retained on-site,

or within 15 feet of a building foundation or swimming pool excavation. The minimum spacing for replacement oak trees shall be 20 feet on-center. Examples of acceptable planting locations are publicly owned lands, common areas, and landscaped frontages (with adequate spacing). Generally unacceptable locations are utility easements (PUE, sewer, storm drains), under overhead utility lines, private yards of single family lots (including front yards), and roadway medians.

California black walnut trees <6 inches dbh to be retained on-site shall have at least a 20-foot radius suitable root zone. The suitable root zone shall not have impermeable surfaces, turf/lawn, dense plantings, soil compaction, drainage conditions that create ponding, utility easements, or other overstory tree(s) within 20 feet of the tree to be preserved. Trees to be retained shall be determined to be healthy and structurally sound for future growth, by an ISA Certified Arborist subject to Department of Environmental Review and Assessment approval.

If California black walnut tree replacement plantings are demonstrated to the satisfaction of the Environmental Coordinator to be infeasible for any or all trees removed, then compensation shall be through payment into the County Tree Preservation Fund. Payment shall be made at a rate of $325.00 per dbh inch removed but not otherwise compensated, or at the prevailing rate at the time payment into the fund is made.

CTX-12. With the exception of those trees compensated through Mitigation Measure CTX-10, above, all native California black walnut trees located on the site that are 6 inches dbh or larger, all portions of adjacent off-site native trees which have driplines that extend onto the project site, and all off-site native trees which may be impacted by utility installation and/or improvements associated with this project, shall be preserved and protected as follows:

a. 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 of the tree. Limbs must not be cut back in order to change the dripline. The area beneath the dripline is a critical portion of the root zone and defines the minimum protected area of the tree. Removing limbs which make up the dripline does not change the protected area.

b. Chain link fencing or a similar protective barrier shall be installed one foot outside the driplines of the protedted trees prior to initiating project construction, in order to avoid damage to the trees and their root system.

c. **No signs, ropes, cables (except cables which may be installed by a certified arborist to provide limb support) or any other items shall be attached to the protected trees.**

d. **No vehicles, construction equipment, mobile home/office, supplies, materials or facilities shall be driven, parked, stockpiled or located within the driplines of the protected trees.**

e. **Any soil disturbance (scraping, grading, trenching, and excavation) is to be avoided within the driplines of the protected trees. Where this is necessary, an ISA Certified Arborist will provide specifications for this work, including methods for root pruning, backfill specifications and irrigation management guidelines.**

f. **All underground utilities and drain or irrigation lines shall be routed outside the driplines of protected trees. Trenching within protected tree driplines is not permitted. If utility or irrigation lines must encroach upon the dripline, they should be tunneled or bored under the tree under the supervision of an ISA Certified Arborist.**

g. **Drainage patterns on the site shall not be modified so that water collects or stands within, or is diverted across, the dripline of the protected trees.**

h. **No sprinkler or irrigation system shall be installed in such a manner that it sprays water within the driplines of the protected trees.**

i. **Tree pruning that may be required for clearance during construction must be performed by an ISA Certified Arborist or Tree Worker and in accordance with the American National Standards Institute (ANSI) A300 pruning standards and the International Society of Arboriculture (ISA) "Tree Pruning Guidelines".**

j. **Landscaping beneath the protected trees may include non-plant materials such as boulders, decorative rock, wood chips, organic mulch, non-compacted decomposed granite, etc. Landscape materials shall be kept two (2) feet away from the base of the trunk. The only plant species which shall be planted within the driplines of the protected trees are those which are tolerant of the natural semi-arid environs of the trees. Limited drip irrigation approximately twice per summer is recommended for the understory plants.**

k. **Any fence/wall that will encroach into the dripline protection area of any protected tree shall be constructed using grade beam wall**

panels and posts or piers set no closer than 10 feet on center. Posts or piers shall be spaced in such a manner as to maximize the separation between the tree trunks and the posts or piers in order to reduce impacts to the trees.

MITIGATION MEASURE FOR POTENTIAL IMPACTS TO CULTURAL RESOURCES:

CTX-11. Should any cultural resources, such as structural features, unusual amounts of bone or shell, artifacts, human remains, or architectural remains be encountered during any development activities, work shall be suspended and the Department of Environmental Review and Assessment shall be immediately notified at (916) 874-7914.

At that time, the Department of Environmental Review and Assessment will coordinate any necessary investigation of the find with appropriate specialists as needed. The project proponent shall be required to implement any mitigation deemed necessary for the protection of the cultural resources. In addition, pursuant to Section 5097.97 of the State Public Resources Code and Section 7050.5 of the State Health and Safety Code, in the event of the discovery of human remains, all work is to stop and the County Coroner shall be immediately notified. If the remains are determined to be Native American, guidelines of the Native American Heritage Commission shall be adhered to in the treatment and disposition of the remains.

MITIGATION MEASURE COMPLIANCE

Comply with the Mitigation Monitoring and Reporting Program (MMRP) for this project as follows:

1. **It shall be the responsibility of the project applicant to reimburse the County for all expenses incurred in the implementation of the Mitigation Monitoring and Reporting Program (MMRP), including any necessary enforcement actions. The applicant shall pay an initial deposit of $16,100.00, which includes administrative costs of $800.00. Over the course of the project, DERA will regularly conduct cost accountings and submit invoices to the applicant when the County monitoring costs exceed the initial deposit.**

2. **Until the MMRP has been recorded and the administrative portion of the MMRP fee has been paid, no final parcel map or final subdivision map for the subject property shall be approved. Until the balance of the MMRP fee has been paid, no encroachment, grading, building, sewer connection, water connection or occupancy permit from Sacramento County shall be approved.**

~~26 VILLAGE AT STONEBOURNE~~

~~The effects of the proposed land use plans for the Florin-Vineyard Gap area are addressed in Volume I of this EIR. Impacts to environmental resources have been addressed therein for the overall plan area. This chapter discusses the site specific impacts of this particular project in the Florin-Vineyard Gap Community. Impacts, mitigation measures and conditions requested by Sacramento County's reviewing departments are provided within this chapter.~~

~~PROJECT INFORMATION~~

~~CONTROL NUMBER: 07-RZB-SDP-UPB-SPB-AHS-00604~~

~~NAME:~~ ~~VILLAGE AT STONEBOURNE REZONE, TENTATIVE SUBDIVISION MAP, USE PERMIT, SPECIAL DEVELOPMENT PERMIT, AND AN AFFORDABLE HOUSING PLAN~~

~~LOCATION:~~ ~~The property is located on the east side of South Watt Avenue, approximately 1,500 feet north of Florin Road, in the Vineyard Community. (See Plate STB-1)~~

~~ASSESSOR'S PARCEL NUMBER:~~ ~~064-0080-002, 001~~

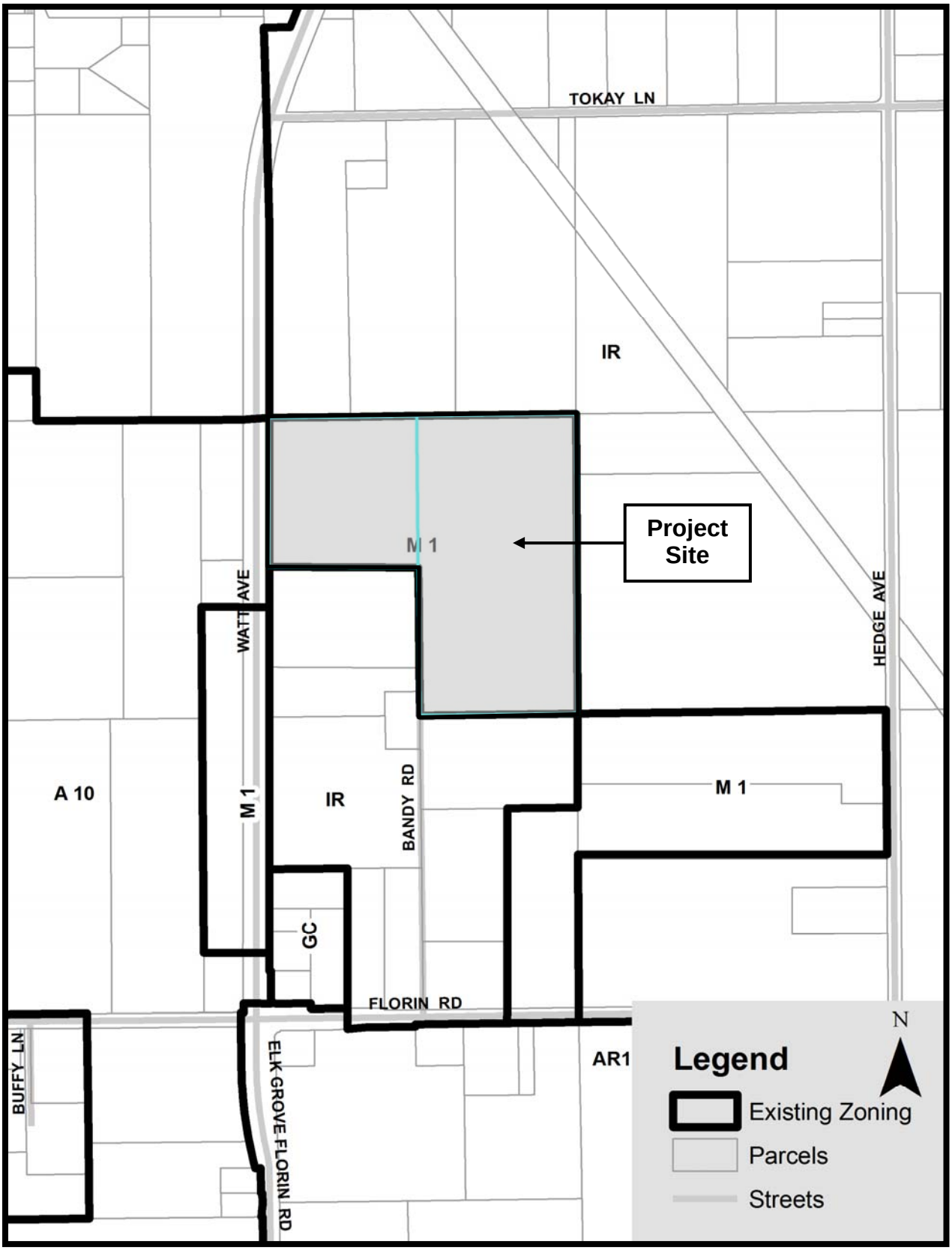
~~OWNER/APPLICANT/DEVELOPER:~~

~~GF Watt Avenue Associates LP~~

~~ENGINEER:~~

~~MacKay & Somps~~

~~Plate STB-1: Vicinity and Zoning Map~~



~~PROJECT DESCRIPTION~~

1. ~~A **Rezone** of approximately 30.7 acres from M-1 (Light Industrial) to RD-7 (Single-family) 25.8 acres and O (Recreational) 4.9 acres (see Plate STB-2).~~

2. ~~A **Tentative Subdivision Map** to subdivide approximately 30.7 acres into 178 single-family lots, 26 halfplex lots, 1 park lot, 1 detention lot and 2 landscape lots located along South Watt Avenue (see Plate STB-3).~~

3. ~~A **Use Permit** to allow more than ten (10) halfplex lots within the project.~~

4. ~~A **Special Development Permit** to:~~

   a. ~~Reduce the lot width on corner lots in the RD-7 zone from 52 feet to 48 feet;~~

   b. ~~Reduce the minimum lot area on corner lots in the RD-7 zone from 5,200 square feet to 4,320 square feet;~~

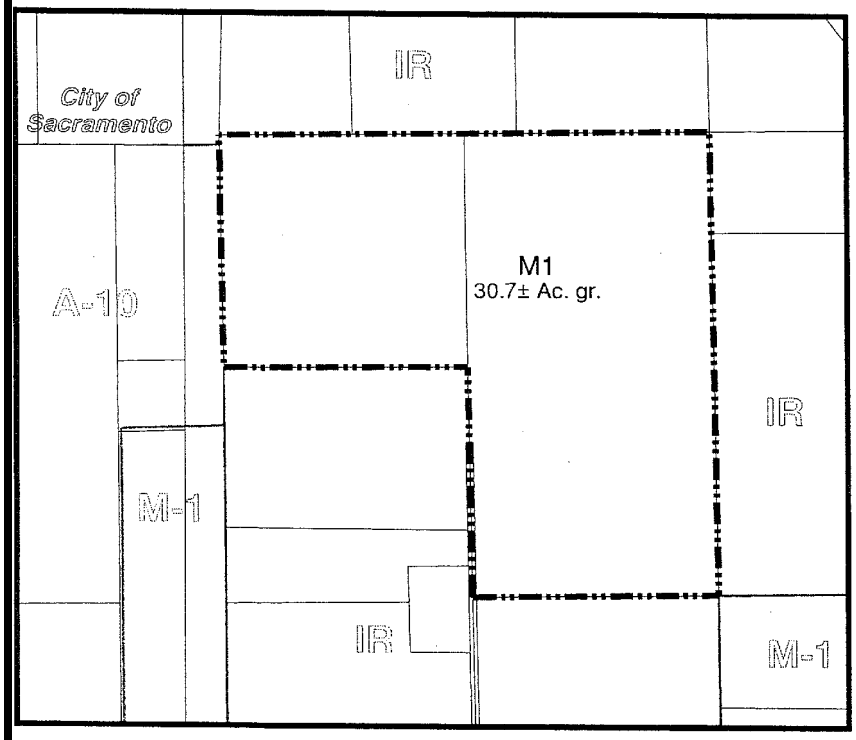
   c. ~~Reduce the minimum lot area on interior lots in the RD-7 from 4,000 square feet to 3,600 square feet.~~

5. ~~A **Special Development Permit** to allow a density bonus of 27 lots.~~

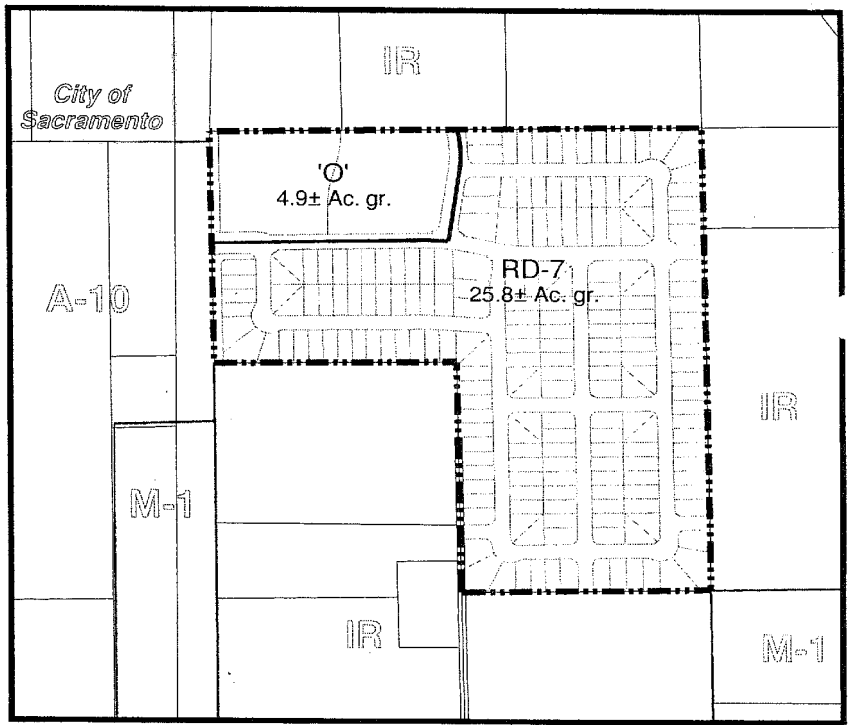
6. ~~An **Affordable Housing Plan** consisting of the construction of low income for sale single-family affordable housing within the project. Twenty-six (26) halfplex lots and one (1) single-family lot will be designated as affordable.~~

7. ~~An **Exception** from Title 22.110.070 (d) in that several of the lots do not meet the 95-foot depth.~~

~~Plate STB-2: Rezone Exhibit~~

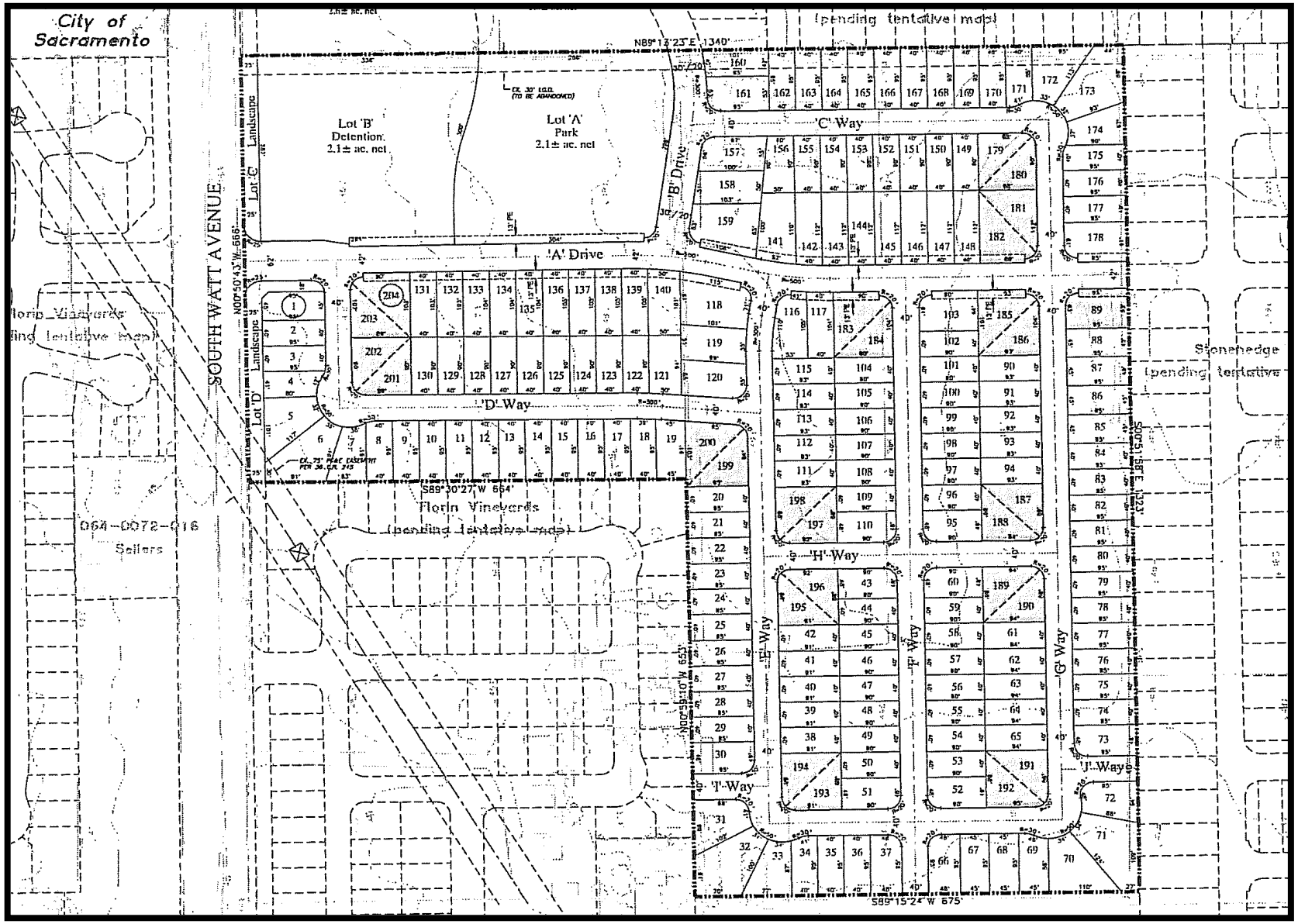


Existing Zoning



Proposed Zoning

~~Plate STB-3: Site Map~~



~~ENVIRONMENTAL SETTING~~

~~The project site consists of two parcels in the northwestern portion of the Florin-Vineyard Gap Community Plan Area. The parcels are located in a rural residential area and are located on the east side of South Watt Avenue approximately 1,500 feet north of Florin Road. One parcel has frontage along the east side of South Watt Avenue while the other is located further to the east.~~

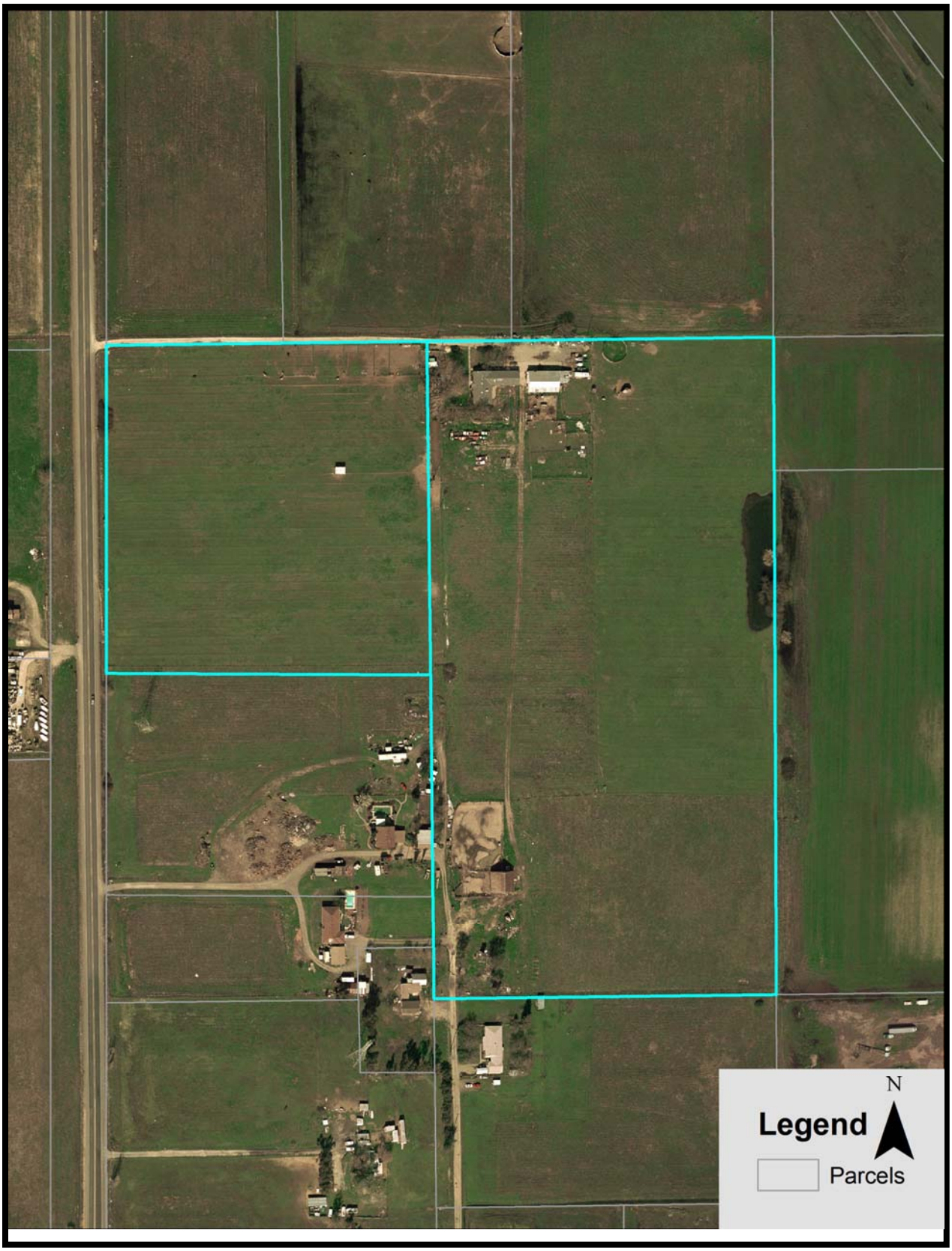
~~The project site contains a number of structures including a residence, two barns and several smaller accessory structures. The majority of the structures are located at the northern portion of the site; however, one barn is located at the southwest corner of the property. Other development on site includes corrals and fencing that surrounds the property. Other items on site include a number of vehicles and trailers. The remainder of the property consists of an undeveloped open field which has been utilized as pasture land (Plate STB-4).~~

~~Access to the project site is provided by a long partially paved drive that extends east from South Watt Avenue along the northern property line. This driveway terminates into a paved parking area just north and east of the onsite residence. Aside from the driveway to the site Bandy Road which extends approximately 1,200 feet north of Florin Road ends near the southwest corner of the property where a dirt drive and informal ingress/egress area provides access to the barn on this portion of the property.~~

~~Topography on the project site is relatively flat with local relief on the site totaling approximately 6 feet. The highest portion of the site is located at the north central portion of the property and generally slopes to downward to the west, south and east. The lowest portion of the property is located along South Watt Avenue and another low portion of the property is located along the eastern property line where a pond with associated wetlands is located. These wetted features extend to the adjacent property to the east. Other wetlands on the site include a centrally located seasonal swale and a vernal pool at the southeast corner of the site.~~

~~The project area is vegetated throughout primarily with non-native trees, grasses, and weeds. There are no native oak trees on the subject property. Instead, tree coverage is limited primarily to landscape trees located around the existing single family residence and barns and also around the pond.~~

~~Plate STB-4: Aerial Photograph~~



~~Environmental Effects~~

~~Land Use~~

~~The 30.7 acre project site is largely undeveloped open space but does contain a single family residence and a number of agricultural related buildings. The site has the Urban Development Area (UDA) designation in the existing Sacramento County General Plan (Plate STB-5). The UDA indicates areas that are anticipated for development within the 20-year planning period of the General Plan. The site is zoned M-1 (light industrial). All of the adjacent properties to the south, west and north currently share the General Plan Designation of the site and share identical or similar zoning designations.~~

~~As part of the overall Florin-Vineyard Gap Community Plan project, the General Plan designation of the site would be amended to be Low Density Residential (Plate STB-6). According to the Land Use Element of the Sacramento County General Plan the low density residential designation is defined as follows:~~

> ~~This designation [Low Density Residential] provides for area of predominately single family housing with some attached housing units. It allows urban densities between one and twelve dwelling units per acre, resulting in population densities ranging from approximately 2.5 to 30 persons per acre. Typical low density development includes detached single family homes, duplexes, triplexes, fourplexes, townhouses, lower density condominiums, cluster housing, and mobile home parks.~~

~~The proposed project is considered to be consistent with the existing and proposed General Plan Land Use designation of the site.~~

~~Although consistent with the General Plan the project proposal is inconsistent with the current zoning designation and includes a Rezone of the 30.7 acres zoned M-1 to RD-7 Low Density Residential and O Recreation. The project proposal also includes a Tentative Subdivision Map, which would divide the project site into residential lots, a park lot, two landscaping lots, and a detention basin lot. The project also includes a Use Permit to allow more than ten half-plex lots within the project. In general the residential component would take up the majority of the site with the park, landscape and detention lots being located along the west and northwest property lines.~~

~~The proposed subdivision would be required to meet the zoning requirements of the RD-7 and O zones. Where public water and public sewage facilities are both in use each interior lot within the RD-7 zone is required to have a minimum gross area of 4,000 square feet and to be 40 feet in width while corner lots are required to have 5,200 square feet in area and be 52 feet in width. In addition to the sizing requirements Section 215-57 of the zoning code provides density requirements for properties within the RD-7 zone and indicates that for subdivision projects of five or more the maximum density shall not exceed seven dwelling units per acre of land. The proposed project does not meet the lot area, lot width or density requirements of the zoning code; therefore the applicant is requesting a Special Development Permit to:~~

a. ~~Reduce the lot width for corner lots in the RD-7 zone from 52 feet to 48 feet.~~

b. ~~Reduce the minimum lot area on corner lots in the RD-7 zone from 5,200 square feet to 4,320 square feet.~~

c. ~~Reduce the minimum lot area on interior lots from 4,000 square feet to 3,600 square feet.~~

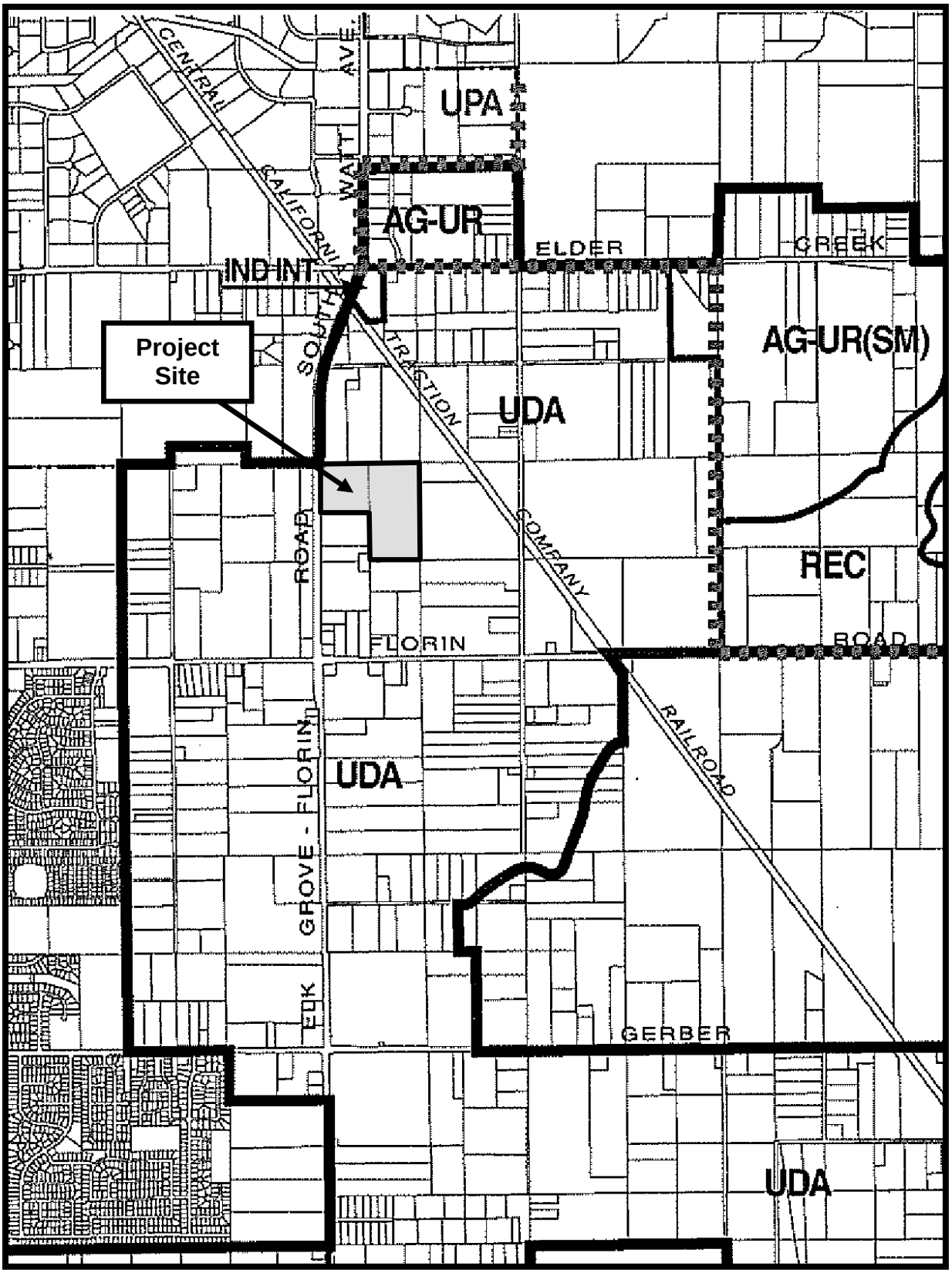
~~In addition to the above deviations, the project applicant also requests an exception from Title 22 of the Sacramento County Land Development Ordinance to allow lots of less than 95 feet in depth. To account for the project being more dense than allowed by section 225-57 of the zoning code the project also includes a request for an additional Special Development Permit to allow a density bonus of 27 lots; when a project includes an Affordable Housing Plan, density bonuses are permissible. The affordable housing plan for this project allows for a density bonus of 27 units. The above deviations from the RD-7 zone and the requested exception from Title 22 would not result in any specific environmental impacts.~~

~~In terms of the proposed Florin Vineyard Gap Community Plan, the CAC Land Use Plan (see Plate STB-7) designates this entire site for Residential Density 3-5 (RD-3-5) and the Planning Department Land Use Option designates the entire site Residential (RD) 5-7 (see Plate STB-8). The RD-5-7 designation would allow between 5 and 7 dwelling units per acre in a low density residential development. The proposed project is consistent with the Planning Department Land Use Option. The properties adjacent to the project site are also proposed to be designated for low density residential uses in both the CAC Land Use Plan and the Planning Land Use Option, ranging in densities from RD 3-5 to RD 7-12.~~

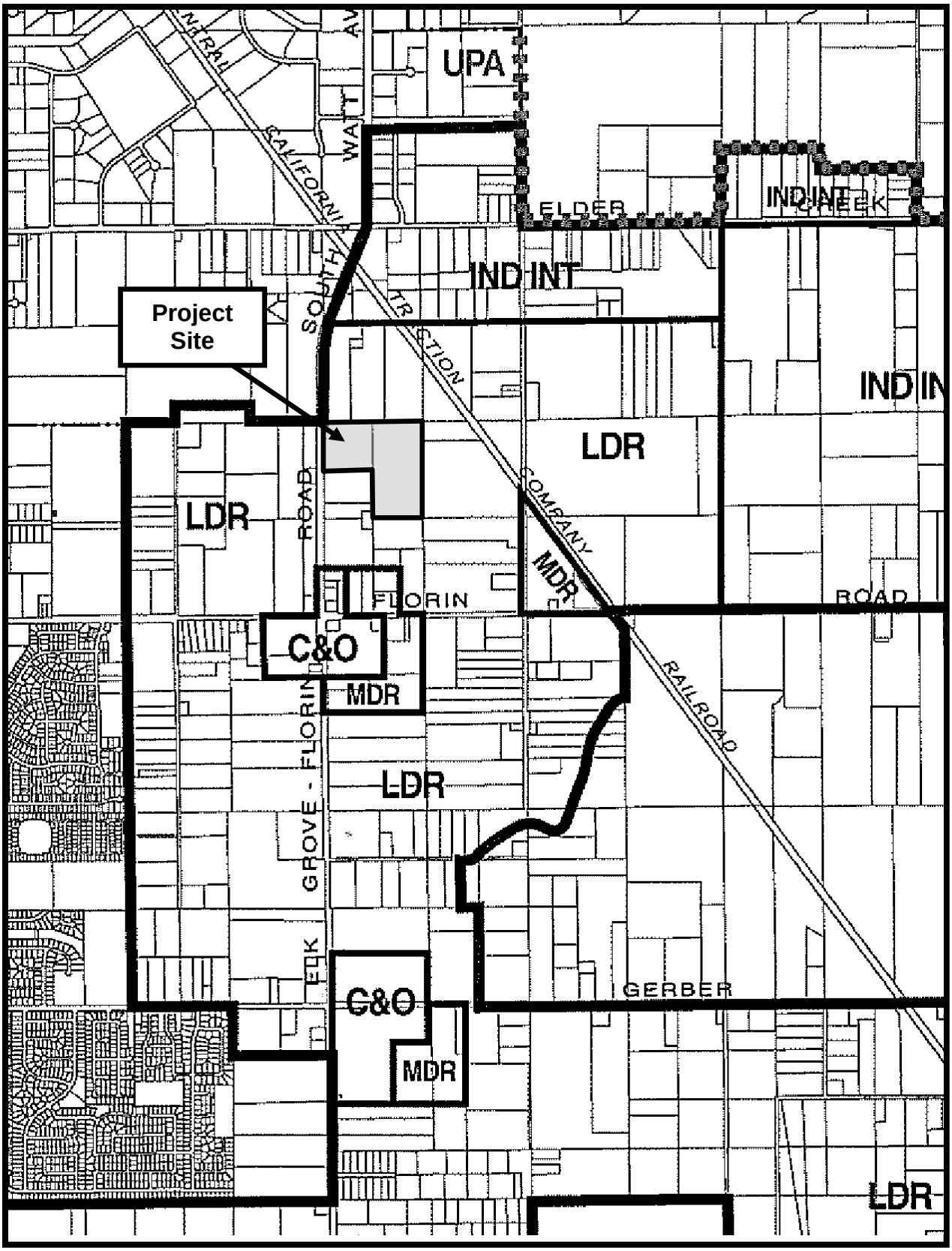
~~*Affordable Housing*~~

~~The County is experiencing an increasing shortage of housing affordable to extremely low, very low and low income households. Because of the dwindling supply of land and the increasing cost of development, new residential development does not always provide housing for these economic groups. The consumption of the County's remaining developable land for residential development without providing housing affordable to persons of all income levels works in opposition to the County's housing policies. Scarce remaining opportunities for affordable housing will be lost and extremely low, very low, and low income families who work in the County will be unable to find affordable housing.~~

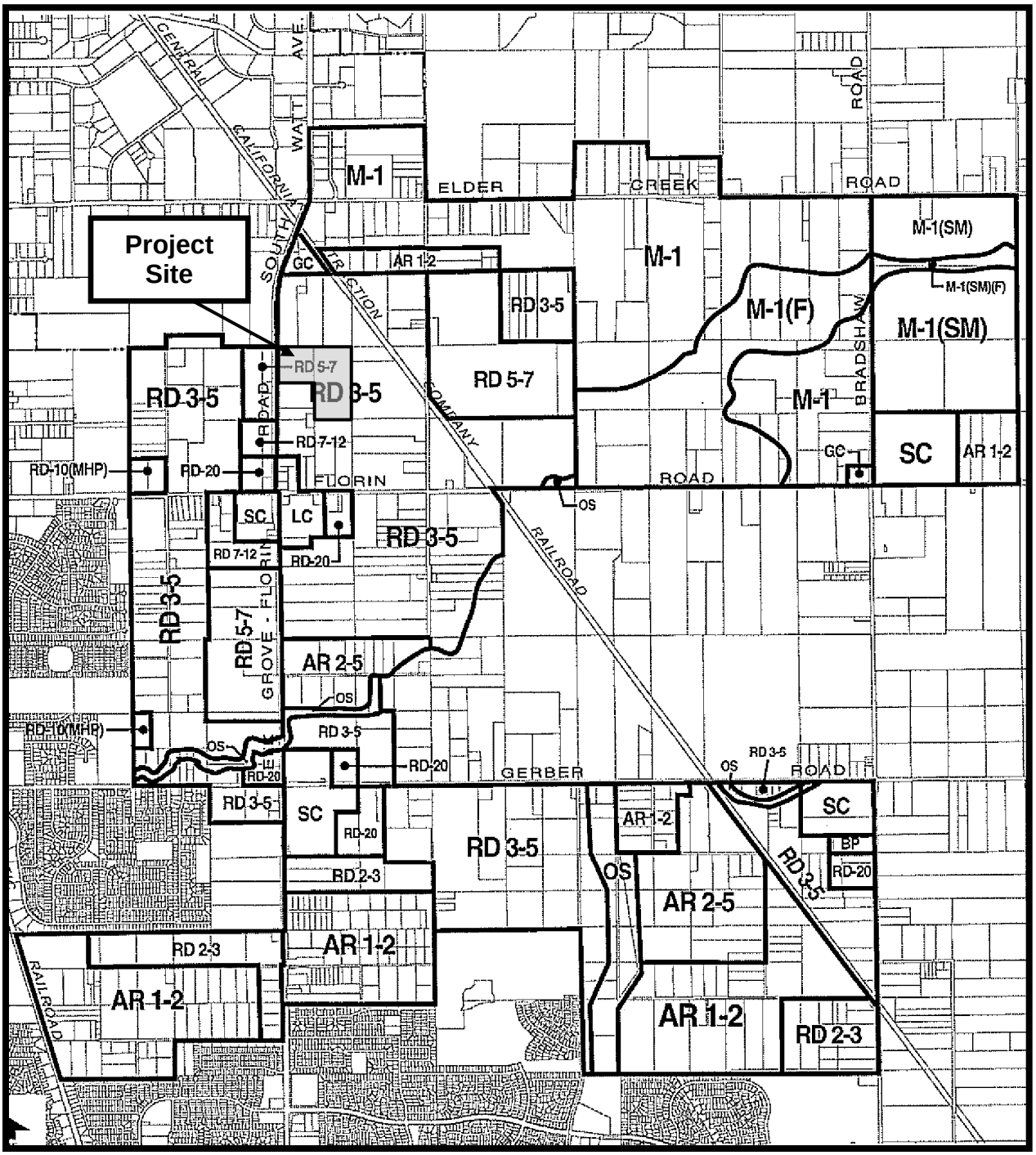
~~Plate STB-5: Existing General Plan Designation~~



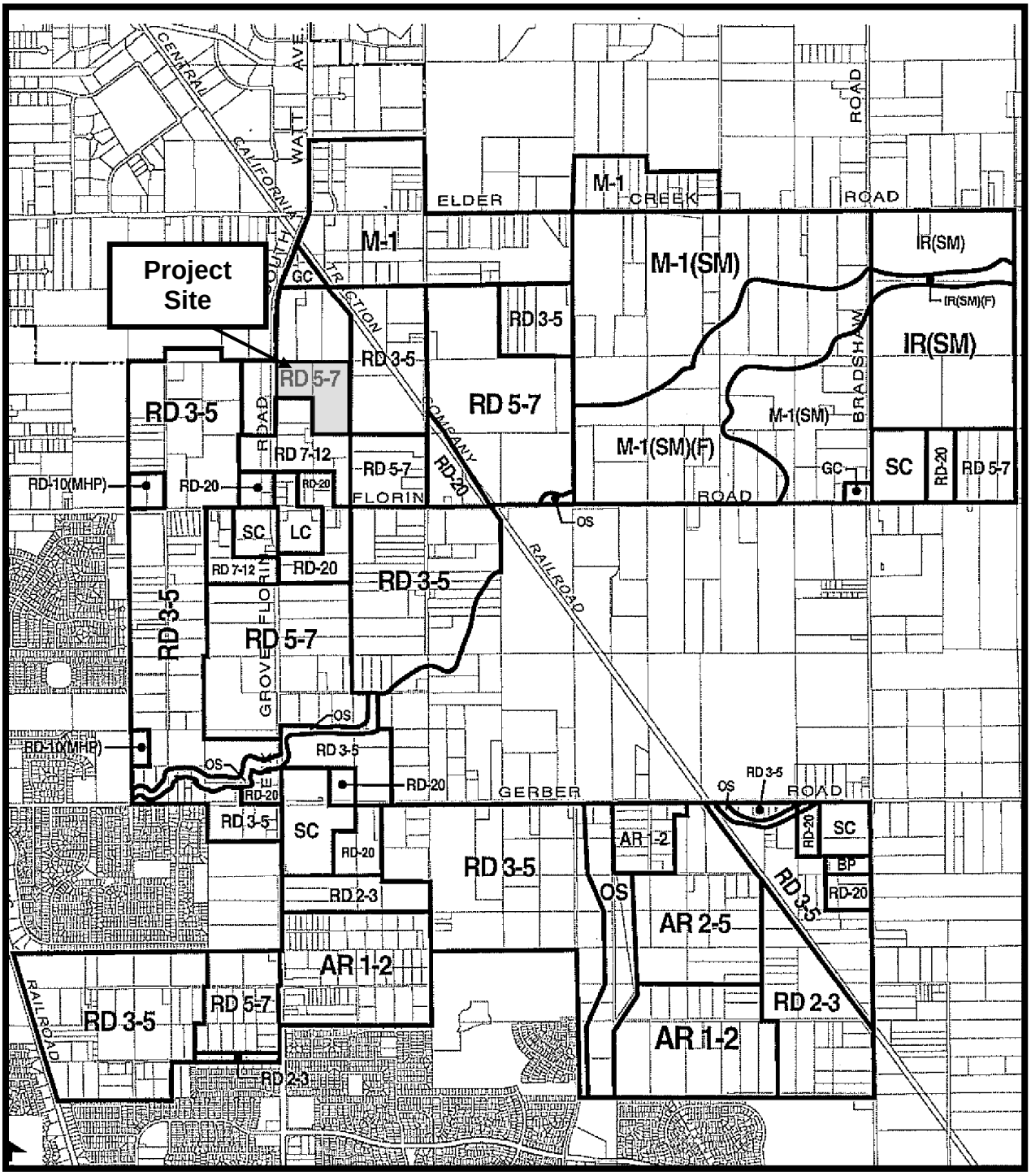
~~Plate STB-6: Proposed General Plan Designation~~



~~Plate STB-7: CAC Land Use Plan Designation~~



~~Plate STB-8: Planning Department Land Use Plan Designation~~



~~As a result, the County has adopted policies that promote housing options for all income levels. The Housing Element and the Sacramento County Code outline specific measures for maintaining an adequate supply of housing. An affordable housing component is required of all development projects within the County seeking project level approval for five or more dwelling units. Some flexibility is provided in terms of project proponents dedicating land, constructing affordable housing units, or paying the in-lieu affordability fee. The County of Sacramento and the Sacramento Housing and Redevelopment Agency (SHRA) have developed criteria that evaluate the feasibility of constructing affordable housing units at a given project site. Various aspects of the proposed development are examined (i.e., net buildable acreage, distance to existing amenities, and environmental constraints) to determine the appropriate obligation for each project.~~

~~The proposed project includes development of more than five dwelling units, and is therefore, required to include an affordable housing component. The applicant is proposing to construct affordable single-family dwelling units as part of the project. An Affordable Housing Plan was submitted as part of this project in October 2007. That Affordable Housing Plan was reviewed by SHRA and determined to be "Complete and Acceptable."~~

~~*Impact: Land Use*~~

~~The proposed project is not expected to significantly alter current land uses in the area, create a use that is incompatible with current designations or create a use that is incompatible with the proposed Florin-Vineyard Gap Community Plan. Potential land-use-related environmental impacts due to the project are ***less-than-significant***.~~

~~Agricultural Resources~~

~~The project site is currently designated an Urban development Area and zoned M-1 industrial. The site is largely an undeveloped open field. There appears to be no agricultural production occurring on the site.~~

~~San Joaquin Silt loam (0-1% slope) is the soil type on the site. The U.S. Department of Agriculture's Land Inventory and Monitoring (LIM) Project for the Sacramento County Soil Survey classifies soils. San Joaquin silt loams meet the criteria for farmland of statewide importance. Although the site is not in agricultural production, it does contain soils to support such a use. The site is not designated for agriculture in the General Plan or as important farmland by the State Department of Conservation. The proposed project would convert the site to a permanent urban use, preventing future agricultural use on the site. This has already been planned for in the adopted General Plan, and therefore, the project's impacts to agricultural resources are less than significant.~~

~~*Impact: Agricultural Resources*~~

~~The proposed project would not result in the loss of prime or statewide in importance farmland. Potential agricultural resources-related environmental impacts due to the project are ***less-than-significant***.~~

~~Public Services~~

~~The project site is located within the County Urban Services Boundary and is within the active service area of a variety of public utility and service districts. The additional development of this site is expected to increase the demands on public services to some degree, but not beyond planned service capacity as evaluated for the Master Plan as a whole. Service providers were given the opportunity to review and comment on the proposed project. Those providers that submitted specific public service comments are discussed below and noted in the "Agency-Recommended Conditions of Approval" section.~~

~~*Southgate Recreation and Park District*~~

~~The project site is within the Southgate Recreation and Park District (Park District). The Park District submitted standard comments and a list of recommended Conditions of Approval for the proposed project, which is addressed in the "Agency-Recommended Conditions of Approval" section of this chapter.~~

~~*Police Services*~~

~~The Sacramento County Sheriff's Department provides law enforcement service to the area. Based on residency estimates of 2.7 people per home, the Sheriff's Department will require an additional 0.55 officers to maintain the 1 to 1,000 officer/population staffing level. The Sheriff's Department also recommended standard Conditions of Approval, which have been included in the "Agency-Recommended Conditions of Approval" section.~~

~~*Public Transit Services*~~

~~The Sacramento Regional Transit District (RT) provides public transportation service to Sacramento County. RT reviewed the proposed project and submitted conditions of approval which are located in the "Agency-Recommended Conditions of Approval" section of this chapter. RT is requesting an Irrevocable Offer of Dedication along South Watt Avenue and that the property owner participates in a funding mechanism to implement programs that will result in trip reduction measures resulting from the project.~~

~~*Impact: Public Services*~~

~~Various public service entities recommended Conditions of Approval for the project. While some of these comments may require project revisions, compliance will not result~~

~~in additional environmental impacts. Environmental impacts related to public services as a result of the project are ***less-than-significant***.~~

~~Sewer Service~~

~~The Sacramento Area Sewer District (SASD) and the Sacramento Regional County Sanitation District (SRCSD) reviewed the project. The project site can have sewer services, provided that specific conditions are met. Recommended conditions are listed in the "Agency-Recommended Conditions of Approval" section of this document.~~

~~The following advisories were provided:~~

> ~~Trunk sewer design and construction may be reimbursed by the District under the terms of a Reimbursement Agreement. Collector sewer design and construction may qualify to participate in future reimbursement (as in-lieu fee) from adjacent landowners. Prior to initiating design of any sewer facility, contact the District for details. It will be necessary to schedule a meeting to discuss reimbursement requirements with appropriate District staff prior to any design. Failure to strictly comply with the provisions of District Ordinances may jeopardize all sewer reimbursement.~~
>
> ~~Developing this property will require the payment of sewer impact fees. Applicant should contact the Fee Quote Desk at 876-6100 for sewer impact fee information.~~

~~The overall sewer capacity and infrastructure issues associated with the Community Plan are addressed in Chapter 6, Volume 1 of the EIR. This project contributes cumulatively to the need for the area-wide improvements, and thus will need to contribute fair-share fees toward the construction of those facilities. In addition, the future development of the site will also require additional improvements specific to the project itself. For this specific project, any additional sewer infrastructure improvements will take place in either existing roadways or other developed right-of-ways or planned roadways and right-of-ways proposed as part of this project.~~

~~*Impact: Sewer Service*~~

~~The project site does not currently have public sewer service. As noted, any additional sewer infrastructure improvements specific to this project will take place in either existing roadways or planned roadways proposed as part of this project. Therefore, no additional environmental impacts will result from sewer improvements. The project will be required to pay fair-share fees through the Public Facilities Financing Plan for the Plan area. Impacts are ***less-than-significant***.~~

~~Water Supply~~

~~The water purveyor for the project area is the Sacramento County Water Agency. The Master Water Supply Study for the Florin-Vineyard Community Plan was prepared by~~

~~the Sacramento County Water Agency. The analysis covered the Florin-Vineyard Gap Community Plan, including the project site. The analysis of water supply provided for the overall Florin-Vineyard Community Plan (see Chapter 7, Water Supply) area adequately addresses the needs of this project.~~

~~*IMPACT: WATER SUPPLY*~~

~~Any additional water infrastructure improvements specific to this project will take place in either existing roadways or planned roadways proposed as part of this project. Therefore, no additional environmental impacts will result from water improvements. The project will be required to pay fair-share fees through the Public Facilities Financing Plan for the Plan area. Project related impacts to water supply are ***less-than-significant***.~~

~~DRAINAGE AND HYDROLOGY~~

~~The project site is less than ½ mile northwest of Elder Creek. The project is within the Federal Emergency Management Agency (FEMA) Flood Zone X, as determined by the 1998 FEMA Flood Insurance Rate Map (FIRM), panel number 060262-0215 and 330. Flood Zone X is described as "areas determined to be outside of the 500-year flood-plain."~~

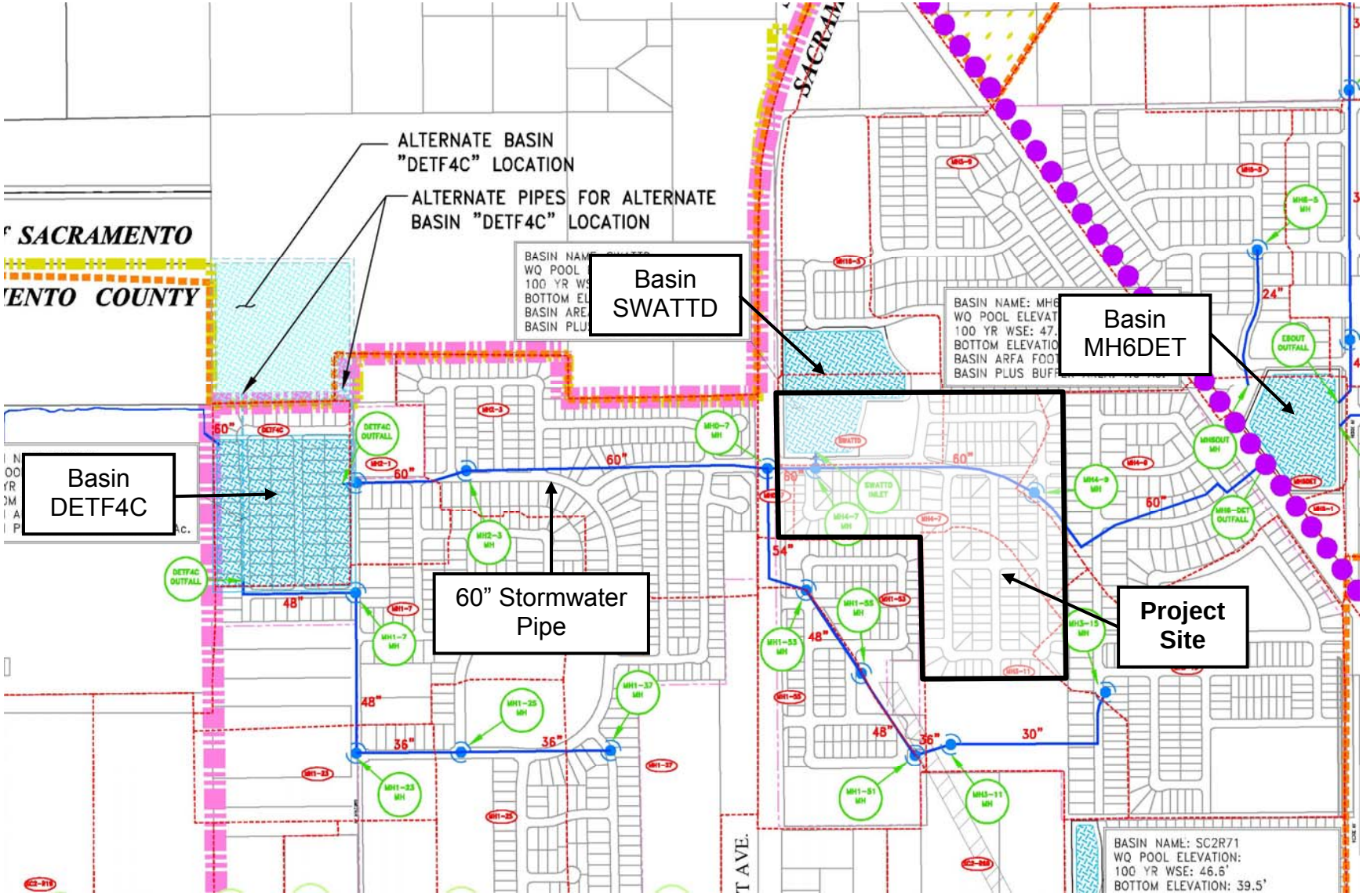
~~Drainage infrastructure improvements are needed for the build-out of the Florin Vineyard Gap Community Plan area, and Sacramento County Department of Water Resources (DWR) reviewed the Drainage Master Plan developed for the Plan area. The project will need to incorporate on-site drainage improvements and contribute fair-share fees toward the construction of the area-wide improvements. The Drainage Master Plan exhibit for the project area has been annotated to show the project boundaries (see Plate STB-9). As shown, there is a proposed 60 inch stormwater pipe that will extend west from the proposed basin MH6DET through the project site which will connect with on site basin SWATTD then will continue west and will connect with basin MH6DET. These facilities would serve the project site.~~

~~DWR staff (G. Booth) also examined the proposed project to provide comments and individual Conditions of Approval. A complete list of recommended conditions of approval from DWR is located in the "Agency-Recommended Conditions of Approval" section of this chapter. DWR commented that:~~

> ~~Stand alone this project would need to acquire off-site right of way and construct basins MH6DET, SWATTD and DETF4C and install about 4,400 feet of trunk storm drain pipe and assure conveyance from the south, and control the floodplain, install about 1350 feet of offsite storm drain pipe (not trunk) from the southwest corner draining to Waterman/Dersingham where there is an existing storm drain pipe.~~

-

~~Plate STB-9: Drainage Master Plan~~



~~Although no project specific impacts to drainage and hydrology have been identified, the project will be required to implement recommended conditions and contribute its fair share toward the cost of drainage improvements identified in the Public Infrastructure Financing Plan.~~

~~*IMPACT: IMPACT TO THE COUNTY DRAINAGE SYSTEM*~~

~~Aside from the standard drainage improvements that will be required on the site pursuant to the Sacramento County Floodplain Management Ordinance, area-wide improvements are necessary to manage drainage within the entire Plan area. The project will be required to pay fair-share fees through the Public Facilities Financing Plan for the Plan area. Drainage impacts of the project are ***less-than-significant.***~~

~~Individual applicants within the Florin Vineyard Gap area have expressed an interest in working with the Department of Water Resources to develop an alternative site-specific drainage plan as "interim improvements". The intent is that the applicant would still owe fees to support the overall drainage master plan improvements, and that the interim improvements would be replaced by ultimate master plan improvements once sufficient funds have been collected. Nonetheless, should this be allowed it could have an adverse effect on the ability of the County to achieve full implementation of the area-wide drainage master plan. Also, the direct effects of these potential interim improvements are themselves unknown. Therefore, if interim improvements that are inconsistent with the drainage master plan are permitted, project impacts are ***potentially-significant***.~~

~~TRAFFIC AND CIRCULATION~~

~~Sacramento County has developed quantitative thresholds for determining the significance of project-related impacts due to an alteration in the traffic generating potential of the project site. If a proposed project is expected to increase p.m. peak hour vehicle trips by 100 or more (or daily trips by 1,000 or more) over existing zoning of the subject property, a traffic study is required to further analyze impacts. If a proposed project is not expected to increase trips by these amounts, impacts are typically considered less-than-significant. The table below, Table STB-1, presents an analysis of the trip generation potential of the proposed project. Trip rates were derived from the Institute of Traffic Engineers (Land Use No.), 7th Edition and the San Diego Association of Governments (SANDAG).~~

~~The below analysis indicates that the proposed project will not increase trips over what are generated by typical M-1 development. However, as noted at the beginning of this EIR Chapter, this is an individual project proposal contained within the greater Florin-Vineyard Gap Community Plan project. Fehr and Peers Traffic Consultants prepared a Traffic Study for the Plan area that analyzed the impacts of changing the underlying land use densities via the General Plan and the creation of a new Community Plan (see Chapter 9, Volume 1 of this EIR). Given that the proposed project rezones are consistent with the proposed Plan area General Plan and Community Plan~~

~~designations, no further traffic study, beyond what is already discussed in see Chapter 9, Volume 1 of this EIR is necessary.~~

~~Table STB-1: Trip Generation~~

~~Condition~~	~~Zoning or Use (Area)~~	~~Source~~	~~Daily Trip Rate~~	~~Daily Trips~~	~~P.M. Peak Hour Trip Rate~~	~~P.M. Peak Hour Trips~~
~~Existing Zoning~~	~~M-1 (30.7 Acres)~~	~~County~~	~~77 VTE/AC~~	~~2,364~~	~~7.7 VTE/AC~~	~~236~~
~~Proposed Project~~	~~RD-7 (178 DU)~~	~~ITE (210)~~	~~9.57 VTE/DU~~	~~1,703~~	~~1.01 VTE/DU~~	~~180~~
	~~RD-7 (26 DU, Halfplex)~~	~~County~~	~~8.00 VTE/DU~~	~~208~~	~~0.80 VTE/DU~~	~~21~~
	~~Park~~	~~SANDAG~~	~~5.00 VTE/AC~~	~~25~~	~~0.50 VTE/AC~~	~~2~~
~~Total~~				~~1,936~~		~~203~~
~~Increase in trips for the proposed project as compared to the existing zoning~~				**~~0~~**		**~~0~~**

~~Notes: VTE = Vehicle trip ends DU = Dwelling Unit AC = Acre~~
~~ITE = Institute of Transportation Engineers, *Trip Generation*, 7th Edition (Land Use No.)~~
~~SANDAG = San Diego Association of Governments, *San Diego Traffic Generators*~~

~~*Access*~~

~~The project will have a primary access point off of South Watt Avenue. This access will be provided along the western boundary of the project site, just south of the proposed detention basin. The access will be 62 feet wide at South Watt Avenue and will narrow to 40 feet throughout the subdivision. Two of the 40 foot wide interior streets are to be stubbed at the property lines and are planned to connect with future development to the north and east.~~

~~This project was reviewed by the Department of Transportation and Development and Surveyor Services. The complete lists of comments are provided in the "Agency Requested Conditions of Approval" section in this chapter. The following comments are highlighted here within the text because they require some revisions to the proposed site layout described above or they require additional detail on the final site plan.~~

> ~~Department of Transportation comments:~~
>
> ~~Dedicate additional right-of-way on South Watt Avenue and "A" Drive for intersection widening and align this intersection with proposed "C" Drive to the west pursuant to the Sacramento County Improvement. Note: A bus turnout will be required on South Watt Avenue.~~
>
> ~~Provide a 30 foot half width along the park frontages for on-street parking. Note: if the park will be providing recreational areas such as soccer fields and/or baseball fields, then on site parking will be required.~~

~~Development and Surveyor Services comments:~~

~~Construct secondary point of access to the satisfaction of MSA and pursuant to the improvement Standards prior the issuance of the 40th building permit pursuant to Title 22 of the County Code.~~

~~Compliance with department standards would result in less than significant Impacts to access.~~

~~*Impact: Traffic and Circulation*~~

~~On an individual level, this project would not cause roadway facility operation to degrade to unacceptable levels of service and impacts to traffic from the project are ***less-than-significant***. However, development of the site will contribute to area traffic generated by build out of the Florin-Vineyard Gap Community Plan area. Development of the entire plan area is expected to degrade transportation facilities to unacceptable levels. The overall Traffic Impact Study prepared for the Florin Vineyard Gap Community Plan identified mitigation measures that will be part of the Infrastructure Financing Plan for the plan area. The project will be required to pay fair-share fees towards these improvements.~~

~~The existing access design of the project will not substantially increase traffic hazards. Access-related environmental impacts of the project are ***less-than-significant***.~~

~~Air Quality~~

~~SMAQMD has established significance thresholds to determine if a proposed project's emission contribution significantly contributes to regional air quality impacts (see Table STB-2). The major source of emissions related to the proposed project are associated with site grading. Operational air quality impacts associated with this project were analyzed in the overall Florin-Vineyard Gap Community Plan air quality analysis (See Chapter 10, Volume 1 of this EIR). The Village at Stonebourne project will need to contribute its fair share toward the mitigation measures for operational impacts to air quality identified for the overall plan area.~~

~~Table STB-2 SMAQMD Significance Thresholds - Ozone Precursor Emissions~~

	~~ROG[1] (lbs/day)~~	~~NO_x (lbs/day)~~	~~CO ($\mu g/m^3$)~~	~~PM_{10} ($\mu g/m^3$)~~
~~Construction (short-term)~~	~~None~~	~~85~~	~~CAAQS[2]~~	~~CAAQS~~
~~Operational (long-term)~~	~~65~~	~~65~~	~~CAAQS~~	~~CAAQS~~
~~1. Reactive Organic Gas~~ ~~2. California Ambient Air Quality Standards~~				

~~*Construction Emissions/Short-Term Impacts*~~

~~Short-term air quality impacts are mostly due to dust (PM_{10}) generated by construction and development activities, and emissions from equipment and vehicle engines (NO_x) operated during these activities. Dust generation is dependent on soil type and soil moisture, as well as the amount of total acreage actually involved in clearing, grubbing and grading activities. Clearing and earthmoving activities comprise the major source of construction dust generation, but traffic and general disturbance of the soil also contribute to the problem. Sand, lime or other fine particulate materials may be used during construction, and stored on-site. If not stored properly, such materials could become airborne during periods of high winds. The effects of construction activities include increased dust fall and locally elevated levels of suspended particulates. PM_{10} is considered unhealthy because the particles are small enough to inhale and damage lung tissue, which can lead to respiratory problems.~~

~~Some PM_{10} emissions during project construction can be reduced through compliance with institutional requirements for dust abatement and erosion control. These institutional measures include the SMAQMD "District Rule 403-Fugitive Dust" and in the Sacramento County Code relating to land grading and erosion control [Title 16, Chapter 16.44, Section 16.44.090(K)]. SMAQMD assessed construction projects to determine what mitigation measures would be necessary for projects of various sizes; the results are contained within Appendix B of SMAQMD's "Guide to Air Quality Assessment". Appendix B states that projects disturbing ≤15 acres of land can be reduced to less-than-significant levels with the imposition of standard mitigation for PM_{10} emissions, and that project disturbing less than 5 acres do not need mitigation. The proposed project site is approximately 30 acres in size and will require mitigation for particulate matter emissions. The SMAQMD also recommends that it be assumed that 10 acres of a project site of this size will be actively graded at any one time. The project site includes approximately 30 acres, much of which will undergo grading activities to a greater or lesser extent and will require mitigation for particulate matter emissions.~~

~~Project information was entered into the URBEMIS model to estimate the NO_x emissions that could result from project construction (see Appendix STB-1). The results, provided in Table STB-3, indicate that the project will not exceed the significance thresholds.~~

~~Table STB-3: URBEMIS Results~~

	~~NO_x (lbs/day)~~
~~Construction Period One~~	~~60.40~~
~~Construction Period Two~~	~~57.13~~

~~*Operational Emissions/Long-Term Impacts*~~

~~The SMAQMD "Guide" contains screening thresholds for various project types. If a project falls below the threshold, impacts are expected to be less-than-significant, and if~~

~~a project meets or exceeds the threshold, modeling of the air quality impacts is required. The screening threshold for residential projects is 365 units. The project falls well below that threshold. However, the project is also part of the larger Plan area proposals. Cumulatively, changes to allowable densities within the Plan area will far exceed the screening threshold. This issue is discussed in detail in the Air Quality Chapter 10, Volume 1 of this EIR.~~

~~*Impact: Air Quality*~~

~~The project site consists of approximately 30.7 acres of land, of which it can be assumed that 10 acres will be actively graded within a single day for the purposes of construction. Appendix B of SMAQMD's "Guide to Air Quality Assessment" states that projects disturbing between 5 and 15 acres require mitigation for PM_{10} emissions; with mitigation, impacts due to construction-related PM_{10} emissions of the project are ***less-than-significant***.~~

~~URBEMIS results indicate that the construction-related NO_x emissions from the project will fall below the threshold of significance. Village at Stonebourne impacts due to construction-related NO_x emissions are ***less-than-significant***.~~

~~Singular operational impacts due to the proposed project do not meet screening thresholds, and impacts of the project are ***less-than-significant***. Refer to Chapter 10, Volume 1 of this EIR for the discussion of Plan-wide cumulative impacts.~~

~~Climate Change~~

~~The climate change analysis for the overall Florin Vineyard Gap Community Plan project is within Volume I of this EIR, Chapter 11. Chapter 11 outlines the significance thresholds, methodology, and impacts of the overall proposed project both to and from climate change. Each of the proposed individual projects contribute greenhouse gas emissions to this overall impact that are disclosed herein, but a separate significance determination specific to the individual projects is not provided. All of the individual projects contribute to a significant and unavoidable overall impact.~~

~~The Planning Department Draft Land Use Plan, with density bonuses, is used for this analysis. It involves the largest emissions volume, which makes it the most conservative approach. The Planning Department Plan will result in approximately 355,432 metric tons of greenhouse gas emissions. This can be broken down into two primary categories: residential (234,998 metric tons) and non-residential (120,434 metric tons). The non-residential category includes retail, office, medical, and manufacturing. With an estimated holding capacity of 13,875 residences, the per dwelling unit emissions rate for the Plan-area is 16.9 metric tons annually, and with an estimated non-residential square footage of 4,992,875, the per non-residential square-foot emissions rate for the Plan-area is 0.02 metric tons.~~

~~The proposed project is residential and includes 204 units. Therefore, it is estimated that the project contributes 3,448 metric tons of greenhouse gas emissions to the cumulative total.~~

~~*Impact: Climate Change*~~

~~The analysis for the overall Community Plan concludes that impacts are significant, and require mitigation. The applicant has developed a mitigation plan entitled "Florin Vineyard Community Plan Area Plan Elements Addressing Climate Change" that includes project features designed to reduce GHG emissions directly or indirectly. This plan is described in detail within Volume I, Chapter 11. Measures in the mitigation plan are consistent with measures within the Air Quality Mitigation Plan for operational ozone precursors and with measures recommended by the California Attorney General (2008) and the California Air Pollution Control Officers Association. In addition to a list of Plan-wide measures intended to reduce emissions by 42%, each individual project must implement measures that reduce project-specific impacts by another 10%. The Stonebourne project developer will be required to comply with this plan, and demonstrate that the 10% reduction will be achieved. The balance of emissions remaining after this mitigation is applied will be offset through fair-share fee payment. The fees will either be paid to an established system such as the Chicago Climate Exchange or will be paid to SMAQMD for use in their program for local emissions reduction. Although all feasible mitigation is required, the cumulative plan-wide impact remains ***significant and unavoidable***.~~

~~Noise~~

~~The Sacramento County General Plan Policy NO-7 establishes a significance threshold of 65 dB L_{dn}/CNEL for outdoor activity areas (backyards) and of 45 dB L_{dn}/CNEL or less in indoor areas for residential development. Typically, potential sources of significant noise include airports, some commercial activities, industrial activities, and traffic.~~

~~*Traffic Noise*~~

~~The project site is not near enough to any existing or proposed airports, commercial areas, or industrial areas to be significantly affected by noise from these sources. Small residential streets, such as the proposed project interior streets, do not carry large enough traffic volumes to create significant noise. The project site does front South Watt Avenue, which carries large enough volumes to warrant a traffic noise analysis.~~

~~As a result of the Florin Vineyard GAP Community Plan project, future traffic volumes will increase substantially. To account for this future growth, traffic volumes used in the noise analysis were obtained from the Traffic Study discussed in Chapter 9 of Volume 1of this EIR. According to the Traffic Study discussion of cumulative conditions, South Watt Avenue will carry traffic volumes of 39,800 daily trips (under the Planning Department Draft Land Use Plan with density bonuses, which has the highest proposed densities). Based on this data, an analysis of potential exterior and interior noise~~

~~impacts associated with traffic on South Watt Avenue was conducted using the Federal Highways Administration (FHWA) Traffic Noise Prediction Model (RD-77-108).~~

~~The exterior noise standards are applied to the outdoor activity area of the typical home – the backyard. The distance from the noise source is measured from the centerline of the road to a point 10 feet inside the backyard. In the case of the proposed project, this is 83 feet. The FHWA model analysis indicates that the backyards of homes along the roadway will be exposed to 71 dB noise levels in cumulative conditions. The 70 dB noise contour is located 101 feet from the centerline of South Watt Avenue, and the 65 dB contour is located 217 feet from the centerline of South Watt Avenue.~~

~~There are several potential means of attenuating or avoiding substantial noise in outdoor activity areas: setbacks, soundwalls, or other noise-shielding structures. In order to use setbacks, all proposed backyards would need to be a minimum of 217 feet from the centerline of the roadway. As proposed, the project does not adhere to this setback, so this method of noise control is not available. Revising the project to place the nearest backyard at 217 feet would give up a large portion of land that would otherwise be considered developable, and the future site developer may not consider this to be an ideal solution.~~

~~As designed, a soundwall at the rear of the proposed landscape lots along the roadway would reduce noise to acceptable levels. Further modeling to determine the necessary soundwall height indicates that a 6-foot tall barrier would reduce noise levels to 65 dB, a 7-foot barrier would reduce noise levels to 64 dB and an 8-foot barrier would reduce noise levels to 63 dB. Therefore, a minimum 6-foot tall barrier will be required in order to reduce future exterior noise levels to acceptable levels, based on the current project plans. The Southgate Recreation and Park District also recommends a Condition of Approval requiring a 6-foot tall soundwall along South Watt Avenue. Therefore, the soundwall option seems most appropriate.~~

~~Interior noise levels for any structures built on the proposed parcels must not exceed 45 dB. Data indicate that typical façade design and construction would result in an exterior to interior noise attenuation of a minimum of 25 dB with windows closed. Noise attenuation of 12 to 15 dB would be expected with windows partially opened. Given attenuation from both the noise barrier and typical wall and window assemblies, interior first story noise levels would not exceed 45 dB. However, the noise barrier would not break line-of-sight between the noise source and the second story of any homes on the project site, because the second story would be higher than the wall. Without the attenuation provided by a noise barrier, any second story inside the 70 dB noise contour (closer than 101 feet to the centerline) would exceed General Plan interior noise standards. The 70 dB contour is located approximately 28 feet inside of the lots along South Watt Avenue and homes may be built within this area.~~

~~*Impact: Noise*~~

~~Exterior noise levels inside the backyards of the lots nearest South Watt Avenue will exceed the acceptable thresholds established by the County General Plan, and interior noise levels for second stories built near to South Watt Avenue may also exceed standards. Mitigation Measure STB-3 requires a 6-foot tall sound wall along South Watt Avenue. Mitigation Measure STB-4 requires that any second story construction within 101 feet of the centerline of South Watt Avenue will only be permissible if an acoustical study provides documentation that the interior noise levels in such second stories will not exceed the General Plan standard of 45 dB. With mitigation, impacts are ***less-than-significant***.~~

~~Biological Resources~~

~~The project site is primarily undeveloped open field with two areas containing buildings and other agricultural residential development. The site supports level to nearly level terrain that has been historically ditched, drained and irrigated for farming and livestock grazing. Disturbed, non-native annual grassland habitat is present as well as a number of wetland features. A Jurisdictional Delineation and Special Status Species Evaluation was prepared for the project site as well as for the adjacent properties to the east and south (Gibson & Skordal, August 2004 revised September 2006). An arborist report was also prepared for the project site and the adjacent properties by Fallen Leaf Tree Service in August 2004.~~

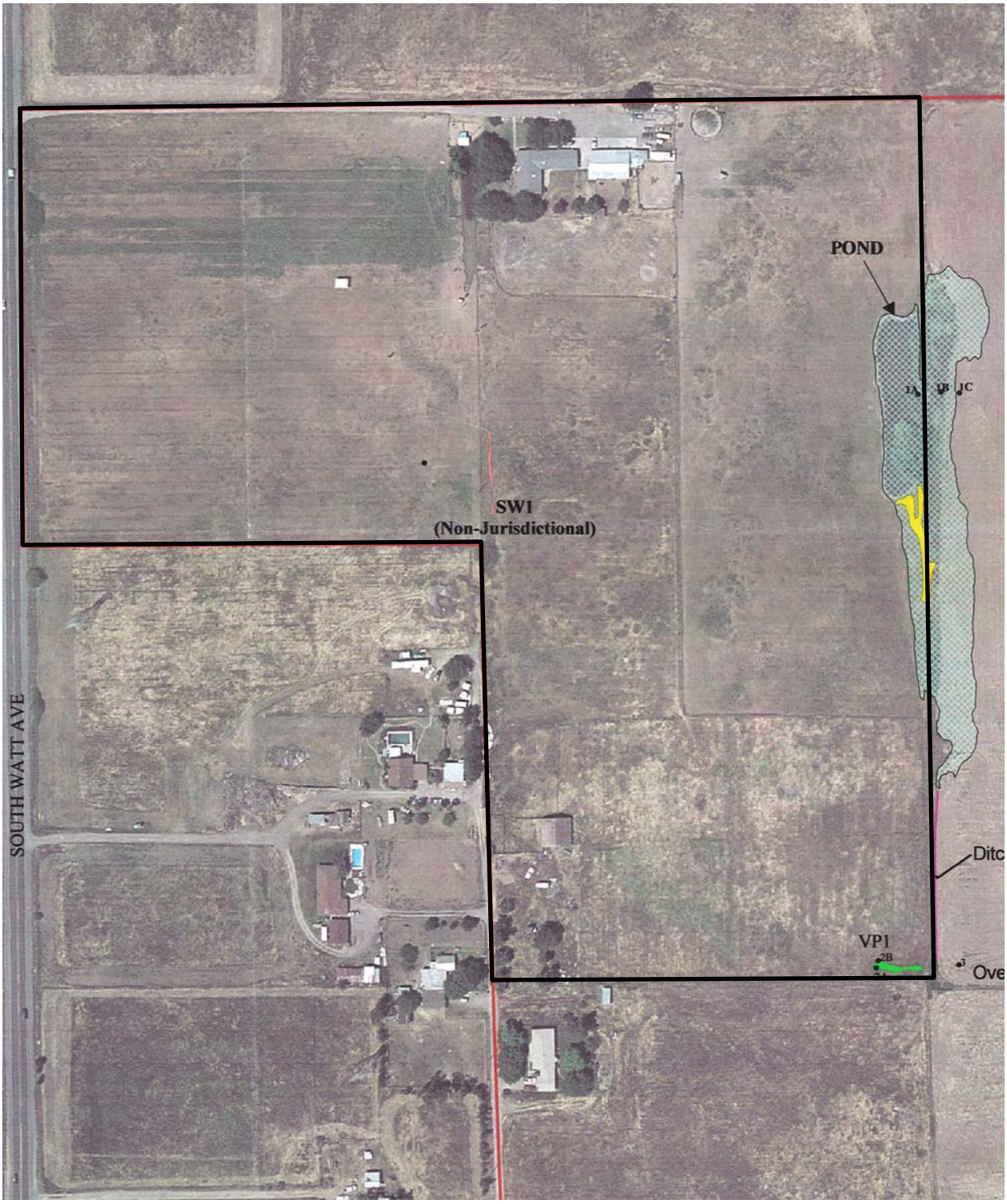
~~*Jurisdictional Wetlands*~~

~~Gibson & Skordal conducted a wetland assessment and jurisdictional delineation of the site and adjacent properties in September 2006 and determined that the area supports a total of 1.945 acres of waters and wetlands with 1.935 of those being jurisdictional waters including eight vernal pools, a pond and related wetlands, a channelized drainage, a ditch and a seasonal wetland (see Appendix STB-2).~~

~~Of the wetlands delineated only the ditch, a seasonal wetland, one vernal pool, and approximately 43% of the pond and associated wetland area are located within the subject property. On site a total of 0.712 acres of wetted features exist on site with 0.702 acres of those being considered jurisdictional waters (see Plate STB-10).~~

~~The vernal pool and wetlands within the project area were identified as shallow to medium depth depressions that experience ponding and saturation conditions that persist for a long duration following periods of heavy precipitation in the winter and early spring. These features are dominated by Mediterranean barley, purple hairgrass, annual rabbit-foot grass, creeping spikerush, tall flatsedge and bearded sprangle top. Other common associates identified in the vernal pool include slender popcorn flower, perennial rye, Carter's buttercup, and goldfields.~~

~~Plate STB-10: Wetland Delineation Exhibit~~



~~In regard to jurisdictional status the assessment concludes that the pond, ditch and vernal pool in the study area either spill and drain overland into the offsite drainage channel during heavy precipitation in the winter or are "adjacent wetlands" given their close proximity to the channel and the Corps determined that these mapped waters are jurisdictional. The Corps of Engineers verification can also be found in Appendix STB-2. It should be noted that the verification includes the adjacent properties to the east and south in addition to the project site.~~

~~The assessment states that vernal pool in the study area provides potential habitat for special status branchiopods including vernal pool fairy shrimp, mid-valley fairy shrimp, and California linderiella.~~

~~At the time the assessment was prepared, protocol branchiopod surveys had not been conducted at the site. Subsequently, wet and dry season sampling for federally listed large branchiopods was conducted on the site by Helm Biological Consulting (Helm) in 2006 and 2007 (see Appendix STB-2). According to the sampling reports prepared by Helm the inundated basins originally noted by Gibson & Skordal contained no evidence large branchiopods.~~

~~According to the Tentative Subdivision Map development will be directly over all of the wetted features noted ion the wetland assessment. Because the site is considered to contain jurisdictional wetland resources mitigation is recommended to assure no net loss of jurisdictional wetland resources and to assure project compliance with Section 404 of the Clean Water Act.~~

~~*Impact: Wetlands and Jurisdictional Waters*~~

~~A vernal pool, seasonal wetland, pond and associated wetlands, and a jurisdictional ditch exist on the project site. The jurisdictional delineation identified a total 0.712 acres of waters and wetlands in the study area. The proposed design of the project involves filling all 0.712 acres to develop the site. Development of the project, as proposed, would result in a potentially significant impact to wetlands and jurisdictional water. Mitigation is recommended to reduce the impact to ***less than significant***.~~

~~*Special Status Species*~~

~~The Special Status Species evaluation was prepared by Gibson & Skordal. Table STB-4 presents summary of special status species that were evaluated in the study area.~~

~~Table STB-4: Evaluation of Special Status Species Habitat~~

~~Species~~	~~State Status~~	~~Federal Status~~	~~CNPS Listing~~	~~Habitat Association~~	~~Potential Habitat in Study Area~~
~~Birds~~					
~~Accipiter cooperi (sharp-shinned hawk)~~	~~Species of Special Concern~~	~~None~~		~~Inhabits forested habitats, forest edge, and riparian habitat, may forage in adjacent grassland and fields.~~	~~Yes- Suitable foraging habitat & marginal nesting habitat.~~
~~Accipiter striatus (sharp-shinned hawk)~~	~~Species of Special Concern~~	~~None~~		~~Inhabits forested habitats, forest edge, and riparian habitat, may forage in adjacent grassland and fields.~~	~~Yes- Suitable foraging & marginal nesting habitat~~
~~Agelaius tricolor (tricolored blackbird)~~	~~Species of Special Concern~~	~~Species of Concern~~		~~Colonial nester in cattails, bulrush, or blackberries associated with marsh habitats.~~	~~No~~
~~Athene cunicularia (burrowing owl)~~	~~Species of Special Concern~~	~~Species of Concern~~		~~Nest is abandoned ground squirrel burrows associated with open grassland habitats.~~	~~Yes- habitat present but no owls observed on site~~
~~Buteo swainsoni (Swainson's hawk)~~	~~Threatened~~	~~None~~		~~Nests in tall cottonwoods, valley oaks or willows. Forages in fields, cropland, irrigated pasture, and grassland near large riparian corridors.~~	~~Yes-suitable foraging & marginal nesting habitat~~
~~Circus cyaneus (northern harrier)~~	~~Species of Special Concern~~	~~None~~		~~Forages in open grasslands, nests on ground in shrubby vegetation.~~	~~Yes- suitable foraging & nesting habitat present~~
~~Elanus leucurus (white-tailed kite)~~	~~Fully Protected~~	~~None~~		~~Nests in riparian corridors along streams and rivers, and forages in nearby grasslands and fields.~~	~~Yes- suitable foraging & nesting habitat present~~
~~Riparia riparia (bank swallow)~~	~~Threatened~~	~~Species of Concern~~		~~Colonial nester in vertical cliffs and banks associated with riparian zones along streams, rivers, and lakes.~~	~~No~~

~~**Species**~~	~~**State Status**~~	~~**Federal Status**~~	~~**CNPS Listing**~~	~~**Habitat Association**~~	~~**Potential Habitat in Study Area**~~
~~**Amphibians and Reptiles**~~					
~~Ambystoma trigrinum (California Tiger Salamander)~~	~~Species of Special Concern~~	~~Threatened~~		~~Breeds in ponds or other deeply ponded wetlands, and uses gopher holes and ground squirrel burrows in adjacent grasslands for upland refugia/foraging.~~	~~Yes-suitable habitat in pond~~
~~Clemmys marmorata marmorata (northwestern pond turtle)~~	~~Species of Special Concern~~	~~Species of Concern~~		~~Ponds, rivers, streams, wetlands, and irrigation ditches with associated marsh habitat.~~	~~Yes-suitable habitat in pond~~
~~Scaphiopus hammondii (western spadefoot)~~	~~Species of Special Concern~~	~~Species of Concern~~		~~Breeds in vernal pools, seasonal wetlands and associated swales. Forages and hibernates in adjacent grasslands.~~	~~Yes~~
~~Thamnophis gigas (giant garter snake)~~	~~Threatened~~	~~Threatened~~		~~Rivers, canals, irrigation ditches, rice fields, and other aquatic habitats with slow moving water and heavy emergent vegetation.~~	~~No~~
~~**Invertebrates**~~					
~~Branchinecta lynchi (vernal pool fairy shrimp)~~	~~None~~	~~Threatened~~		~~Vernal pools and other seasonally ponded wetlands.~~	~~Yes- potential habitat in VP's~~
~~Branchinecta mesovallenis (midvalley fairy shrimp)~~	~~None~~	~~None~~		~~Vernal pools and other seasonally ponded wetlands.~~	~~Yes- potential habitat in VP~~
~~Desmocerus californicus dimorphus (valley elderberry~~	~~None~~	~~Threatened~~		~~Dependant upon elderberry plant (Sambucus mexicana) as primary host species~~	~~No~~

~~Species~~	~~State Status~~	~~Federal Status~~	~~CNPS Listing~~	~~Habitat Association~~	~~Potential Habitat in Study Area~~
~~longhorn beetle)~~					
~~Lepidrurus packardi (vernal pool tadpole shrimp)~~	~~None~~	~~Endangered~~		~~Vernal pools and other deeply ponded seasonal wetlands.~~	~~No- vernal pool to shallow to support species~~
~~Linderiella occidentalis (California linderiella)~~	~~None~~	~~None~~		~~Vernal pools and other seasonally ponded wetlands.~~	~~Yes- potential in VP~~
~~**Plants**~~					
~~Downingia pusilla (dwarf downingia)~~	~~None~~	~~None~~	~~CNPS-2~~	~~Vernal pools~~	~~Yes- suitable habitat in VP~~
~~Gratiola heterosepala (Bogg's Lake hedge-hyssop)~~	~~Endangered~~	~~None~~	~~CNPS-1B~~	~~Vernal pools and margins of lakes/ponds~~	~~Yes- suitable habitat in VP~~
~~Jancus leiospermus var. aharti (Ahart's dwarf rush)~~	~~None~~	~~Species of Concern~~	~~CNPS-1B~~	~~Vernal pools~~	~~Yes- suitable habitat in VP~~
~~Legenere limosa (legenere)~~	~~None~~	~~Species of Concern~~	~~CNPS-1B~~	~~Vernal pools~~	~~Yes- suitable habitat in VP~~
~~Orcuttia tenuis (slender orcutt grass)~~	~~Endangered~~	~~Threatened~~	~~CNPS-1B~~	~~Vernal pools~~	~~No- VP to shallow~~
~~Orcuttia viscida (Sacramento orcutt grass)~~	~~Endangered~~	~~Threatened~~	~~CNPS-1B~~	~~Vernal pools~~	~~No VP to shallow~~
~~Sagittaria sanforii (Sanford's arrowhead)~~	~~None~~	~~Species of Concern~~	~~CNPS-1B~~	~~Deep aquatic habitats associated with canals, drainages, and ditches.~~	~~Yes- species found in pond on site.~~

~~Although the Special Status Species evaluation noted that many species may be found on the property a number of the cited species are not located on or In the vicinity of the subject property nor is there suitable habitat to support them. For instance, as noted in the wetlands discussion above, wet and dry season sampling for large branchiopods has been conducted on the site which revealed no evidence of large branchiopods in the project area. However, there is habitat for a number of special status species on the site. The species that may be impacted by the project are discussed below.~~

~~SWAINSON'S HAWK (*BUTEO SWAINSONI*)~~

~~The Swainson's hawk is a migratory raptor that over-winters in South America and breeds in North America, Canada and Mexico. Currently, the Swainson's hawk is listed as a threatened species pursuant to the California Endangered Species Act (CESA). At a Federal level, the Swainson's hawk is provided protection under the Migratory Bird Treaty Act (MBTA).~~

~~Sacramento County and the Department of Fish and Game jointly developed a protocol for assessing impacts to the hawk, based on a better understanding of how the hawks use habitat. The impact is tied directly to zoning changes and is calculated thusly: 25% of the impact occurs when a property is zoned from a density of AG-40 to AG-20, 50% of the impact occurs when a property zoned AG-20 is converted to AR-10, and the final 25% of the impact occurs when an AR-10 property is converted to AR-5 (or a more dense designation). Properties zoned AR-5 or more dense and commercial and industrial zoned properties are considered to have no habitat value remaining according to the protocol. The project site is currently designated for light industrial uses; therefore no mitigation for Swainson's hawk foraging habitat is required for this project.~~

~~IMPACT: SWAINSON'S HAWK FORAGING HABITAT~~

~~The project site is currently zoned for light industrial uses, and as such is not considered Swainson's hawk foraging habitat. Village at Stonebourne impacts on Swainson's hawk foraging habitat are considered ***less-than-significant***.~~

~~NESTING HABITAT~~

~~The special status species evaluation notes that there is suitable nesting habitat for raptors on the site including white-tailed kite and Swainson's hawk. In addition a number of large trees are located on adjacent properties in the area that have ability to support raptor nests that may be disturbed by project related construction.~~

~~IMPACT: NESTING HABITAT FOR RAPTORS~~

~~There is suitable nesting habitat for white-tailed kite and Swainson's hawk on the project site and for a number of other raptors and disturbing these species during the nesting season is considered a significant impact. To minimize this impact preconstruction~~

~~surveys are recommended to avoid disturbance to nesting sites. Implementation of recommended mitigation will reduce impacts to ***less-than-significant***.~~

~~BURROWING OWL (ATHENE CUNICULARIA)~~

~~Burrowing owls are listed as a state and federal species of concern. Burrowing owl habitat can be found in annual and perennial grasslands, deserts, and arid scrublands characterized by low-growing vegetation (Zarn 1974). Suitable owl habitat may also include trees and shrubs if the canopy covers less than 30 percent to the ground surface. Burrows are the essential component of burrowing owl habitat. Both natural and artificial burrows provide protection, shelter, and nest for burrowing owls (Henny and Blus 1981). Burrowing owls typically use burrows made by fossorial mammals, such as ground squirrels or badgers, but also may use man-made structures such as cement culverts; cement, asphalt, or wood debris piles; or openings beneath cement or asphalt pavement.~~

~~Although there is suitable nesting and foraging habitat available for borrowing owls, none were observed during the field surveys. However, mitigation is recommended to minimize potential impact to species.~~

~~IMPACT: BURROWING OWLS~~

~~The site contains potential nesting habitat for the burrowing owl, which is a ground-nesting raptor. Mitigation is recommended that requires pre-construction nest surveys for the species be conducted no more than 30 days prior to onset of construction. The Measure further states that if active nests are discovered on the property, that no construction take place within 250 feet of the nesting site until the young have fledged and are able to exit the burrow. Passive relocation can be performed on fledged birds that remain outside the nesting season (between February and August), and 6.5 acres of foraging habitat should be preserved for each active burrow that will be impacted by project activities. With mitigation, impacts are ***less-than-significant***.~~

~~SPECIAL STATUS PLANTS~~

~~The Special Status Species Survey indicates that the project site contains suitable habitat for the following special status plant species:~~

- ~~Dwarf downingia (*Downingia pusila*)~~
- ~~Bogg's Lake hedge hyssop (*Gratiola heterosepala*)~~
- ~~Ahart's dwarf rush (*Juncus leiospermus* var. *ahartii*)~~
- ~~Legenere (*Legenere limosa*)~~
- ~~Sanford's arrowhead (*Sagittaria sanfordii*)~~

~~The special status species evaluation indicates that a stand that includes a minimum of 500-1000 Sanford's arrowhead plants is situated just offsite on the eastern portion of the pond that straddles the eastern property line and that, although some of the above noted species were not observed on the site during the field visit, review of the~~

~~California Natural Diversity Database indicates that these species are located in the vicinity. Because of the proximity of these plants to the project site additional rare plant surveys need to be conducted in the spring during the peak flowering period for the vernal pool habitat to determine presence or absence of these species within the project area.~~

~~*Impact: Special Status Plants*~~

~~The project site contains some areas of habitat suitable for special status plants. Pre-construction plant surveys will be required to determine presence and proper mitigation. With mitigation, impacts are ***less-than-significant***.~~

~~Trees~~

~~Several County policies recognize the value of preserving trees, especially oaks, and seek to protect all native and landmark trees through the development review process[1]. A landmark tree is defined as a non-native oak or any other tree that is especially prominent or stately[2]. Protected oaks are those living trees that measure 6 inches or greater in diameter at breast height (dbh), or multi-trunk trees totaling 10 inches or greater dbh[3]. Non-oak native trees (6 inches dbh at 4.5 feet above ground) include California black walnut (*Juglans hindsii*), California sycamore (*Plantanus racemosa*), Fremont cottonwood (*Populus fremontii*), California buckeye (*Aesculus californica*), California box elder (*Acer negundo californicum*), Oregon Ash (*Fraxinus latifola*), Goodding's Black Willow (*Salix goodingii*), and California Alder or White Alder, (*Alnus rhombifolia*).~~

~~Trees on site include predominantly non-native maple, weeping willow and mulberry trees and no oaks or landmark trees are located within the project area. Impacts to protected trees are ***less-than-significant***.~~

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[1] County Code, Chapter 19.04, "Tree Ordinance;" *Sacramento County General Plan*, "Conservation Element;" and County Code, Chapter 12.12, Tree Preservation and Protection Ordinance

[2] County Code, Chapter 19.04, "Tree Ordinance"

[3] *Sacramento County General Plan*, "Conservation Element"; and County Code, Chapter 12.12, Tree Preservation and Protection Ordinance

~~Cultural Resources~~

~~*Fieldwork/Analysis*~~

~~Archaeological Survey~~

~~The project site was subject to an intensive pedestrian survey between January 14, 2006 and March 26, 2006. The project area was walked by a team of archaeologists employing parallel transects with transect spacing no greater than 5 to 10 meters. No prehistoric cultural resources were recovered or noted during the survey.~~

~~Historical Survey~~

~~Peak & Associates has conducted an historical evaluation and determination of eligibility for potential historical resources on the project site. The project site contains a single family residence and associated ancillary structures. Under current DERA policy, structures that are 50 years or older are evaluated for potential historic significance. Based on field data collected on the project site, site pictures and review of tax assessor's records Peak and Associates noted the following of potential significance on the project site:~~

> ~~…a barn and tank house that look fairly old. However, examination of the Carmichael USGS map shows that they are printed in purple, indicating a date after 1967. It is difficult to see any reason that someone would move an entire tank house to this remote location. Apparently, some tank houses were built long after most such construction ended in the 1940s.~~

~~It should be noted, that based on the Phase I Environmental Assessment, discussed below in the "Hazardous Materials" discussion, there was a single family residence located in the general vicinity of the barn and tank house; however it was removed in the 1980s, thus, removing integrity of the complex. Peak utilized criteria set forth at the state and federal level, and determined that the structures are not eligible under any criterion as significant cultural resources. Thus, none of the structures on the project site are considered important historic resources and destruction of these ancillary buildings would not constitute a significant environmental impact.~~

~~Impact: Cultural Resources~~

~~Although no additional cultural resource work is recommended at this time, there is a possibility of uncovering subsurface archaeological materials during the construction phases of the project which have been obscured from view due to natural reburial processes. Therefore, mitigation for subsurface cultural resources is included.~~

~~With mitigation for potential undiscovered subsurface prehistoric and historic cultural resources, environmental impacts to potentially sensitive cultural resources are considered ***less than significant***.~~

~~Hazardous Materials~~

~~In 1978/79 the federal government banned nearly all uses of friable asbestos in building materials. Therefore, existing structures that predate 1979 potentially contain asbestos in their building materials. The improper removal of asbestos-containing materials could pose a health and safety risk to people in the vicinity if friable asbestos exposure occurs.~~

~~The project site contains some buildings constructed before the 1970's and abatement asbestos surveys are required for each of the structures within the project area which are intended to be razed or otherwise disturbed. The Sacramento Metropolitan Air Quality Management District (SMAQMD) adopted Rules and Regulations require evaluation of potential asbestos-containing materials prior to the demolition or renovation of any structures. SMAQMD Rule 902 requires that a survey be conducted by an investigator certified by the Division of Occupational Health and Safety. If asbestos is found to be present, it must be removed and disposed of in accordance with specific procedures set forth in Rule 902 to ensure the protection of public health and safety.~~

~~In addition to the potential of asbestos on the project site, there is potential for exposure to hazardous materials from illegally dumped debris in the area. Observations during the site visit indicate that personal and household items remain on the project site. As development occurs, all debris, trash, refuse, and abandoned, discarded, and/or out-of-service items shall be removed from the affected properties and disposed of or recycled off-site in compliance with local and state regulations.~~

~~*Environmental Site Assessments*~~

~~Raney Geotechnical Inc., conducted Phase I Environmental Site Assessments for both of the parcels that make up the project site (see Appendix STB-3).~~

~~**APN 064-0080-001**~~

~~A Phase I Environmental Site Assessment was completed for APN 064-0080-001 on March 30, 2004. The study indicates that at the time of the field surveys, the 10-acre property supports a small animal enclosure occupied by llamas, goats and chickens and that it is used as a horse pasture. The investigation indicates that the property has never been developed and has been generally used as pasture land.~~

~~The study concluded that the site assessment revealed no evidence of recognized environmental conditions in connection with the property and that the surrounding area revealed no contaminant conditions of a sufficient magnitude or proximity to be considered an imminent threat to the environmental integrity of the property~~

~~APN 064-0080-002~~

~~A Phase I Environmental Site Assessment was completed for APN 064-0080-002 on March 30, 2004. The study indicates that at the time of the field surveys, the 20-acre property supports a rural residence and was being used for limited livestock raising, pastures for horses, as well as for raising emus and ostriches. The investigation found one underground fuel storage tank that was removed from the northwest portion of the property in 1990. No contamination concerns or conditions were noted relative to this short-lived underground tank. Sacramento County closed the file for the tank on November 14, 2004.~~

~~The study concluded no on-site conditions or concerns considered significantly threatening to the environmental integrity of the subject property. The report did note an open 55-gallon drum containing waste oil/ rainwater mixture, waste oil filters, and oily rags in the northwestern portion of the property. In addition, two drinking water wells are located on the site. Prior to development of the site, the drum should be removed from the property by a properly licensed hazardous waste removal contractor and the two drinking water walls should be abandoned on accordance with State and County regulations.~~

~~*IMPACT: HAZARDOUS MATERIALS*~~

~~Compliance with SMAQMD Rule 902 and other local and state regulations is required. Because the project must comply with these rules and regulations, exposure to asbestos containing materials and household hazardous materials is considered a ***less than significant*** impact.~~

~~AGENCY-RECOMMENDED CONDITIONS OF APPROVAL~~

1. **~~Sacramento County Division of Development and Surveyor Services~~**

   a. ~~Grant the County right-of-way for the indicated streets and install public street improvements pursuant to the Sacramento County Improvement standards. Eliminate "I Way" and "J Way" if adjacent pending maps do not propose extension of these streets.~~

   b. ~~Grant the County right-of-way for South Watt Avenue, based on a 108-foot standard and install public street improvements pursuant to the Sacramento County Improvement Standards.~~

   c. ~~Construct secondary point of access to the satisfaction of MSA and pursuant to the improvement Standards prior to the issuance of the 40th building permit pursuant to Title 22 of the County Code.~~

   d. ~~Dedicate a standard 12.5-foot Public Utility Easement for underground facilities and appurtenances adjacent to all public ways.~~

~~e. Prior to recordation of a final map or certificate of compliance, dedicate land or pay in lieu fees, or both, for park purposes, as required by and in accordance with the procedures and standards set forth in Chapter 22.40, Title 22 of the Sacramento County Zoning Code.~~

~~f. Dedicate the all landscape lots to the County of Sacramento and provide a maintenance entity with an ongoing funding source. The maintenance entity shall be approved and found acceptable by County representatives. Annexation to a current Lighting and Landscape District or a Mello Roos Community Finance District may be possible and is the preferred course of action.~~

~~g. Comply with all requirements of Chapter 1, Article 5, Title III, of the Sacramento County Zoning Code, relating to walls and landscape corridor adjacent to streets, including required maintenance provisions. Provide a maintenance entity with an ongoing funding source.~~

~~h. Prior to map recordation, the property shall be included in County Service Area No. 1 at a rate that will fund the full cost, including annual escalation factors, or operating and maintaining street and safety lights for this development. The applicant must contact Russ Childers of the County of Sacramento Department of Transportation at (916) 875-5123 to obtain information concerning costs and to initiate the process at the earliest possible time since this process takes about four months to complete.~~

~~2. Sacramento County Department of Transportation~~

~~a. Grant the County right-of-way on South Watt Avenue based on a 96-foot modified thoroughfare and install public street improvements pursuant to the Sacramento County Improvement Standards and to the satisfaction of the Department of Transportation. Note: The six-foot meandering sidewalk will be installed in an adjacent pedestrian/landscape easement.~~

~~b. Dedicate additional right-of-way on South Watt Avenue and "A" Dive for intersection widening and align this intersection with proposed "C" Drive to the west pursuant to the Sacramento County Improvement Standards. Note: A bus turnout will be required on South Watt Avenue.~~

~~c. Demonstrate that the proposed street widths, designs, and connections are consistent with adjacent projects.~~

~~d. Provide a 30-foot half width along the park frontages for on-street parking. Note: If the park will be providing recreational areas such as soccer fields and/or baseball fields, then on site parking will be required.~~

~~3.~~

~~Sacramento Area Sewer District~~

~~a. Connection to the District's sewer system shall be required to the satisfaction of the District. Sacramento County Improvement Standards apply to sewer construction.~~

~~b. Each lot and each building with a sewer source shall have a separate connection to the District sewer system.~~

~~c. In order to obtain sewer service, construction of onsite and offsite District sewer facilities will be required, including possibly trunk line installations.~~

~~d. Sewer easements may be required. All sewer easements shall be dedicated to the District in a form approved by the District Engineer. All District sewer easements shall be at least 20 feet in width and ensure continuous access for installation and maintenance. The District will provide maintenance only in public right-of-ways and in easements dedicated to the District.~~

~~e. The District shall require an approved sewer study prior to the approval of Final Map or submittal of improvement plans for plan check to the District, which ever comes first. The sewer study shall demonstrate the quantity of discharge and any "flow through sewage" along with appropriate pipe size and related appurtenances from this subject and other upstream areas and shall be done in accordance with the Districts' most recent "Minimum Sewer Study Requirements". The study shall be done on a no "Shed-Shift" basis unless approved by the District in advance and in compliance with Sacramento County Improvement Standards.~~

~~f. The District requires their sewers to be located 10 feet (measured horizontally from edge of pipe to edge of pipe) from all potable water lines. Separation of sewer line from other parallel utilities, such as storm drain and other 'dry' utilities (electrical, telephone, cable, etc.) shall be a minimum of 7 feet (measured horizontally from the center of pipe to the center of pipe). Any deviation from the above separation due to depth and roadway width must be approved by the District on a case by case basis. Prior to recording the Final Map, the applicant shall prepare a utility plan that will demonstrate that this condition is met.~~

~~g. Collector sewer system for the project will not be accepted for maintenance and building occupancy will not be granted until the downstream sewer system serving the project is also accepted for maintenance.~~

~~h. All structures along private drives shall have a minimum setback (measured horizontally from the edge of collector pipe to edge of structure) so that the District can properly maintain the sewer line.~~

4.

~~Sacramento Regional County Sanitation District~~

~~a. The SASD master Plan indicated that a trunk connection to the 102 inch SRCSD Central Interceptor.~~

~~b. An approved sewer study is required prior to the approval of the final map or submittal of improvement plans.~~

~~c. Any proposed connection to SRCSD facilities requires the submittal of improvement plans to SRCSD for review and approval.~~

~~d. District lateral connections to the SRCSD interceptor system shall not be allowed.~~

~~5. Southgate Recreation and Park District~~

~~a. Based on the 178 single family lots and 26 halfplex lots, the estimated Quimby parkland dedication requirement is approximately 2.92 acres. The District is willing to accept the 2.1 acre park site identified as Lot A which will adjoin a 1.8 acre park site proposed as part of the Romer Ranch Subdivision map to the north. The District will accept in lieu fees for the remaining parkland dedication balance.~~

~~Prior to recordation, the District shall review the final subdivision map and shall jointly determine final parkland dedication requirements and/or in-lieu fees with the Developer and County pursuant to the Subdivision Map Act.~~

~~b. The Developer shall assure that the parkland to be dedicated to the District is graded and improved to the District's satisfaction and pursuant to current County Standards. The District shall review and approve improvement plans adjoining the park site indentified as Lot A. Park site improvements include: adjoining streets with street lights fronting on the park, vertical curbs that extend 10 feet beyond the park site, a 6-foot wide attached concrete sidewalk on all park frontage streets and ADA compliant street crossings on all corners. Other park site infrastructure improvements include: electric, phone, storm drainage, sewer, and water stubs, connected water meters, and reduced pressure backflow preventers. Rain Bird Maxicom controllers, with telephone line and electricity, shall be connected to the District's computerized irrigation system. In addition, all permit fees for the park site need to be paid including: building, sewer, water meter, water development, and drainage. The District shall accept the completed park site after it has passed County inspections and we have received a current, clear title report.~~

~~c. The District is wiling to accept the 25 foot wide landscape corridor lots along South Watt Avenue ownership and management of the proposed 1.9 acres of open space identified as Lots C, D. The landscape corridor lots shall be dedicated to the District as a gift and be fully developed by the Developer with plans and specifications to be approved by the District and pursuant to~~

~~current County Standards. For landscape corridor Lot D, the District requires 6 foot high masonry sound walls for all lots that back-up or side-on to the landscape corridor. All masonry soundwalls shall be treated with graffiti-resistant coating and the design approved by the District. Landscape corridors shall have a detached 6 foot wide concrete sidewalk with vertical curb and ADA compliant street crossings on all corners. A Type 3 curb is required at the back of sidewalks for landscaped areas (except turf). The irrigation system shall be installed according to specifications provided by the District. The District does not require subdivision entrance lighting but requests the installation of conduit to an electric box within the landscape corridor for future installation of lighting, should it become necessary.~~

~~Landscape corridor Lot C is adjacent to a detention basin (identified as Lot B) and will be required to have standards street improvements with a detached 6 foot wide sidewalk but not a sound wall. A "setback" of approximately 10 feet (from back of sidewalk) shall be minimally landscaped (to District's specifications) to provide an aesthetic transition into the detention basin area. Post and cable fencing will be required along the back edge of the landscaped area and an irrigation system shall be installed according to specifications provided by the district~~

~~The District shall accept the completed landscape corridor lots after they have passed inspection and received a clear title report. The District shall maintain the landscape corridor through assessment district proceeds.~~

~~d. The District desires to work with the Developer and County Water Resources in identifying potential recreational joint-uses for the 2.1 acre detention basin identified as Lot B. The District is willing to consider accepting ownership or an easement for all or part of this site depending on the identified joint use functions. The District will not however, take responsibility for operation or maintenance of the Basins' drainage and detention functions.~~

~~Potential joint-use possibilities include active sports fields, bicycle/pedestrian trails and/or landscape easements. The District shall review and approve improvement plans adjoining the detention basin (Lot B). In order to accommodate recreational uses, advance planning needs to occur to address design issues including but not limited to side slopes, access points, and improvements. Potential detention basin lot area improvements include sport field landscaping, perimeter landscaping including street frontages, bicycle/pedestrian paths, benches, and security lighting.~~

~~Whether joint-uses are realized for this basin or not , due to its location adjacent to a proposed park space, the District requests to work with the Developer and County Water Resources on designing appropriate fencing and landscaping for the border between the detention basin and park site.~~

~~e. Prior to improvement plan approval by the County, the developer shall submit improvement plans for this subdivision to the District. The District shall review and approve all District required improvements pertaining to the park site (Lot A), the detention basin (Lot B) and the landscape corridor lots (Lots C and D).~~

~~f. The Developer shall consent to the inclusion of this subdivision within the Florin-Vineyard Financing District, which will be a Landscaping and Lighting Assessment District or a Mello Roos Community Facilities District, and the Southgate Landscaping and Lighting Assessment District – West Vineyard Zone. The Developer shall be responsible for notification to all subsequent purchasers of parcels of land within this subdivision of the inclusion within said financing districts. These financing districts will be established by Southgate for purposes of funding maintenance and operations, additional park and recreation capital improvements, community center maintenance and operations, and park and recreation programs.~~

~~g. This subdivision will be included in the Southgate Recreation & Park District component of any future Florin-Vineyard Public Facilities Financing Plan as determined by the Sacramento County Board of Supervisors. In the absence of an approved County financing plan, the District recommends that the County Board of Supervisors annex this subdivision to an existing plan which meets the current park and recreation needs of the District or otherwise require an appropriate funding mechanism that will address the park land dedication, maintenance and development requirements of the Southgate District. The District reserves the right to revise parkland dedication requirements and financing mechanisms to adapt to changes resulting from modifications to the policy or the creation of a new plan by the County of Sacramento.~~

~~6. Sacramento County Sheriff's Department~~

~~a. The shown "J Way" and "I Way" shall be either eliminated or made to align with any proposed street patterns on the pending tentative maps to the east and west of this project. As currently shown, these streets will not become full streets in the future, and will likely become a location to dump abandoned cars, trash and other criminal activities.~~

~~b. All curbs shall be vertical in design. Rounded curbs shall be avoided whenever possible.~~

~~c. All parcels which face "Lot A" and/or "Lot B" shall be oriented to have front living spaces to the park. This is to allow for natural visibility into the park area, and to ensure residents maintain view ability to the park. Additionally, front door and/or garage shall be facing these lots.~~

~~d. Landscaping shall be of the type and situated in locations to maximize observation while providing the desired degree of aesthetics. Security~~

~~planting materials are encouraged along fences and property lines and under vulnerable windows.~~

~~e.~~ ~~Vertical wrought-iron fencing materials shall be used for all fences between private lots and open space, parks, right of ways, or other public access land. This is to allow visibility to those areas and encourage residents to view activities in those areas. In addition this will make those areas less attractive to loiterers and others who wish to use those locations for criminal or mischievous purposes.~~

~~f.~~ ~~There shall be on-street lighting to allow for adequate visibility by residents, law enforcement, and passersby during nighttime hours.~~

~~g.~~ ~~All lighting fixtures shall be of a type and kind to resist breakage and other vandalism.~~

~~h.~~ ~~Parking areas, roadways, pedestrian trails, and driveways shallbe illuminated with high intensity discharge lighting consistent with County of Sacramento Improvement Standards. Such lighting shall be equipped with vandal resistant covers and photocell control. A lighting level of.25 to.50 foot-candles, maintained at grond level, is required for the site in general; entry intersections should be .50 or greater.~~

~~i.~~ ~~A street number shall be displayed in a prominent location on th street side of the residence in such a position that the number is easily visible to approaching emergency vehicles.~~

~~j.~~ ~~The numerals shall be lighted at night.~~

~~k.~~ ~~Prior to recordation of final map, the property shall annex into the County of Sacramento Community Facilities District No. 2005-1 (Police Services). The annexation process takes approximately 6 months and the applicants must contact the County of Sacramento Infrastructure Finance Section at (916) 874-6525 at the earliest possible time to initiate the process and to obtain information concerning annexation costs.~~

~~l.~~ ~~Based on DERA residency estimates of 2.7 people per home, the Sheriff's Department will require an additional 0.55 officers to maintain the state recommended ratio of 1 to 1000 officer/population staffing level.~~

~~7.~~ ~~Sacramento County Department of Water Resources~~

~~a.~~ ~~Provide drainage easements and install facilities pursuant to the Sacramento County Floodplain Management Ordinance, Sacramento County Water Agency Code, and Sacramento County Improvement Standards, including any fees required by the Sacramento County Water Agency Code.~~

~~b. Offsite drainage improvements and easements shall be provided pursuant to the Sacramento County Floodplain Management Ordinance, and the Sacramento County Improvement Standards.~~

~~c. Construct all necessary offsite drainage facilities in accordance with the drainage master plan for the subject specific plan area, including acquisition of all necessary drainage rights of way.~~

~~d. Incorporate stormwater quality measures in conformance with applicable County ordinances & standards, and state and federal law. The project may implement low impact development design pursuant to and consistent with "Start at the Source", latest edition as published by BASMAA. Such implementation may be able to reduce the stormwater quality treatment requirement.~~

~~e. Provide a permanent concrete stamp, or other permanently applied message to the satisfaction of DWR not including paint, which reads "No Dumping-Flows to Creek" or other approved message at each storm drain inlet.~~

~~f. The Water Agency shall compensate developers for the acquisition of land for regionally beneficial offline peak flow and storm water quality detention basins pursuant to an approved Drainage Master Plan and the Zone 11 Drainage Impact Fee Plan.~~

~~g. The Agency shall pay fair market value, hereby reserved pursuant to the California Subdivision Map Act, appraised at the date of the filing of the tentative parcel or subdivision map or use permit plus associated carrying costs. The Agency may terminate the reservation due to revised drainage master plan or disagreement of price. In no case will the compensation exceed the per acre value used in the Zone 11 Drainage Impact Fee Plan worksheet [$100,000 per acre plus ENR inflator since 8/16/04]~~

~~h. Compensation shall be in the form of a fee credit agreement and reimbursements shall be made pursuant to the Sacramento County Water Agency Code Section 2.60.~~

~~i. The credit amount shall be adjusted by an appropriate percentage pursuant to Section 2.55.020 of the Sacramento County Water Agency Code to account for inefficiencies of the system.~~

~~j. No payment shall be made from land acquisitions for basins which only serve the needs of a single developer; such as but not limited to, a detention basin for a storm water pump plant, a basin that mitigates for floodplain reclamation, or a basin that only mitigates the impacts of an in-fill development.~~

~~k. No compensation shall be allowed for interim facilities.~~

l. ~~No credit is allowed for basin land associated with in-fill projects where peak flow attenuation is required, in order to accommodate the limitations of the downstream conveyance, pursuant to Section 9-1 of the County Improvement Standards.~~

8. ~~Sacramento Regional transit District~~

a. ~~In light of the Bus Rapid transit corridor designation, RT staff requests that an Irrevocable Offer of Dedication (IOD) for transit right of way be provided as a condition of approval and that it be noted on the tentative subdivision map. A 12.5 foot wide area the length of the subdivision and adjacent to South Watt Avenue is required to allow for the construction of one transit lane.~~

b. ~~An effective transit system is dependant upon land use patterns within ½ mile of bus stops. RT recommends that overall density of develooment be increased with the higher densities within ¼ to ½ miles of South Watt Avenue to be consistent with Sacramento County Policy LU-14 for Bus Rapid Transit Corridors.~~

c. ~~Contact Robert Hendrix, RT Facilities 9916) 649-2759 to determine if bus shelter pad shall be provided. If determined appropriate (by RT) provide a bus shelter pad as directed.~~

d. ~~Transit information shall be displayed in a prominent location in the residential sales/rental office, through a homeowner's association, or with real estate transactions. Please contact Devra Selenis, Marketing Department (916) 321-2859 for more information.~~

e. ~~Connectivity of pedestrian ways and amenities such as pavers, vertical curbs, tree shading, lighting and trellises will encourage walking to transit.~~

f. ~~The property owner shall comply with Chapter 16.81 of the Sacramento County code and shall follow the development fee procedures outlined in the Florin-Vineyard Public Facilities Financing Plan, including any amendments and revisions adopted by the Board of Supervisors.~~

~~Prior to the issuance of any building permit, the property owner shall participate in a County Service Area (CSA) or an equivalent financing mechanism to the satisfaction of the Board of Supervisors for the purpose of funding a variety of transportation demand management (TDM) services. The purpose of this CSA, or equivalent financing mechinisin, is to fund programs and services to implement trip reduction measures that improve mobility and coincidentally reduce air quality impacts. Such programs and services may include but are not limited to:~~

~~On site transportation coordinators and education outreach.~~

~~Incentives for alternative mode use suchg as transit subsidies, guaranteed ride home programs, and bicycle purchases subsidies~~

~~Programs encouraging people to work close to where they live~~

~~Grade school trip poll programs~~

~~Transit shuttle system~~

~~Any component of the trip reduction strategy implemented through the CSA or equivalent financing mechanism may be revised or discontinued if it is proven to be ineffective. Additional programs and services may be implemented as appropriate to assist in achieving the targeted reduction in daily vehicle trips. In the event the property owners fail to approve either the formation of the CSA or the property assessment for such CSA, no building permits shall be issued. In no event shall any owner of land within the project enter into any rental agreement prior to the formation od such CSA. For purposes of this condition, the term "formation" shall mean the completion of formation proceedings as required by Proposition 218.~~

~~PROJECT MITIGATION MEASURES~~

~~MITIGATION MEASURES FOR DRAINAGE IMPACT:~~

~~STB-1~~ ~~Prior to the approval of improvement plans for individual development projects within the FVGCP area, the project proponent shall demonstrate to the satisfaction of DWR that all FVGCP DMP improvements necessary to provide adequate flood protection to the project, and necessary to provide adequate mitigation for the project's downstream drainage/flooding and water quality impacts, have been implemented.~~

~~MITIGATION MEASURES FOR AIR QUALITY IMPACT:~~

~~STB-2~~ ~~The applicant shall implement the following mitigation in order to reduce construction-related PM_{10} emissions:~~

~~a. Keep soil moist at all times.~~

~~b. Maintain at least two feet of freeboard space on all haul trucks.~~

~~c. Use emulsified diesel or diesel catalysts on applicable heavy duty diesel construction equipment.~~

~~MITIGATION MEASURES FOR TRAFFIC NOISE IMPACT:~~

~~**STB-3** Provide, at a minimum, a 6-foot combination berm and solid masonry soundwall along the South Watt Avenue frontage.~~

~~**STB-4** The applicant shall adhere to one of the following options:~~

~~A. No second story shall be permitted within 101 feet of the centerline of South Watt Avenue.~~

~~OR~~

~~B. For all second stories within 101 feet of the centerline of South Watt Avenue, an acoustical study shall be required which documents that the interior noise levels in such second stories will not exceed the General Plan standard of 45 dB.~~

~~MITIGATION MEASURE FOR WETLAND IMPACT:~~

~~**STB-5** Prior to any grading, grubbing, or excavation within 50 feet of on-site wetlands, the applicant or owner shall obtain any/all applicable permits from the U.S. Fish and Wildlife Service (USFWS), U.S. Army Corps of Engineers, California Department of Fish and Game and the Central Valley Regional Water Quality Control Board for the proposed modifications to on-site wetlands. In addition, the project applicant or property owner shall comply with General Plan Conservation Element Policy No. CO-96 as it pertains to no net loss of wetlands. If mitigation occurring through the state and federal permitting processes results in less than 1:1 compensation for the loss of wetland habitat, the applicant or owner shall be required to pay to the County of Sacramento an amount based on a rate of $35,000 per acre for the unmitigated/ uncompensated wetlands. The payment shall be submitted to the Department of Planning and Community Development and shall be deposited in the Wetlands Restoration Trust Fund. A copy of any required permits, or written notification from the applicant that the permit authority has determined that a permit is not required, and verification of compliance with General Plan Conservation Element Policy No. CO-96 regarding no net loss of wetlands shall be submitted to the Department of Environmental Review and Assessment.~~

~~MITIGATION MEASURE FOR RAPTOR NESTING HABITAT IMPACT:~~

~~**STB-6** If construction, grading, or project-related improvements are to occur between March 1 and September 15, a focused survey for Swainson's hawk and other raptor nests on the site and on nearby trees shall take place within ½ mile of the project site and shall be conducted by a qualified biologist within 14 days prior to the start of construction work (including clearing and grubbing). If active nests are found, the California Department of Fish and Game (CDFG) shall be~~

~~contacted to determine appropriate protective measures. If no active nests are found during the focused survey, no further mitigation will be required.~~

~~MITIGATION MEASURE FOR BURROWING OWL NESTING HABITAT IMPACT:~~

~~**STB-7** Prior to construction activity (including site improvements, and building construction) a focused surveys shall be conducted by a qualified biologist for burrowing owls where suitable habitat is present in the project area. Suitable habitat includes agricultural field margins, drainage ditches, and fallow fields. Surveys shall be conducted no less than 14 days and no more than 30 days prior to commencement of construction activities. Surveys shall be conducted in accordance with CDFG protocol (CDFG 1995).~~

~~If no occupied burrows are found in the survey area, a letter report documenting survey methods and findings shall be submitted to the County and no further mitigation is necessary.~~

~~If an occupied burrow is found the applicant shall contact the Department of Environmental Review and Assessment and consult with the California Department of Fish (CDFG), prior to construction, to determine if avoidance is possible or if burrow relocation will be required.~~

~~If owls are to remain on-site, a minimum of 6.5 acres of foraging habitat for each occupied burrow needs to be permanently preserved according to CDFG guidelines.~~

~~In order to avoid direct impacts to owls, no activity shall take within 160 feet of an active burrow from September 1 to January 31 (wintering season) or 250 feet from February 1 through August 31 (breeding season). Protective fencing shall be place, at the distances above, around the active burrows and no activity shall occur within the protected buffer areas.~~

~~Any impact to active owl burrows, relocation of owls or mitigation for habitat loss shall be done in accordance with CDFG guidelines. Written evidence from CDFG staff shall be provided to DERA attesting to the permission to remove burrows, relocate owls, mitigate for lost habitat, and provided a method for preservation habitat in perpetuity.~~

~~MITIGATION MEASURE FOR RARE PLANT SURVEYS:~~

~~**STB-8** Rare plant surveys will be required in vernal pool habitats prior to any grading, grubbing, or excavation within 250 feet of a vernal pool or other suitable habitat. The rare plant surveyor shall have experience as a botanical field investigator and familiarity with the local flora and potential rare plants in the habitats to be surveyed.~~

~~The surveys shall be conducted when the rare plants at the site will be easiest to identify (i.e. flowering stage), and when the plants reach that stage of maturity. A minimum of three site visit shall be required, during the plants flowering period in order to determine absence. Each site visit must be no less than 7 days apart.~~

~~Submit a written report to the Department of Environmental Review and Assessment. The survey report should include a brief description of the vegetation, survey results, photographs, time spent surveying, date of surveys, a map showing the location of the survey route and any rare plant populations and copies of any rare plant occurrence forms. Notify DFG and USFWS if species are found and apply for "take" authorization (state law section 2081 of the Fish and Game Code and federal Endangered Species Act) prior construction.~~

~~MITIGATION MEASURE FOR CULTURAL RESOURCES IMPACT:~~

~~**STB-9** Should any cultural resources, such as structural features, unusual amounts of bone or shell, artifacts, human remains, or architectural remains be encountered during any development activities, work shall be suspended and the Department of Environmental Review and Assessment shall be immediately notified at (916) 874-7914.~~

~~At that time, the Department of Environmental Review and Assessment will coordinate any necessary investigation of the find with appropriate specialists as needed. The project proponent shall be required to implement any mitigation deemed necessary for the protection of the cultural resources. In addition, pursuant to Section 5097.97 of the State Public Resources Code and Section 7050.5 of the State Health and Safety Code, in the event of the discovery of human remains, all work is to stop and the County Coroner shall be immediately notified. If the remains are determined to be Native American, guidelines of the Native American Heritage Commission shall be adhered to in the treatment and disposition of the remains.~~