

**CITY PLANNING COMMISSION
SACRAMENTO, CALIFORNIA
MEMBERS IN SESSION:**

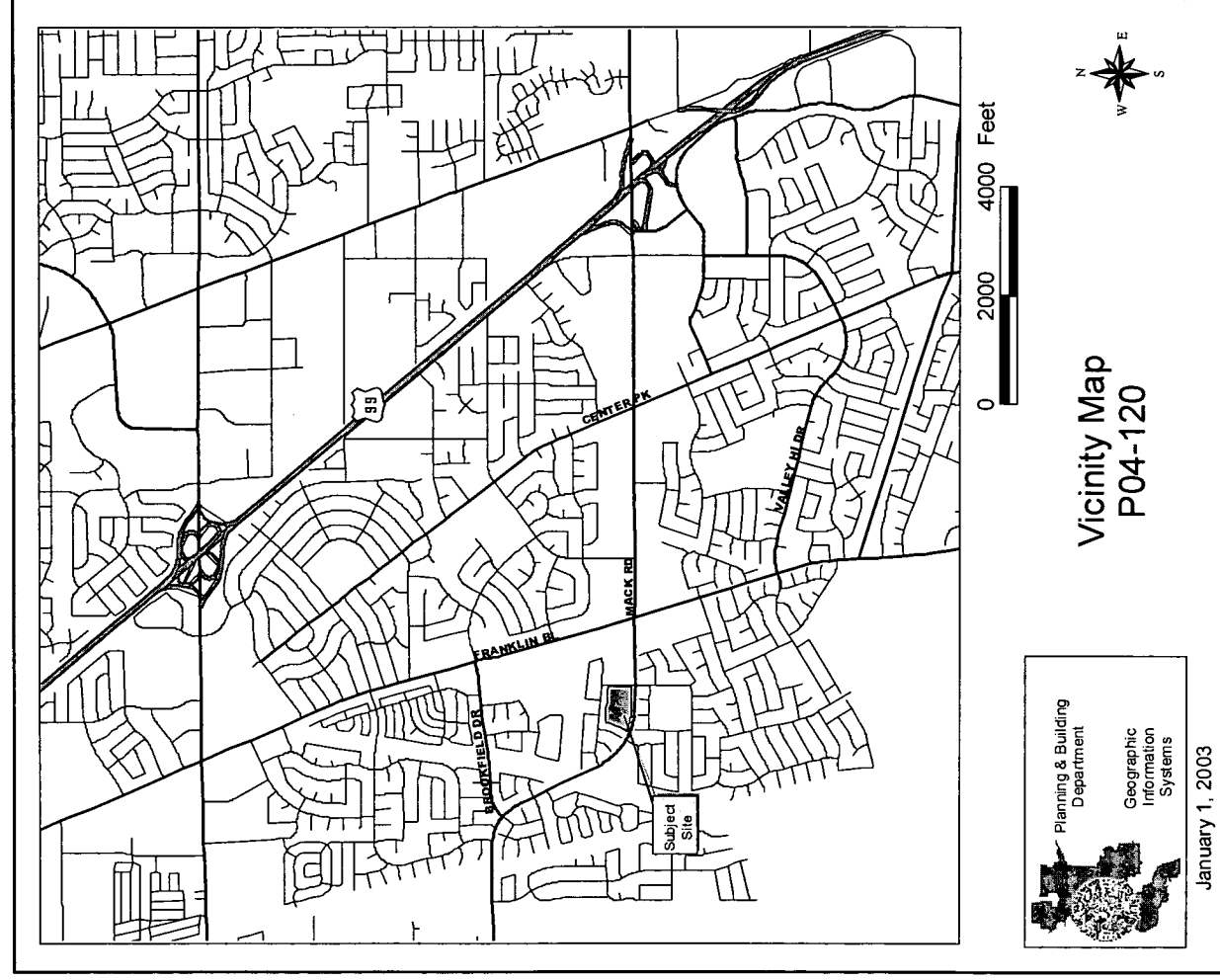
**ITEM # 8
February 24, 2005
PAGE 1**

P04-120 – Liberty Lane

- REQUEST: **A. Environmental Determination:** Mitigated Negative Declaration;
- B. Mitigation Monitoring Plan;**
- C. Tentative Map** to subdivide 8.3 gross acres into 74 single-family lots in the Multi-Family (R-2A-R) Zone;
- D. Special Permit** to develop 74 detached single-family homes on 8.3 gross acres in the Multi-Family (R-2A-R) Zone
- E. Lot Line Adjustment** to adjust the property boundaries of two lots totaling 0.29 gross acres in the Multi-Family (R-2A-R) Zone.
- F. Subdivision Modification** to allow a non-standard street intersection.

LOCATION: Northwest Corner of Mack Road and Deer Creek Drive.
 APN: 119-0070-038, 119-0260-052, 119-0260-050
 South Sacramento Community Plan
 Elk Grove Unified School District
 Council District 8

Owner	O.K. & B 8615 Elder Creek Road Sacramento, CA 95828
Application	Scott Murray Ryland Homes Sacramento, CA 95833
APPLICATION FILED:	June 17, 2004
APPLICATION COMPLETED:	July 10, 2004
STAFF CONTACT:	Antonio Ablog, 808-7702



SUMMARY:

The applicant is seeking entitlements to subdivide 8.3 gross acres into 74 lots for the development of detached single-family homes. The subdivision is proposed to be a small lot, medium density development with most lots averaging 29' wide by 70' deep. The southern portion of the lot will be maintained as open space since there is an existing 100' power line easement. Aside from the Tentative Map and the Plan Review to develop the homes, the applicant is also requesting a Subdivision Modification to provide a non-standard street elbow, and a lot line adjustment to adjust the property lines to match the existing fence line. Though subject site is designated for multiple family residences by both the Zoning Ordinance and the South Sacramento Community Plan, planning staff believes that the small-lot single-family development is appropriate for the site as there are numerous nearby multi-family developments along Mack road. Single-family detached homes would be consistent with land uses surrounding the subject site and would provide a positive benefit to the existing neighborhood. Staff has not heard any opposition to this proposed project.

RECOMMENDATION:

Staff recommends that the Planning Commission approve the Liberty Lane Subdivision by approving the attached Notice of Decision.

PROJECT INFORMATION:

General Plan Designation:	Medium Density Residential (16-29) du/na
Community Plan Designation:	Residential 11-21
Existing Land Use of Site:	Vacant
Existing Zoning of Site:	Multi Family

Surrounding Land Use and Zoning:

North: Single-Family Homes;	R-1
South: Single-Family Homes;	R-1
East: Vacant;	SC-PUD
West: Single-Family Homes;	R-1

Property Dimensions:	431' x 831' Irregular
Property Area:	8.3 Acres
Topography:	Flat
Street Improvements:	To be constructed
Utilities:	Existing @ Deer Creek Drive

OTHER APPROVALS REQUIRED: In addition to the entitlements requested, the applicant will also need to obtain the following permits or approvals, including, but not limited to:

Permit
Final Map
Building Permit

Agency
Public Works, Development Services
Building Division

BACKGROUND INFORMATION:

The subject site consists of a vacant parcel that has never been developed. There are single-family homes to the north and to the west. There are also single-family homes to the south, on the other side of Mack Road. The parcels to the east of the site are also vacant and are zoned for commercial land uses (SC-PUD). There is a new Walgreens drugstore to the east of the subject site at the northwest corner of Mack Road and Franklin Boulevard. The applicant has submitted an application requesting approvals to subdivide the 8.3 gross acre site into 74 lots for the development of detached single-family homes. The original tentative map proposed 80 lots for the subdivision. At the request of the local district councilmember, the applicant widened some of the lots to accommodate 2-car garages. As a result of the widened lots, the final proposal is for 74 lots.

STAFF EVALUATION: Staff has the following comments:

A. Policy Considerations

General & Community Plan

The general plan designates the site as Medium Density Residential (16-29 units/acre) and the South Sacramento Community Plan designates the site as Residential (11-21 units/acre). These designations are generally reserved for apartments, townhouses, and similar types of multi-family developments. As proposed the subdivision will consist of small, zero-lot line homes at a density of approximately 16.4 dwelling units per net acre. While the housing type is not typical for Community and General Plan designations, the project will meet the required housing density. Staff believes that the proposed alternative single-family housing is an appropriate compromise between higher density and the traditional single-family development. The project is a welcome alternative given the number of existing apartment developments to the East on Mack Road. Furthermore, the project is consistent with the General Plan in that it will:

- Develop residential land uses in a manner that is efficient and utilizes existing and planned urban resources (p. Sec. 2-15).
- Provide adequate housing sites and opportunities for all households (p. Sec. 3.10-2).

The project will be consistent with the South Sacramento Community Plan as the Community Plan:

- Encourages high quality residential development. (South Sacramento Community Plan, pg. 30);
- Encourages infilling of skipped over parcels within developed areas (South Sacramento Community Plan, pg. 30);and, it
- Encourages the planting of trees and landscaping in the community (South Sacramento Community Plan, pg. 30).

Subdivisions/Zoning

The proposed project is in the Multi-Family (R-2A-R) Zone which allows for medium-density residential development with approval of a Special Permit. Though this zone is typically designated to provide for garden apartments and cluster housing, single-family homes are allowed in the zone. A Plan Review is required in this zone and the applicant has submitted an appropriate set of plans for review.

B. Project Design

Tentative Map design

The Tentative Map will create 74 lots for the development of single-family homes one landscape corridor, and one open space lot. The open space lot is necessary as there is an existing 100' electrical transmission tower line easement and a 30' gas line easement adjacent to the Mack Road right-of-way. The landscaped lot will be on the east side of Deer Creek drive and will provide a landscape buffer as the rear fences for lots 29 through 34 will face the street in this location.

Access to the proposed subdivision will be from Promenade Drive via Deer Creek Drive. Deer Creek Drive currently provides access to a subdivision to the north and has a signalized intersection at Mack Road. Summer Stroll Circle and Clear Sky Circle will provide access to the remainder of the subdivision.

The applicant had originally planned to provide a second access point along Mack Road. Development Engineering reviewed the second access and determined that the intersection would pose a safety risk when combined with the volume and speed of traffic along Mack Road. The second access was removed in favor of a 25-foot dedicated emergency access easement. This easement will provide for the ingress/egress of emergency vehicles, but not residents.

The proposed residential lots will have typical dimensions of 29' x 70'. The typical lot will have a residential unit with a one-car garage. In response to concerns

related to the lack of garage space, the applicant has updated the subdivision design to incorporate some wider lots. These wider lots are at least 39 feet wide and will accommodate homes with two-car garages. A total of 32 of the lots will accommodate the two-car garage house plans. The subdivision redesign contains six fewer lots than the original proposal but retains the same right-of-way layout.

Two other entitlements that have been requested are the Lot Line Adjustment and the Subdivision Modification. The Lot Line Adjustment has been requested as the rear fences for two adjacent lots (APN: 119-0260-052, 050) were constructed on the subject parcel. The Lot Line Adjustment will adjust the subject parcel to conform to the location of the existing fences. This will give approximately 300 more square feet to the adjacent properties. The Subdivision Modification has been requested as a non-standard elbow design has been proposed at the northwest corner of the subject site. The applicant is requesting approval of an elbow with a non-perpendicular intersection. This non-standard elbow is the result of an irregular parcel shape.

Site Design

The typical lot size is proposed to be 29 feet wide by 70 feet deep. To accommodate two-car garages, some of the lots will be at least 39 feet wide. The lots will have a zero-lot line configuration. Interior lots will have 5-foot setbacks while corner lots will have 10-foot street side setbacks. The front setback will be a minimum of 10 feet with a 20-foot minimum driveway. The standard 12.5-foot Public Utilities Easement (PUE) has been modified for this project to allow for the shallow front setback area as areas where buildings or structures are located will be removed from the PUE. The rear yards will typically be 10 feet deep. The site design allows for a single on-street parking space per lot.

Due to the location of two utility easements, the southern portion of the site is undevelopable and is proposed to be an open space area. The applicant proposes to landscape the open space area with grass. Since the open space area has the potential to become a play area for children, the applicant is proposing to construct an open wrought iron fence along the back of the sidewalk on Mack Road. This fence will be no taller than 4 feet in height.

House Plans

The applicant is proposing three different house plans ranging from 1411 to 1952 square feet. Plans 1 and 2 will have single-car garages and will fit on the 29-foot wide lots. Plan 3 will have a two-car garage and will fit on the lots that are at least 39 feet wide. The finished floor level of all the homes has been raised approximately 3.5 feet to keep them one foot above the existing flood elevation.

Liberty Lane				
	Living Area	Bedrooms	Bathrooms	Garage Spaces
Plan 1	1434 sf	3	2.5	1
Plan 2	1411 sf	3	2.5	1
Plan 3	1952 sf	4	2.5	2

All plans will be two stories tall and will be available in either Spanish, French, or Craftsman style elevations. All elevations will be finished with stucco and the roofing material will be tile. The Craftsman elevations will incorporate wood siding and window shutters. The French elevations will also incorporate shutters. The right elevations of each plan will contain no windows as they are not allowed with the zero-lot line configuration. Windows on the left and rear elevations will be trimmed appropriately. The proposed plans are consistent with the single-family design guidelines.

PROJECT REVIEW PROCESS:

A. Environmental Determination

The Environmental Services Manager has determined the project, as proposed, will not have a significant impact to the environment; therefore, a Negative Declaration has been prepared. The Negative Declaration was circulated for a public review period from Wednesday, January 5, 2005 to Tuesday, January 25, 2005. No comments were received during the public review period. In compliance with Section 15070(b)1 of the California Environmental Quality Act Guidelines, the applicant has incorporated mandatory mitigation measures into the project plans to avoid identified impacts or to mitigate such impacts to a point where clearly no significant impacts will occur. These mitigation measures cover biological resources, cultural resources and noise. The mitigation measures are listed in the attached Mitigation Monitoring Plan (Exhibit 1A).

B. Public/Neighborhood/Business Association Comments

Upon receipt of the original application, the project information was forwarded to the Creekside Neighborhood Association and the Deerfield/Mesa Grande Neighborhood Association. As of the date of this report, staff has not received any objections to the proposed project.

C. Summary of Agency Comments

The project has been reviewed by several City Departments and other agencies including Development Engineering, Department of Utilities, City fire, County Sanitation, SMUD, and Parks & Recreation. All applicable comments are addressed in the conditions of approval.

PROJECT APPROVAL PROCESS: Of the entitlements below, Planning Commission has the authority to approve or deny A, B, C, D, E, and F. The Planning Commission action may be appealed to the City Council. The appeal must occur within 10 days of the Planning Commission action.

RECOMMENDATION: Staff recommends the Planning Commission take the following actions:

- A. Adopt the attached Notice of Decision and Findings of Fact ratifying **Mitigated Negative Declaration**;
- B. Adopt the attached Notice of Decision and Findings of Fact approving the **Mitigation Monitoring Plan**;
- C. Adopt the attached Notice of Decision and Findings of Fact approving the **Tentative Map** to subdivide 8.3 gross acres into 74 single-family lots in the Multi-Family (R-2A-R) Zone;
- D. Adopt the attached Notice of Decision and Findings of Fact approving the **Special Permit** to develop 74 detached single-family homes on 8.3 gross acres in the Multi-Family (R-2A-R) Zone;
- E. Adopt the attached Notice of Decision and Findings of Fact approving the **Lot Line Adjustment** to adjust the property boundaries of two lots totaling 0.29 gross acres in the Multi-Family (R-2A-R) Zone;
- F. Adopt the attached Notice of Decision and Findings of Fact approving the **Subdivision Modification** to allow a non-standard street intersection.

Report Prepared By,

Report Reviewed By,

Antonio A. Ablog, Assistant Planner

Thomas S. Pace, Senior Planner

Attachments

Attachment 1	Notice of Decision & Findings of Facts
Exhibit 1A	Mitigation Monitoring Plan
Exhibit 1B	Tentative Map
Exhibit 1C	Tentative Map Detail
Exhibit 1D	Typical Setbacks
Exhibit 1E	Plan 1
Exhibit 1F	Plan 2
Exhibit 1G	Plan 3
Exhibit 1H	Colors & Materials
Exhibit 1I	Streetscape
Attachment 2	Land Use and Zoning Map
Attachment 3	Negative Declaration

ATTACHMENT 1

**NOTICE OF DECISION AND FINDINGS OF FACT FOR
LIBERTY LANE LOCATED AT THE NORTHWEST CORNER OF MACK ROAD AND
DEER CREEK DRIVE SACRAMENTO, CALIFORNIA IN THE MULTI-FAMILY (R-2A-R)
ZONE. (P04-120)**

At the regular meeting of February 24, 2004, the City Planning Commission heard and considered evidence in the above entitled matter. Based on verbal and documentary evidence at said hearing, the Planning Commission took the following actions for the location listed above:

- A. Ratified the **Mitigated Negative Declaration**;
- B. Approved the **Mitigation Monitoring Plan**;
- C. Approved the **Tentative Map** to subdivide 8.3 gross acres into 74 single-family lots in the Multi-Family (R-2A-R) Zone;
- D. Approved the **Special Permit** to develop 74 detached single-family homes on 8.3 gross acres in the Multi-Family (R-2A-R) Zone;
- E. Approved the **Lot Line Adjustment** to adjust the property boundaries of two lots totaling 0.29 gross acres in the Multi-Family (R-2A-R) Zone;
- F. Approved the **Subdivision Modification** to allow a non-standard street intersection.

These actions were made based upon the following findings of fact and subject to the following conditions:

FINDINGS OF FACT

- A. **Environmental Determination:** The City Planning Commission approved the Mitigated Negative Declaration (the Mitigated Negative Declaration is approved) based on the following findings.
 - 1. The Negative Declaration was prepared and circulated for the above-identified project pursuant to the requirements of CEQA;

2. The proposed Negative Declaration and comments received during the public review process were considered prior to action being taken on the project;
3. Based upon the whole record before it, the Initial Study and the comments received during the public review process, it has been determined that there is no substantial evidence that the project will have a significant effect on the environment.
4. The Negative Declaration reflects the lead agency's independent judgment and analysis

B. The Mitigation Monitoring Plan is approved based upon the following findings of fact:

1. One or more mitigation measures have been added to the above-identified project;
2. A Mitigation Monitoring Plan has been prepared to ensure compliance and implementation of the mitigation measures for the above-identified project, a copy of which is attached as **(Exhibit 1A)**;
3. The Mitigation Monitoring Plan meets the requirements of Public Resources Code Sec. 21081.6.
4. The Mitigation Monitoring Plan is approved, and the mitigation measures shall be implemented and monitored as set forth in the Plan.

C. The Tentative Subdivision Map to subdivide 8.3 gross acres into 74 single-family lots in the Multi-Family (R-2A-R) Zone is approved based on the following findings of fact:

1. None of the conditions described in Government Code Section 66474, subsection (a) through (g), inclusive, exist with respect to the proposed subdivision;
2. The proposed subdivision, together with the provisions for its design and improvement is consistent with the City General Plan, South Sacramento Community Plan, and subdivision Ordinance Chapter 16.12.020 of the Sacramento City Code. The City General Plan designates the site for Medium Density Residential and the South Sacramento Community Plan allows for residential development at a density of 11-21 units per net acre;

3. The discharge of waste from the proposed subdivision into the existing community sewer system will not result in violation of the applicable waste discharge requirements prescribed by the California Regional Quality Control Board, Central Valley Region, in that existing treatment plants have a design capacity adequate to service the proposed subdivision.

D. The Special Permit to develop 74 detached single-family homes on 8.3 gross acres in the Multi-Family (R-2A-R) Zone is approved based on the following findings of fact:

1. Granting of the Special Permit is based upon sound principles of land use in that:
 - A. Single Family homes provide an additional housing type to supplement the single-family homes and apartments in the area.
 - B. The proposed single-family homes are compatible with the existing surrounding residential development that includes residential and commercial uses.
2. Granting the Special Permit would not be detrimental to the public welfare nor result in the creation of a public nuisance in that:
 - A. The proposed single-family homes are compatible with the existing neighborhood;
 - B. The project had been designed to meet all requirements for circulation and emergency access;
3. The project is consistent with the General Plan in that the project is consistent with Medium Density Residential designation of the site.

E. The Lot Line Adjustment to adjust the property boundaries of two lots totaling 0.29 gross acres in the Multi-Family (R-2A-R) Zone is approved based on the following findings of fact:

1. The lot line adjustment will not result in the abandonment of any street or utility easement of record, and that, if the lot line adjustment will result in the transfer of property from one owner to another owner, the deed to the subsequent owner expressly reserves any street or utility easement of record;

2. The lot line adjustment will not result in the elimination or reduction in size of the access way to any resulting parcel, or that the application is accompanied by new easements to provide access which meet all the city requirements regarding access to parcels in the location and of the size as those proposed to be created; and
 3. The resulting parcels will conform to the requirements of the city's building code and the city's zoning ordinance.
- F. The **Subdivision Modification** to allow a non-standard street intersection is approved based on the following findings of fact.
1. That the property to be divided is of such a shape that it is impractical or undesirable in the particular case to conform to the strict application of the perpendicular intersection requirement.
 2. That the cost to the subdivider of strict or literal compliance with the regulation is not the sole reason for granting the modification;
 3. That the modification will not be detrimental to the public health, safety or welfare or be injurious to other properties in the vicinity in that the single-family lots to be created will be consistent with the existing single-family home to the west, and the existing residential lots will not be subject to any loss of square footage;
 4. The Subdivision Modification is consistent with the General Plan and the South Sacramento Community Plan in that it facilitates efficient utilization of existing urban resources and promotes infill development as a means to meet housing needs.

CONDITIONS OF APPROVAL

- C. The **Tentative Subdivision Map** to subdivide 8.3 gross acres into 74 single-family lots in the Multi-Family (R-2A-R) Zone is approved subject to the following conditions:

NOTE: These conditions shall supersede any contradictory information shown on the Tentative Map approved for this project (P04-120). The design of any improvement not covered by these conditions shall be to City standards.

The applicant shall satisfy each of the following conditions prior to filing the Final Map unless a different time for compliance is specifically stated in these conditions. Any condition requiring an improvement that has already been designed and secured under a City Approved improvement agreement may be considered satisfied at the discretion of the Development Engineering and Finance Division:

GENERAL: All Projects

- C1. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments;
- C2. Pursuant to City Code Section 16.40.190, indicate easements on the Final Map to allow for the placement of centralized mail delivery units. The specific locations for such easements shall be subject to review and approval of the Development Engineering & Finance Division after consultation with the U.S. Postal Service;
- C3. Comply with requirements included in the Mitigation Monitoring Plan developed by, and kept on file in, the Planning Division Office (P04-120);
- C4. Show all continuing and proposed/required easements on the Final Map;
- C5. If unusual amounts of bone, stone, or artifacts are uncovered, work within 50 meters of the area will cease immediately and a qualified archaeologist shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less than significant effect before construction resumes. A note shall be placed on the final improvement plans referencing this condition;

DEVELOPMENT SERVICES: Streets

- C6. Submit a Geotechnical Analysis prepared by a registered engineer to be used in street design. The analysis shall identify and recommend solutions for groundwater related problems, which may occur within both the subdivision lots and public right-of-way. Construct appropriate facilities to alleviate those problems. As a result of the analysis street sections shall be designed to provide for stabilized subgrades and pavement sections under high groundwater conditions;
- C7. Repair or replace/reconstruct any existing deteriorated curb, gutter and sidewalk fronting the property along Mack Road and Deer Creek Drive per City standards and to the satisfaction of the Development Engineering & Finance Division;
- C8. Construct standard subdivision improvements as noted in these conditions pursuant to section 16.48.110 of the City Code. All improvements shall be designed and constructed to the satisfaction of the Development Engineering & Finance Division. Any public improvement not specifically noted in these conditions or on the Tentative Map shall be designed and constructed to City standards;
- C9. Dedicate sufficient right-of-way (if needed) and construct full frontage improvements along Deer Creek Drive to the satisfaction of the Development Engineering and Finance Division;

- C10. All right-of-way and street improvement transitions that result from changing the right-of-way of any street shall be located, designed and constructed to the satisfaction of the Development Engineering and Finance Division. The center lines of such streets shall be aligned;
- C11. The applicant shall modify the existing vertical curb on Mack Road where the planned emergency access is located. The curb shall be reconstructed to a City standard rolled curb to the satisfaction of the Development Engineering and Finance Division;
- C12. The emergency access from Summer Stroll Circle shall be equipped with a gate and a Knox lock. The gate shall be located at the elbow of Summer Stroll Circle. The emergency access path shall be constructed using grass pavers that could accommodate a Fire Vehicle load and shall be constructed to the satisfaction of the Development Engineering and Finance Division and the Fire Department;
- C13. Parking shall be restricted where the non-standard elbow is proposed (in-front of lots 9,10,11and 12). The applicant shall install the required signs to accommodate this condition;
- C14. The design and placement of walls, fences, signs and Landscaping near intersections and driveways shall allow stopping sight distance per Caltrans standards and comply with City Code Section 12.28.010 (25' sight triangle). Walls shall be set back 3' behind the sight line needed for stopping sight distance to allow sufficient room for pilasters. Landscaping in the area required for adequate stopping sight distance shall be limited 3.5' in height. The area of exclusion shall be determined by the Development Engineering & Finance Division;
- C15. Construct A.D.A. compliant ramps at the north-west corner of the intersection of Mack Road and Deer Creek Drive to the satisfaction of the Development Engineering and Finance Division;

PUBLIC/PRIVATE UTILITIES

- C16. Dedicate a standard 12.5 foot public utility easement (PUE) for underground facilities and appurtenances adjacent to all street right of ways, excepting where building or structures are located;
- C17. Connection to the District's sewer system shall be required to the satisfaction of CSD-1. Sacramento county improvement Standards apply to sewer construction;
- C18. Each parcel or building shall have a separate connection to the CSD-1 sewer system;

- C19. Preliminary analysis shows that the sanitary trunk sewer facilities available to serve this project are capacity constrained. Prior to the submittal of the improvement plans to CSD-1 or approval of the Final Map, the applicant shall prepare a sewer study to the satisfaction of CSD-1. The study shall address all sanitary sewer issues related to the project, and either demonstrate capacity in the existing system, or propose construction of new facilities to mitigate the project's impact on the existing system.
- C20. In order to obtain sewer service, construction of CSD-1 sewer facilities is expected to be required;

CITY UTILITIES

- C21. Dedicate all necessary easements, right-of-way, or fee title property on the final map as required to implement the approved drainage, water and sanitary sewer studies per each approving agency requirements. Drainage and water easements, right-of-way, or fee title property shall be to the satisfaction of the DOU;
- C22. Prior to or concurrent with the submittal of improvement plans, a project specific water study shall be approved by the DOU;
- C23. The water distribution system shall be designed to satisfy the more critical of the two following conditions: (1) at maximum day peak hour demand, the operating or "residual" pressure at all water service connections shall be a least 30 pounds per square inch and (2) at average maximum day demand plus fire flow, the operating or "residual" pressure in the area of the fire shall not be less than 20 pounds per square inch;
- C24. Two points of service for the water distribution system for this subdivision are required. All water lines shall be placed within the asphalt section of public right-of-ways as per the City's Design and Procedures Manual unless approved otherwise by the Department of Utilities;
- C25. The proposed development is located within County Sanitation District 1 (CSD1). The applicant shall comply with all CSD1 requirements;
- C26. Properly abandon under permit, from the City and County Environmental Management Department, any well or septic system located on the property;
- C27. Prior to submittal of improvement plans, a drainage study using the City of Sacramento's SWMMM program shall be reviewed and approved by the Department of Utilities. Finished lot pad elevations shall be a minimum of 1.20 feet above the 100-year HGL and shall be approved by the Department of Utilities. The 10-year and 100-year HGL's shall be shown on the improvement plans. The drainage study shall identify all existing off-site flows that are blocked by the

proposed project and shall propose private drainage facilities and private easements to convey these flows. Sufficient off-site and on-site spot elevations shall be provided in the drainage study to determine the direction of storm drain runoff. Storm drain pipes in the streets shall be sized based on the Department of Utilities SWMM model. On site detention within oversized drainage pipes and within the proposed street sections and/or off-site pipe upsizing may be required based on the results of this drainage study. Drainage improvements shall be to the satisfaction of the Department of Utilities;

- C28. The project is located within the 100-year floodplain designated as an **AE** zone (base flood elevation (BFE) 16.0 feet) on the Federal Emergency Management Agency (FEMA) Federal Insurance Rate Maps (FIRMs) dated July 6, 1998. All new residential structures shall be constructed with the lowest floor, including basement, a minimum of one foot above the BFE. The applicant shall either (1) apply through the City of Sacramento to FEMA for a Letter of Map Revision (LOMR) and obtain the LOMR from FEMA prior to recordation of the final map or (2) construct the structures such that the lowest finished floor is a minimum of one foot above the BFE (including all mechanical equipment), the lowest finished floor is a maximum of 3 feet above the finished lot pad elevation, and the structure complies with all City of Sacramento building requirements for elevated structures. Please contact the Department of Utilities at (916) 808-1400 prior to building design for an up-to-date status of the flood zone. The flood zone for this property may change due to a pending LOMR application filed by the City of Sacramento;
- C29. A grading plan showing existing and proposed elevations is required. Adjacent off-site topography shall also be shown to the extent necessary to determine impacts to existing surface drainage paths. No grading shall occur until the grading plan has been reviewed and approved by the Department of Utilities;
- C30. The applicant must comply with the City of Sacramento's Grading, Erosion and Sediment Control Ordinance. This ordinance requires the applicant to show erosion and sediment control methods on the subdivision improvement plans. These plans shall also show the methods to control urban runoff pollution from the project site during construction;
- C31. This project will disturb greater than 1 acre of property, therefore the project is required to comply with the State "NPDES General Permit for Stormwater Discharges Associated with Construction Activity" (State Permit). To comply with the State Permit, the applicant will need to file a Notice of Intent (NOI) with the State Water Resources Control Board (SWRCB) and prepare a Stormwater Pollution Prevention Plan (SWPPP) prior to construction. A copy of the State Permit and NOI may be obtained at www.swrcb.ca.gov/stormwtr/construction.html. The SWPPP will be reviewed by the Department of Utilities prior to issuing a grading permit or approval of improvement plans to assure that the following items are included: 1) vicinity map, 2) site map, 3) list of potential pollutant sources, 4) type and location of

erosion and sediment BMPs, 5) name and phone number of person responsible for SWPPP, 6) signed certification page by property owner or authorized representative;

- C32. Post construction, stormwater quality control measures shall be incorporated into the development to minimize the increase of urban runoff pollution caused by development of the area. Only source control measures are required. This will not affect site design. Refer to the "Guidance Manual for On-Site Stormwater Quality Control Measures" dated January 2000 for appropriate source control measures;
- C34. The applicant shall enter into and record a Hold Harmless Agreement, in a form acceptable to the City Attorney, for all lots within the subdivision regarding the placement of water meters within driveways, walkways, hardscape and concrete or asphalt concrete (AC) flat work;

SPECIAL DISTRICTS: Assessment Districts

- C35. Dedicate to the City those areas identified on the Tentative Subdivision Map as Landscape Corridors and Open Space areas (**Lots A and B**). Annex the project area to the appropriate Landscape Maintenance District, or other financing mechanism acceptable to the City, prior to recordation of the Final (Parcel) Map. Design and construct landscaping, irrigation and masonry walls (or wood fences) in dedicated easements or rights of way, to the satisfaction of the Development Services Department, Parks Planning, Design and Development (PPDD), and the Planning Division. Acceptance of the required landscaping, irrigation and walls or fences by the City into the Landscape Maintenance District shall be coordinated with the Department of Development Services Department (Special Districts and Development Engineering & Finance Division) and PPDD. The Developer shall maintain the landscaping, irrigation and walls for two years or until acceptance by the City into the District (whichever is less). The two year period shall begin following the issuance of a notice of completion by the City for the landscaping, irrigation and walls or fences;

PPDD: Parks

- C36. The Applicant shall comply with City Code 16.64 (Parkland Dedication) and dedicate a park site at a location deemed acceptable to the City's PPDD; **and/or**, as determined by PPDD, request the City have prepared, at the applicants expense, a fair market value appraisal of the property to be subdivided and pay the required parkland dedication in lieu fees or, as an alternative to the appraisal process, pay the required parkland dedication in lieu fees based on the Community Planning Area "fixed market value " per acre of land as adopted by Sacramento City Council;
- C37. The applicant must provide proof they have initiated and completed the formation of a parks maintenance district (assessment or Mello-Roos special tax district), or

annexed the project to an existing parks maintenance district prior to recording a Final Map. The applicant shall pay all city fees for formation of or annexation to special districts. The purpose of the district is to equitably spread the cost of neighborhood park maintenance on the basis of special benefit, in the case of an assessment district. In the case of a special tax district, the cost will be spread based upon the hearing report, which specifies the tax rate and method of apportionment. (Contact Development Services Department, Special Districts, Project Manager);

MISCELLANEOUS

- C38. Title to any property required to be dedicated to the City in fee shall be conveyed free and clear of all rights, restrictions, easements, impediments, encumbrances, liens, taxes, assessments or other security interests of any kind (hereafter collectively referred to as "Encumbrances"), except as provided herein. The applicant shall take all actions necessary to remove any and all Encumbrances prior to approval of the Final Map and acceptance of the dedication by City, except that the applicant shall not be required to remove Encumbrances of record, including but not limited to easements or rights-of-way for public roads or public utilities, which, in the sole and exclusive judgment of the City, cannot be removed and/or would not interfere with the City's future use of the property. The applicant shall provide title insurance with the City as the named beneficiary assuring the conveyance of such title to City;

ADVISORY NOTES:

The following advisory notes are informational in nature and are not a requirement of this Tentative Map:

- C39. 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;
- C40. The developer will be responsible for the costs associated with the relocation of existing PG&E facilities to accommodate their proposed development. Because facilities relocation's require long lead times and are not always feasible, developers should be encouraged to consult with PG&E as early in their planning stages as possible;
- C41. Prior to design of the subject project, the Department of Utilities suggests that the applicant request a water supply test to determine what pressure and flows the surrounding public water distribution system can provide to the site. This information can then be used to assist the engineers in the design of the fire suppression systems.

- D. The **Special Permit** to develop 74 detached single-family homes on 8.3 gross acres in the Multi-Family (R-2A-R) Zone is approved subject to the following conditions:

Planning

- D1. The design and construction materials of the single family residences shall be consistent with the attached elevations. Modifications/Plan substitution will require additional planning review and approval prior to the issuance of building permits.
- D2. Identical plans with identical elevations shall not be permitted side-by-side or directly across the street.
- D3. Garage doors shall be metal sectional with raised panels.
- D4. Automatic front yard sprinklers and landscaping with a minimum of one shade tree shall be provided within the front yard of each residence at the time of construction.
- D5. Provide seamless gutters along all appropriate roof lines with down spouts where applicable.
- D6. The front windows for all homes shall be constructed as shown on the plans.
- D7. The standard roofing materials shall be concrete tile in a color to match the homes.
- D8. All rear and side elevations visible from the street shall incorporate window treatments consistent with window treatments on the front elevations.
- D9. Houses with the same color scheme shall not be located adjacent to one another.
- D10. The project shall be required to divert construction waste by recycling. The project proponent should target cardboard, wood waste, scrap metal, and dry wall for recovery.
- D11. The fencing on the corner lots along the street side shall start at the rear corner of the house and extend toward the street and to the rear lot line, meeting all setback requirements.

Development Engineering

- D12. Repair or replace/reconstruct any existing deteriorated curb, gutter and sidewalk fronting the property along Mack Road and Deer Creek Drive per City standards and to the satisfaction of the Development Engineering & Finance Division;

- D13. Construct standard subdivision improvements as noted in these conditions pursuant to section 16.48.110 of the City Code. All improvements shall be designed and constructed to the satisfaction of the Development Engineering & Finance Division. Any public improvement not specifically noted in these conditions or on the Tentative Map shall be designed and constructed to City standards;
- D14. Dedicate sufficient right-of-way (if needed) and construct full frontage improvements along Deer Creek Drive to the satisfaction of the Development Engineering and Finance Division;
- D15. The applicant shall modify the existing vertical curb on Mack Road where the planned emergency access is located. The curb shall be reconstructed to a City standard rolled curb to the satisfaction of the Development Engineering and Finance Division;
- D16. The emergency access from Summer Stroll Circle shall be equipped with a gate and a Knox lock. The gate shall be located at the elbow of Summer Stroll Circle. The emergency access path shall be constructed using grass pavers that could accommodate a Fire Vehicle load and shall be constructed to the satisfaction of the Development Engineering and Finance Division and the Fire Department;
- D17. Parking shall be restricted where the non-standard elbow is proposed (in-front of lots 9,10,11 and 12). The applicant shall install the required signs to accommodate this condition;
- D18. The design and placement of walls, fences, signs and Landscaping near intersections and driveways shall allow stopping sight distance per Caltrans standards and comply with City Code Section 12.28.010 (25' sight triangle). Walls shall be set back 3' behind the sight line needed for stopping sight distance to allow sufficient room for pilasters. Landscaping in the area required for adequate stopping sight distance shall be limited 3.5' in height. The area of exclusion shall be determined by the Development Engineering & Finance Division;
- D19. Construct A.D.A. compliant ramps at the north-west corner of the intersection of Mack Road and Deer Creek Drive to the satisfaction of the Development Engineering and Finance Division;
- D20. Dedicate to the City those areas identified on the Tentative Subdivision Map as Landscape Corridors and Open Space areas (**Lots A and B**). Annex the project area to the appropriate Landscape Maintenance District, or other financing mechanism acceptable to the City, prior to recordation of the Final (Parcel) Map. Design and construct landscaping, irrigation and masonry walls (or wood fences) in dedicated easements or rights of way, to the satisfaction of the Development Services Department, Parks Planning, Design and Development (PPDD), and the Planning Division. Acceptance of the required landscaping, irrigation and walls or

fences by the City into the Landscape Maintenance District shall be coordinated with the Department of Development Services Department (Special Districts and Development Engineering & Finance Division) and PPDD. The Developer shall maintain the landscaping, irrigation and walls for two years or until acceptance by the City into the District (whichever is less). The two year period shall begin following the issuance of a notice of completion by the City for the landscaping, irrigation and walls or fences;

- D21. All new driveways shall be designed and constructed to City Standards to the satisfaction of the Development Engineering and Finance Division;
- D22. The site plan shall conform to A.D.A. requirements in all respects;
- D23. The applicant shall record the Final Map, which creates the lot pattern shown on the proposed site plan prior to obtaining any Building Permits;

Utilities

- D24. Prior to issuance of any building permits within the subject area, all sanitary sewer, storm drainage, water, and flood control improvements shall be in place and fully functioning unless otherwise approved by the Department of Utilities.

Advisory Notes

Utilities

- D25. The project is located within the 100-year floodplain designated as an **AE** zone (base flood elevation (BFE) 16.0 feet) on the Federal Emergency Management Agency (FEMA) Federal Insurance Rate Maps (FIRMs) dated July 6, 1998. All new residential structures shall be constructed with the lowest floor, including basement, a minimum of one foot above the BFE. The applicant shall either (1) apply through the City of Sacramento to FEMA for a Letter of Map Revision (LOMR) and obtain the LOMR from FEMA prior to recordation of the final map or (2) construct the structures such that the lowest finished floor is a minimum of one foot above the BFE (including all mechanical equipment), the lowest finished floor is a maximum of 3 feet above the finished lot pad elevation, and the structure complies with all FEMA building requirements for elevated structures. Please contact the Department of Utilities at (916) 808-1400 prior to building design for an up-to-date status of the flood zone. The flood zone for this property may change due to a pending LOMR application filed by the City of Sacramento.
- E. The Lot Line Adjustment** to adjust the property boundaries of two lots totaling 0.29 gross acres in the Multi-Family (R-2A-R) Zone is approved subject to the following conditions:

Development Engineering

- E1. The applicant shall file an application for a Certificate of Compliance with the Development Engineering and Finance Division. The applicant must submit all documents required by the submittal requirements checklist and pay necessary fees;
- E2. The applicant must file for a Waiver of Parcel Map;
- E3. The applicant shall pay off or segregate existing assessments.
- F. The **Subdivision Modification** to allow a non-standard street intersection is approved Subject to the following conditions:
 - F1. Parking shall be restricted where the non-standard elbow is proposed (in-front of lots 9,10,11and 12). The applicant shall install the required signs to accommodate this condition

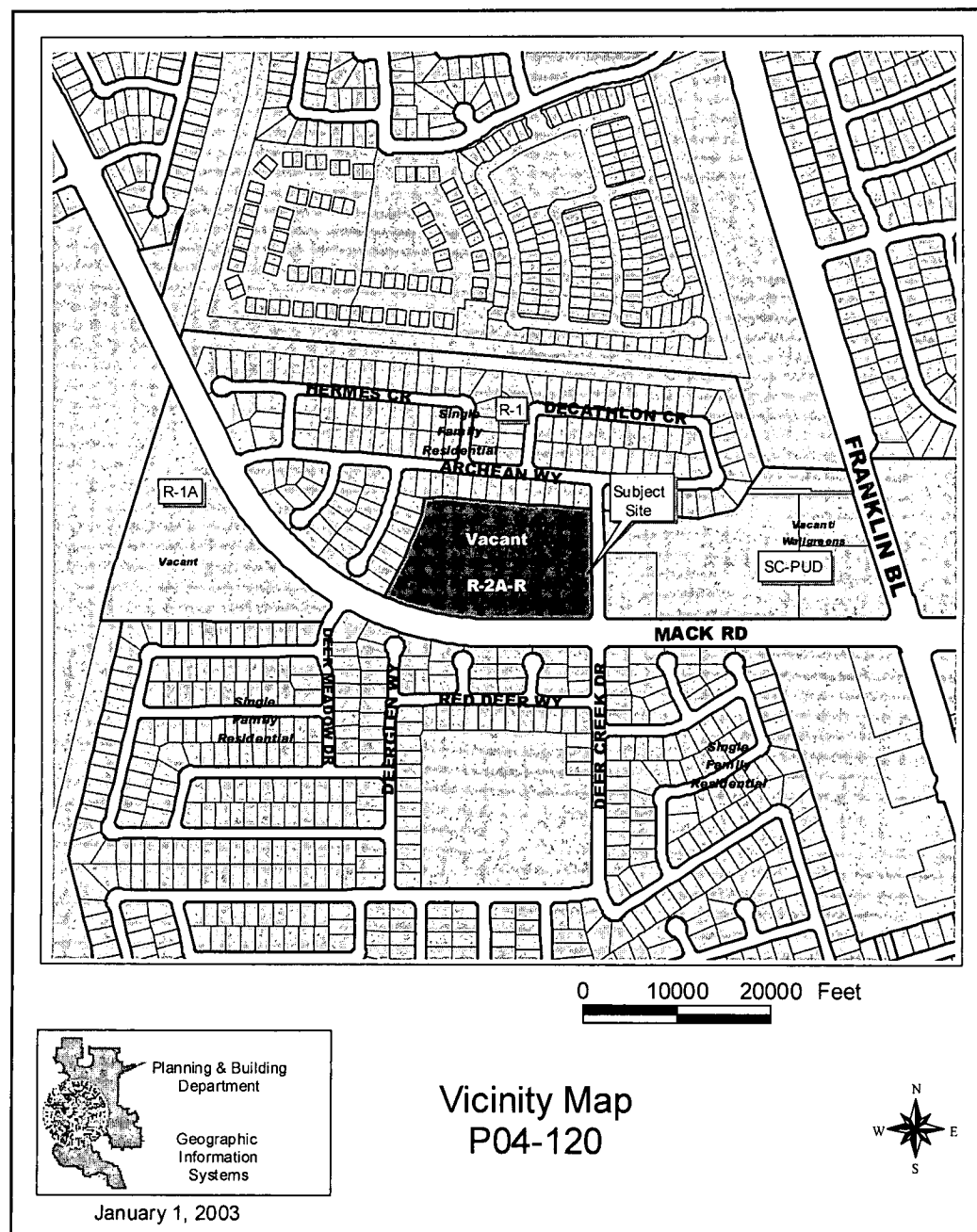
CHAIRPERSON

ATTEST:

SECRETARY TO CITY PLANNING COMMISSION

DATE (P04-120)

Attachement 2 Land Use & Zoning





DEVELOPMENT SERVICES
DEPARTMENT

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET
ROOM 300
SACRAMENTO, CA
95814-2998

PLANNING DIVISION

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

MITIGATED NEGATIVE DECLARATION

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

P04-120 Liberty Lane project consists of entitlements to develop 80 detached single-family homes on 8.33 acres in the South Sacramento Community Plan area. Specific entitlements include:

- A. **Special Permit** to develop 80 detached single-family homes on 8.33 gross acres;
- B. **Tentative Map** to subdivide 8.33 gross acres into 80 single-family lots in the Multi-Family (R-2A-R) Zone;
- C. **Lot Line Adjustment** to adjust the property boundaries of two lots zoned Single-Family Residential (R-1) totaling 0.29 gross acres; and
- D. **Subdivision Modification** to allow a non-standard street intersection.

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

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

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

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

By James Pagan-Vano 12/7/04

LIBERTY LANE (P04-120)
INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

**LIBERTY LANE (P04-120)
INITIAL STUDY/MITIGATED NEGATIVE DECLARATION**

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

This Initial Study is organized into the following sections:

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

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

SECTION III. - ENVIRONMENTAL CHECKLIST AND DISCUSSION: Page 6 - Contains the Environmental Checklist form together with a discussion of the checklist questions. The Checklist Form is used to determine the following for the proposed project: 1) "Potentially Significant Impacts" that may not be mitigated with the inclusion of mitigation measures, 2) "Potentially Significant Impacts Unless Mitigated" which could be mitigated with incorporation of mitigation measures, and 3) "Less-than-significant Impacts" which would be less-than-significant and do not require the implementation of mitigation measures.

SECTION IV. - ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED: Page 48 - Identifies which environmental factors were determined to have either a "Potentially Significant Impact" or "Potentially Significant Impacts Unless Mitigated," as indicated in the Environmental Checklist.

SECTION V. - DETERMINATION: Page 49 - Identifies the determination of whether impacts associated with development of the Proposed Project are significant, and what, if any, additional environmental documentation may be required.

ATTACHMENT **A – Vicinity Map/Location Map**
 B -- Project Plan

LIBERTY LANE (P04-120)
INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

SECTION I. BACKGROUND

File Number, Project Name:

P04-120, Liberty Lane

Project Location:

The project is located at the northwest corner of Mack Road and Deer Creek in the South Sacramento Community Plan area of the City of Sacramento, Sacramento County (APN: 119-0070-038)

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

Project Applicant

Ryland Homes
1755 Creekside Oaks Drive, Suite 240
Sacramento, CA 95833

Project Planner

Antonio Ablog, Assistant Planner
City of Sacramento, Development Services Department
1231 I Street, Room 300
Sacramento, CA 95814
(916) 808-7702

Environmental Planner

Scott Johnson, Assistant Planner
City of Sacramento, Development Services Department
1231 I Street, Room 300
Sacramento, CA 95814
(916) 808-5842

Date Initial Study Completed: December 2004

Introduction

The proposed project consists of entitlements to develop 80 detached single-family homes on 8.33 acres at the northwest corner of Mack Road and Deer Creek Drive in the South Sacramento Community Plan area of the City of Sacramento, Sacramento County.

The City of Sacramento, as lead agency, has determined that the appropriate environmental document for the proposed project is a Mitigated Negative Declaration. This environmental document examines project effects which are identified as potentially significant effects on the

LIBERTY LANE (P04-120)
INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

environment or which may be substantially reduced or avoided by the adoption of revisions or conditions to the design of project specific features. It is believed at this time that the project will not result in potentially significant impacts. Therefore, a Mitigated Negative Declaration is the proposed environmental document for this project.

The City is soliciting views of interested persons and agencies on the content of the environmental information presented in this document. Due to the time limits mandated by state law, your response must be sent at the earliest possible date, but no later than the 20-day review period ending January 24, 2005.

Please send written responses to:

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

SECTION II. PROJECT DESCRIPTION

Project Location

The project site is located on 8.33 acres at the northwest corner of Mack Road and Deer Creek Drive in the South Sacramento Community Plan area of the City of Sacramento, Sacramento County (APN: 119-0070-038).

Project Background

The project site is vacant undeveloped land within the South Sacramento Community Plan area.

Project Purpose

The Applicant proposes to subdivide the property and develop single-family homes for sale.

Project Components

The proposed project consists of entitlements to develop 80 detached single-family homes on 8.33 acres in the South Sacramento Community Plan area. Specific entitlements include:

- A. **Special Permit** to develop 80 detached single-family homes on 8.33 gross acres;
- B. **Tentative Map** to subdivide 8.33 gross acres into 80 single-family lots in the Multi-Family (R-2A-R) Zone;
- C. **Lot Line Adjustment** to adjust the property boundaries of two lots zoned Single-Family Residential (R-1) totaling 0.29 gross acres; and
- D. **Subdivision Modification** to allow a non-standard street intersection.

SECTION III. ENVIRONMENTAL CHECKLIST AND DISCUSSION

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

Environmental Setting

The City of Sacramento General Plan identifies the site as Medium Density Residential 16-29 dwelling units per net acre (du/na). The South Sacramento Community Plan identifies the site as Residential 11-21 du/na. The site is zoned Multi-Family (R-2A-R) zone.

The project site is presently vacant. The sites to the north and west are comprised of single-family residential units. The site to the east, across Deer Creek Drive, consists of vacant land. South of the project site, across Mack Road, consists of existing single-family residential.

Standards of Significance

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

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

Answers to Checklist Questions

Questions A and B

The proposed project consisting of developing 80 single-family residential units on 8.33 gross acres (4.48± net acres) in the R-2A-R Zone, would be consistent with the land use designation of the site and would not result in a substantial alteration of the designated land use of the site. The project would result in a density of approximately 17.9± du/na, consistent with both the General Plan and SSCP designations for the site.

LIBERTY LANE (P04-120)
INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

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

Mitigation Measures

No mitigation is required.

Findings

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

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

Environmental Setting

The City of Sacramento General Plan identifies the site as Medium Density Residential 16-29 dwelling units per net acre (du/na). The South Sacramento Community Plan identifies the site as Residential 11-21 du/na. The site is zoned Multi-Family (R-2A-R) zone.

The project site is presently vacant. The sites to the north and west are comprised of single-family residential units. The site to the east, across Deer Creek Drive, consists of vacant land. South of the project site, across Mack Road, consists of existing single-family residential.

Standards of Significance

Section 15131 of the California Environmental Quality Act (CEQA) Guidelines states that the economic or social effects of a project shall not be treated as a significant effect on the environment. However, CEQA indicates that social and economic effects be considered in an EIR

LIBERTY LANE (P04-120)
INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

only to the extent that they would result in secondary or indirect adverse impacts on the physical environment.

This environmental document does not treat population/housing as an environmental impact, but rather as a social-economic impact. If there are clear secondary impacts created by a population/housing increase generated by the project, those secondary impacts will be addressed in each affected area (e.g., transportation, air quality, etc).

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

Answers to Checklist Questions

Questions A & B

The proposed project consisting of developing 80 single-family residential units on 8.33 gross acres (4.48± net acres) in the R-2A-R Zone, would be consistent with the land use designation of the site and would not result in a substantial alteration of the designated land use of the site. The project would result in a density of approximately 17.9± du/na, consistent with both the General Plan and SSCP designations for the site. As a result the proposed project would not induce substantial growth to the area, nor would the proposed project displace any housing. Since the project site is presently vacant, no existing housing would be displaced due to the proposed project. Therefore, the proposed project is anticipated to have a less-than-significant impact on population and housing.

Mitigation Measures

No mitigation is required.

Finding

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

LIBERTY LANE (P04-120)
INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

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

Environmental Setting

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

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

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

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

Standards of Significance

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

Answers to Checklist Questions

Question A

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

Question B

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

Question C

According to the SGPU DEIR, no significant subsidence of land had occurred within the City of Sacramento (T-13). State regulations and standards related to geotechnical considerations are reflected in the Sacramento City Code. Construction and design would be required to comply with the latest City-adopted code at the time of construction, including the Uniform Building Code. The code would require construction and design of buildings to meet standards that would reduce risks

LIBERTY LANE (P04-120)

INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

associated with subsidence or liquefaction. Since the topography of the area is relatively flat, landslides do not present a hazard in the project site. Therefore, this impact is considered less-than-significant and no mitigation is required.

Question D

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

Mitigation Measures

No mitigation is required.

Findings

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

LIBERTY LANE (P04-120)

INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

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

Environmental Setting

Drainage/Surface Water. Because the site is currently vacant, drainage occurs either through absorption into the soil or via surface flows to the adjacent streets Mack Road and Deer Creek Drive. The site is located in Drainage Shed 128, which has a pumping capacity of 0.25cfs/acre with all pumps operating.

There is no surface water on the project site. The nearest surface waters are Elder Creek, which is about 510± feet to the north and Morrison Creek, which is situated approximately 1050± feet west of the project site. Morrison Creek is the largest stream in the stream group (South Sacramento Community Plan, 74). Both creeks are channelized in the project vicinity.

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

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

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

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

LIBERTY LANE (P04-120)

INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

include:

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

Flooding. The Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) that the project site is within the Flood Zone AE. Flood Zone AE is defined as: Areas with base flood elevations determined. The AE zone has a base flood elevation (BFE) of 16 feet.

Standards of Significance

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

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

Answers to Checklist Questions

Questions A, C, D and E

The proposed project consists of developing 8.33± gross acres parcel into 80 single-family residential lots, which would include more paved areas so absorption rates, drainage patterns, and the rate and amount of surface runoff would change. However, the proposed project would be required to connect to the City's storm drain system, to the satisfaction of the Department of Utilities. A Drainage Study and shed map is required to design the drainage system and determine if on-site detention storage is required. Finished floor elevations shall be a minimum of 1.5 feet above the 100-year HGL and 1.7 feet above the controlling overland release elevation and approved by the Department of Utilities. The site is located within Drainage Shed 128 with a pumping capacity of 0.25 cfs/acre with all pumps operating. Street grades shall be designed to maximize storage in the streets.

Additionally, the applicant/developer would be required to comply with the City's Grading, Erosion and Sediment Control Ordinance (Title 15). This ordinance requires the applicant to prepare erosion and sediment control plans for both during and post construction of the proposed project, prepare preliminary and final grading plans, and prepare plans to control urban runoff pollution from the project site during construction. This ordinance also requires that a Post Construction

LIBERTY LANE (P04-120)
INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

Erosion and Sediment Control Plan be prepared to minimize the increase of urban runoff pollution caused by development of the area. Specific source controls are required for (1) commercial/industrial material storage, (2) commercial/industrial outdoor loading/unloading of materials, (3) commercial/industrial vehicle and equipment fueling, (4) commercial/industrial vehicle and equipment maintenance, repair and washing, (5) commercial/industrial outdoor process equipment operations and maintenance and (6) commercial/industrial waste handling. Storm drain maintenance is required at all drain inlets. On-site treatment control measures are also required.

During construction, sediment may contribute to runoff. However, the proposed project is required to comply with the City's Grading, Erosion and Sediment Control Ordinance (Title 15) as described above.

Improvement plans must include the source control measures selected for the site. Because the project is required to comply with the City's ordinances, the project impacts to water quality is anticipated to be less-than-significant.

General Stormwater Construction Permit

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

The developer would be required to prepare a Stormwater Pollution Prevention Plan (SWPPP), which would include information on runoff, erosion control measures to be employed, and any toxic substances to be used during construction activities. Surface runoff and drainage would be handled on site. Potential for erosion due to surface water flow would be primarily limited to embankment slopes and areas disturbed by grading during construction. Short-term, construction-related, erosion control would be readily available by means of Best Management Practices (BMPs) (e.g., use of erosion control barriers, synthetic slope covers, hydroseeding, etc.). Long-term erosion control, particularly for embankment slopes, would be available by means of establishing vegetation and controlling surface water flow (e.g., use of crown ditches, paved downdrains, vegetated swales, detention basins, etc.).

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

LIBERTY LANE (P04-120)

INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

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

Question B

The project site is within the Flood Zone AE. Flood Zone AE is defined as: Areas with base flood elevations (BFE) determined. The BFE for the project site is 16 feet. All new residential structures will be required to be constructed with the lowest floor, including basement, a minimum of one foot above the BFE. The applicant/developer will also be required to apply through the City of Sacramento to FEMA for a Letter of Map Revision (LOMR). A LOMR must be obtained from FEMA prior to recordation of the final map. Through compliance with these improvement requirements, the proposed project is anticipated to have a less-than-significant impact from flooding.

Questions F – H

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

Findings

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

LIBERTY LANE (P04-120)
INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

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

Environmental Setting

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

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

Air quality within the project area and surrounding region is largely influenced by urban emission sources. As there are minimal industrial emissions, these sources originate primarily from automobiles. Home fireplaces also contribute a significant portion of the air pollutants, particularly during the winter months. Air quality hazards are caused primarily by carbon monoxide (CO), particulate matter (PM₁₀), and ozone, primarily as a result of motor vehicles. In 1998, the Sacramento area was within California Environmental Protection Agency attainment

standards for all pollutants except ozone, which exceeded state standards on 42 days of the year. Although the Sacramento Metropolitan Air Quality Management District (SMAQMD) is a non-attainment area for PM₁₀, it has not exceeded state or federal standards since 1991 (California Air Resources Board, 1999).

Standards of Significance

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

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

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

Answers to Checklist Questions

Questions A and B

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

Projects categorized as "Single Family Residential" land use development types are considered potentially significant at the NO_x Screening Level for operational impacts at 646 units or higher. The size of the proposed project is 80 dwelling units, which is well below the Table 4.2 criteria for single family residential. Therefore, no potentially significant operational impacts are expected to air quality due to mobile source emissions for these criteria pollutants.

Project-Related Construction Impacts: Construction-related emissions would result from site preparation and grading activities, construction worker commute trips, mobile and stationary

LIBERTY LANE (P04-120)

INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

construction equipment exhaust, and asphalt paving. Unmitigated emissions from both site grading and construction activities were estimated using URBEMIS 2002 for Windows, Version 7.4.2. The maximum emissions per day were calculated based on a 12-month construction schedule, assuming 8.33± acres of total land area to be graded and developed.

Unmitigated NOx emissions:

64.78 lbs/day in 2005

47.04 lbs/day in 2006

The calculated unmitigated NOx emissions do not exceed the construction-related threshold of significance. Therefore, air quality impacts associated with the proposed project are anticipated to be less-than-significant.

Question C and D

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

Mitigation Measures

No mitigation is required.

Findings

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

LIBERTY LANE (P04-120)
INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

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

Environmental Setting

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

The project site is located at the northwest corner of the intersection of Mack Road and Deer Creek Drive, in the *South Sacramento Community Plan Area* of the City of Sacramento. The roadways within the project vicinity include Mack Road/Meadowview Road, Deer Creek Drive and Franklin Boulevard.

Deer Creek Drive is a two-lane, north-south residential collector street that will provide site access via Mack Road at the completion of the project.

Mack Road is a four-lane, east-west arterial immediately adjacent to the project site. Existing Level of Service (LOS) for this segment of Mack Road ranges from A to B (SGPU DEIR, Y-43). Mack road provides regional site access, to and from Sacramento Metro Areas, via Interstate 5 to

the west and State Route 99 to the east.

Meadowview Road is an east-west arterial street, which is a continuation of Mack Road to the west and has a full freeway interchange with Interstate 5.

Franklin Boulevard is a four-lane, north-south, major arterial street connecting the residential establishmentst along the southern end of the community with commercial and industrial uses at the north end (SGPU DEIR, Y-41). Franklin Boulevard also serves as one of the north-south, major thoroughfares between the Central City at the North end and Elk Grove to the south.

Public Transportation. Regional Transit is the major public transportation service provider within Sacramento County providing 20.6 miles of light rail service and fixed-route bus service on 119 routes covering a 418 square-mile area, 7 days a week, 365 days a year. Light rail service and many of the bus routes are currently oriented to the downtown area. Currently bus routes 5, 47, 56, and 64 travel along Mack Road adjacent to the project site. The Meadowview Light Rail Station is also located approximately $\frac{3}{4}$ mile to the west of the proposed project site. The Regional Light Rail South Line provides commute service between Meadowview Station and Downtown Sacramento.

Bikeways. There are existing on-street bike lanes on Mack Road / Meadowview Road in the project vicinity. There are also proposed off-street bike lanes to the west. East of the project site, Franklin Boulevard currently has on-street bike lanes south of Mack Road and proposed on-street bike lanes north of Mack Road.

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

Standards of Significance

Roadways: An impact is considered significant for roadways when:

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

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

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

Bicycle Facilities: A significant Bikeway impact would occur if:

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

bicycle/pedestrian or bicycle/motor vehicle conflicts

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

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

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

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

Answers to Checklist Questions

Question A

The proposed development consists of 80 detached single-family homes on the existing vacant lot. The proposed land uses are consistent with the existing land use designations in the SGPU. The project is expected to generate and add new trips onto the road network. The anticipated trip generation of the project is estimated as 66 hourly vehicular trips during the morning peak hour (7:00 – 9:00 am) and 88 hourly vehicular trips during the afternoon peak hour (4:00 – 6:00 pm). This amount of trip generation is not anticipated to create a potentially significant impact on the adjacent streets and intersections, given the existing roadway conditions in the areas.

Questions B & E

Public improvements required for the proposed project are or will be designed to appropriate, applicable standards. Therefore, creation of hazards is not expected and no mitigation is required.

The proposed project may increase potential bicycle/pedestrian or bicycle/motor vehicle conflicts. However, the frontage improvements along the project site will include sidewalks to appropriate standards to the satisfaction of the Development Services Department, Development Engineering and Finance Division. Potential impacts arising from bicycle/pedestrian or bicycle/motor vehicle conflicts are therefore considered less-than-significant and no mitigation is required.

Question C

Existing road infrastructure provides adequate emergency access to the proposed project site.

LIBERTY LANE (P04-120)
INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

The project site shall be designed to appropriate standards, to the satisfaction of the City of Sacramento's the Development Services Department, Development Engineering and Finance Division and Fire Department. Potential emergency access impacts are considered to be less-than-significant and do not require mitigation.

Question D

Inadequate parking is not anticipated to result from the proposed project as the site will be required to comply with the City Zoning Code parking requirements. Additionally, there is space for grading equipment and employees to park on site as grading occurs for subdividing the site and constructing the street. A less-than-significant parking impact is anticipated.

Question F

No policies concerning alternative forms of transportation would be impacted as the site is proposed for development of 80 single-family dwelling units. There is an existing bus stop adjacent to the project on Mack Road. Additionally, the proposed project is not anticipated to impact the existing bike lanes on Mack Road. Therefore, a less-than-significant impact is anticipated.

Question G

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

Mitigation Measures

No mitigation is required.

Findings

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

LIBERTY LANE (P04-120)
INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

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

Environmental Setting

The proposed project site is located on 8.33± vacant acres surrounded by single-family residential and vacant land. The City of Sacramento General Plan Update identified 10 habitat types in the City of Sacramento. Of the ten habitat types identified in the General Plan, six represent intact natural communities; the remaining four are a result of human habitation. The project site can be characterized as "old field habitat", a habitat that occurs as a result of human habitation (SGPU DEIR, U-12). Old field habitat develops in "abandoned" fields previously used for dry land or irrigated farming, or which are heavily disturbed by other uses. After cessation of farming or disturbance, these sites slowly return to an annual grassland habitat. Loss of this habitat in the SGPU area is considered less-than-significant (SGPU DEIR, U-28).

The site is vacant and has been recently disked. A site visit was conducted on September 15, 2004, to search for any evidence of special status species or other biological resources. No evidence of wetlands was observed at the project site. The site is surrounded on three sides by development. To the north, south, and west are existing single-family residential units. To the east is vacant land. There are several landscape trees located around the edge of the project site, which are probably on the adjacent properties. During the site visit no wildlife was observed. However, there were some ground squirrel burrows located along the eastern boundary adjacent to Deer Creek Drive.

Special Status Species

Special Status species are those plants and animals that are legally protected under both the California and Federal Endangered Species Acts (FESA), The Federal Migratory Bird Treaty Act, or the Fish and Game Code of California. In addition, special status species include those species that are not currently protected by statute but which are considered rare or endangered

under CEQA. Special status species are considered to be those species identified by the scientific community to be sufficiently rare to qualify for such listing.

Wetlands/Waters of the United States

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

Standards of Significance

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

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

For the purposes of this report, "special-status" has been defined to include those species, which are:

- Listed as endangered or threatened under the federal Endangered Species act (or formally proposed for, or candidates for, listing);
- Listed as endangered or threatened under the California Endangered Species Act (or proposed for listing);
- Designated as endangered or rare, pursuant to California Fish and Game Code (Section 1901);
- Designated as fully protected, pursuant to California Fish and Game Code (Section 3511, 4700, or 5050);
- Designated as species of concern by U.S. Fish and Wildlife Service (USFWS), or as species of special concern to California Department of Fish and Game (CDFG);
- Plants or animals that meet the definitions of rare or endangered under the California Environmental Quality Act (CEQA);

Answers to Checklist Questions

Question A and C

The proposed project site consists of approximately 8.33± acres of vacant land dominated by annual grassland species. The project area appears to have been recently disked. The site is undeveloped and was historically farmland. The site is now fallow and plant species include non-native grassland species. Of the ten habitat types identified in the General Plan, six represent intact natural communities; the remaining four are a result of human habitation. The project site can be characterized as "old field habitat," a habitat that occurs as a result of human habitation (SGPU EIR, U-12). Old field habitat develops in "abandoned" fields previously used for dry land or irrigated farming, or which are heavily disturbed by other uses. After cessation of farming or disturbance, these sites slowly return to an annual grassland habitat. There was no evidence of wetland resources at the site. Loss of this old field habitat in the SGPU area is considered less-than-significant.

However, old field habitat in the project vicinity also potentially contains foraging and nesting areas for raptors and other migratory birds. During the site visit in September of 2004 no wildlife was observed at the site; however, a number of ground squirrel burrows were observed along the eastern boundary of the project area adjacent to Deer Creek Drive. Review of the California Department of Fish & Game (DFG) California Natural Diversity Data Base (CNDDB) also identified two historic occurrences of burrowing owls (*Athene cunicularia*) northeast of the site along Elder Creek and Florin Creek. Based, on the existence of burrows at the site and the historic documentation of burrowing owls in the area, the project site could provide habitat for burrowing owls. Even though no owls were observed at the site during the site visit, owls could inhabit the area prior to development of the site, which could result in potential impacts to this species. The mitigation measures listed below will help ensure that potential impacts to burrowing owls are less-than-significant.

The disked project area does not currently provide suitable Swainson's hawk (*Buteo swainsoni*) foraging habitat as it was recently disked. However, there are numerous documented Swainson's hawk nest locations within ten miles of the site. There generally consists significant amounts of development between the documented nest sites and the proposed project area. However, there could be potentially significant impacts to Swainson's hawk foraging habitat as the site is approximately 8.33± acres of vacant land. Mitigation measures listed below will help ensure impacts to Swainson's hawks are less-than-significant. With the implementation of the mitigation measures listed below impacts to special status species are anticipated to be less-than-significant.

Mitigation Measures

Burrowing Owl

- BR-1. Within 30 days prior to grading occurring on site, the property owner, developer, or successor-in-interest shall have a qualified biologist, approved for use by City planning staff, confirm that there are no burrowing owls on the site or adjacent to the site per State of California, Department of Fish and Game Guidelines. If no evidence of burrowing owl habitation is confirmed on the project site, no further burrowing owl mitigation is required.
- BR-2. If evidence of burrowing owls habitation is confirmed, the project applicant shall be required to comply with the Department of Fish and Game Burrowing Owl Mitigation Guidelines prior to commencing construction on the project site. Site specific mitigation measures, as defined by the Department of Fish and Game are identified below.
- a. Occupied burrows shall not be disturbed during the nesting season (February 1 through April 31) unless a qualified biologist approved by the Department verifies through non-invasive methods that either: 1) the birds have not begun egg-laying and incubation; or 2) that juveniles from the occupied burrows are foraging independently and are capable of independent survival;
 - b. To offset the loss of foraging habitat and burrow habitat on the project site, a minimum of 6.5 acres of foraging habitat [calculated on a 100m (approximately 300 feet)] per pair or unpaired resident bird shall be acquired and permanently protected. The protected lands should be adjacent to occupied burrowing owl habitat and at a location acceptable to the Department;
 - c. When destruction of occupied burrows is unavoidable, existing unsuitable burrows shall be enhanced (enlarged or cleared of debris) or new burrows created (by installing artificial burrows) at a ratio of 2:1 on the protected lands site;
 - d. If owls must be moved away from the disturbance area, passive relocation techniques shall be used rather than trapping. At least one or more weeks will be necessary to accomplish this and allow the owls to acclimate to alternative burrows;

Passive relocation with one-way doors – Owls should be excluded from burrows in the immediate impact zone and within a 50-meter (approximately 160 feet) buffer zone by installing one-way doors to the burrow entrance. One way doors (e.g. modified dryer vents) should be left in place for 48 hours to insure owls have left the burrows before excavation. Two natural or artificial burrows should be provided for

LIBERTY LANE (P04-120)

INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

each burrow in the area that will be rendered biologically unsuitable. The project area should be monitored daily for one week to confirm owl use of burrows before excavating burrows in the immediate impact zone. Whenever possible, burrows should be excavated using hand tools and refilled to previous reoccupation. Sections of flexible plastic pipe should be inserted into the tunnels during excavation to maintain an escape route for any animals inside the burrows;

Or

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

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

OR

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

Swainson's Hawk

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

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

LIBERTY LANE (P04-120)
INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

OR

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

OR

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

BR-4. The applicant/property owner shall provide prospective property buyers/future land developers of the site(s) with the mitigation measures implemented with this project.

With the implementation of the above mitigation measures, the proposed project is anticipated to have a less-than-significant impact on special status species.

Question B

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

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

The only trees observed are along the edges of the project site and may be located on the adjacent properties. There are no trees on site meeting the definition of a Heritage Tree as defined above. However, there are City Street Trees located along Mack Road. Coordination with the City Arborist is required if any work affecting City Street Trees (Sacramento City Code, Chapter 12.56). Therefore, impacts to locally designated species are anticipated to be less-than-significant.

Findings

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

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

Environmental Setting

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

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

Standards of Significance

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

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

Answers to Checklist Questions

Questions A - C

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

Mitigation Measures

No mitigation measures are required.

Findings

The project would not result in impacts to energy resources.

LIBERTY LANE (P04-120)
INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

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

Environmental Setting

The project site is vacant and has been recently disked for what appears to be fire prevention purposes. There was some scattered trash and other debris observed throughout the site. The site also contains some old spoils piles which included some broken up concrete.

Standards of Significance

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

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

LIBERTY LANE (P04-120)
INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

contaminated groundwater during de-watering activities; or

- expose people (e.g., residents, pedestrians, construction workers) to increase fire hazards.

Answers to Checklist Questions

Questions A, C & D

The project site does not appear to contain any hazardous materials. Grading and/or construction activities could reveal unseen hazards that were remnants of previous uses. In addition, grading activities would involve the use of hazardous substances, such as fuels and oils. The proposed project, however, is required to comply with all federal, state, and local laws concerning hazardous substances. These laws include requirements on what to do if suspected contaminants are discovered during construction and how to handle use of hazardous materials. Because construction activities are required to comply with all applicable health and safety laws, hazards impacts during construction are anticipated to be less-than-significant.

Questions B & E

The proposed project appears to have been recently disked, lowering the potential for brush fires to occur at the site. The proposed project is required to meet the Uniform Fire Code standards. Therefore, impacts to fire hazards are considered to be less-than-significant.

Mitigation Measures

No mitigation is required.

Findings

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

LIBERTY LANE (P04-120)
INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

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

Environmental Setting

The SGPU DEIR indicated that the three major noise sources in the City of Sacramento are surface traffic, aircraft, and the railroad (AA-1). The major noise source in the project area is traffic noise from Mack Road. According to the SGPU DEIR, noise from Mack Road is estimated to be approximately 69 dB Ldn at 75 feet from the centerline (AA-25). At SGPU buildout, noise from Mack Road along this segment is anticipated to increase by 1 dB Ldn, to approximately 70 dB Ldn at 75 feet at buildout of the General Plan (AA-25).

Standards of Significance

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

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

LIBERTY LANE (P04-120)
INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

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

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

Answers to Checklist Questions

Questions A and B

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

Noise levels from Mack Road are listed at 69 dB Ldn at 75 feet from the centerline and are projected to reach 70 dB Ldn at 75 feet at buildout of the General Plan (SGPU DEIR, AA-25). The proposed project is designed such that residential units are located away from Mack Road due to an existing 100-foot Great Western Power Co. Tower Line easement located adjacent to Mack Road. Some of the lots (lots 72, 73, and 74) front on to the proposed street and are facing towards Mack Road, but lots 1, 34, 47, and 60 side on directly towards Mack Road and to a lesser extent, lots 35, 46, and 61 side onto the internal streets of the subdivision that run parallel to Mack Road. These lots could be exposed to rear yard exterior noise levels that exceed the threshold. Lots 34, 35, 46, 47, 60, and 61 are located north of the 100-foot Great Western Power easement, which provides a buffer area between the proposed development and the Mack Road street right-of-way. As a result, these lots are located approximately 155± feet from the centerline of Mack Road. Noise levels are expected to decrease at a rate of 3 – 4.5 dB per doubling of distance from the source due to increased distance alone (SGPU DEIR, AA-10). As a result, a minimum 6-foot high, solid wood fence without gaps between the boards shall be required along the southern boundary of rear yards siding towards Mack Road providing a barrier to the Mack Road noise source. A wood fence would be expected to achieve a maximum noise reduction of about 6 dB (SGPU DEIR, AA-10), which could be expected to reduce exterior noise levels to a less-than-significant level. However, portions of Lot 1, are within the 75 foot distance to the centerline of Mack Road and the implementation of a wood fence at this location is not anticipated to reduce noise levels to a less-than-significant level. As a result, for Lot 1, a minimum 6-foot high sound barrier could be constructed between Mack

LIBERTY LANE (P04-120)
INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

Road and the rear yard and residence that could provide up to an 11 dB reduction in exterior noise levels. With this sound wall, exterior noise levels could be reduced to a less-than-significant level.

Residential interior noise standards are listed as 45 dB Ldn (SGPU DEIR, AA-28). Standard construction methods and materials can be expected to provide an exterior to interior noise level reduction by about 20-25 dB. For lots facing or siding towards Mack Road, two-story units could be exposed to noise levels that may exceed the 45 dB Ldn interior noise levels. As a result, mitigation measures N-1 through N-3 listed below are required to ensure noise levels are reduced to a less-than-significant level. Therefore with the implementation of the following mitigation measures impacts to interior noise levels are anticipated to be less-than-significant.

- N-1. For lots 72, 73, 74 or any other lots facing Mack Road, air conditioning or mechanical ventilation systems shall be installed so that windows and doors may remain closed.
- N-2. For lots 72, 73, 74 or any other lots facing Mack Road, windows facing Mack Road shall have a Sound Transmission Classification (STC) rating of at least 30.
- N-3. For lots 72, 73, 74 or any other lots facing Mack Road, roof or attic vents facing Mack Road shall be boxed, or provided with baffling.
- N-4. Lots 34, 35, 46, 47, 60, 61, or other lots siding directly towards Mack Road, a minimum 6-foot high, solid wood fence without gaps between the boards shall be constructed at a minimum along the line representing the extension of the south facing wall of the residential unit extending to the rear property line providing a barrier to the rear yard area of the lots.
- N-5. For Lot 1, located at the southwestern corner of the project site, a minimum 6-foot high masonry wall shall be constructed along the south side yard providing a sound barrier from Mack Road.

Findings

With the implementation of the mitigation measure identified in this section, the proposed project would result in less-than-significant noise impacts.

LIBERTY LANE (P04-120)
INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

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

Environmental Setting

The City of Sacramento's approach to locating fire stations is on the basis of a maximum of two mile run to any point in the station's service area (South Sacramento Community Plan, 79).

The area is served by the Sacramento City Police Department. There are several existing patrol districts in the area (SSCP, 79). With adjacent areas, outside of the City limits, served by the Sacramento County Sheriffs Department.

Presently, there are two school districts that serve the South Sacramento area. These two school districts include Elk Grove Unified and Sacramento City Unified.

Other public services in the area include library services. The Sacramento Public Library, which serves the area, is a Joint Powers Authority (JPA) and is comprised of both the County of Sacramento and the City of Sacramento.

Standards of Significance

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

LIBERTY LANE (P04-120)
INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

Answers to Checklist Questions

Questions A - E

Although government services would be needed to serve the project site, this would not result in the need for an alteration to existing services nor would it result in the need to construct any new facilities to provide the additional services. The proposed project is consistent with and was anticipated by the SGPU and the South Sacramento Community Plan. Additionally, at this time no development of the site is proposed and future projects would be required to obtain additional City entitlement(s), which would be subject to CEQA review. Therefore, a less-than-significant impact on public services is anticipated.

Mitigation Measures

No mitigation is required.

Findings

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

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

Environmental Setting

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

Water. The City has the rights to enough water to supply growth within the City limits until buildout and beyond (South Sacramento Community Plan, 67). City water is provided to areas as they develop (SSCP, 68). After the water distribution facilities within a subdivision have been installed, the City takes over operation and maintenance of the system (SSCP, 68).

Stormwater and Sewage Drainage. The site is located in drainage basin 67. Storm Drainage service is provided by a piped drainage system in Mack Road. Sanitary sewer service is available to all of South Sacramento. The Sacramento Regional County Sanitation District (SRCSD) provides sewage treatment for the cities of Folsom and Sacramento and County Sanitation District (CSD)-1, which serve the unincorporated urban portions of the County and portions of Sacramento.

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

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

Standards of Significance

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

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

Answers to Checklist Questions

Question A

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

Questions B, C, and E

The proposed project will be required to connect to the City's water distribution and drainage systems. Connection to the City's utility systems via a storm drain service tap. All connections to the City's utility system will be done to the satisfaction of the City's Department of Utilities. The City's Department of Utilities has reviewed the proposed project, which is consistent with the South Sacramento Community Plan and SGPU, to ensure that adequate water is available. A less-than-significant impact is expected on the City's water supply, water distribution infrastructure, and drainage facilities.

Question D

The proposed project site will be required to install the proper sized sewer line to provide connection to the existing public sewer system. Additionally, the project will be required to have a separate sewer connection to each parcel. All public sewers shall be coordinated with and approved by CSD-1. Because the existing utilities systems are adequate to serve the proposed project and will not require any significant alterations or the construction of new systems, this impact would be less-than-significant.

Question F

The proposed project is not anticipated to create any significant amounts of solid waste as the proposed project is to subdivide the existing 8.33± acres and develop 80 single-family lots. All development of the site would be required to comply with the City's Zoning Ordinance (Title 17.72 of the City Code). Therefore, the proposed project is anticipated to result in less-than-significant impacts from solid waste generation.

Mitigation Measures

No mitigation is required.

Findings

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

LIBERTY LANE (P04-120)
INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

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

Environmental Setting

The project site is not in an adopted view corridor or a scenic vista. The project area is presently comprised of residences (north, west, and south of the site) and a vacant parcel (project site and to east).

Standards of Significance

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

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

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

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

Answers to Checklist Questions

Questions A and B

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

LIBERTY LANE (P04-120)
INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

identified scenic corridor or viewshed would be less-than-significant. The proposed project would not have a negative aesthetic effect, as the project consists of subdividing the existing 8.33± acre parcel into 80 residential lots, which is consistent with the surrounding developments. Therefore, the proposed project is anticipated to have a less-than-significant impact on aesthetics.

Questions C and D

The proposed project would require improvements to the City rights-of-way. These improvements may require the installation of street lighting. The lighting would be installed to meet City standards and would not be directed toward existing residences or oncoming traffic. The proposed project would not leave any adjacent property in complete shadow nor would it contribute to shadows on any recognized public gathering places. Therefore, shadows, light, and glare impacts are anticipated to be less-than-significant.

Mitigation Measures

No mitigation is required.

Findings

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

LIBERTY LANE (P04-120)
INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

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

Environmental Setting

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

There are no existing structures on the site. The site is vacant and undeveloped.

Standards of Significance

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

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

Answers to Checklist Questions

Questions A - D

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

Mitigation Measures

- CR-1. If subsurface archaeological or historical remains are discovered during construction, work in the area shall stop immediately and a qualified archaeologist and a representative of the Native American Heritage Commission shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less-than-significant level before construction continues.
- CR-2. If human burials are encountered, all work in the area shall stop immediately and the Sacramento County Coroner's office shall be notified immediately. If the remains are determined to be Native American in origin, both the Native American Heritage Commission and any identified descendants must be notified and recommendations for treatment solicited (CEQA Section 15064.5); Health and Safety Code Section 7050.5; Public Resources Code Section 5097.94 and 5097.98.

Question E

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

Findings

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

LIBERTY LANE (P04-120)
INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

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

Environmental Setting

There are no existing recreational amenities within the project site, as the site is vacant private property. Surrounding uses consist of vacant land and residential development to the west. To the north and south are residentially designated uses, which have recently been approved for development. The site across the Deer Creek Drive to the east is vacant land.

Standards of Significance

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

Answers to Checklist Questions

Questions A and B

The proposed project would not affect existing recreational opportunities because there are no existing recreational amenities within the project site. The proposed project is consistent with the South Sacramento Community Plan and the Sacramento General Plan Update land use designations. Additionally, the proposed use of the site for industrial uses would not create the need for additional park or recreational facilities. Therefore, recreational impacts are anticipated to be less-than-significant.

Mitigation Measures

No mitigation is required.

Findings

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

LIBERTY LANE (P04-120)
INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

MANDATORY FINDINGS OF SIGNIFICANCE

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

Mandatory Findings of Significance Discussion

- A. As discussed in the Biological Resources section, the project may degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, or threaten to eliminate a plant or animal community because the project site does not have suitable habitat for special-status species. There are no historically significant buildings or items on the site. However, mitigation measures are included in the document to ensure that impacts to special status species and their associated habitat remain less-than-significant. Additionally, mitigation measures have been included in the case that previously unidentified cultural or historical resources are uncovered during construction.
- B. As discussed in the preceding section, the project does not have the potential to achieve short-term, to the disadvantage of long-term environmental goals.
- C. When impacts are considered along with, or in combination with other impacts, the project-related impacts are less-than-significant. The proposed project will not add substantially to any cumulative effects. Project related impacts would be mitigated to a less-than-significant level; therefore cumulative effects are not considered a significant impact.
- D. The project does not have environmental effects that could cause substantial adverse effects on human beings, either directly or indirectly. The site is not known to contain any hazards. However, construction activities could reveal previously unknown hazards. The proposed project is required to comply with all applicable laws concerning hazardous materials. There are no known paleontological resources on the site. Mitigation measures concerning how to handle paleontological resources were included in the case previously unidentified resources are uncovered during construction activities.

SECTION IV. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

SECTION V. DETERMINATION

On the basis of the initial evaluation:

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

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

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

Scott Johnson
Signature

12-7-04
Date

Scott Johnson
Printed Name



DEPARTMENT
OF UTILITIES

ENGINEERING
SERVICES DIVISION

CITY OF SACRAMENTO
CALIFORNIA

February 11, 2005
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MEMORANDUM

TO: Antonio Ablog, Planning Department
FROM: Dale Mathison, Utilities Department *DM*
SUBJECT: P04-120: Liberty Lane – NW corner of Deer Creek Dr and Mack Rd; LLA, SP, TM

The Department of Utilities has no comments or conditions to place on the **Lot Line Adjustment** to adjust the property boundaries of two lots zoned Single Family Residential (R-1) totaling 0.29 gross acres requested by the applicant.

The following are conditions to be placed on the **Tentative Map** to subdivide 8.33 gross acres into 74 single-family lots in the Multi-Family (R-2A-R) zone for the above referenced project that shall be satisfied prior to final map unless a different time for compliance is specifically stated in the condition:

1. Dedicate all necessary easements, right-of-way, or fee title property on the final map as required to implement the approved drainage, water and sanitary sewer studies per each approving agency requirements. Drainage and water easements, right-of-way, or fee title property shall be to the satisfaction of the DOU.
2. Prior to or concurrent with the submittal of improvement plans, a project specific water study shall be approved by the DOU.
3. The water distribution system shall be designed to satisfy the more critical of the two following conditions: (1) at maximum day peak hour demand, the operating or "residual" pressure at all water service connections shall be a least 30 pounds per square inch and (2) at average maximum day demand plus fire flow, the operating or "residual" pressure in the area of the fire shall not be less than 20 pounds per square inch.
4. Two points of service for the water distribution system for this subdivision are required. All water lines shall be placed within the asphalt section of public right-of-ways as per the City's Design and Procedures Manual unless approved otherwise by the Department of Utilities.
5. The proposed development is located within County Sanitation District 1 (CSD1). The applicant shall comply with all CSD1 requirements.



CITY OF SACRAMENTO
DEPARTMENT
OF UTILITIES

Making a Difference in Your Neighborhood

6. Properly abandon under permit, from the City and County Environmental Management Department, any well or septic system located on the property.
7. Prior to submittal of improvement plans, a drainage study using the City of Sacramento's SWMM program shall be reviewed and approved by the Department of Utilities. Finished lot pad elevations shall be a minimum of 1.2 feet above the 100-year HGL and shall be approved by the Department of Utilities. The 10-year and 100-year HGL's shall be shown on the improvement plans. The site shall be modeled in one of two ways using the City's SWMM:
 - A. Model only the proposed site using the 100-year 6-hour storm event. The outflow from the subdivision shall be free flowing but limited to 0.12 cfs/acre (downstream pump station capacity). The resulting on-site detention volume shall be stored within oversized pipes and/or within the street section prior to overland release.
 - B. Model the proposed site and a limited portion of the surrounding area, including the downstream pump station, using the 100-year 6-hour storm event (contact the Department of Utilities regarding the size of shed to be modeled). The resulting on-site detention volume shall be stored within oversized pipes and/or within the street section prior to overland release.

Drainage improvements shall be to the satisfaction of the Department of Utilities. The drainage study shall identify all existing off-site flows that are blocked by the proposed project and shall propose private drainage facilities and private easements to convey these flows. Sufficient off-site and on-site spot elevations shall be provided to determine the direction of storm drain runoff.

8. The project is located within the 100-year floodplain designated as an AE zone (base flood elevation (BFE) 16.0 feet) on the Federal Emergency Management Agency (FEMA) Federal Insurance Rate Maps (FIRMs) dated July 6, 1998. All new residential structures shall be constructed with the lowest floor, including basement, a minimum of one foot above the BFE. The applicant shall either (1) apply through the City of Sacramento to FEMA for a Letter of Map Revision (LOMR) and obtain the LOMR from FEMA prior to recordation of the final map or (2) construct the structures such that the lowest finished floor is a minimum of one foot above the BFE (including all mechanical equipment), the lowest finished floor is a maximum of 4 feet above the finished lot pad elevation, and the structure complies with all City of Sacramento building requirements for elevated structures. Please contact the Department of Utilities at (916) 808-1400 prior to building design for an up-to-date status of the flood zone. The flood zone for this property may change due to a pending LOMR application filed by the City of Sacramento.
9. A grading plan showing existing and proposed elevations is required. Adjacent off-site topography shall also be shown to the extent necessary to determine impacts to existing surface drainage paths. No grading shall occur until the grading plan has been reviewed and approved by the Department of Utilities.
10. The applicant must comply with the City of Sacramento's Grading, Erosion and Sediment Control Ordinance. This ordinance requires the applicant to show erosion and sediment control methods on the subdivision improvement plans. These plans shall also show the methods to control urban runoff pollution from the project site during construction.

11. This project will disturb greater than 1 acre of property, therefore the project is required to comply with the State "NPDES General Permit for Stormwater Discharges Associated with Construction Activity" (State Permit). To comply with the State Permit, the applicant will need to file a Notice of Intent (NOI) with the State Water Resources Control Board (SWRCB) and prepare a Stormwater Pollution Prevention Plan (SWPPP) prior to construction. A copy of the State Permit and NOI may be obtained at www.swrcb.ca.gov/stormwtr/construction.html. The SWPPP will be reviewed by the Department of Utilities prior to issuing a grading permit or approval of improvement plans to assure that the following items are included: 1) vicinity map, 2) site map, 3) list of potential pollutant sources, 4) type and location of erosion and sediment BMPs, 5) name and phone number of person responsible for SWPPP, 6) signed certification page by property owner or authorized representative.
12. Post construction, stormwater quality control measures shall be incorporated into the development to minimize the increase of urban runoff pollution caused by development of the area. Only source control measures are required. This will not affect site design. Refer to the "Guidance Manual for On-Site Stormwater Quality Control Measures" dated January 2000 for appropriate source control measures.
13. The applicant shall enter into and record a Hold Harmless Agreement, in a form acceptable to the City Attorney, for all lots within the subdivision regarding the placement of water meters within driveways, walkways, hardscape and concrete or asphalt concrete (AC) flat work.

Advisory Notes:

1. Prior to design of the subject project, the Department of Utilities suggests that the applicant request a water supply test to determine what pressure and flows the surrounding public water distribution system can provide to the site. This information can then be used to assist the engineers in the design of the fire suppression systems.

The following are conditions for the **Special Permit** to develop 74 detached single-family homes on 8.33 gross acres that shall be approved by the Department of Utilities prior to issuance of a building permit.

1. Prior to issuance of any building permits within the subject area, all sanitary sewer, storm drainage, water, and flood control improvements shall be in place and fully functioning unless otherwise approved by the Department of Utilities.

Advisory Notes:

1. The project is located within the 100-year floodplain designated as an AE zone (base flood elevation (BFE) 16.0 feet) on the Federal Emergency Management Agency (FEMA) Federal Insurance Rate Maps (FIRMs) dated July 6, 1998. All new residential structures shall be constructed with the lowest floor, including basement, a minimum of one foot above the BFE. The applicant shall either (1) apply through the City of Sacramento to FEMA for a Letter of Map Revision (LOMR) and obtain the LOMR from FEMA prior to recordation of the final map or (2) construct the structures such that the lowest finished floor is a minimum of one foot above the BFE (including all mechanical equipment), the lowest finished floor is a maximum of 4 feet above the

finished lot pad elevation, and the structure complies with all FEMA building requirements for elevated structures. Please contact the Department of Utilities at (916) 808-1400 prior to building design for an up-to-date status of the flood zone. The flood zone for this property may change due to a pending LOMR application filed by the City of Sacramento.