Sacramento County Board of Education

Regular Meeting

Tuesday / September 11, 2018 / 6:30 P.M.

PLEASE NOTE:
Closed Session will begin at 5:15 p.m.
in the Board Room

10474 Mather Boulevard
P.O. Box 269003
Sacramento, CA 95826-9003
916.228.2410

SACRAMENTO COUNTY BOARD OF EDUCATION
10474 Mather Boulevard
P.O. Box 269003
Sacramento, California 95826-9003

TO: Members, County Board of Education

FROM: David W. Gordon, Secretary to the Board

SUBJECT: Agenda – Regular Meeting – Tuesday, September 11, 2018

Closed Session: 5:15 p.m.

CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION

Under Government Code sections 54956.9(d)(2) and 54954.5

Significant Exposure to Litigation Pursuant to Government Code section 54956.9(d)(2): (one potential case)

Regular Session: 6:30 p.m.

NOTE: The Sacramento County Office of Education encourages those with disabilities to participate fully in the public meeting process. If you need a disability-related modification or accommodation, including auxiliary aids or services, to participate in the public meeting, contact the Superintendent's Office at 916.228.2410 at least 48 hours before the scheduled Board meeting so that we may make every reasonable effort to accommodate you. [Government Code § 54953.2; Americans with Disabilities Act of 1990, § 202 (42 U.S.C. § 12132).]

I. Call to Order and Roll Call

II. Pledge of Allegiance

III. Approval of the Minutes of the Regular Board Meeting of August 14, 2018

Approval of the Minutes of the Board/Superintendent Retreat of August 25, 2018

IV. Adoption of Agenda

V. Official Correspondence

VI. Visitor Presentations

A. General Public
B. Employee Organizations

NOTE: Anyone may address the Board on any item that is within the Board's subject matter jurisdiction. However, the Board may not take action on any item not on this agenda except as authorized by Government Code section 54954.2.

Anyone may appear at the Board meeting to testify in support of or in opposition to any item being presented to the Board for consideration. If possible, notify the Board President or Board Secretary in writing prior to the meeting if you wish to testify.

NOTICE: The agenda packet and supporting materials, including materials distributed less than 72 hours prior to the scheduled meeting, can be viewed at the Sacramento County Office of Education – Reception Desk, located at 10474 Mather Boulevard, Mather, CA. For more information, please call 916.228.2410.

VII. Superintendent's Report

A. Recognition of the October 2018 Employees of the Month

Classified Employees: Betsy Bourne, Bill Mullen, Scott Pantalone, Robin Satow, Tyler Shea, and Fernando Soares, Technology Department

Certificated Employee: Ted Smith, ED Teacher, Special Education Department

VIII. New Business

A. Adoption of Consent Agenda – David W. Gordon

1. Accept Report on Personnel Transactions – Effie Crush

2. Award Diplomas to Court School Students – Dr. Matt Perry

B. Approval of Contracts – Tammy Sanchez

C. No Grant Applications/Service Contracts

D. Public Hearing and Adoption of Resolution No. 18-07 – Determination of Textbooks and/or Instructional Materials Sufficiency Pursuant to Education Code Section 60119 (Community and Special Education Schools) – Dr. Matt Perry/Michael Kast

E. Adoption of Resolution No. 18-08 – Approving Amendments to Covenants, Conditions, and Restrictions (CC&Rs) and Common Area Maintenance (CAM) Agreement Relating to the Purchase of Property for the New Community School – Tammy Sanchez

F. Adoption of Resolution No. 18-09 – Mitigated Negative Declaration and the Mitigation Monitoring and Reporting Program for the New Community School Project – Tammy Sanchez

G. Board Report – Early Learning – Dr. Nancy Herota

IX. Board Reports, Comments, and Ideas

A. Board Members
B. Board President
C. Committees

X. Items for Distribution

A. September/October
B. September/October Site Visits

XI. Schedule for Future Board Meetings

A. September 25, 2018 – Board/Superintendent Study Session – Charter Schools
B. October 2, 2018 – Foster Youth/Project TEACH

XII. Adjournment

SACRAMENTO COUNTY BOARD OF EDUCATION

Minutes of the Regular Meeting of August 14, 2018

Agenda

I. Call to Order and Roll Call
II. Pledge of Allegiance
III. Approval of the Minutes of the Regular Board Meeting of June 26, 2018
Approval of the Minutes of the Regular Board Meeting of July 10, 2018
IV. Adoption of Agenda
V. Official Correspondence
VI. Visitor Presentations
    A. General Public
    B. Employee Organizations
VII. Superintendent's Report
    A. Recognition of the September 2018 Employees of the Month
VIII. New Business
    A. Adoption of Consent Agenda
        1. Accept Report on Personnel Transactions
        2. Award Diplomas to Court School Students
    B. Approval of Contracts
    C. Authorization to Submit Grant Applications/Service Contracts and Accept Funding if Awarded; and Approval of Contracts, Positions, and Other Expenditures Associated with the Grants as Outlined in the Proposed Budgets
        1. $2,386,807 Safe Zone Squad grant from the Sacramento County Department of Health Services, Behavioral Health, Mental Health Services for the 2018-2019, 2019-2020, and 2020-2021 fiscal years
        2. $14,165 Library Helping Immigrants grant from the Butte County Library for the 2018-2019 fiscal year
        3. $666,563 Capital Area Promise Scholars (CAPS) Program grant from the Sacramento Region Community Foundation for the 2018-2019 and 2019-2020 fiscal years
        4. $60,500 Sacramento Adult Day Reporting Center grant from the Sacramento County Probation Department for the 2018-2019 fiscal year
    D. Deferred Maintenance and Modernization Projects
    E. Information Item: Suspension Rates in Sacramento County
    F. Public Hearing and Adoption of Resolution No. 18-06 – Determination of Textbooks and/or Instructional Materials Sufficiency Pursuant to Education Code Section 60119 (Juvenile Court Schools)
    G. Board Report – Expulsion Appeal Process

    RECESS TO CLOSED SESSION AT 7:30 P.M.

IX. A. Hearing of Student Expulsion Appeal (18-02) from the Galt Joint Union High School District (Closed Session Pursuant to Education code Section 48920)
    B. Deliberations on Expulsion Appeal 18-02 (Closed Session Pursuant to Education Code Section 48920)

C. Reconvene in Open Session for Decision and Action on Expulsion Appeal 18-02

RECESS TO CLOSED SESSION

D. Hearing of Student Expulsion Appeal (18-03) from the Natomas Unified School District (Closed Session Pursuant to Education Code Section 48920)
E. Deliberations on Expulsion Appeal 18-03 (Closed Session Pursuant to Education Code Section 48920)
F. Reconvene in Open Session for Decision and Action on Expulsion Appeal 18-03

X. Board Reports, Comments, and Ideas
A. Board Members
B. Board President
C. Committees

XI. Items for Distribution
A. August/September Events
B. August/September Visits

XII. Schedule for Future Board Meetings
A. August 25, 2018 – Board/Superintendent Retreat
B. September 11, 2018 – Early Learning

XIII. Adjournment

I. President Brown called the meeting to order at 6:30 p.m. in the Board Room of the David P. Meaney Education Center, Sacramento County Office of Education, 10474 Mather Boulevard, Mather, California. Board members present were Joanne Ahola, Alfred Brown, Heather Davis, Harold Fong, Paul Keefer, Bina Lefkovitz, and Karina Talamantes. Also present were David Gordon, Superintendent and Secretary to the Board; Al Rogers, Deputy Superintendent; Elizabeth Linton, Acting General Counsel; Nancy Herota, Matt Perry, and Tammy Sanchez, Assistant Superintendents; Effie Crush, Chief Administrator-Human Resources; Jerry Jones, Executive Director of Technology; Michael Kast, Executive Director of Special Education; Tim Herrera, Director of Communications; Rachel Perry, Director of C-SAPA; other staff and visitors; and Carla Miller, Recording Secretary.

II. Mr. Keefer led the Pledge of Allegiance.

III. On a motion by Ms. Davis and seconded by Ms. Lefkovitz, the minutes of the regular meeting of June 26, 2018 were approved. Motion carried 5 ayes, 2 abstentions (Keefer, Talamantes).

On a motion by Ms. Davis and seconded by Ms. Talamantes, the minutes of the regular meeting of July 10, 2018 were approved. Motion carried unanimously (7 ayes).

IV. Mr. Fong moved to adopt the agenda. Mr. Keefer seconded the motion, which carried unanimously (7 ayes)

V. There was no official correspondence.

VI.A. There were no requests for visitor presentations from the general public.

VI.B. There were no requests for presentations from employee organizations.

VII.A. Bill Adams, Jason Bartley, Scott Burton, Sandy Foley, Ryan Krell, Lindon Lewis, and Josh Spencer, Support Services Team, were recognized and honored as the classified employees of the month for September. Mike Alves and Brian Alves were also recognized, but were not present.

Linda Glines, Nurse, Special Education Department, was recognized and honored as the certificated employee of the month for September.

VIII.A. Ms. Ahola moved and Mr. Keefer seconded adoption of the consent agenda. Motion carried unanimously (7 ayes). By such action, the Board:

1. Accepted report on Personnel Transactions
2. Awarded diplomas to Court School Students

Dr. Matt Perry, Assistant Superintendent, announced that the following students will be awarded a diploma: 4 Candidates from El Centro Jr./Sr. High School.

VIII.B. Ms. Davis moved and Ms. Lefkovitz seconded approval of the contracts as listed. Motion to approve the contracts carried unanimously (7 ayes).

VIII.C. On a motion by Mr. Fong, seconded by Ms. Talamantes, the Board authorized staff to submit grant applications/service contracts and accept funding if awarded; and approved contracts, positions, and other expenditures associated with the grants as outlined in the proposed budgets as follows:

1. $2,386,807 Safe Zone Squad grant from the Sacramento County Department of Health Services, Behavioral Health, Mental Health Services for the 2018-2019, 2019-2020, and 2020-2021 fiscal years

2. $14,165 Library Helping Immigrants grant from the Butte County Library for the 2018-2019 fiscal year

3. $666,563 Capital Area Promise Scholars (CAPS) Program grant from the Sacramento Region Community Foundation for the 2018-2019 and 2019-2020 fiscal years

4. $60,500 Sacramento Adult Day Reporting Center grant from the Sacramento County Probation Department for the 2018-2019 fiscal year

Ms. Lefkovitz disclosed that she is on the board of the Northern California Construction and Training, which may receive funding under item VIII.C.4. She was not involved in any of the contract negotiations.

Mr. Fong amended his motion to approve items VIII.C.1., VIII.C.2., and VIII.C.3. Ms. Talamantes, as the second, agreed to the amendment. Motion carried unanimously (7 ayes).

Mr. Fong moved to approve item VIII.C.4., Ahola seconded the motion, and it carried 6 ayes, 1 abstention (Lefkovitz).

VIII.D. Mr. Keefer moved and Ms. Davis seconded the motion to award the contract to RBH Construction, Inc. for the required office space improvement at the David P. Meaney Education Center. Motion carried unanimously (7 ayes).

VIII.E. An informational item on Suspension Rates in Sacramento County was provided in the Board packet. Dr. Matt Perry provided a brief synopsis of this item.

Mr. Fong stated that this is a very important topic and he would like to know if the Board can receive periodic updates on how trainings provided by SCOE for districts are going. He also asked if there were goals to reduce suspension rates being set in response to the training. He requested a consolidated document with the suspension reduction goals that districts have set, so he can share it with his constituents.

Mr. Keefer commended SCOE for their reduction in suspensions and the work that has been done in SCOE schools. He questioned if some of our best practices will be shared with the districts, if we track districts' suspensions, and what percentage of suspended students end up in our schools. What responsibility do we have as a Board to partner with districts and help with the limitation or elimination of district suspension rates, and how do we measure the work we are doing to know if it is genuinely creating a change in the environment at the district level?

Ms. Lefkovitz thanked Superintendent Gordon and Dr. Perry for bringing this report forward and recognized the incredible reduction we have had in our own programs. She is really happy that we are addressing the issue collaboratively with the districts and taking a leadership role. She asked if all of the six differentiated assistance districts are electing to be part of the community of practice. She also asked if the upcoming September 25 training is open to all the teachers and schools. As districts start articulating their outcomes that they are hoping to achieve around the suspension issue, she requested that staff share the information with the Board so members can be knowledgeable as they speak with constituents.

Ms. Talamantes stated there are a lot of community leaders that are interested in getting involved in terms of the reducing suspension rates in Sacramento. She asked how we can engage them and bring them into this conversation.

Dr. Perry explained each district will be setting their own goals for reducing suspensions. There is an initiative in Sacramento County to reduce these exclusionary practices. We will be meeting with the districts to develop a community of practice. Data and goals will be part of the discussion.

Dr. Perry said suspension is a topic that is being worked on as part of the Differentiated Assistance, but we do not yet know which districts will be part of the community of practice. We will be offering assistance and training to districts throughout the county. Districts will have the option to choose who to send.

Dr. Perry indicated that he has been engaged with people who are working toward the same goal of reducing suspensions, including nonprofit groups. There is a process being led by the Sacramento Chapter of the NAACP (National Association for the Advancement of Colored People) that will facilitate town hall meetings.

Our community of practice will likely be more technical in nature focusing on district procedures, district growth, and school site growth. He doesn't want to design a community of practice before we've met with our partners. He will report back to the Board after he has had a chance to meet with the districts and has more information.

VIII.F. Public Hearing and Adoption of Resolution No. 18-06 – Determination of Textbooks and/or Instruction Materials Sufficiency Pursuant to Education Code Section 60119 (Juvenile Court Schools)

President Brown opened the Public Hearing at 7:04 p.m.

No one came forward.

President Brown closed the Public Hearing at 7:05 p.m.

Ms. Lefkovitz moved and Mr. Fong seconded the motion to adopt Resolution No. 18-06 – Determination of Textbooks and/or Instruction Materials Sufficiency Pursuant to Education Code Section 60119 (Juvenile Court Schools). Motion carried unanimously (7 ayes).

VIII.G. Superintendent Gordon introduced Dr. Matt Perry and Acting General Counsel Elizabeth Linton who presented the Expulsion Appeal Process to the Board.

President Brown announced that the Board would meet in Closed Session for Expulsion Appeal 18-02, involving Galt Joint Union High School District and reconvene in Open Session to report on the Board's decision.

All individuals not associated with the Galt Joint Union High School District expulsion appeal left the room.

President Brown recessed Open Session at 7:28 p.m. and convened the first Closed Session at 7:29 p.m.

IX. A. Hearing of Student Expulsion Appeal (18-02) from the Galt Joint Union High School District (Closed Session Pursuant to Education code Section 48920)

President Brown recessed Closed Session at 7:52 p.m.

B. Deliberations on Expulsion Appeal 18-02 (Closed Session Pursuant to Education Code Section 48920)

President Brown reconvened the Closed Session (in the Board Room) at 8:11 p.m.

President Brown adjourned the Closed Session at 8:13 p.m.

C. Reconvene in Open Session for Decision and Action on Expulsion Appeal 18-02

President Brown reconvened Open Session at 8:13 p.m. and reported that the County Board took action to affirm the Galt Joint Union High School District's decision to expel the student in Expulsion Appeal No. 18-02 by the following vote:

Ms. Ahola – yes
Ms. Davis – yes
Mr. Fong – yes
Mr. Keefer – yes
Ms. Lefkovitz – yes
Ms. Talamantes – yes
Mr. Brown – yes

President Brown stated that the Board's written decision will be issued within three school days.

President Brown announced that the Board would meet in Closed Session for Expulsion Appeal 18-03, involving Natomas Unified School District and reconvene in Open Session to report on the Board's decision.

All individuals not associated with the Natomas Unified School District expulsion appeal left the room.

President Brown recessed Open Session at 8:19 p.m. and convened the second Closed Session at 8:19 p.m.

D. Hearing of Student Expulsion Appeal (18-03) from the Natomas Unified School District (Closed Session Pursuant to Education Code Section 48920)

President Brown recessed Closed Session at 9:19 p.m.

E. Deliberations on Expulsion Appeal 18-03 (Closed Session Pursuant to Education Code Section 48920)

President Brown reconvened Closed Session (in the Board Room) at 10:13 p.m.

President Brown adjourned Closed Session at 10:16 p.m.

F. Reconvene in Open Session for Decision and Action on Expulsion Appeal 18-03

President Brown convened Open Session at 10:16 p.m. and reported that the County Board took action to affirm the Natomas Unified School District's decision to expel the student in Expulsion Appeal No. 18-03 by the following vote:

Ms. Ahola – yes
Ms. Davis – yes
Mr. Fong – no
Mr. Keefer – yes
Ms. Lefkovitz – yes
Ms. Talamantes – yes
Mr. Brown – yes

President Brown stated that the Board's written decision will be issued within three school days.

X.A. Ms. Ahola – no report.

Ms. Davis – no report.

Mr. Fong – no report.

Mr. Keefer – no report.

Ms. Lefkovitz – no report.

Ms. Talamantes – no report.

X.B. President Brown – no report.

X.C. President Brown distributed committee assignments.

Superintendent Gordon reported on the following:

- Employee Recognition Day is August 16, 2018, this Thursday at 8:30 a.m. at the Scottish Rite Masonic Center.

- Teacher of the Year Dinner is Friday, August 24, 2018, at 6:30 p.m. at the Hilton Arden Way.

- The Placer Prep Graduation, one of our re-entry programs, will be September 13, 2018 at 5:00 p.m. – 6:00 p.m. at the Placer County Fairgrounds Events Center.

- We are closed on Labor Day.

XI.A. There was no distribution of the August/September Events item.

XI.B. There was no distribution of the August/September Site Visits item.

XII. Schedule for Future Board Meetings:

A. August 25, 2018 – Board/Superintendent Retreat
B. September 11, 2018 – Early Learning

XIII. Ms. Ahola moved to adjourn the meeting. Ms. Talamantes seconded the motion, which carried unanimously (7 ayes). The meeting adjourned at 10:18 p.m.

Respectfully submitted,

David W. Gordon
Secretary to the Board

Date approved:

Unapproved

SACRAMENTO COUNTY BOARD OF EDUCATION

Minutes of the Board/Superintendent Retreat of August 25, 2018

Agenda

I. Call to Order and Roll Call
II. Pledge of Allegiance
III. Board/Superintendent Retreat
- Working as an Effective Governance Team

IV. Public Comment
V. Adjournment

I. President Brown called the meeting to order at 10:05 a.m. in the Superintendent's Conference Room of the David P. Meaney Education Center, Sacramento County Office of Education, 10474 Mather Boulevard, Mather, California. Board members present were Joanne Ahola, Alfred Brown, Heather Davis, Harold Fong, Paul Keefer, Bina Lefkovitz, and Karina Talamantes. Also present was David W. Gordon, Superintendent, and Secretary to the Board, and Gloria Johnston, Facilitator.

II. Ms. Talamantes led the Pledge of Allegiance.

III. Board/Superintendent Retreat

Facilitator Gloria Johnston led the Board through a series of exercises, using the following documents: 1) Legacy Dialogue; 2) The Board's Job; 3) An Effective Governance Team; 4) An Ineffective Governance Team; 5) What the Board Needs; 6) What the Superintendent Needs; 7) Meeting Norms; 8) Protocol Scenarios; and 9) Workshop Evaluation.

IV. There were no comments from the general public.

V. Mr. Keefer moved to adjourn. Ms. Talamantes seconded the motion, which carried unanimously (7 ayes). The meeting adjourned at 2:06 p.m.

Respectfully submitted,

David W. Gordon
Secretary to the Board

Date approved:

SACRAMENTO COUNTY BOARD OF EDUCATION
10474 Mather Boulevard, P.O. Box 269003
Sacramento, CA 95826-9003

Subject:	October 2018 Employees of the Month	**Agenda Item No.:**	VII.A.
		Enclosures:	0
Reason:	Action	**From:**	David W. Gordon
		Prepared By:	Tim Herrera
		Board Meeting Date:	09/11/18

BACKGROUND:

CLASSIFIED

Betsy Bourne (Technology Support), **Bill Mullen** (Technology Support), **Scott Pantalone** (Technology Support), **Robin Satow** (Technology Support), **Tyler Shea** (AV Support Specialist), and **Fernando Soares** (Technology Support) were nominated as a team by Director Joey Alexander and Executive Director Jerry Jones with the full support of the Superintendent's Cabinet for their exceptional work on the DPMEC Reconfiguration Project. The Computer, Network, and Telecommunication Support (CNTS) team's efforts were vital in minimizing the amount of downtime experienced by employees that were a part of the DPMEC reconfiguration.

CERTIFICATED

Ted Smith, Special Education/ED Teacher, was nominated by Principal Siobhan Dill for his contributions to the overall success of the Intensive Intervention Program serving students with emotional disabilities at Galt High School (GHS). Mr. Smith's program offers daily social-emotional supports to students with the option to access the comprehensive GHS campus for general education courses. He has a gift of supporting students to feel safe on campus. A recently-enrolled student shared his thoughts in August: "For the first time since age five, I have looked forward to the school year starting. I couldn't have designed a more perfect program and chosen a more perfect staff to meet my needs." Mr. Smith has been employed by the Sacramento County Office of Education since October 2000.

SUPERINTENDENT'S RECOMMENDATION:

It is recommended that the Board approve commendation of the individuals named as Sacramento County Office of Education Classified and Certificated Employees of the Month for October 2018, and that the Board present Certificates of Recognition to these employees.

SACRAMENTO COUNTY OFFICE OF EDUCATION

PERSONNEL TRANSACTIONS - FOR YOUR INFORMATION

Board Meeting – September 11, 2018

REGULAR APPOINTMENTS

Group (Mgmt/Cert/Class)	Dept./ Program	Name	Status	Classification	Location	Effective Date	Salary Placement
Management	Curriculum and Instruction	McClellan, Chelsea	Mgmt.	Curriculum Specialist, K-12 Mathematics 8 h/d 5 d/w 224 d/y PC# 180032	Curriculum and Instruction	08/09/18	MT-38
Management	School of Education	Roe, Christopher	Mgmt.	Director, School of Education 8 h/d 5 d/w 224 d/y PC# 180035	School of Education	08/08/18	MT-40
Certificated	Special Education	Appel-Boarman, Daniel	Prob. 1	Teacher, Orientation and Mobility 8 h/d 5 d/w 185 d/y PC# 000712	Itinerant	08/15/18	T-I-1
Certificated	Special Education	Graeff, Derek	Prob. 0	Teacher, Severely Handicapped 8 h/d 5 d/w 185 d/y PC# 000748	Dry Creek Elementary	08/15/18	T-I-1
Certificated	Special Education	Hazelton, Stephen	CTE	CTE Instructor, Culinary Arts 8 h/d 5 d/w 185 d/y PC# 160001	Leo A. Palmiter Jr/Sr High School	09/04/18	T-II-9
Certificated	Special Education	Holman, Guy	Perm.	Program Specialist 8 h/d 5 d/w 200 d/y PC#070007	Itinerant	08/27/18	T-VI-13
Certificated	Sly Park	McIntrye, Owen	Prob. 1	Teacher, Outdoor Education 8 h/d 5 d/w 88 d/y PC# 130007	Sly Park	08/16/18	T-I-1
Certificated	Special Education	Rhoads, Carolyn	Prob. 0	Teacher, Emotionally Disturbed 8 h/d 5 d/w 185 d/y PC# 000729	Leo A. Palmiter Jr/Sr High School	08/15/18	T-I-1
Certificated	Special Education	Trotman, Lenee	Prob. 1	Nurse, Special Education 8 h/d 5 d/w 185 d/y PC# 150001	Itinerant	08/10/18	T-I-1
Certificated	Special Education	Yang, Charlotte	Prob. 1	Speech Therapist 8 h/d 5 d/w 185 d/y PC# 000697	Itinerant	08/08/18	T-III-1
Classified	Information Systems	Jenkins, Gregory	Prob.	Information Systems Analyst 8 h/d 5 d/w 244 d/y PC# 000174	Information Systems	08/27/18	CL-50-D

Classified	Business Services	Mungaven, Jacqueline	Prob.	Accounting Technician 8 h/d 5 d/w 244 d/y PC# 030094	Business Services	08/27/18	CL-26-A
Classified	Special Education	Valdez, Juanita	Prob.	Behavioral Management Technician 8 h/d 5 d/w 185 d/y PC# 000504	Cyril Spinelli	08/13/18	CL-36-A

SUBSTITUTES/TEMPORARY APPOINTMENTS

Group (Mgmt/Cert/Class)	Dept./ Program	Name	Status	Classification	Location	Effective Date / Duration
Certificated	Various	Adams, Yolanda	Sub.	Teacher	Various	07/05/18
Certificated	Various	Grijalva, Rolando	Sub.	Teacher	Various	08/08/18
Certificated	Various	Smith, Camille	Sub.	Teacher	Various	08/01/18
Certificated	Various	Tyagi, Dylan	Sub.	Teacher	Various	07/18/18
Certificated	Various	Vang, Choua	Sub.	Teacher	Various	08/14/18
Classified	Special Education	Ali, Billawal	L/Term	Para Educator	Special Education	08/06/18
Classified	Adult Re-Entry	Browning, Barbara	L/Term	Adult Re-Entry Transition Specialist	Various	08/14/18
Classified	Adult Re-Entry	Denham, Hannah	L/Term	Adult Re-Entry Transition Specialist	Various	08/14/18
Classified	Sly Park	Hartke, Carol	Temporary Assignment	Cook	Sly Park	07/30/18
Classified	Various	Huston, Liesl	L/Term	Office Assistant	Various	08/13/18
Classified	Sly Park	Nance, Tammi	Temporary Assignment	Cook	Sly Park	07/15/18 – 07/20/18; 07/22/18 – 07/27/18
Classified	Sly Park	Young, Brittany	Temporary Assignment	Cook	Sly Park	07/10/18; 07/12/18 – 07/13/18; 07/25/18

EXTRA ASSIGNMENTS

Group (Mgmt/Cert/Class)	Dept./ Program	Name	Classification	Location	Effective Date / Duration
Certificated	Special Education	Roan, Samantha	Teacher, SH	Greer Elementary	2018 – 2019 school year 2 additional days
Classified	Special Education	Court, Georgina	Para Educator, SH	Greer Elementary	2018 – 2019 school year 1 additional day
Classified	Special Education	Molina, Maria	Para Educator, SH	Greer Elementary	2018 – 2019 school year 1 additional day

Classified	Special Education	Ruiz, Olivia	Para Educator, SH	Greer Elementary	2018 – 2019 school year 1 additional day

TRANSFERS

Group (Mgmt/Cert/Class)	Dept./ Program	Name	Classification	From	To	Effective Date
Certificated	Student Programs	Clement, Jennifer	Teacher, Alternative Education	North Area Community School	E.L. Hickey Community School	08/14/18
Classified	Special Education	Moran Gomez, Cherry	Para Educator – SH	Dry Creek West	Rio Linda Prep	08/15/18
Classified	Special Education	Stolle, Marcella	Para Educator – SH	Northview/Bannon Head Start	Grizzly Hollow Walnut Grove/ Galt Head Start	08/09/18

SEPARATIONS

Group (Mgmt/Cert/Class)	Type	Name	Classification	Location	Effective Date	Reason for Leaving
Classified	Resignation	Bennett, Janice	Para Educator – SH	Grizzly Hollow / Walnut Grove	07/30/18	Resignation
Classified	Resignation	Green, Karin	Special Education Technician – RSP	Itinerant	08/17/18	Resignation
Classified	Resignation	Robbins, Kelsey	Para Educator – SH	McCaffrey	08/08/18	Resignation

R E CA P

	Management	Certificated	Classified	Total
Regular Appointments/Reappointments	2	8	3	13
Substitutes/Temporary Appointments	0	5	7	12
Extra Assignments	0	1	3	4
Transfers	0	1	2	3
Separations	0	0	3	3
TOTAL	**2**	**15**	**18**	**35**

SACRAMENTO COUNTY BOARD OF EDUCATION
10474 Mather Boulevard, P.O. Box 269003
Sacramento, CA 95826-9003

Subject: Award of Diplomas	**Agenda Item No.:**	VIII.A.2.
	Enclosures:	0
Reason: Approval	**From:**	David W. Gordon
	Prepared By:	Dr. Matt Perry Michael Kast
	Board Meeting Date:	0911/18

BACKGROUND:

The following students are scheduled to graduate from their school and they have completed all requirements for high school graduation:

El Centro Jr./Sr. High School

3 Candidates

SUPERINTENDENT'S RECOMMENDATION:

The Superintendent recommends the Board approve the issuance of a high school diploma to the students listed above who have completed all requirements for graduation.

SACRAMENTO COUNTY BOARD OF EDUCATION

CONTRACTS FOR COUNTY BOARD OF EDUCATION APPROVAL

September 11, 2018

ADULT RE-ENTRY PROGRAMS

Expenditure

Eaton Interpreting Services, Inc.

Contractor will provide interpreting services for clients enrolled in the Sacramento County Office of Education Adult Re-Entry Program that are deaf or hard-of-hearing. Interpreting services will be conducted in the classroom or at Adult Re-Entry Program sites as needed.

Renewal

Dates of Service: 09/12/18 – 06/30/19

Source of Funds: Placer County Probation Agreement $12,000.00

FACILITIES

PW Fund B, LP – Buzz Oates Management Services, Inc.

Contractor will provide a three-year extension to the existing lease for space at the Sacramento County Office of Education warehouse located at 3735 Bradview Road, Sacramento, CA. Costs include monthly lease payments for three years and required deposit. The warehouse is used to store specialized Special Education mobility equipment, overflow cubicle system furniture, moving supplies, extra file cabinets, tables, chairs, and supplies needed by specific programs.

Renewal

Dates of Service: 03/01/19 – 06/30/22

Source of Funds: General Support $668,587.00

SPECIAL EDUCATION

Easter Seals Superior California

Contractor will provide appropriately qualified physical therapists and occupational therapists for assisting in the provision of facilitated communication, assistive technology, recovery from traumatic brain injury, fine and gross motor skills development, sensory integration therapy, and warm water therapy services for students as legally required by their Individual Education Plan. We estimate that we will serve approximately 15 – 20 students through Easter Seals this year.

Renewal

Dates of Service: 09/12/18 – 06/30/19

Source of Funds: Special Education $44, 500.00

TEACHER INDUCTION PROGRAM

Expenditure

Blackboard, Inc.

The Teacher Induction Program launched an online pilot program for teachers in 2016. Blackboard hosts the meeting platform supporting an online learning environment as well as provides server storage for Web lessons created by Sacramento County Office of Education (SCOE) staff. Contractor also trained SCOE staff on how to use Web conferencing as a teaching tool, create and post lessons, upload curriculum, and access completed assignments and test results. Original contract amount - $18,000; Amendment #1 to extend the dates of service through June 30, 2018 and add $9,140 to continue support for the online learning environment; Amendment #2 to extend the dates of service through June 30, 2022 and add $27,418 to cover continued support of online learning environment and additional training costs, making the total contract $54,558.

Amendment

Dates of Service: 07/01/16 – 06/30/22

Source of Funds: Teacher Induction Local Income $27,418.00

RECAP

	Expenditure
Adult Re-Entry Programs	12,000.00
Facilities	668,587.00
Special Education	44,500.00
Teacher Induction Program	27,418.00
TOTAL	**752,505.00**

SACRAMENTO COUNTY BOARD OF EDUCATION
10474 Mather Boulevard, P.O. Box 269003
Sacramento, CA 95826-9003

Subject:	Public Hearing and Adoption of Resolution No. 18-07 – Determination of Textbooks and/or Instructional Materials Sufficiency Pursuant to Education Code Section 60119	**Agenda Item No.:** **Enclosures:**	VIII.D. 6
Reason:	Public Hearing and Adoption of Instructional Materials Sufficiency Resolution for SCOE Community and Special Education Schools	**From:** **Prepared By:** **Board Meeting Date:**	David W. Gordon Dr. Matt Perry Michael Kast 09/11/18

BACKGROUND:

The Sacramento County Board of Education is required to hold a public hearing and to determine whether each pupil in the SCOE community and special education schools has sufficient textbooks or instructional materials, or both, in English/language arts, including the English language development component of an adopted program, mathematics, history/social science, and science that are aligned to the state content standards adopted by the State Board of Education (SBE). As part of this determination, the County Board also must determine if each pupil who is actually enrolled in a foreign language or health course has sufficient instructional materials that are consistent with the content and cycles of curriculum frameworks adopted by the SBE. In addition, the County Board must determine if pupils enrolled in a laboratory science course have adequate equipment. Detail substantiating that sufficient instructional materials are available to each student will be available for inspection by the County Board and public at the hearing.

In accordance with the sufficiency requirements of Education Code section 60119(c), every pupil in community and special education schools will have sufficient textbooks or instructional materials, or both, in English/language arts, including the English language development component of an adopted program, mathematics, science, and history/social science that are aligned to the state content standards adopted by the SBE. Pupils enrolled in a health course will have sufficient materials. SCOE does not offer foreign language instruction in any grades, nor does SCOE offer science laboratory courses in any of grades 9 through 12. Therefore, SCOE need not maintain science laboratory equipment. Completion of a science laboratory course is not a requirement for high school graduation, though completion of a course in either foreign language or visual or performing arts is a requirement (EC 51225.3). As necessary for completion of this graduation requirement, SCOE students are provided a course in fine arts.

McGraw-Hill Networks textbooks, recently adopted by the Board, are ordered and will be utilized by our faculty in the implementation of history/social science curriculum during the 2018-2019 school year.

SUPERINTENDENT'S RECOMMENDATION:

The Superintendent submits Board Resolution No. 18-07 for consideration and adoption, and with that adoption, the Superintendent shall submit the required certification to the California Department of Education.

SACRAMENTO COUNTY BOARD OF EDUCATION
10474 Mather Boulevard, P.O. Box 269003
Sacramento, CA 95826-9003 916.228.2410

****PLEASE POST****

NOTICE OF PUBLIC HEARING

A public hearing will be held by the Sacramento County Board of Education as required by Education Code section 60119. The public hearing is scheduled as follows:

DATE	TIME	LOCATION
Tuesday, September 11, 2018	6:30 p.m. or thereafter	Sacramento County Office of Education David P. Meaney Education Center Board Room 10474 Mather Boulevard, Mather, CA

PURPOSE

The Sacramento County Board of Education (Board) will determine whether a pupil in the community and special education schools operated by the Sacramento County Office of Education (SCOE) has sufficient textbooks and/or instructional materials in mathematics, science, history/social science, and English/language arts, including the English language development component of an adopted program. The Board will also determine if each pupil enrolled in a health course has sufficient textbooks, instructional materials, or equipment. Parents, guardians, teachers, interested community members, employee association members, and administrative staff are invited to provide input.

Individuals wishing to speak before the Board are requested to fill out a speaker card, which will be available in the Board Room. Completed speaker cards need to be submitted to the Board Recording Secretary; speakers will be called in the order in which the cards are received. Each individual addressing the Board will have a maximum of two minutes to speak to ensure that all who wish to address the Board on this matter will be heard.

SACRAMENTO COUNTY BOARD OF EDUCATION

Resolution No. 18-07

Determination of Textbooks and/or Instructional Materials Sufficiency Pursuant to Education Code Section 60119 for Community and Special Education Schools

September 11, 2018

WHEREAS, the Sacramento County Board of Education (County Board), governing board of the Sacramento County Office of Education (SCOE), in order to comply with the requirements of Education Code Section 60119, held a public hearing on September 11, 2018, after 6:30 p.m., which, therefore, did not take place during or immediately following school hours; and

WHEREAS, the County Board provided a 10-day notice of the public hearing posted in at least three public places within the county that stated the time, place, and purpose of the hearing; and

WHEREAS, the County Board encouraged participation by parents, guardians, teachers, members of the community, and bargaining unit leaders in the public hearing; and

WHEREAS, information provided at the public hearing and to the County Board at the public meeting detailed the extent to which textbooks or instructional materials aligned to the State academic content standards were provided to all pupils, including English learners, in SCOE community and special education schools; and

WHEREAS, in accordance with Education Code Section 60119(c), sufficient textbooks or instructional materials were provided to each pupil before the end of the eighth week from the first day pupils attended school; and

WHEREAS, the textbooks and instructional materials currently adopted and in use in SCOE community and special education schools are listed in Attachment “A”; and

WHEREAS, in accordance with Education Code Section 60119(c), sufficient textbooks or instructional materials aligned to the State academic content standards were provided to each pupil including English learners, in mathematics, history/social science, science, and English/language arts, including the English language development component of the adopted programs, and where appropriate, consistent with the content and cycles of the curriculum frameworks; and

WHEREAS, sufficient textbooks or instructional materials were provided to each pupil enrolled in a health course, and these materials were provided to pupils before the end of the eighth week from the first day pupils attended school; and

WHEREAS, laboratory science equipment was not provided because SCOE community and special education schools do not provide laboratory science in any of grades 9 through 12; and

WHEREAS, SCOE community and special education schools do not offer foreign language instruction, and the high school graduation requirement specified in Education Code Section 51225.3(a)(1)(E) is satisfied by providing pupils as necessary, a course in fine arts.

NOW, THEREFORE, BE IT RESOLVED that for the 2018-2019 school year, each pupil in Sacramento County Office of Education community and special education schools has been provided with sufficient textbooks and/or instructional materials aligned to the State academic content standards and as appropriate, consistent with the content and cycles of the curriculum frameworks before the end of the eighth week from the first day pupils attended school as specified in Education Code Section 60119.

PASSED AND ADOPTED at the regular Board meeting of the Sacramento County Board of Education on September 11, 2018 by the following vote:

Ayes:	_____	_____
Noes:	_____	_____
Absent:	_____	_____
Abstain:	_____	_____

_____ _____

O. Alfred Brown, Board President David W. Gordon, Board Secretary

SACRAMENTO COUNTY OFFICE OF EDUCATION
Current Adopted Curricula

Attachment A

The following materials have been adopted (06/14/16) for use in Sacramento County Office of Education Programs K-12, in the category of English/Language Arts (ELA). It is important to note that SCOE utilizes the district-adopted materials for K-6 students.

Grade	Publisher	Title
7-12	CollegeBoard	*SpringBoard*
7-12 Intervention	National Geographic Learning/Cengage Learning	*Inside/Edge*
Intensive Intervention	Houghton Mifflin Harcourt Interventions	*Read 180*

The following materials have been adopted (06/12/18) for use in Sacramento County Office of Education Programs K-12, in the category of History/Social Science. It is important to note that SCOE utilizes the district adopted materials for K-5 students.

Grade/Subject	Publisher	Title
6/US History	McGraw Hill – Networks	*Discovering Our Past: A History of the United States, Early Years*
7/World History	McGraw Hill – Networks	*Discovering Our Past: A History of the World, Early Ages*
8/US History	McGraw Hill – Networks	*Discovering Our Past: A History of the United States*
9-10/US History	McGraw Hill – Networks	*United States History and Geography*
11/US History	McGraw Hill – Networks	*United States History and Geography, Modern Times*
12/Government	McGraw Hill – Networks	*United States Government: Our Democracy*
12/Economics	McGraw Hill – Networks	*Understanding Economics*

The following materials have been adopted (06/09/15) for use in Sacramento County Office of Education Programs 6-12, in the category of Mathematics. It is important to note that SCOE utilizes the district-adopted materials for K-5 students.

Grade	Publisher	Title
6-8	McGraw Hill	*California Math*
9-12	Pearson	*Integrated High School Math 1,2,3*

SACRAMENTO COUNTY OFFICE OF EDUCATION
Current Adopted Curricula

Attachment A

The following materials have been adopted (08/12/08) for use in Sacramento County Office of Education Programs 7-12, in the category of Science. It is important to note that SCOE utilizes the district-adopted materials for K-6 students.

Grade	Publisher	Title
7	Glencoe	*Physical Science*
7-12	AGS	*Earth Science*
8	Glencoe	*Life Science*
8	AGS	*Life Science*
9-12	Pearson Publishing/AGS	*Biology: Cycles of Life* *Physical Science* *Pacemaker Biology* *Concepts and Challenges in Life, Earth and Physical Sciences*

SACRAMENTO COUNTY BOARD OF EDUCATION
10474 Mather Boulevard, P.O. Box 269003
Sacramento, CA 95826-9003

Subject: Adopt Resolution No. 18-08 – Approving Amendments to Covenants, Conditions, and Restrictions (CC&Rs) Amendments and Common Area Maintenance (CAM) Agreement Relating to the Purchase of Property for the New Community School	**Agenda Item No.:** VIII.E. **Enclosures:** 30
Reason: Adoption	**From:** David W. Gordon **Prepared By:** Tamara Sanchez **Board Meeting Date:** 09/11/18

BACKGROUND:

On December 12, 2017, the Board adopted Resolution 17-17 approving a purchase and sale agreement (Agreement) to acquire 3.83 acres of unimproved land located in the County of Sacramento, California (APN-115-0430-075 and 115-0430-076) for the construction of a new community school (Property).

On February 6, 2018, the Board authorized staff to continue to work toward acquiring the Property. Staff also reported that the CC&Rs on the Property posed the greatest obstacle to its acquisition. As discussed in further detail below, Sacramento County Office of Education (SCOE) staff and consultants have worked with neighboring property owners to arrive at mutually agreeable amendments to these CC&Rs.

The Property is subject to a set of CC&Rs made in 1988 (1988 CC&Rs), an accompanying 1988 CAM, and a second set of CC&Rs made in 2010 (2010 CC&Rs). A summary of the changes to each document is provided below.

<u>The 1988 CC&Rs</u>

The 1988 CC&Rs were previously amended three times, twice in 1998 and once in 1997. In summary, this fourth amendment would allow SCOE to construct and operate its project by:

- Altering restrictions regarding placement of the buildings on the parcels;
- Restricting the ability of other property owners and their clientele to access SCOE's property;
- Giving SCOE and its students and guests exclusive access to parking on its parcels;
- Removing a pre-existing prohibition of using the parcels for educational services.

The 1988 CAM Agreement

The CAM agreement regulates how the owners in the shopping center allocate operations and maintenance responsibilities and related costs. The CAM agreement was previously amended twice, in 1989 and 1997. In summary, this third amendment to the CAM will allow SCOE to operate its project by:

- Reducing the amount of "Common Area" where other owners and their clientele have access. As SCOE will have exclusive access, other owners will not share the actual or financial responsibility for maintaining these areas;
- Allowing SCOE to take responsibility for maintaining a grass-lined swale currently located on its parcels. The third amendment allows SCOE to alter and relocate the swale, as required for the completion of SCOE's project;
- Allowing the maintenance director for the shopping center to require security guard services for all parcels, at which time SCOE would engage its own exclusive security services for its fenced parcel;
- Allowing SCOE to self-maintain its parcels at its own cost. SCOE will be financially required to contribute to maintenance costs for common areas that cannot be reasonably allocated to each owner separately. Such costs are likely to include the maintenance of access roads, parking lots, and lighting for the shopping center.

The 2010 CC&Rs

The 2010 CC&Rs are also concurrently being amended by another potential property owner (Quick Quack Car Wash) using a separate document (deemed the First Amendment). SCOE's amendment will be the Second Amendment to the 2010 CCRs. In summary, this Second Amendment will allow SCOE to construct and operate its project by:

- Modifying the site plans to allow SCOE to place buildings on its parcels as needed to complete the project;
- Allows SCOE to self-maintain its parcel (except for the road area);
- Allows SCOE to maintain a fence around its parcel (except the road area);
- Allows SCOE to exclusively use its parking areas, and requires SCOE to refrain from using other parking areas in the shopping center;
- Allows SCOE to operate its project as an educational facility.

SUPERINTENDENT'S RECOMMENDATION:

The Superintendent recommends that the Board approve the Resolution No.18-08 authorizing staff to execute the amendments to the 1988 CC&Rs, the CAM Agreement, and the 2010 CC&Rs.

SACRAMENTO COUNTY BOARD OF EDUCATION

RESOLUTION NO. 18-08

APPROVING AMENDMENTS TO COVENANTS, CONDITIONS, AND RESTRICTIONS AND COMMON AREA MAINTENANCE AGREEMENT RELATING TO THE PURCHASE OF PROPERTY FOR THE NEW COMMUNITY SCHOOL

WHEREAS, the Sacramento County Office of Education (SCOE) has a need for a facility to operate a community school to meet educational needs of students in the County of Sacramento;

WHEREAS, on December 12, 2017, the Sacramento County Board of Education (Board) adopted Resolution No. 17-17 approving a purchase and sale agreement (Agreement) to acquire 3.83 acres of unimproved land located in the County of Sacramento, California (APN-115-0430-075 and 115-0430-076) for the construction of a new community school (Property);

WHEREAS, the Property is subject to a set of Covenants, Conditions, and Restrictions (CC&Rs) made in 1988, an accompanying 1988 Common Area Maintenance Agreement, and a second set of CC&Rs made in 2010 (hereinafter collectively the CC&Rs);

WHEREAS, SCOE staff and consultants have worked with neighboring property owners to arrive at mutually agreeable amendments to these CC&Rs. These amendments are necessary to allow for the development of SCOE's project on the property;

NOW, THEREFORE, BE IT RESOLVED that the Sacramento County Board of Education approves the amendments to the CC&Rs and authorizes SCOE staff to execute the Amendments presented herewith on behalf of the Board subject to any minor changes recommended by staff and legal counsel;

PASSED AND ADOPTED at the regular public meeting of the Sacramento County Board of Education on September 11, 2018 by the following vote:

AYES	_____	_____
NOES	_____	_____
ABSENT	_____	_____
ABSTAIN	_____	_____

_____ _____

O. Alfred Brown, Sr., Board President David W. Gordon, Board Secretary

AMENDMENT No. 4 TO THE DECLARATION OF RESTRICTIONS AND GRANT OF EASEMENTS

THIS AMENDMENT No. 4 TO THE DECLARATION OF RESTRICTIONS AND GRANT OF EASEMENTS ("Amendment No. 4") is made as of this _____ day of _____, ____, by and among Sacramento County Board of Education ("SCOE"), Quick Quack Development II, LLC, ("Quick Quack"), LSREF3 Navy REO 2 LLC ("LSREF"), Ralphs Grocery Company ("Ralphs"), Wiscal Properties LLC ("Wiscal") and Kapa, LLC ("Kapa"). The foregoing entities are collectively referred to herein as the "Parties."

RECITALS:

A. Whereas, Power Inn Investment Company ("Power Inn") and Albertson's, Inc. ("Albertson's") entered into that certain Declaration of Restrictions and Grant of Easements ("1988 Declaration") dated April 15, 1988, and recorded on April 21, 1988, as Instrument No. 082834 at Book 88 04 21, Page 0927, of the official records of the Sacramento County, State of California. The 1988 Declaration encumbered that land referred to as Parcels 1, 2, 3, 4, and 5 of the Exhibit A attached hereto. These parcels shall be referred to herein as "Parcel 1," "Parcel 2," "Parcel 3," "Parcel 4," and "Parcel 5."

B. Whereas, Power Inn and Albertson's entered into that certain Amendment No. 1 to Declaration of Restrictions and Grant of Easements ("Amendment No. 1") dated March 21, 1989, and recorded on April 12, 1989, as Instrument No. 075489 at Book 89 04 12, Page 0366, of the official records of Sacramento County, State of California. By way of summary and not limitation or alteration, Amendment No. 1 allowed for the construction of a mini market and gas station that would have otherwise been prohibited by the 1988 Declaration.

C. Whereas, Power Inn and Albertson's entered into that certain Amendment No. 2 to Declaration of Restrictions and Grant of Easements ("Amendment No. 2") dated September 8, 1989, and recorded on September 19, 1989 as Instrument No. 221789 at Book 89 09 19, Page 1694, of the official records of Sacramento County, State of California. By way of summary and not limitation or alteration, Amendment No. 2 specified the designations to be displayed on the Center Pylon Signs.

D. Whereas, Power Inn, Albertson's, Transatlantic Leasing, Inc. ("TLI"), and M & K Development Company ("M&K") entered into that certain Amendment No. 3 to Declaration of Restrictions and Grant of Easements ("Amendment No. 3") dated and recorded on November 26, 1997, as Instrument No. 199711260729 of the official records of Sacramento County, State of California. By way of summary and not limitation or alteration, Amendment No. 3 made Parcels 6 and 7, as shown on the Exhibit A attached hereto, subject to the 1988 Declaration, as amended. These parcels shall be referred to herein as "Parcel 6," and "Parcel 7."

E. Whereas, Kapa is the current Owner of Parcels 1 and 3, Ralphs is the current Owner of Parcel 2, McDonald's Corporation is the current Owner of Parcel 4, and Gerber Gas & Mart Inc. is the current Owner of Parcel 5, and OBB, LLC is the current Owner of Parcel 6, all as depicted on Exhibit A.

F. Whereas, in or about 2005, Parcel 7, as shown on Exhibit A was subdivided into five separate parcels. For ease of reference these parcels are shown on a parcel map attached hereto as Exhibit B "Power Inn Plaza-Phase 2" filed on November 23, 2005 in Book 186 of Parcel Maps at Page 20.

G. Whereas, as identified on Exhibit B, Wiscal is the current Owner of the parcel identified as Parcel 1 of subdivided Parcel 7 on Exhibit B (APN 115-0430-074). LSREF is the current Owner of the parcels of subdivided Parcel 7, identified on Exhibit B as: Parcel 2 (APN 115-0430-075) hereinafter referred to as "Parcel 7-2", Parcel 3 (APN 115-0430-076) hereinafter referred to as "Parcel 7-3", Parcel 4 (APN 115-0430-077) hereinafter referred to as "Parcel 7-4", and Parcel 5 (APN 115-0430-078) hereinafter referred to as "Parcel 7-5".

H. Whereas, Parcels 7-2 and 7-3 are vacant parcels that SCOE wishes to acquire and develop for purposes of operating an educational facility thereupon.

I. Whereas, Parcels 7-4 and 7-5 are vacant parcels that Quick Quack wishes to acquire and develop for purposes of operating a car wash thereupon.

J. Whereas, for SCOE to develop Parcels 7-2 and 7-3 and for Quick Quack to develop Parcels 7-4 and 7-5, certain modifications need to be made to the 1988 Declaration, as amended.

K. Whereas, SCOE, Quick Quack, LSREF, Ralphs, Wiscal, and Kapa wish to amend the 1988 Declaration as amended, to allow SCOE to acquire and develop Parcels 7-2 and 7-3 and Quick Quack to acquire and develop Parcels 7-4 and 7-5.

L. Whereas, the 1988 Declaration, Amendment No. 1, Amendment No. 2, Amendment. No. 3, and this Amendment No. 4, shall now collectively constitute the Declaration ("Declaration");

M. Now, therefore, in consideration of the foregoing and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties agree as follows:

AMENDMENT

1. The Recitals set forth above are incorporated by reference into the body of this Declaration as if fully re-written herein. All capitalized terms not otherwise defined herein shall have the same meaning ascribed to them in the Declaration.

2. Exhibit A of the Declaration is hereby amended and modified by Exhibit C, attached hereto, which provides an updated site plan for Parcels 7-2 and 7-3 reflecting SCOE's project plans for the site.

   Exhibit A of the Declaration is hereby further amended and modified by Exhibit D, attached hereto, which provides an updated site plan for Parcels 7-4 and 7-5 reflecting Quick Quack's project plans for the site.

3. The following is added after the last sentence of Section 1.1(c):

   "No portion of Parcels 7-2 and 7-3 shall be deemed Common Area, except as depicted on Exhibit C. The Owner of Parcels 7-2 and 7-3 shall have the exclusive right to use, occupy and maintain all areas that are not Common Area within Parcels 7-2 and 7-3."

4. The following is added after the last sentence of Section 2.1:

   "Notwithstanding anything to the contrary in this Declaration, the Owner of Parcels 7-2 and 7-3 may construct a project and operate functions thereupon in accordance with the modifications to the Building Areas, the Building Envelope, and the Common Area set forth in Exhibit C. Further, the Owner of Parcels 7-2 and 7-3 may revise such site plan to rearrange, add, or remove buildings with the prior written consent of the Consenting Owners, such consent not to be unreasonably be withheld."

5. The following is added after the last sentence of Section 2.2:

   "Notwithstanding anything to the contrary in this Declaration, the Owner of Parcels 7-2 and 7-3 may construct and operate its project in accordance with the modifications to the Building Areas and Common Area set forth in Exhibit C. The Owner of Parcels 7-2 and 7-3 shall exclusively use the parking areas depicted on Exhibit C for its employees and invitees and will refrain from utilizing the Common Area for parking.

   Notwithstanding anything to the contrary in this Declaration, the Owner of Parcels 7-4 and 7-5 may construct and operate its project in accordance with the modifications to the Building Areas and Common Area set forth in Exhibit D. The carwash tunnel stacking lanes, exit lanes, and vacuum parking areas shall be excluded from Common Area. For clarity, all areas not depicted as "Carwash Tunnel Stacking Lanes," "Exit," and "Vacuum Parking" on Exhibit D shall be deemed Common Area.

6. The following subsection (f) is added to Section 2.3:

   "Notwithstanding anything to the contrary in this Section 2.3, the Owner of Parcels 7-2 and 7-3 may construct its project in accordance with the modifications to the Building Areas, Building Envelope, and Common Area set forth in Exhibit C and substantially similar to the exterior elevations set forth therein."

7. The following subsection (g) is added to Section 2.3:

"Notwithstanding anything contained in Section 2.3(d) of the Declaration, as amended, buildings located on Parcels 7-4 and 7-5 may include one architectural design element such as an entry tower or other similar feature not to exceed twenty-eight (28) feet in height. No other part of the buildings thereon may exceed twenty-four (24) feet in height."

8. The following is added after the last sentence of Section 2.4(a):

"Notwithstanding anything to the contrary in this section 2.4, but subject to the terms and conditions of Section 2.1 herein, the Owner of Parcels 7-2 and 7-3 may stage construction, replacement, alteration of any improvement on Parcels 7-2 and 7-3 without the prior written consent of any owner of any other parcel so long as such staging does not prohibit ingress, egress, or access to or from any portion of the Common Area located on Parcels 7-2 and 7-3."

9. The following is added after the last sentence of Section 4.2:

"Notwithstanding anything to the contrary in this Declaration, the Owner of Parcels 7-2 and 7-3 may exclusively use the parking areas depicted on Exhibit C on Parcels 7-2 and 7-3 for its employees and invitees and will refrain from utilizing any other Common Area for parking."

10. The following subsection (f) is added to Section 4.3:

"If Quick Quack installs a monument sign on its parcel in accordance with Section 4.3(e), Ralphs shall have a right to place a panel on such sign to the extent all applicable government approvals are received and to the extent permitted by law.

Notwithstanding anything to the contrary in this Declaration, the Owner of Parcels 7-2 and 7-3 may install signage on those parcels, and on the buildings on those parcels so long as the signs do not unreasonably interfere with the use of any other property in the Shopping Center, such signage has received the prior written approval of the Consenting Owners (not to be unreasonably withheld), and such signage is otherwise in conformance with all applicable laws, and such signage is maintained, repaired and replaced at the Owner of Parcels 7-2 and 7-3's sole cost and expense."

11. The following is added after the last sentence of Section 4.4:

"Notwithstanding anything to the contrary in this Declaration, the Owner of Parcels 7-2 and 7-3 may erect a fence or barrier surrounding all or part of Parcels 7-2 and 7-3 that are not Common Area, provided further that the Owner of Parcels 7-2 and 7-3 shall erect a fence between the boundaries of Parcel 7-2 and Parcels 2 and 3 in a manner that does not impede the circulation of traffic within the Shopping Center."

12. Section 5.2 is hereby modified to reflect that: (a) no part of the Shopping Center may be used as a marijuana dispensary (whether medical or recreational), (b) Parcels 7-2 and 7-3 may be utilized as a "training or educational facility" (c) Parcel 2 may be used as an "entertainment or recreational facility" notwithstanding any prohibition on same or for non-retail purposes not otherwise prohibited by applicable law, (d) Parcels 7-4 and 7-5 may be used for operation of a car wash, and (e) Parcels 1 and 3 may be used for a doughnut shop or sandwich shop, provided that such use does not exceed 1,800 square feet of floor area.

13. The following is added to after the last sentence of Section 5.4:

"Notwithstanding anything to the contrary in this Declaration, drive-through service is permitted on Parcels 7-4 and 7-5."

14. The following Section 5.8 is hereby added to said Declaration:

"5.8 Notwithstanding the foregoing, the Owner of Parcels 7-2 and 7-3 may construct and operate facilities related to educational services consistent with those depicted on Exhibit C."

15. Each person signing below warrants that they have the authority to sign on behalf of the owner of the property referenced.

16. This Amendment No. 4 may be executed in counterparts and delivered electronically (original to be promptly delivered by U.S. Mail or established overnight courier service, postage, or delivery charge prepaid), each of which counterparts shall be deemed an original and all of which together shall constitute a single instrument, and shall be effective upon execution and delivery of one or more of such counterparts by each of the parties hereto.

17. This Amendment No. 4 shall be effective when signed by each party to said amendment, except that it shall become effective as to SCOE upon ratification by the Sacramento County Board of Education. This Amendment No. 4 shall not be recorded unless and until either SCOE takes title to Parcels 7-2 and 7-3 or Quick Quack takes title to Parcels 7-4 and 7-5. If SCOE does not take title to Parcels 7-2 and 7-3 within 180 days, the sections of this Amendment No. 4 specific to Parcels 7-2 and 7-3 shall terminate and be of no force and effect. If Quick Quack does not take title to Parcels 7-4 and 7-5 within 180 days, the sections of this Amendment No. 4 specific to Parcels 7-4 and 7-5 shall terminate and be of no force and effect. If neither party takes title, this Amendment No. 4 shall terminate and be of no force and effect.

[signatures on next page]

IN WITNESS WHEREOF, this Amendment No. 4 was executed as of the day and year first written above.

Sacramento County Board of Education

_____
Print: _____
Title: _____
Date:_____

Wiscal Properties LLC

_____
Print: _____
Title: _____
Date: _____

LSREF3 Navy REO 2 LLC

_____
Print: _____
Title: _____
Date: _____

Kapa LLC

_____
Print: _____
Title: _____
Date: _____

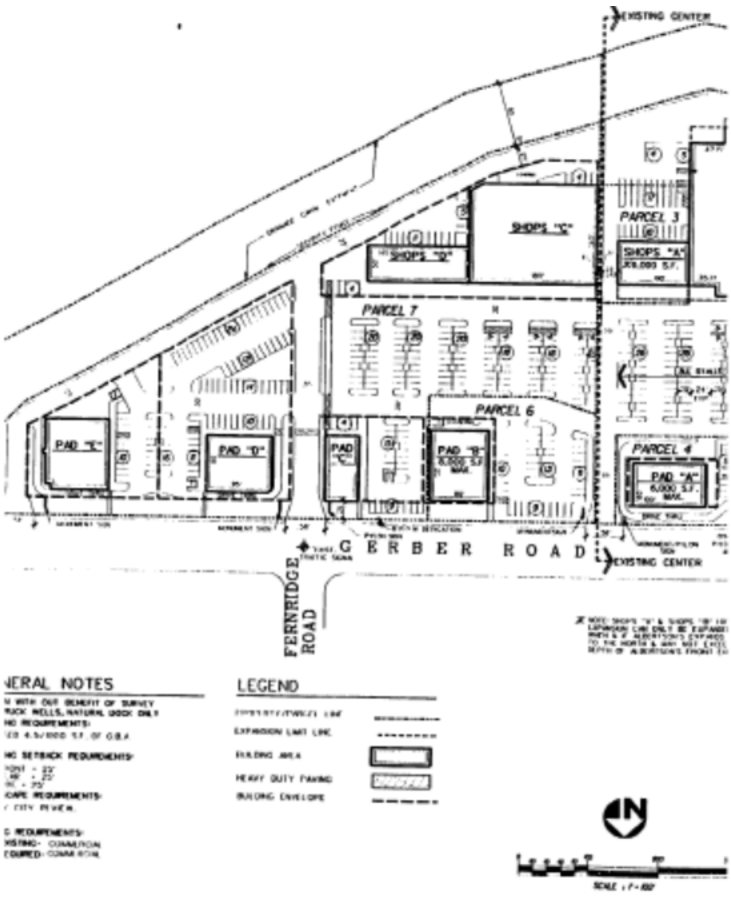
Ralphs Grocery Company

_____
Print: _____
Title: _____
Date: _____

Quick Quack Development II, LLC

_____
Print: _____
Title: _____
Date: _____

Exhibit A
Map of Shopping Center



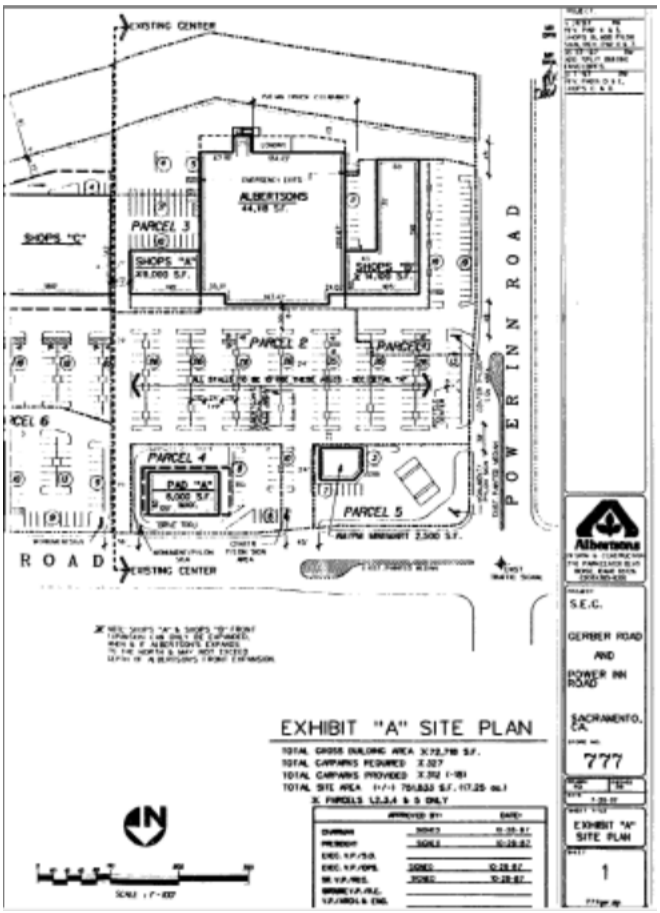

EXISTING CENTER
ALBERTSONS
PARCEL 3
SHOPS "C"
SHOPS "A"
SHOPS "B"
PARCEL 2
PARCEL 1
PARCEL 4
PAD "A"
PARCEL 5
POWER INN ROAD
EXISTING CENTER
EXHIBIT "A" SITE PLAN
S.E.C.
GERBER ROAD
AND
POWER INN ROAD
SACRAMENTO, CA.
777
EXHIBIT "A" SITE PLAN
1

Exhibit B
Map Of Shopping Center Parcels 6 & 7 As Subdivided

186-20-2

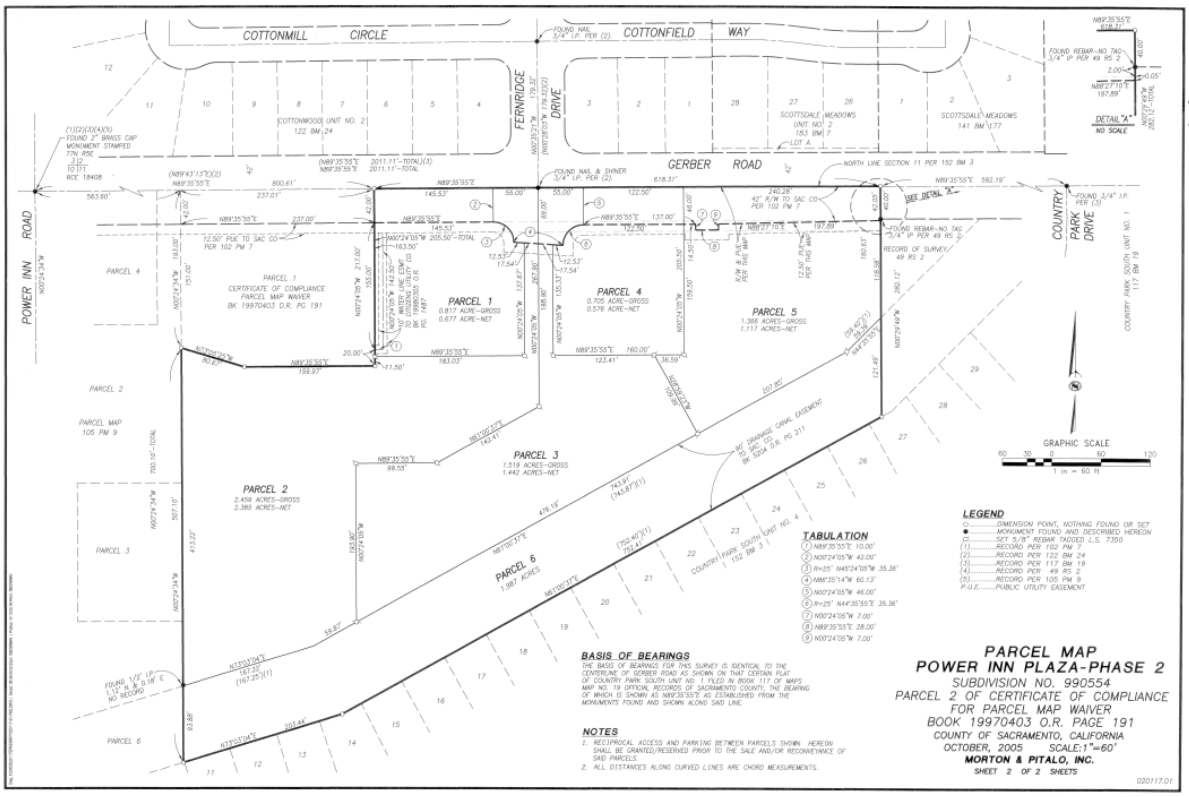
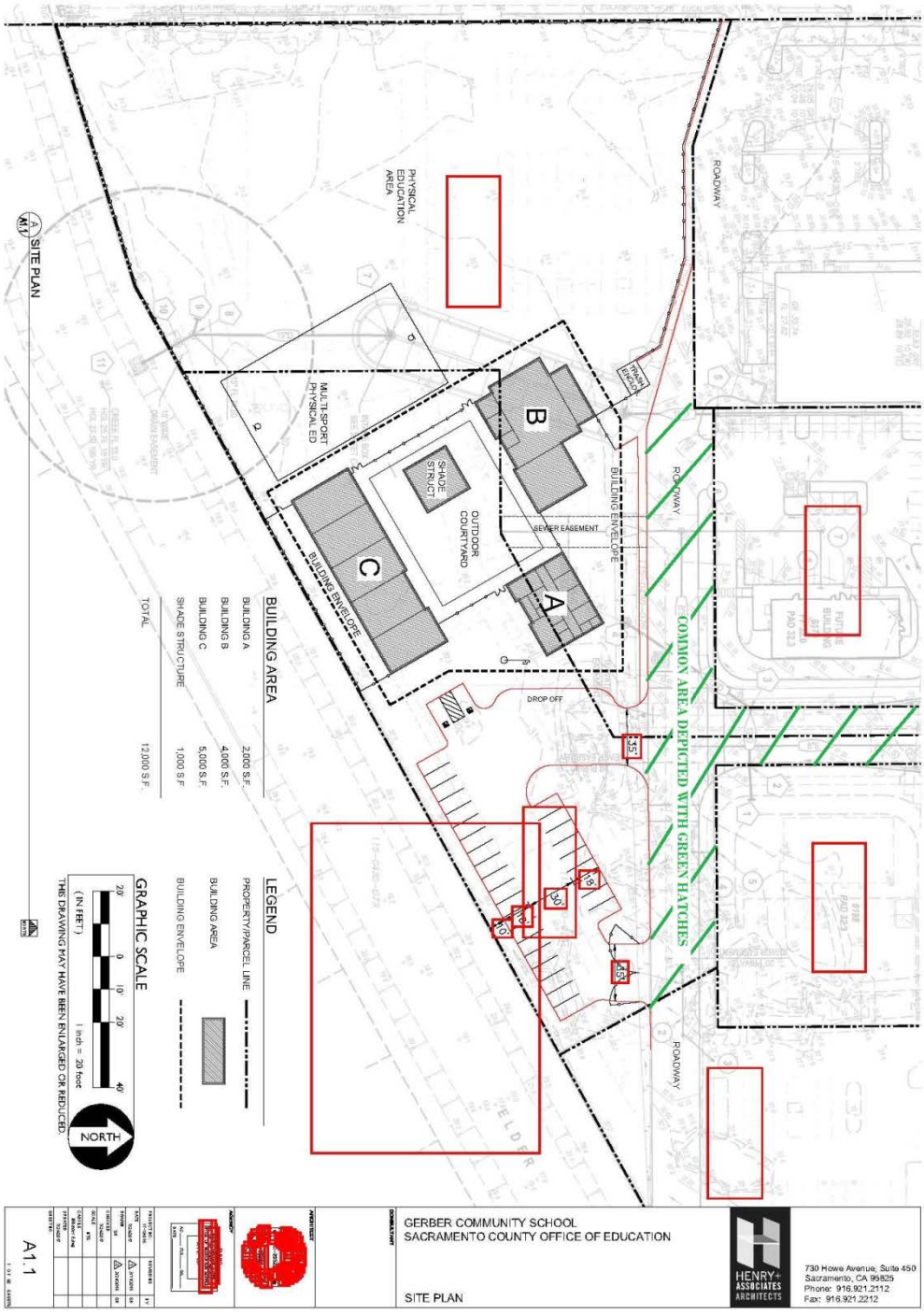
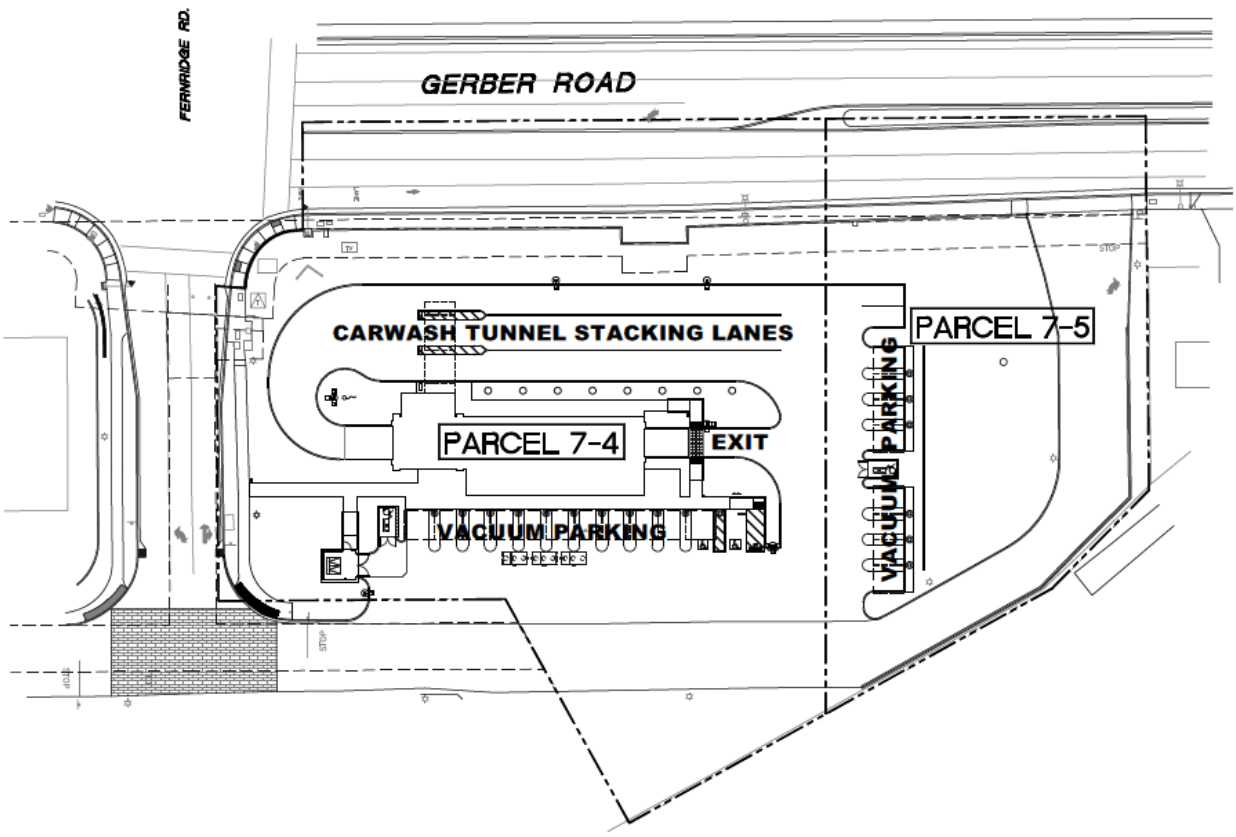


Exhibit C
Map Of SCOE Project And Elevations




BUILDING A NORTH
BUILDING B NORTH
SHADE STRUCTURE
SHADE STRUCTURE
BUILDING B SOUTH
BUILDING A SOUTH
BUILDING C EAST
BUILDING C NORTH
SHADE STRUCTURE
EXTERIOR ELEVATIONS SCHEME B
3.1B

Exhibit D



00740-00005/4213644.1

AMENDMENT No. 3 TO THE COMMON AREA MAINTENANCE AGREEMENT

THIS AMENDMENT No. 3 TO THE COMMON AREA MAINTENANCE AGREEMENT ("Amendment No. 3") is made as of this _____ day of _____, ____, by and among Sacramento County Board of Education ("SCOE"), LSREF3 Navy REO 2 LLC ("LSREF"), Ralphs Grocery Company ("Ralphs"), Quick Quack Development II, LLC, ("Quick Quack"), Wiscal Properties LLC ("Wiscal") and Kapa, LLC ("Kapa"). (The foregoing entities are collectively referred to herein as the "Parties.")

RECITALS:

A. Whereas, Power Inn Investment Company ("Power Inn") and Albertson's, Inc. ("Albertson's") entered into that certain Common Area Maintenance Agreement ("1988 CAMA") dated April 15, 1988, and recorded on April 21, 1988, as Book 8804-21, Page 987, of the official records of the Sacramento County, State of California. The 1988 CAMA encumbered that land referred to as Parcels 1, 2, 3, 4, and 5 of the Exhibit A attached hereto. These parcels shall be referred to herein as "Parcel 1," "Parcel 2," "Parcel 3," "Parcel 4," and "Parcel 5."

B. Whereas, Power Inn and Albertson's entered into that certain Amendment No. 1 to the Common Area Maintenance Agreement ("Amendment No. 1") dated March 8, 1989, and recorded on March 31, 1989, as Instrument No. 065945 at Book 8903-31, Page 391, of the official records of Sacramento County, State of California. By way of summary and not limitation or alteration, Amendment No. 1 amended the Maintenance Director's responsibilities with respect to indemnification and contracting with third parties.

C. Whereas, Power Inn, Albertson's, Transatlantic Leasing, Inc. ("TLI"), and M & K Development Company ("M&K") entered into that certain Amendment No. 2 to the Common Area Maintenance Agreement ("Amendment No. 2") dated November 26, 1997, and recorded November 26, 1997 as Instrument No. 199711260730 of the official records of Sacramento County, State of California. By way of summary and not limitation or alteration, Amendment No. 2 made Parcels 6 and 7, as shown on the Exhibit A attached hereto, subject to the 1988 CAMA, as amended. These parcels shall be referred to herein as "Parcel 6," and "Parcel 7."

E. Whereas, Kapa is the current Owner of Parcels 1 and 3, Ralphs is the current Owner of Parcel 2, McDonald's Corporation is the current Owner of Parcel 4, Gerber Gas & Mart Inc. is the current Owner of Parcel 5, and OBB, LLC is the current Owner of Parcel 6, all as depicted on Exhibit A. Parcel 7 is discussed below.

F. Whereas, in or about 2005, Parcel 7, as shown on Exhibit A was subdivided into five separate parcels. For ease of reference these parcels are shown on a parcel map attached hereto as Exhibit B "Power Inn Plaza-Phase 2" filed on November 23, 2005 in Book 186 of Parcel Maps at Page 20.

G. Whereas, as identified on Exhibit B, Wiscal is the current Owner of the parcel identified as Parcel 1 of subdivided Parcel 7 on Exhibit B (APN 115-0430-074). LSREF is the current Owner of the parcels of subdivided Parcel 7, identified as on Exhibit B as Parcel 2 (APN 115-0430-075) hereinafter referred to as "Parcel 7-2," Parcel 3 (APN 115-0430-076) hereinafter referred to as "Parcel 7-3," Parcel 4 (APN 115-0430-077) hereinafter referred to as "Parcel 7-4" and Parcel 5 (APN 115-0430-078) hereinafter referred to as "Parcel 7-5."

H. Whereas, Parcels 7-2 and 7-3 are vacant parcels that SCOE wishes to acquire and develop for purposes of operating an educational facility thereupon.

I. Whereas, for SCOE to develop Parcels 7-2 and 7-3, certain modifications need to be made to the 1988 CAMA, as amended.

J. Whereas, SCOE, LSREF, Ralphs, Wiscal, and Kapa wish to amend the 1988 CAMA as amended, to allow SCOE to acquire and develop Parcels 7-2 and 7-3.

K. Whereas, the 1988 CAMA, Amendment No. 1, Amendment No. 2, and this Amendment No. 3, shall now collectively constitute the CAMA ("CAMA");

L. Now, therefore, in consideration of the foregoing and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties agree as follows:

AMENDMENT

1. The Recitals set forth above are incorporated by reference into the body of this CAMA as if fully re-written herein. All capitalized terms not otherwise defined herein shall have the same meaning ascribed to them in the CAMA.

2. Exhibit A of the CAMA is hereby amended and modified by Exhibit C, attached hereto, which provides an updated site plan for SCOE's project and the Common Areas located on Parcels 7-2 and 7-3 that are subject to this CAMA.

   Exhibit A of the CAMA is hereby further amended and modified by Exhibit D, attached hereto, which provides an updated site plan for Quick Quack's project and the Common Areas located on Parcels 7-4 and 7-5 that are subject to this CAMA. For clarity, only those portions not depicted as "Carwash Tunnel Stacking Lanes," "Exit," and "Vacuum Parking" on Exhibit D shall be deemed Common Area.

3. The following subsection (j) is added to Section 2.1:

   "With respect to the grass lined swale currently located on Parcels 7-2 and 7-3, the Owner of Parcels 7-2 and 7-3 shall be solely responsible for maintaining the swale at its sole cost and expense. The Owner of Parcels 7-2 and 7-3 may relocate, alter, or remove

the swale to the extent permitted by law. Relocation costs and future maintenance costs for said swale will be borne solely by said Owner and will not be part of the Common Area expenses."

4. The following subsection (k) is added to Section 2.1"

"If reasonably required by the Maintenance Director or the Owner of Parcel 2, the Owner of Parcels 7-2 and 7-3 shall provide their own security guard service. If such security guard services are reasonably required, the costs will be the sole responsibility of the Owner of Parcels 7-2 and 7-3, and will not be part of the Common Area expenses."

5. The following is added after the first paragraph of section 11.1:

The Owners of Parcel 7 and its subdivisions shall be deemed to have elected to self-maintain their parcels with the prior written consent of the Consenting Owner of Parcel 2 as provided for in this section.

6. Each person signing below warrants that they have the authority to sign on behalf of the owner of the property referenced.

7. This Amendment No. 3 may be executed in counterparts and delivered electronically (original to be promptly delivered by U.S. Mail or established overnight courier service, postage, or delivery charge prepaid), each of which counterparts shall be deemed an original and all of which together shall constitute a single instrument, and shall be effective upon execution and delivery of one or more of such counterparts by each of the parties hereto.

8. This Amendment No. 3 shall be effective when signed by each party to said amendment, except that it shall become effective as to SCOE upon ratification by the Sacramento County Board of Education. This Amendment No. 3 shall not be recorded unless and until either SCOE takes title to Parcels 7-2 and 7-3 or Quick Quack takes title to Parcels 7-4 and 7-5. If SCOE does not take title to Parcels 7-2 and 7-3 within 180 days, the sections of this Amendment No. 3 specific to Parcels 7-2 and 7-3 shall terminate and be of no force and effect. If Quick Quack does not take title to Parcels 7-4 and 7-5 within 180 days, the sections of this Amendment No. 3 specific to Parcels 7-4 and 7-5 shall terminate and be of no force and effect. If neither party takes title, this Amendment No. 3 shall terminate and be of no force and effect.

[signatures on next page]

IN WITNESS WHEREOF, this Amendment No. 3 was executed as set forth below:

Sacramento County Board of Education

_____
Print: _____
Title: _____
Date:_____

LSREF3 Navy REO LLC

_____
Print: _____
Title: _____
Date: _____

Ralphs Grocery Company

_____
Print: _____
Title: _____
Date:_____

Wiscal Properties LLC

_____
Print: _____
Title: _____
Date: _____

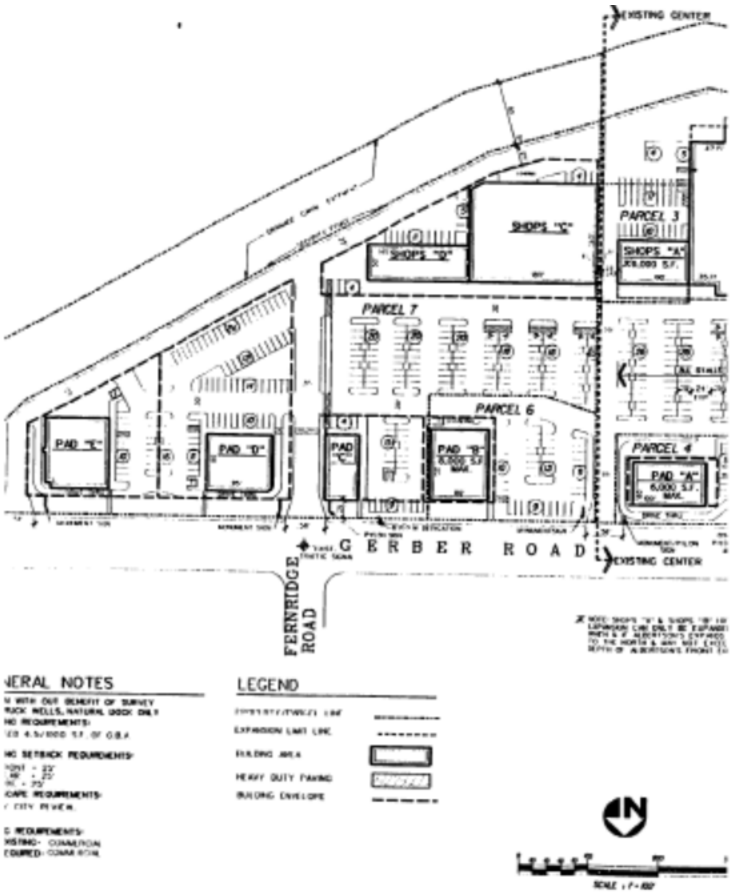
Kapa LLC

_____
Print: _____
Title: _____
Date:_____

Quick Quack Development II, LLC

_____
Print: _____
Title: _____
Date:_____

Exhibit A
Map of Shopping Center



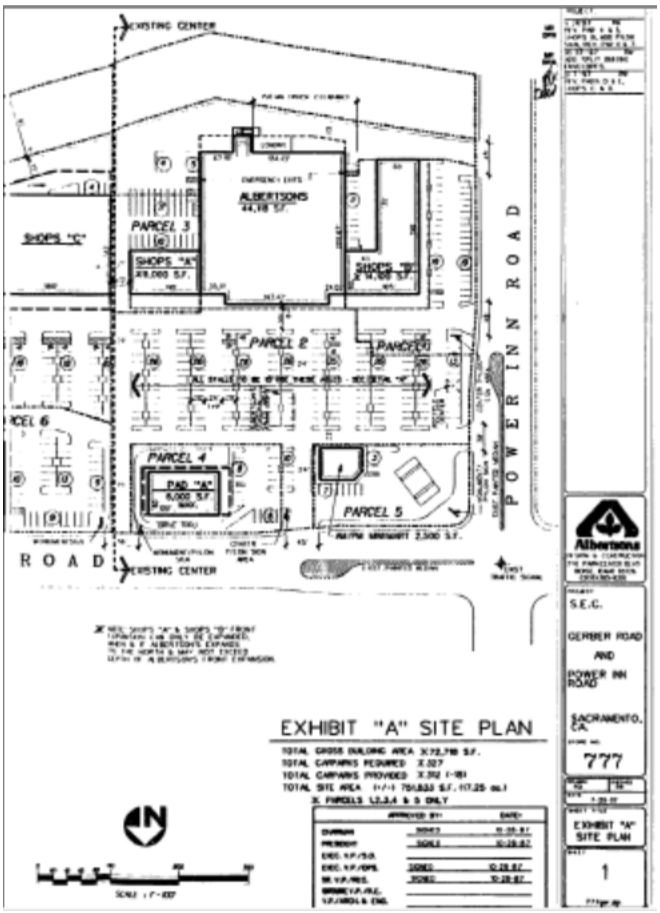

EXISTING CENTER
ALBERTSONS
PARCEL 3
SHOPS "C"
SHOPS "A"
SHOPS "B"
PARCEL 2
PARCEL 1
PARCEL 4
PAD "A"
5,000 S.F.
PARCEL 5
POWER INN ROAD
ROAD
EXISTING CENTER
EXHIBIT "A" SITE PLAN
S.E.C.
GERBER ROAD
AND
POWER INN ROAD
SACRAMENTO, CA.
777
EXHIBIT "A" SITE PLAN
1

Exhibit B
Map Of Parcels of Shopping Center 6 & 7 As Subdivided

186-20-2

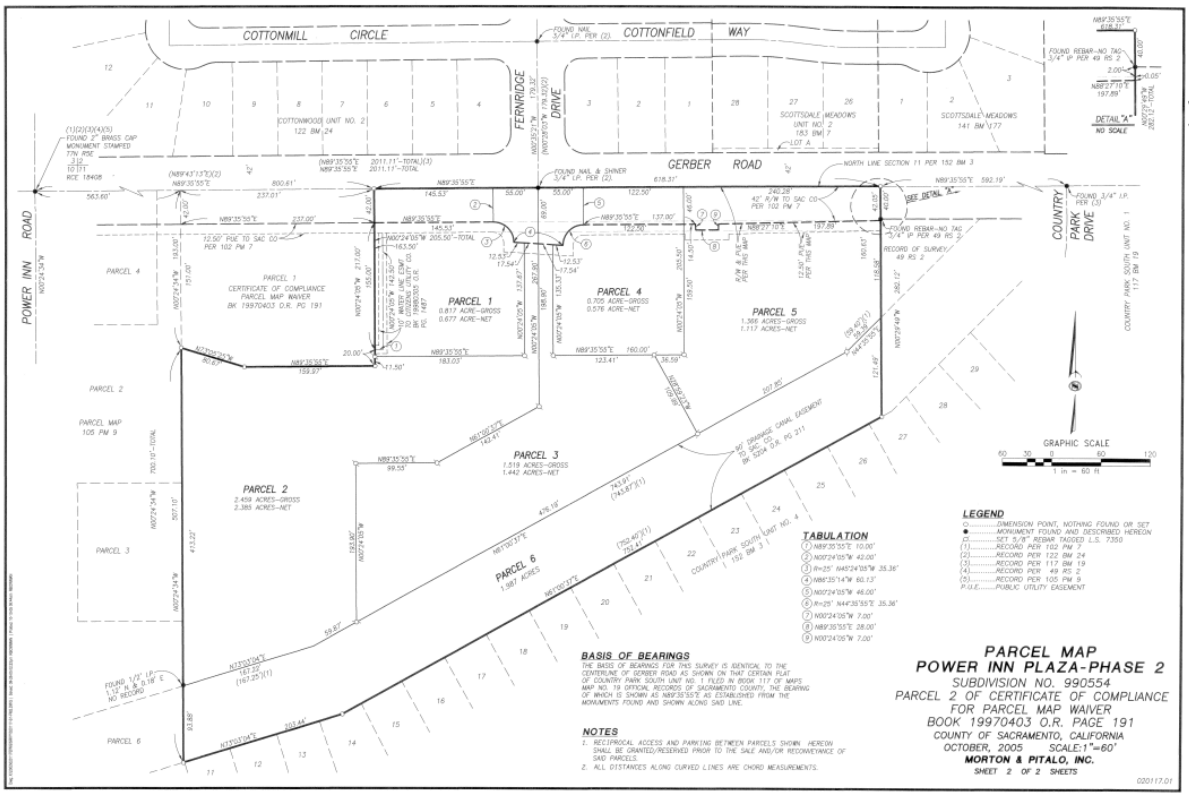
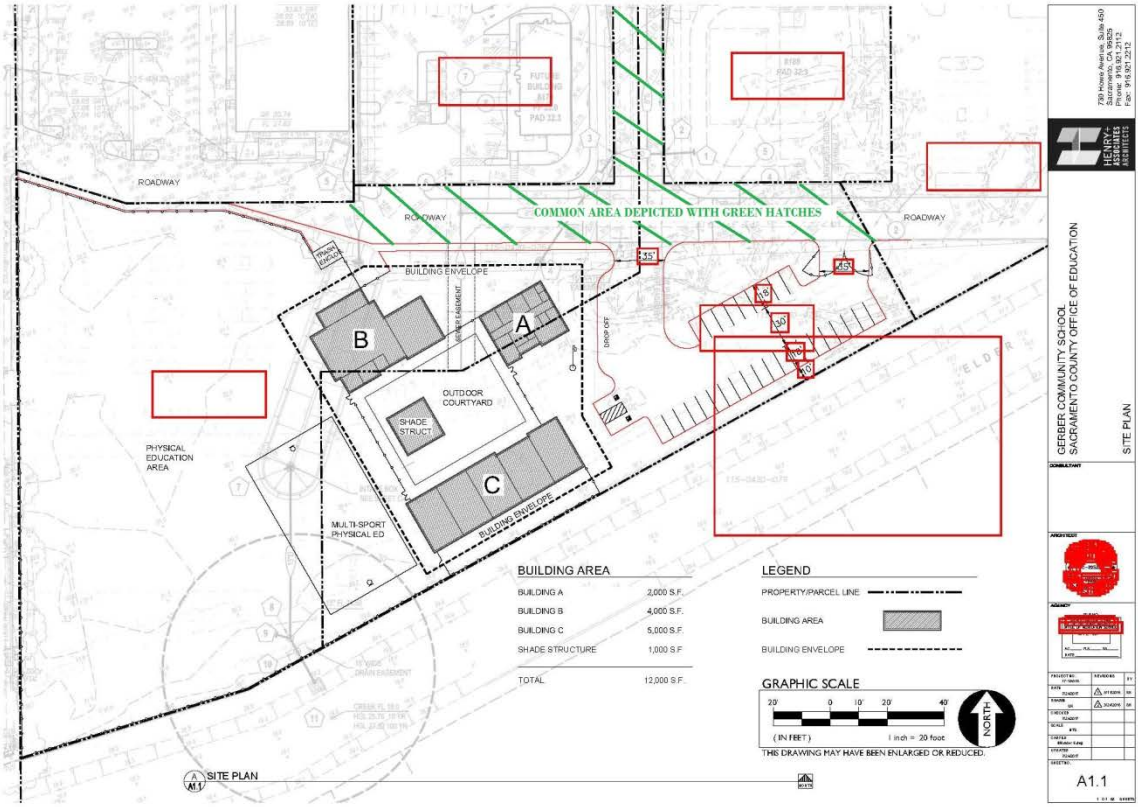
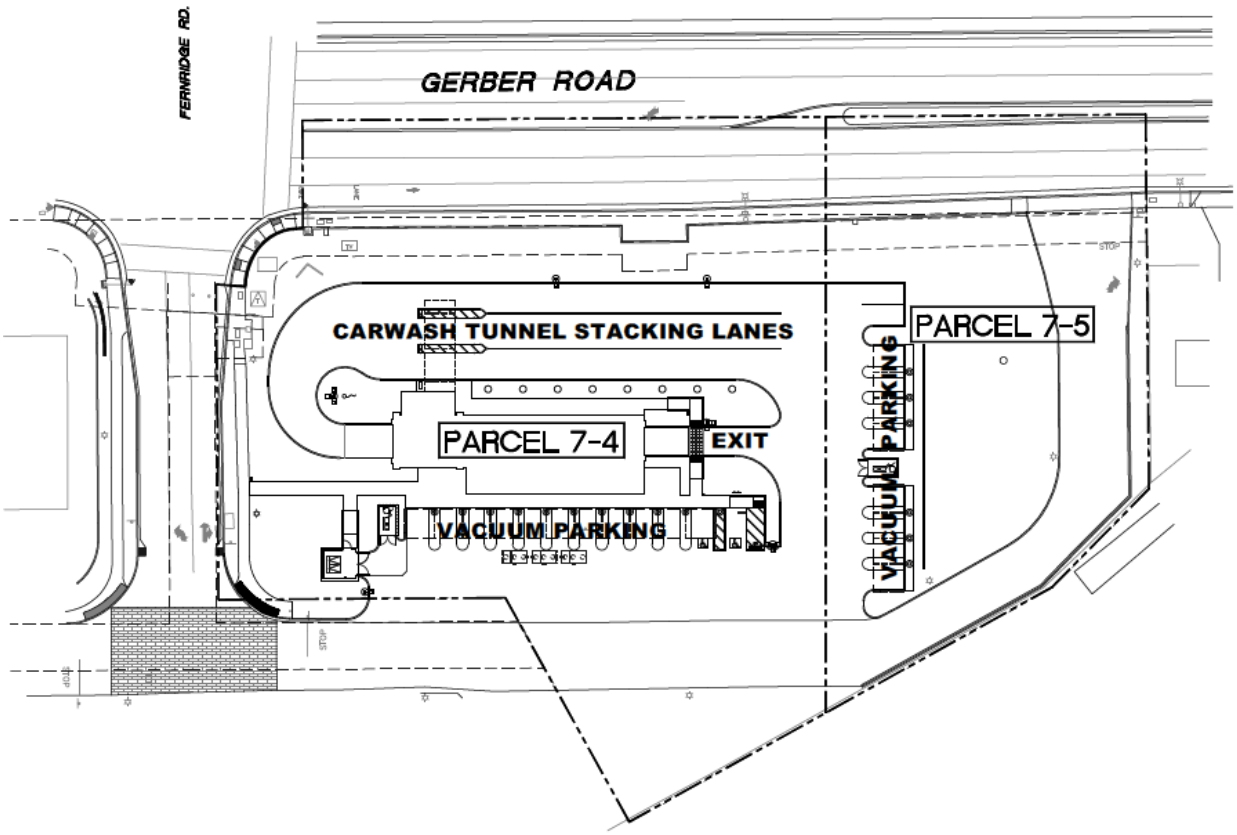


Exhibit C
Map Of SCOE Project And Elevations




BUILDING A NORTH
BUILDING B NORTH
SHADE STRUCTURE
SHADE STRUCTURE
BUILDING B SOUTH
BUILDING A SOUTH
BUILDING C EAST
BUILDING C NORTH
SHADE STRUCTURE
EXTERIOR ELEVATIONS SCHEME B
3.1B

Exhibit D



00740-00005/4213642.1

AMENDMENT No. 2 TO THE DECLARATION OF OF EASEMENTS AND COVENANTS

THIS AMENDMENT No. 2 TO THE DECLARATION OF EASEMENTS AND COVENANTS ("Amendment No. 2") is made as of this _____ day of _____, ____, by and among Sacramento County Board of Education ("SCOE"), Quick Quack Development II, LLC, ("Quick Quack"), LSREF3 Navy REO 2 LLC ("LSREF"), and Wiscal Properties LLC ("Wiscal").

RECITALS:

A. Whereas, a Declaration of Easements and Covenants (the "2010 Declaration") was made effective on September 14, 2010, by PJJ&R Sacramento, LLC, a Delaware limited liability company ("PJJ&R"), and was recorded on September 23, 2010, as Book 20100923, Page 0011 of Official Records;

B. Whereas, PJJ&R no longer owns Parcels 1-5, as shown on that certain Parcel Map entitled "Power Inn Plaza-Phase 2," filed on November 23, 2005 in Book 186 of Parcel Maps at Page 20 (the "Parcel Map") attached hereto for ease of reference as Exhibit A-1;

C. Whereas, Parcels 1-5, as depicted on the Parcel Map, are now owned as follows:

   i. Wiscal owns "Parcel 1," as depicted on the Parcel Map.

   ii. LSREF owns "Parcel 2," "Parcel 3," "Parcel 4," and "Parcel 5" as depicted on the Parcel Map.

D. Whereas, SCOE wishes to acquire and develop Parcels 2 and 3 for purposes of operating an educational facility thereupon.

E. Whereas, Wiscal, SCOE, Quick Quack, and LSREF shall be referred to collectively herein as the "Parties."

F. Whereas, the Parties wish to amend the 2010 Declaration to facilitate SCOE's acquisition of Parcel 2 and Parcel 3 for the operation and development of an educational facility thereupon.

G. Now, therefore, in consideration of the foregoing and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties agree as follows:

AMENDMENT:

1. The Recitals set forth above are incorporated herein by reference.

2. Exhibit A of the 2010 Declaration is hereby modified by Exhibit A-2, attached hereto, which provides the updated site plan for SCOE's project on Parcels 2 and 3.

3. The following is added after the last sentence of Section 1, "Owner Responsible Areas":

   "Notwithstanding the above, all portions of Parcels 2 and 3, except for the Common Area depicted on Exhibit A-2, shall be deemed Owner Responsible Areas."

4. The following is added after the last sentence of Section 2 (a) of the 2010 Declaration:

   "Notwithstanding anything to the contrary in this Declaration or the Documents of Record, SCOE may erect and maintain a fence or barrier surrounding all or part of Parcels 2 and 3 that are not Common Area."

5. The following is added after the last sentence of Section 2 (b) of the 2010 Declaration:

   "Notwithstanding anything to the contrary in this Declaration or the Documents of Record, with respect to Parcels 2 and 3 on Exhibit A-1, SCOE shall only be required to construct the parking spaces depicted on Exhibit A-2 attached hereto. SCOE shall exclusively use the parking spaces depicted on Exhibit A-2 for its employees and invitees, and will refrain from utilizing any other Common Area for parking. Further, SCOE may revise such site plan to rearrange, add, or remove buildings and parking spaces without consent of the other Owners."

6. The following is added after the last sentence of Section 5 of the 2010 Declaration:

   "Notwithstanding anything to the contrary in this Declaration or the Documents of Record, the Owners of Parcels 1 through 5 shall be deemed to have elected to self-maintain their parcels. Only those areas on Parcels 2 and 3 depicted as Common Areas on Exhibit A-2 shall be maintained by the Maintenance Director in accordance with the terms of the CAM Agreement, as amended. SCOE shall exclusively maintain all Owner Responsible Areas within Parcels 2 and 3."

7. All other provisions of the 2010 Declaration shall remain unchanged.

8. Notwithstanding anything to the contrary in this Declaration or the Documents of Record, SCOE may construct and operate its project for educational purposes consistent with Exhibit A-2. Further, SCOE may revise such site plan to rearrange, add, or remove buildings on its own parcels without further consent.

9. Each person signing below warrants that they have the authority to sign on behalf of the owner of the property referenced.

10. The provisions of this Amendment shall be effective when signed by each party to said amendment, except that it shall become effective as to SCOE upon ratification by the Sacramento County Board of Education. This Amendment No. 1 shall not be recorded unless and until SCOE takes title to Parcels 2 and 3. If SCOE does not take title to Parcels 2 and 3 within 180 days of the execution of this Amendment, this Amendment No. 1 shall terminate and be of no force and effect.

11. This Amendment No. 1 may be executed in counterparts and delivered electronically (original to be promptly delivered by U.S. Mail or established overnight courier service, postage, or delivery charge prepaid), each of which counterparts shall be deemed an original and all of which together shall constitute a single instrument, and shall be effective upon execution and delivery of one or more of such counterparts by each of the parties hereto.

IN WITNESS WHEREOF, this Amendment No. 1 was executed as of the day and year first written above.

[signatures on following page]

Sacramento County Board of Education

Signature:_____
Print Name: _____
Title: _____

Wiscal Properties LLC

Signature:_____
Print Name: _____
Title: _____

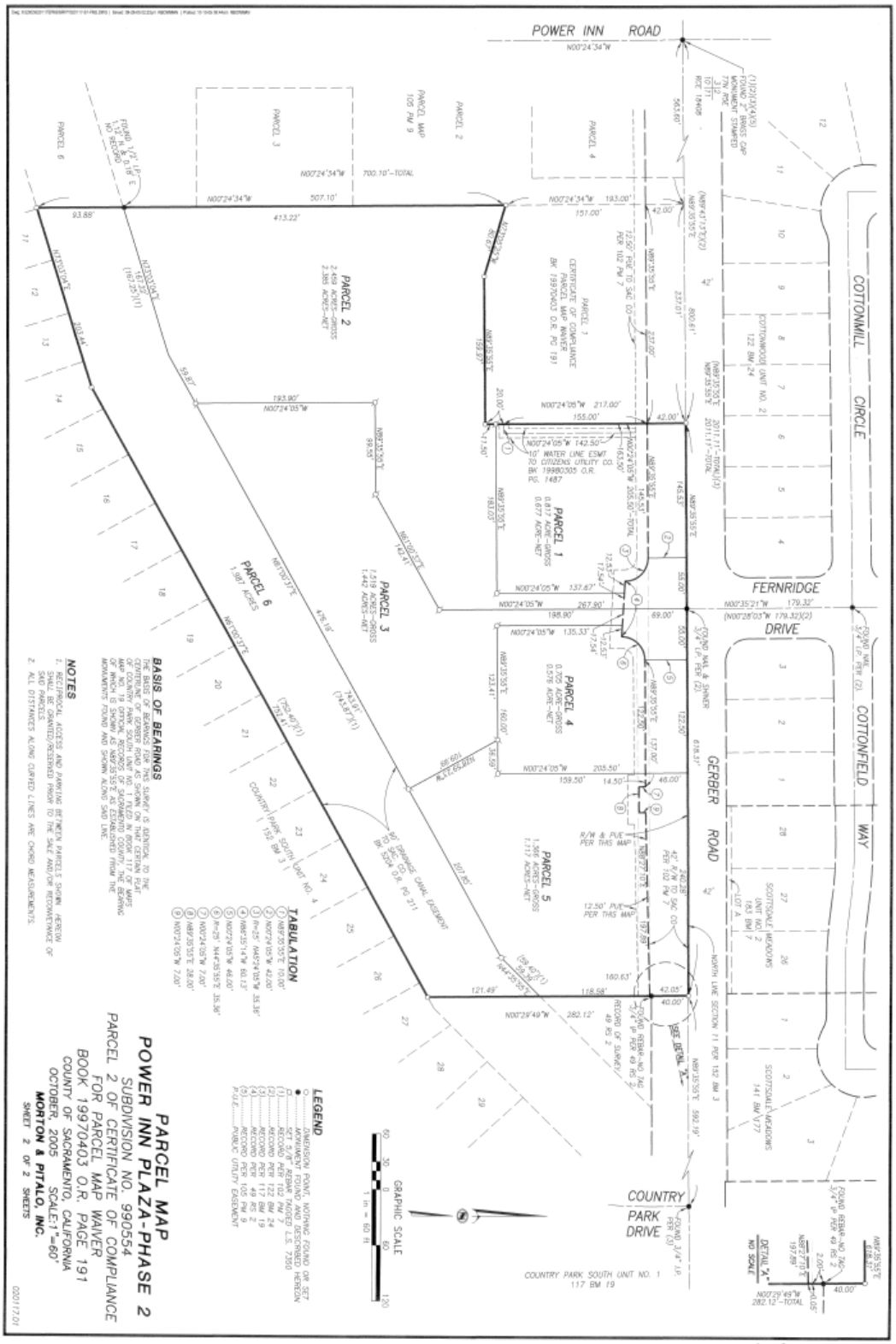
LSREF3 Navy REO 2 LLC

Signature:_____
Print Name: _____
Title: _____

Quick Quack Development II, LLC

Signature:_____
Print Name: _____
Title: _____

Exhibit A -1



PARCEL MAP
POWER INN PLAZA-PHASE 2

SUBDIVISION NO. 99054

PARCEL 2 OF CERTIFICATE OF COMPLIANCE FOR PARCEL MAP WAIVER BOOK 19970403 O.R. PAGE 191

COUNTY OF SACRAMENTO, CALIFORNIA

OCTOBER, 2005 SCALE:1"=60'

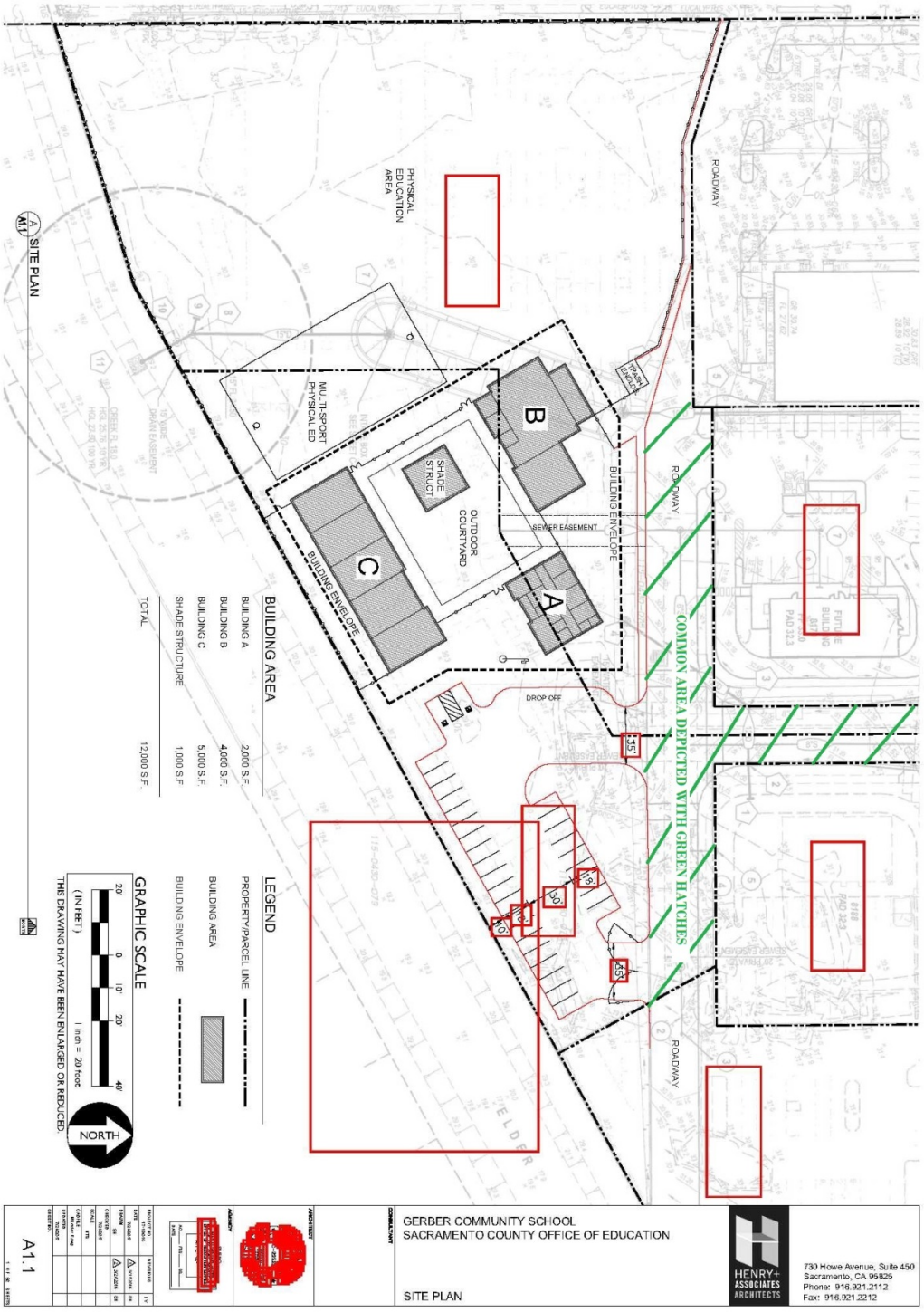
MORTON & PITALO, INC.

SHEET 2 OF 2 SHEETS

020117.01

186-20-2

Exhibit A -2


SITE PLAN
A1.1
PHYSICAL EDUCATION AREA
MULTI-SPORT PHYSICAL ED
SHADE STRUCT
OUTDOOR COURTYARD
BUILDING ENVELOPE
SEWER EASEMENT
TRANSFORMER
DROP OFF
ROADWAY
COMMON AREA DEPICTED WITH GREEN HATCHES
BUILDING AREA
BUILDING A 2,000 S.F.
BUILDING B 4,000 S.F.
BUILDING C 5,000 S.F.
SHADE STRUCTURE 1,000 S.F
TOTAL 12,000 S.F.
LEGEND
PROPERTY/PARCEL LINE
BUILDING AREA
BUILDING ENVELOPE
GRAPHIC SCALE
(IN FEET)
1 inch = 20 foot
THIS DRAWING MAY HAVE BEEN ENLARGED OR REDUCED.
NORTH
GERBER COMMUNITY SCHOOL
SACRAMENTO COUNTY OFFICE OF EDUCATION
SITE PLAN
HENRY+ ASSOCIATES ARCHITECTS
730 Howe Avenue, Suite 450
Sacramento, CA 95825
Phone: 916.921.2112
Fax: 916.921.2212


BUILDING A NORTH
BUILDING B NORTH
SHADE STRUCTURE
SHADE STRUCTURE
BUILDING B SOUTH
BUILDING A SOUTH
BUILDING C EAST
BUILDING C NORTH
SHADE STRUCTURE
EXTERIOR ELEVATIONS SCHEME B
3.1B

SACRAMENTO COUNTY BOARD OF EDUCATION
10474 Mather Boulevard, P.O. Box 269003
Sacramento, CA 95826-9003

Subject:	Adoption of Resolution No. 18-09 – Mitigated Negative Declaration and the Mitigation Monitoring and Reporting Program for the New Community School Project	**Agenda Item No.:** **Enclosures:**	VIII.F. 210
Reason:	Adoption	**From:** **Prepared By:** **Board Meeting Date:**	David W. Gordon Tamara Sanchez 09/11/18

BACKGROUND:

In December 2017, the Sacramento County Office of Education (SCOE) entered into a purchase agreement for the land to build a new community school. The parcel has sufficient space for a community school with the infrastructure to support a full-spectrum program, offering multiple benefits over the current community school, including a significant potential to partner with local businesses for entry level, paid student internships. The new site is closer to public transportation than the current community school, and there are no immediate residential neighbors.

For every non-exempt public project, the California Environmental Quality Act (CEQA) generally requires the lead agency to prepare an initial study in order to determine the level of environmental review required for CEQA compliance. If the initial study indicates that the project will not result in significant adverse environmental impacts, the lead agency may adopt a "negative declaration" (Public Resources Code section 21080[c]). If the initial study reveals substantial evidence that significant environmental impacts might occur, but also identifies mitigation measures that reduce those impacts to a level of less than significant, the lead agency may satisfy CEQA obligations with a "Mitigated Negative Declaration" (Resources Code sections 21064.5 and 21080[d]). CEQA consultants analyzed the potential environmental impacts of the project, determined that the project's impacts would be less than significant or can be reduced to less than significant with the implementation of mitigation measures, and prepared a Mitigated Negative Declaration.

SCOE, as CEQA lead agency, issued a Notice of Intent to Adopt a Mitigated Negative Declaration on July 10, 2018, for the Gerber Community School project. The Notice of Intent and copies of the Mitigated Negative Declaration were made available to the public for review. The Notice of Intent was posted the same day with the Sacramento County Clerk and Recorder.

SCOE also filed a Notice of Completion with the State Clearinghouse on July 10, 2018, allowing the State to circulate copies of the Mitigated Negative Declaration to any affected State agencies for comment. The 30-day public review and comment period on the Mitigated Negative Declaration began on July 10, 2018 and closed on

August 8, 2018. The memorandum dated August 16, 2018 from AECOM summarizes the seven comment letters received. The memorandum contains responses to each individual comment specifying any revisions to the document and/or any mitigation measures required in response to the comments, or it explains why no revisions and/or mitigation measures are needed.

The Final Mitigated Negative Declaration includes the Mitigated Negative Declaration being provided with this item, as well as the August 16, 2018 memorandum from AECOM containing the seven comment letters received and the responses to the comments.

SUPERINTENDENT'S RECOMMENDATION:

The attached Resolution specifies the findings necessary for the Board to adopt the Final Mitigated Negative Declaration (MND) for the new community school project. The Superintendent recommends that the Board adopt the Final MND for the new community school project and Resolution No. 18-09.

SACRAMENTO COUNTY BOARD OF EDUCATION

Resolution No. 18-09

Adopt the Mitigated Negative Declaration and the Mitigation Monitoring and Reporting Program for the New Community School Project

WHEREAS, the Sacramento County Office of Education (SCOE) Board of Education (Board) has received an Initial Study/Mitigated Negative Declaration (Mitigated Negative Declaration) dated July 10, 2018, prepared for the planned Community School off Gerber Road (project); and

WHEREAS, the project consists of three single-story buildings that house classrooms, culinary classrooms, offices, and a multi-purpose room around a central outdoor courtyard with a shade structure; a multi-sport physical education area; parking lot; new utilities; and landscaping; and

WHEREAS, SCOE has analyzed the potential environmental impacts of the project, determined that the project's impacts would be less than significant or can be reduced to less than significant with the implementation of mitigation measures, and has prepared a Mitigated Negative Declaration; and

WHEREAS, on July 10, 2018, SCOE filed the Notice of Intent to Adopt a Mitigated Negative Declaration with the Sacramento County Clerk and Recorder; and

WHEREAS, on July 10, 2018, SCOE also filed a Notice of Completion with the State Clearinghouse allowing the State to circulate copies of the Mitigated Negative Declaration to any affected State agencies for comment; and

WHEREAS, a complete copy of the draft document is on file and can be viewed at the Sacramento County Office of Education; and

WHEREAS, the public comment period on the Mitigated Negative Declaration commenced on July 10, 2018 and ended on August 8, 2018, following said notice to the public and all public agencies; and

WHEREAS, SCOE received seven written comments on the Mitigated Negative Declaration from the public and reviewing public agencies during the public review period; and

WHEREAS, such comments and responses thereto have been addressed in a memorandum from AECOM dated August 16, 2018 and such memo is hereby incorporated into the Mitigated Negative Declaration; and

WHEREAS, all actions required to be taken by applicable law relating to the preparation, circulation, and review of the Mitigated Negative Declaration have been taken; and

WHEREAS, the Mitigated Negative Declaration reflects SCOE's independent judgment and analysis on the potential for environmental impacts from the project; and

WHEREAS, the Board has independently reviewed and considered the Mitigated Negative Declaration, including the Appendices and the August 16, 2018 memorandum from AECOM including and addressing comments; and

WHEREAS, the Board has independently reviewed and considered the mitigation measures identified in the Mitigated Negative Declaration and listed in the Mitigation Monitoring and Reporting Program; and

WHEREAS, the facts and findings regarding the project set forth are supported by substantial evidence in the administrative record and by the Mitigated Negative Declaration; and

WHEREAS, the Mitigated Negative Declaration has identified all significant environmental effects of the project and all significant and known potentially significant impacts; and

WHEREAS, the Mitigated Negative Declaration has described reasonable mitigation measures that will reduce potentially significant impacts to a less-than-significant level;

NOW, THEREFORE, BE IT RESOLVED by the Sacramento County Board of Education as follows:

1. The foregoing recitals are true and correct and made part of this Resolution.

2. For every non-exempt public project, the California Environmental Quality Act ("CEQA") generally requires the lead agency to prepare an initial study in order to determine the level of environmental review required for CEQA compliance. If the initial study indicates that the project will not result in significant adverse environmental impacts, the lead agency may adopt a "negative declaration" (Public Resources Code Section 21080[c]). If the initial study reveals substantial evidence that significant environmental impacts might occur, but also identifies mitigation measures that reduce those impacts to a level of less than significant, the lead agency may satisfy CEQA obligations with a "Mitigated Negative Declaration" (Resources Code Sections 21064.5 and 21080[d]).

3. As set forth in the Recitals, in compliance with CEQA, SCOE and its consultants prepared the Mitigated Negative Declaration and circulated it for public review.

4. The Mitigated Negative Declaration for the project has been completed and is in compliance with the provisions of CEQA, with State Guidelines implementing CEQA, and all other applicable laws and regulations.

5. The Board finds that the Mitigated Negative Declaration represents the independent judgment and analysis of SCOE as lead agency for the project.

6. In accordance with CEQA, the Board determines that the findings made in the Mitigated Negative Declaration with respect to the potential environmental impacts of the project and the proposed mitigation measures are complete and

accurate and hereby incorporates such findings of the Mitigated Negative Declaration by reference.

7. The Final Mitigated Negative Declaration includes the Mitigated Negative Declaration being provided with the item, as well as the August 16, 2018 memorandum from AECOM containing the seven comment letters received and the responses to the comments. The Board hereby adopts the Final Mitigated Negative Declaration as complete and adequate under CEQA.

8. The Mitigation Monitoring and Reporting Program (MMRP) has been prepared to meet the requirements of Public Resources Code section 21081.6. This program is designed to ensure compliance with project changes and mitigation measures imposed to avoid or substantially lessen the significant effects identified in the Mitigated Negative Declaration. The Board hereby adopts the MMRP.

9. The Board directs staff to file a notice of determination within five working days of the adoption of this Resolution.

10. SCOE is the custodian of the records of the proceedings on which this decision is based. The records are located at 10530 Mather Boulevard, Mather, CA 95655.

PASSED AND ADOPTED at the regular public meeting of the Sacramento County Board of Education on September 11, 2018 by the following vote:

AYES	_____	_____
NOES	_____	_____
ABSENT	_____	_____
ABSTAIN	_____	_____

_____ _____

O. Alfred Brown, Sr., Board President David W. Gordon, Board Secretary

AECOM
2020 L Street, Suite 400
Sacramento, CA 95811
www.aecom.com

916.414.5800 tel
916.414.5850 fax

Memorandum

To: Tamara J. Sanchez, Assistant Superintendent

From: Matthew Gerken

Date: August 16, 2018

Subject: Comments on the Draft Initial Study/Mitigated Negative Declaration

---

For the proposed Gerber Community School, the Sacramento County Office of Education (SCOE) has directed preparation of an environmental initial study, supporting a mitigated negative declaration in compliance with the California Environmental Quality Act (CEQA). The Initial Study/Mitigated Negative Declaration was made available for public review and comment between July 10th, 2018 and August 8th, 2018.

SCOE received seven comment letters related to the Initial Study/Mitigated Negative Declaration from:

- California Department of Fish and Wildlife
- Central Valley Regional Water Quality Control Board
- Department of Toxic Substances Control
- Sacramento Metropolitan Air Quality Management District
- Sacramento Regional Transit
- United Auburn Indian Community
- Governor's Office of Planning and Research State Clearinghouse

These comment letters are attached.

Another more involved type of environmental document under CEQA is an environmental impact report (EIR). An EIR is required for projects that could have a significant impact on the environment. SCOE instead prepared an Initial Study/Mitigated Negative Declaration to demonstrate that the project would not have a significant impact on the environment. If SCOE would have instead prepared an EIR, we would have to prepare written responses to each comment we received on the draft. With an Initial Study/Mitigated Negative Declaration, SCOE is required to consider comments on the draft, but no responses are required.

I have prepared this Memo to summarize the comments and recommend changes to the environmental documentation in response to comments.

California Department of Fish and Wildlife

This email states that the California Department of Fish and Wildlife (CDFW) should be notified if a project proposes activities that will affect a river, stream, or lake.

In this case, no notification is required since the drainage in question is not a natural flow of water, is not a river, stream, or lake, and is not a channelized, formerly natural, river, stream, or lake. Furthermore, the project will actually improve conditions in regard to any "debris, waste or other material containing crumbled, flaked, or ground pavement passing into" Elder Creek. The seasonal wetland does not provide habitat for any state-listed species and there is no "riparian" habitat. Therefore, there is no jurisdiction for CDFW and no need for notification or permitting under Section 1602 or Section 2081.

Central Valley Regional Water Quality Control Board

This letter summarizes existing regulations – some of which apply to the project, but most of which do not. The mitigation monitoring and reporting program (MMRP) for the project incorporates relevant regulatory requirements under the Regional Board's purview. No change to the environmental documentation is warranted.

Department of Toxic Substances Control

This letter recommends that if any hazardous materials removal becomes necessary, this should be conducted under DTSC oversight. In response, the following revision has been made to Mitigation Measure HAZ-1 to clarify this understanding:

> HAZ-1 Retain a Licensed Professional to Investigate Known or Unknown Hazards and Hazardous Materials and Implement Required Measures, as Necessary.
>
> If, during site preparation and construction activities, evidence of hazardous materials contamination is observed or suspected (e.g., stained or odorous soil or groundwater), construction activities shall cease immediately in the area of the find. If such contamination is observed or suspected, the contractor shall retain a qualified hazardous materials specialist to assess the site and collect and analyze soil and/or water samples, as necessary. If contaminants are identified in the samples, the contractor shall notify and consult with the appropriate federal, State, and/or local agencies, including the Department of Toxic Substances Control. Measures to remediate contamination and protect worker health and the environment shall be implemented in accordance with federal, State, and local regulations before construction activities may resume at the site where contamination is encountered.
>
> If the Phase II ESA reveals concentrations of pesticide residue in excess of acceptable thresholds, actions shall be taken to remediate soil contamination to within ASTM International standards. Such actions could include excavation and disposal of contaminated soils from the site or bioremediation. A qualified Phase II Environmental Assessor shall be retained to develop and carry out a remediation plan, if necessary.

The letter also suggests that analysis of public health and environmental impacts is required, if necessary. This analysis is provided in the Draft Initial Study/Mitigated Negative Declaration.

DTSC suggests that, if additional information related to hazards is known, that this should be added to the final Initial Study/Mitigated Negative Declaration, and that if new environmental issues arise in the future, an addendum to the environmental documentation may be required. As of the writing of this document, we do not have additional information to add.

Finally, DTSC notes that they are administering the Revolving Loan Fund (RLF) Program, which provides revolving loans to investigate and clean up hazardous materials at properties where redevelopment is likely to have a beneficial impact to a community.

SACRAMENTO METROPOLITAN AIR QUALITY MANAGEMENT DISTRICT

This letter addresses toxic air contaminants, bicycle and pedestrian connectivity, the relationship between trees and air quality, and construction rules.

As the Air District notes, the Initial Study/Mitigated Negative Declaration addresses the potential for exposure of sensitive receptors to toxic air contaminants. Due to the type, scale, and location of the project, there would be no significant impact related to substantial pollutant concentrations. The Air District does not disagree with our conclusions. As the Air District notes, the project is outside of the recommended buffer distances from any source of pollutant concentrations. The Air District's recommendation is:

> To protect future populations at the project site, we recommend SCOE install enhanced indoor air filtration on the buildings. The filtration for the heating, ventilation and air conditioning system (HVAC) should be certified by the American Society of Heating, Refrigerating and Air-Conditioning Engineers (ASHRAE) and equivalent to or greater than that provided by MERV 13 filters (as defined by ASHRAE standard 52.2). A licensed mechanical engineer, or an individual authorized by California Business and Professions Code Sections 6700-6799 to design mechanical ventilation systems, should be consulted.
>
> Building permit documents should incorporate all designs and details necessary for the construction of the enhanced ventilation system. The ventilation systems installed shall be properly maintained as specified by the manufacturer. A fixed notice shall be placed on the filter compartment door of each ventilation unit advising that MERV 13 (or greater) filters shall be used.

Consistent with this, the project architect recommends use of enhanced indoor air filtration, which will not substantially increase the cost. Specifically, the architect recommends use of MERV 13 filters, as requested by the Air District.

The Initial Study/Mitigated Negative Declaration notes that sidewalks will connect the school site to Fernridge Drive. In addition, the Air District encourages SCOE to:

- work with Sacramento County to construct a Class I, multi-use path southeast of the project site
- provide clear, safe connections from the school to the future trail
- provide access for cyclists and pedestrians from the school site through the adjacent commercial properties to the north and west

- contact WALKSacramento and the Sacramento Area Bicycle Advocates regarding bicycle and pedestrian access

- include adequate bicycle parking on the school site

These Air District recommendations are provided for SCOE's consideration and do not affect the findings of the Initial Study/Mitigated Negative Declaration.

The planned multi-use path southeast of the project site is known as the "Gerber Creek Path," and this is shown in the 2015 Sacramento Area Council of Governments (SACOG) Bicycle and Pedestrian Trails Master Plan. This is noted on page 3.16-2 of the Draft Initial Study/Mitigated Negative Declaration. A path exists in this location adjacent to the project site, but the balance of the path has not been constructed. I am not aware of County plans to construct this facility.[1]

The Air District has outlined some of the benefits of trees and recommends using species that have relatively low volatile organic compound (VOC) emissions, including those identified by the Sacramento Tree Foundation.[2]

Finally, the Air District notes that the project will be subject to applicable rules in effect at the time of construction. As noted in the Initial Study/Mitigated Negative Declaration, although not necessary to avoid a significant effect, we have included Mitigation Measure AIR-1, which requires implementation of the Air District's basic construction emission control practices.

SACRAMENTO REGIONAL TRANSIT

Regional Transit notes that there is no longer an active stop east of Power Inn on Gerber Road. The following revisions to page 3.16-2 would be appropriate:

> Sacramento Regional Transit provides public transportation in the region, offering a combination of advance-reservation and scheduled bus and light rail services connecting surrounding communities. ~~As shown in Exhibit 3.16-1, t~~The closest bus routes are located near the intersection of ~~along~~ Gerber Road and Power Inn Road (Route 54), approximately ¼ mile northwest of the project site and ~~, and the closest bus stops are located along Gerber Road (eastbound [EB] and westbound [WB]) approximately 450 feet to the east and an eastbound bus stop 800 feet to the west of Gerber Road and Fernridge Drive intersection. Another westbound bus stop along Gerber Road is also located approximately 1,300 feet from the Gerber Road and Fernridge Drive intersection to the west of Power Inn Road and Gerber Road intersection. Bust stops are also located along Power Inn Road within 1,000 feet to the north and south of Power Inn Road and Gerber Road intersection~~near the intersection of Scottsdale Drive and Power Inn Road (Route 55), approximately ½ mile north of the project site.

These revisions do not change the findings of the Initial Study/Mitigated Negative Declaration.

[1] For more information, please see: https://www.sacog.org/post/regional-bicycle-pedestrian-and-trails-master-plan.

[2] For more information, please see: http://www.sactree.com/assets/ShadyEightySTFweb.pdf.

UNITED AUBURN INDIAN COMMUNITY

This letter indicates that the United Auburn Indian Community does not wish to consult with SCOE on this project, but that they would like cultural resources reports related to the project. We have followed up with the United Auburn Indian Community to provide this requested information. They have also noted that they would like SCOE to contact them if cultural resources are discovered during construction, consistent with Mitigation Measures CUL-1 and 3b. They have also noted that it is their policy to have tribal monitor present during ground disturbing activities.

None of the comments require any change to the Initial Study/Mitigated Negative Declaration.

GOVERNOR'S OFFICE OF PLANNING AND RESEARCH STATE CLEARINGHOUSE

This includes communication between the State Clearinghouse and reviewing agencies related to the review period and a copy of the date-stamped notice initiating review of the draft Initial Study/Mitigated Negative Declaration. This does not require any change to any of SCOE's documentation.

Gerken, Matthew

From:	Wood, Dylan A@Wildlife <Dylan.A.Wood@wildlife.ca.gov>
Sent:	Tuesday, August 07, 2018 12:53 PM
To:	Gerken, Matthew
Cc:	Wildlife R2 CEQA
Subject:	Comments on the Mitigated Negative Declaration for the Gerber Community School (SCH# 2018072016)

Mr. Gerken,

The California Department of Fish and Wildlife (CDFW) received and reviewed the Mitigated Negative Declaration for the Gerber Community School (Project) in Sacramento County pursuant the California Environmental Quality Act (CEQA).

CDFW offers the comments and recommendations below to assist Lead Agency in adequately identifying and, where appropriate, mitigating the Project's significant, or potentially significant, direct and indirect impacts on fish and wildlife (biological) resources.

Notification to CDFW is required, pursuant to Fish and Game Code section 1602 if a Project proposes activities that will substantially divert or obstruct the natural flow of water; substantially change or use any material from the bed, channel or bank of any river, stream, or lake; or deposit or dispose of debris, waste, or other material containing crumbled, flaked, or ground pavement where it may pass into any river, stream, or lake. CDFW has identified some of the activities in the project description may be subject to Notification. CDFW approval of projects subject to Notification under Fish and Game Code section 1602, is facilitated when the environmental documentation discloses the impacts to and proposes measures to avoid, minimize, and mitigate impacts to perennial, intermittent, and ephemeral rivers, streams, and lakes, other features, and any associated biological resources/habitats present within the Project study area. CDFW relies on the lead agency environmental analysis when acting as a responsible agency if it is necessary to issue a Lake or Streambed Alteration Agreement for the Project. Addressing the Department comments ensures that the environmental document appropriately addresses project impacts and facilitating the approval of the Project. Please visit https://www.wildlife.ca.gov/Conservation/LSA for more information about obtaining a Lake or Streambed Alteration Agreement.

Thank you for the opportunity to provide comments and recommendations regarding those activities involved in the project that may affect California fish and wildlife. I am available for consultation regarding biological resources and strategies to minimize and/or mitigate impacts.

Sincerely,

Dylan Wood
California Department of Fish and Wildlife
Environmental Scientist
(916) 358-2384

1 August 2018

Tammy Sanchez
Sacramento County Office of Education
10530 Mather Boulevard
Sacramento, CA 95655

CERTIFIED MAIL
91 7199 9991 7039 6992 6465

COMMENTS TO REQUEST FOR REVIEW FOR THE MITIGATED NEGATIVE DECLARATION, GERBER COMMUNITY SCHOOL PROJECT, SCH# 2018072016, SACRAMENTO COUNTY

Pursuant to the State Clearinghouse's 9 July 2018 request, the Central Valley Regional Water Quality Control Board (Central Valley Water Board) has reviewed the *Request for Review for the Mitigated Negative Declaration* for the Gerber Community School Project, located in Sacramento County.

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

I. Regulatory Setting

Basin Plan

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

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

the United States Environmental Protection Agency (USEPA). Basin Plan amendments only become effective after they have been approved by the OAL and in some cases, the USEPA. Every three (3) years, a review of the Basin Plan is completed that assesses the appropriateness of existing standards and evaluates and prioritizes Basin Planning issues.

For more information on the *Water Quality Control Plan for the Sacramento and San Joaquin River Basins*, please visit our website:
http://www.waterboards.ca.gov/centralvalley/water_issues/basin_plans/.

Antidegradation Considerations

All wastewater discharges must comply with the Antidegradation Policy (State Water Board Resolution 68-16) and the Antidegradation Implementation Policy contained in the Basin Plan. The Antidegradation Policy is available on page IV-15.01 at:
http://www.waterboards.ca.gov/centralvalleywater_issues/basin_plans/sacsjr.pdf

In part it states:

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

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

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

II. Permitting Requirements

Construction Storm Water General Permit

Dischargers whose project disturb one or more acres of soil or where projects disturb less than one acre but are part of a larger common plan of development that in total disturbs one or more acres, are required to obtain coverage under the General Permit for Storm Water Discharges Associated with Construction Activities (Construction General Permit), Construction General Permit Order No. 2009-009-DWQ. Construction activity subject to this permit includes clearing, grading, grubbing, disturbances to the ground, such as stockpiling, or excavation, but does not include regular maintenance activities performed to restore the original line, grade, or capacity of the facility. The Construction General Permit requires the development and implementation of a Storm Water Pollution Prevention Plan

(SWPPP).

For more information on the Construction General Permit, visit the State Water Resources Control Board website at:
http://www.waterboards.ca.gov/water_issues/programs/stormwater/constpermits.shtml.

Phase I and II Municipal Separate Storm Sewer System (MS4) Permits[1]

The Phase I and II MS4 permits require the Permittees reduce pollutants and runoff flows from new development and redevelopment using Best Management Practices (BMPs) to the maximum extent practicable (MEP). MS4 Permittees have their own development standards, also known as Low Impact Development (LID)/post-construction standards that include a hydromodification component. The MS4 permits also require specific design concepts for LID/post-construction BMPs in the early stages of a project during the entitlement and CEQA process and the development plan review process.

For more information on which Phase I MS4 Permit this project applies to, visit the Central Valley Water Board website at:
http://www.waterboards.ca.gov/centralvalley/water_issues/storm_water/municipal_permits/.

For more information on the Phase II MS4 permit and who it applies to, visit the State Water Resources Control Board at:
http://www.waterboards.ca.gov/water_issues/programs/stormwater/phase_ii_municipal.shtml

Industrial Storm Water General Permit

Storm water discharges associated with industrial sites must comply with the regulations contained in the Industrial Storm Water General Permit Order No. 2014-0057-DWQ.

For more information on the Industrial Storm Water General Permit, visit the Central Valley Water Board website at:
http://www.waterboards.ca.gov/centralvalley/water_issues/storm_water/industrial_general_permits/index.shtml.

Clean Water Act Section 404 Permit

If the project will involve the discharge of dredged or fill material in navigable waters or wetlands, a permit pursuant to Section 404 of the Clean Water Act may be needed from the United States Army Corps of Engineers (USACOE). If a Section 404 permit is required by the USACOE, the Central Valley Water Board will review the permit application to ensure that discharge will not violate water quality standards. If the project requires surface water

[1] Municipal Permits = The Phase I Municipal Separate Storm Water System (MS4) Permit covers medium sized Municipalities (serving between 100,000 and 250,000 people) and large sized municipalities (serving over 250,000 people). The Phase II MS4 provides coverage for small municipalities, including non-traditional Small MS4s, which include military bases, public campuses, prisons and hospitals.

drainage realignment, the applicant is advised to contact the Department of Fish and Game for information on Streambed Alteration Permit requirements.

If you have any questions regarding the Clean Water Act Section 404 permits, please contact the Regulatory Division of the Sacramento District of USACOE at (916) 557-5250.

Clean Water Act Section 401 Permit – Water Quality Certification

If an USACOE permit (e.g., Non-Reporting Nationwide Permit, Nationwide Permit, Letter of Permission, Individual Permit, Regional General Permit, Programmatic General Permit), or any other federal permit (e.g., Section 10 of the Rivers and Harbors Act or Section 9 from the United States Coast Guard), is required for this project due to the disturbance of waters of the United States (such as streams and wetlands), then a Water Quality Certification must be obtained from the Central Valley Water Board prior to initiation of project activities. There are no waivers for 401 Water Quality Certifications.

Waste Discharge Requirements – Discharges to Waters of the State

If USACOE determines that only non-jurisdictional waters of the State (i.e., "non-federal" waters of the State) are present in the proposed project area, the proposed project may require a Waste Discharge Requirement (WDR) permit to be issued by Central Valley Water Board. Under the California Porter-Cologne Water Quality Control Act, discharges to all waters of the State, including all wetlands and other waters of the State including, but not limited to, isolated wetlands, are subject to State regulation.

For more information on the Water Quality Certification and WDR processes, visit the Central Valley Water Board website at:
http://www.waterboards.ca.gov/centralvalley/help/business_help/permit2.shtml.

Dewatering Permit

If the proposed project includes construction or groundwater dewatering to be discharged to land, the proponent may apply for coverage under State Water Board General Water Quality Order (Low Risk General Order) 2003-0003 or the Central Valley Water Board's Waiver of Report of Waste Discharge and Waste Discharge Requirements (Low Risk Waiver)
R5-2013-0145. Small temporary construction dewatering projects are projects that discharge groundwater to land from excavation activities or dewatering of underground utility vaults. Dischargers seeking coverage under the General Order or Waiver must file a Notice of Intent with the Central Valley Water Board prior to beginning discharge.

For more information regarding the Low Risk General Order and the application process, visit the Central Valley Water Board website at:

http://www.waterboards.ca.gov/board_decisions/adopted_orders/water_quality/2003/wqo/wqo2003-0003.pdf

For more information regarding the Low Risk Waiver and the application process, visit the Central Valley Water Board website at:

http://www.waterboards.ca.gov/centralvalley/board_decisions/adopted_orders/waivers/r5-2013-0145_res.pdf

Regulatory Compliance for Commercially Irrigated Agriculture

If the property will be used for commercial irrigated agricultural, the discharger will be required to obtain regulatory coverage under the Irrigated Lands Regulatory Program. There are two options to comply:

1. **Obtain Coverage Under a Coalition Group.** Join the local Coalition Group that supports land owners with the implementation of the Irrigated Lands Regulatory Program. The Coalition Group conducts water quality monitoring and reporting to the Central Valley Water Board on behalf of its growers. The Coalition Groups charge an annual membership fee, which varies by Coalition Group. To find the Coalition Group in your area, visit the Central Valley Water Board's website at: http://www.waterboards.ca.gov/centralvalley/water_issues/irrigated_lands/for_growers/apply_coalition_group/index.shtml or contact water board staff at (916) 464-4611 or via email at IrrLands@waterboards.ca.gov.

2. **Obtain Coverage Under the General Waste Discharge Requirements for Individual Growers, General Order R5-2013-0100**. Dischargers not participating in a third-party group (Coalition) are regulated individually. Depending on the specific site conditions, growers may be required to monitor runoff from their property, install monitoring wells, and submit a notice of intent, farm plan, and other action plans regarding their actions to comply with their General Order. Yearly costs would include State administrative fees (for example, annual fees for farm sizes from 10-100 acres are currently $1,084 + $6.70/Acre); the cost to prepare annual monitoring reports; and water quality monitoring costs. To enroll as an Individual Discharger under the Irrigated Lands Regulatory Program, call the Central Valley Water Board phone line at (916) 464-4611 or e-mail board staff at IrrLands@waterboards.ca.gov.

Low or Limited Threat General NPDES Permit

If the proposed project includes construction dewatering and it is necessary to discharge the groundwater to waters of the United States, the proposed project will require coverage under a National Pollutant Discharge Elimination System (NPDES) permit. Dewatering discharges are typically considered a low or limited threat to water quality and may be covered under the General Order for *Dewatering and Other Low Threat Discharges to Surface Waters* (Low Threat General Order) or the General Order for *Limited Threat Discharges of Treated/Untreated Groundwater from Cleanup Sites, Wastewater from Superchlorination Projects, and Other Limited Threat Wastewaters to Surface Water* (Limited Threat General Order). A complete application must be submitted to the Central Valley Water Board to obtain coverage under these General NPDES permits.

For more information regarding the Low Threat General Order and the application process, visit the Central Valley Water Board website at:
http://www.waterboards.ca.gov/centralvalley/board_decisions/adopted_orders/general_orders/r5-2013-0074.pdf

For more information regarding the Limited Threat General Order and the application process, visit the Central Valley Water Board website at:
http://www.waterboards.ca.gov/centralvalley/board_decisions/adopted_orders/general_orders/r5-2013-0073.pdf

NPDES Permit

If the proposed project discharges waste that could affect the quality of surface waters of the State, other than into a community sewer system, the proposed project will require coverage under a National Pollutant Discharge Elimination System (NPDES) permit. A complete Report of Waste Discharge must be submitted with the Central Valley Water Board to obtain a NPDES Permit.

For more information regarding the NPDES Permit and the application process, visit the Central Valley Water Board website at:
http://www.waterboards.ca.gov/centralvalley/help/business_help/permit3.shtml

If you have questions regarding these comments, please contact me at (916) 464-4644 or Stephanie.Tadlock@waterboards.ca.gov.

Stephanie Tadlock

Stephanie Tadlock
Senior Environmental Scientist

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

Department of Toxic Substances Control

Matthew Rodriquez
Secretary for
Environmental Protection

Barbara A. Lee, Director
8800 Cal Center Drive
Sacramento, California 95826-3200

Edmund G. Brown Jr.
Governor

July 17, 2018

Ms. Tammy Sanchez
Assistant Superintendent
Business Services
Sacramento County Office of Education
10530 Mather Boulevard, Building #3688
Sacramento, California 95626

NOTICE OF COMPLETION AND DRAFT MITIGATED NEGATIVE DECLARATION FOR THE GERBER COMMUNITY SCHOOL PROJECT, GERBER ROAD AND FERNRIDGE DRIVE, SACRAMENTO, SACRAMENTO COUNTY (SCH #2018072016)

Dear Ms. Sanchez:

The Northern California Schools Unit of the Department of Toxic Substances Control (DTSC) has reviewed the Notice of Completion & Environmental Document Transmittal (NOC) and draft Mitigated Negative Declaration (MND) for the Gerber Community School project (Project) proposed by the Sacramento County Office of Education (COE). The due date to submit comments is August 6, 2018.

As reported in the NOC, the proposed Project is located at the intersection of Gerber Road and Fernridge Drive in unincorporated Sacramento County (Site), and would consist of three single-story buildings that would house classrooms, culinary classrooms, offices, and a multi-purpose room. The buildings would be developed around a central outdoor courtyard which would include a shade structure and a multi-sport physical education area. The school would accommodate up to approximately 135 students in grades 7 through 12 as well as approximately 10 staff.

The COE entered into an Environmental Oversight Agreement with DTSC on April 30, 2018 (HSA-FY17/18-100), and has made a commitment to work with DTSC to conduct a Preliminary Environmental Assessment to complete the investigation of environmental impacts at the Site.

Based on a review of the NOC, DTSC would like to provide the following comment:

1. The environmental investigation, and mitigation and/or removal if deemed necessary, should continue to be conducted under DTSC oversight. The MND requires an analysis of the potential public health and environmental impacts associated with the proposed response action, if necessary, pursuant to requirements of the California Environmental Quality Act (CEQA - Pub. Resources Code, Division 13, section 21000 et seq.), and it's implementing Guidelines (California Code of Regulations, Title14, section15000 et seq.), prior to approval or adoption of a CEQA determination for the Project. If necessary, a discussion of the mitigation and/or removal actions, and associated cumulative impacts to the Site and the surrounding environment, should be included in the final CEQA documentation. If sufficient information to discuss the proposed mitigation and/or removal actions, and their associated impacts to the Site and the surrounding environment, are not available for inclusion in the final CEQA documentation, then an Addendum may be required.

DTSC is also administering the Revolving Loan Fund (RLF) Program, which provides revolving loans to investigate and clean up hazardous materials at properties where redevelopment is likely to have a beneficial impact to a community. These loans are available to developers, businesses, schools, and local governments.

For additional information on DTSC's Schools process or RLF Program, please visit DTSC's web site at www.dtsc.ca.gov. If you would like to discuss this matter further, please contact me at (916) 255-3695, or via email at Bud.Duke@dtsc.ca.gov.

Sincerely,

Harold (Bud) Duke, PG
Northern California Schools Unit
Site Mitigation and Restoration Program

cc: (see next page)

cc: (via email)

State Clearinghouse
Office of Planning and Research
State.clearinghouse@opr.ca.gov

Mr. John Gordon
Department of Education – Sacramento, CA
JGordon@cde.ca.gov

Mr. Jose Salcedo, PE, Chief
DTSC Schools Unit – Sacramento, CA
Jose.Salcedo@dtsc.ca.gov

Ms. Lesley Taylor
Department of Education – Sacramento, CA
LTaylor@cde.ca.gov

July 30, 2018

SENT VIA E-MAIL ONLY

Ms. Tammy Sanchez
Sacramento County Office of Education
P.O. Box 269003
Sacramento, CA 95826

Gerber Community School Project (SCH #: 2018072016)

Dear Ms. Sanchez:

Thank you for providing the Gerber Community School Project Mitigated Negative Declaration (MND) to the Sacramento Metropolitan Air Quality Management District (Sac Metro Air District) for review. The Sacramento County Office of Education (SCOE) proposes to build a new community school on 3.8 acres south of Gerber Road on Fernridge Drive. The school would consist of 3 one-story buildings (11,000 square feet total), a courtyard, and 30 parking spaces that could serve 135 students and 27 staff. Although the project will not exceed the Sac Metro Air District's criteria pollutant or greenhouse gas emissions screening levels, Sac Metro Air District staff are providing the following comments supporting air quality and health.

Reducing Exposure to Air Toxics
The MND provides a thorough discussion on land use compatibility and exposure to toxic air contaminants using California Air Resources Board's guidance. The Sac Metro Air District recently released a new tool that assesses the potential increased cancer risk of siting projects with sensitive receptors near high volume roadways and railways. Although the project is outside the buffer distances from the freeway noted in CARB's guidance, our model does show an increase in cancer risk from mobile sources air toxics (from Highway 99 and the Fresno Subdivision rail line).[1,2] Evidence exists associating short-term and long-term health effects with locating sensitive receptors near major roadways or rail lines. These include an increased exposure to carcinogens such as diesel particulate matter, organic gases, and fine particulate matter. In addition to carcinogens, roadway pollution may include fine particulates with metallic constituents, which are strongly associated with acute respiratory diseases and cardiovascular disease, including death from heart attack.

To protect future populations at the project site, we recommend SCOE install enhanced indoor air filtration on the buildings. The filtration for the heating, ventilation and air conditioning system (HVAC) should be certified by the American Society of Heating, Refrigerating and Air-Conditioning Engineers (ASHRAE) and equivalent to or greater than that provided by MERV 13 filters (as defined by ASHRAE standard 52.2). A licensed mechanical engineer, or an individual authorized by California Business and Professions Code Sections 6700-6799 to design mechanical ventilation systems, should be consulted.

[1] Mobile Sources Air Toxics mapping tool http://sacramentorisk.azurewebsites.net/
[2] Mobile Sources Air Toxics documents http://www.airquality.org/businesses/ceqa-land-use-planning/mobile-sources-air-toxics-protocol

Building permit documents should incorporate all designs and details necessary for the construction of the enhanced ventilation system. The ventilation systems installed shall be properly maintained as specified by the manufacturer. A fixed notice shall be placed on the filter compartment door of each ventilation unit advising that MERV 13 (or greater) filters shall be used.

Bicycle and Pedestrian Connectivity
The MND notes sidewalk improvements will be constructed to access the project site from Fernridge Drive. Exhibit 3.16-1 also shows the Existing and Planned Pedestrian, Bicycle and Bus Routes in proximity to the project, demonstrating the opportunity for SCOE to further encourage the use of bicycle, pedestrian and transit transportation modes. We recommend SCOE work with the County of Sacramento, and invest in building the class I, multi-use path along its southern boundary (the Gerber Creek Trail), or at a minimum plan to provide clear, safe connections from the school to the future trail.

Recognizing the transit stops noted on Exhibit 3.16-1 are not all active routes, the Sac Metro Air District encourages SCOE to provide safe access for bikes and pedestrians from the school site through the adjacent commercial properties to the north and west. WALKSacramento and the Sacramento Area Bicycle Advocates (SABA) are local non-profit groups that have expertise in safe and efficient walking and bicycling infrastructure. We recommend SCOE contact them. WALKSacramento's representative is Mr. Chris Holm (916-446-9255) and SABA's representative is Mr. Jim Brown (916-444-6600).

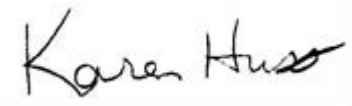
We also recommend SCOE include adequate bike parking at the school to accommodate students and staff. The Association of Pedestrian and Bicycle Professionals offers guidance on bicycle parking, Essentials of Bicycle Parking, available at https://www.apbp.org/page/Bike_Parking.

Trees
Trees clean the air, reducing carbon, ozone, and particulate matter in the atmosphere. Trees help to keep communities cool, reducing summertime temperatures and urban heat island effect. Projects with tree canopy also encourage the use of active transportation modes like walking and biking. Sac Metro Air District recommends the inclusion of lower volatile organic compound (VOC) emitting tree species. A list of low emitting trees can be found on the Sacramento Tree Foundation's website:
http://www.sactree.com/assets/ShadyEightySTFweb.pdf.

Rules and Basic Construction Practices
All projects are subject to Sac Metro Air District rules in effect at the time of construction and any construction project, regardless of the size, is asked to implement the Basic Construction Emission Control Practices. The Basic Construction Emission Control Practices and the Rules Statement are attached for your reference.

Please contact me at 916-874-4881 or khuss@airquality.org if you have any questions regarding these comments.

Sincerely,



Karen Huss
Associate Air Quality Planner/Analyst

Attachments

Cc: Paul Philley, SMAQMD
Kristi Grabow, Sacramento County Planning and Environmental Review
Heather Yee, Sacramento County Transportation
Chris Holm, WALKSacramento
Jim Brown, SABA

BASIC CONSTRUCTION EMISSION CONTROL PRACTICES (BEST MANAGEMENT PRACTICES)

The following Basic Construction Emissions Control Practices are considered feasible for controlling fugitive dust from a construction site. The practices also serve as best management practices (BMPs), allowing the use of the non-zero particulate matter significance thresholds.

Control of fugitive dust is required by District Rule 403 and enforced by District staff.

- Water all exposed surfaces two times daily. Exposed surfaces include, but are not limited to soil piles, graded areas, unpaved parking areas, staging areas, and access roads.
- Cover or maintain at least two feet of free board space on haul trucks transporting soil, sand, or other loose material on the site. Any haul trucks that would be traveling along freeways or major roadways should be covered.
- Use wet power vacuum street sweepers to remove any visible trackout mud or dirt onto adjacent public roads at least once a day. Use of dry power sweeping is prohibited.
- Limit vehicle speeds on unpaved roads to 15 miles per hour (mph).
- All roadways, driveways, sidewalks, parking lots to be paved should be completed as soon as possible. In addition, building pads should be laid as soon as possible after grading unless seeding or soil binders are used.

The following practices describe exhaust emission control from diesel powered fleets working at a construction site. California regulations limit idling from both on-road and off-road diesel powered equipment. The California Air Resources Board enforces the idling limitations.

- Minimize idling time either by shutting equipment off when not in use or reducing the time of idling to 5 minutes [required by California Code of Regulations, Title 13, sections 2449(d)(3) and 2485]. Provide clear signage that posts this requirement for workers at the entrances to the site.

Although not required by local or state regulation, many construction companies have equipment inspection and maintenance programs to ensure work and fuel efficiencies.

- Maintain all construction equipment in proper working condition according to manufacturer's specifications. The equipment must be checked by a certified mechanic and determine to be running in proper condition before it is operated.

Lead agencies may add these emission control practices as Conditions of Approval (COA) or include in a Mitigation Monitoring and Reporting Program (MMRP).

Sac Metro Air District Rules & Regulations Statement (revised 6/2018)

*The following statement is recommended as standard condition of approval or construction document language for **all** development projects within the Sacramento Metropolitan Air Quality Management District (Sac Metro Air District):*

All projects are subject to Sac Metro Air District rules in effect at the time of construction. A complete listing of current rules is available at www.airquality.org or by calling 916-874-4800. Specific rules that may relate to construction activities or building design may include, but are not limited to:

Rule 201: General Permit Requirements. Any project that includes the use of equipment capable of releasing emissions to the atmosphere may require permit(s) from Sac Metro Air District prior to equipment operation. The applicant, developer, or operator of a project that includes an emergency generator, boiler, or heater should contact the Sac Metro Air District early to determine if a permit is required, and to begin the permit application process. Other general types of uses that require a permit include, but are not limited to, dry cleaners, gasoline stations, spray booths, and operations that generate airborne particulate emissions. Portable construction equipment (e.g. generators, compressors, pile drivers, lighting equipment, etc.) with an internal combustion engine over 50 horsepower is required to have a Sac Metro Air District permit or a California Air Resources Board portable equipment registration (PERP) (see Other Regulations below).

Rule 402: Nuisance. The developer or contractor is required to prevent dust or any emissions from onsite activities from causing injury, nuisance, or annoyance to the public.

Rule 403: Fugitive Dust. The developer or contractor is required to control dust emissions from earth moving activities, storage or any other construction activity to prevent airborne dust from leaving the project site.

Rule 414: Water Heaters, Boilers and Process Heaters Rated Less Than 1,000,000 BTU PER Hour. The developer or contractor is required to install water heaters (including residence water heaters), boilers or process heaters that comply with the emission limits specified in the rule.

Rule 417: Wood Burning Appliances. This rule prohibits the installation of any new, permanently installed, indoor or outdoor, uncontrolled fireplaces in new or existing developments.

Rule 442: Architectural Coatings. The developer or contractor is required to use coatings that comply with the volatile organic compound content limits specified in the rule.

Rule 453: Cutback and Emulsified Asphalt Paving Materials. This rule prohibits the use of certain types of cut back or emulsified asphalt for paving, road construction or road maintenance activities.

Rule 460: Adhesives and Sealants. The developer or contractor is required to use adhesives and sealants that comply with the volatile organic compound content limits specified in the rule.

Rule 902: Asbestos. The developer or contractor is required to notify the Sac Metro Air District of any regulated renovation or demolition activity. Rule 902 contains specific requirements for surveying, notification, removal, and disposal of asbestos containing material.

Other Regulations (California Code of Regulations (CCR))

17 CCR, Division 3, Chapter 1, Subchapter 7.5, §93105 Naturally Occurring Asbestos: The developer or contractor is required to notify the Sac Metro Air District of earth moving projects, greater than 1 acre in size in areas "Moderately Likely to Contain Asbestos" within eastern Sacramento County. The developer or contractor is required to comply with specific requirements for surveying, notification, and handling soil that contains naturally occurring asbestos.

13 CCR, Division 3, Chapter 9, Article 5, Portable Equipment Registration Program: The developer or contractor is required to comply with all registration and operational requirements of the portable equipment registration program such as recordkeeping and notification.

13 CCR, Division 3, Chapter 9, Article 4.8, §2449(d)(2) and 13 CCR, Division 3, Chapter 10, Article 1, §2485 regarding Anti-Idling: Minimize idling time either by shutting equipment off when not in use or reducing the time of idling to 5 minutes. These apply to diesel powered off-road equipment and on-road vehicles, respectively.

Gerken, Matthew

From: Traci Canfield <TCanfield@sacrt.com>
Sent: Thursday, July 26, 2018 3:05 PM
To: Gerken, Matthew; tsanchez@egusd.net
Subject: Gerber School IS/MND

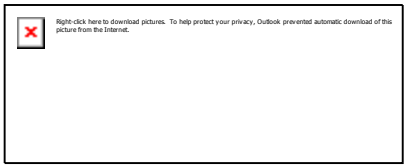
Hello -
I reviewed the Gerber School IS/MND and the description of bus stops is not accurate. We currently have no active bus stops east of Power Inn on Gerber. The closest service can be seen in the maps:
http://www.sacrt.com/schedules/maps/R054.gif
http://www.sacrt.com/schedules/maps/R055.gif

Please let me know if you have any questions.

thank,
Traci

Traci Canfield
Senior Strategic Planner
Sacramento Regional Transit
916-556-0513
tcanfield@sacrt.com

Help us rethink our transit system:
http://www.sacrt.com/apps/sacrtforward/



MIWOK MAIDU United Auburn Indian Community of the Auburn Rancheria

Gene Whitehouse, Chairman | John L. Williams, Vice Chairman | Danny Rey, Secretary | Jason Camp, Treasurer | Gabe Cayton, Council Member

June 29, 2018

Tamara Sanchez
Assistant Superintendent
Sacramento County Office of Education
P.O. Box 269003
Sacramento, CA 95826-9003

RE: AB 52 Consultation Request for the Proposed Gerber Community School Project, Sacramento County, CA

Dear Assistant Superintendent Tamara Sanchez,

The United Auburn Indian Community (UAIC) received a letter from the Sacramento County Office of Education dated 6/25/2018, formally notifying us of a proposed project, the Gerber Community School Project in Sacramento County, and an opportunity to consult under AB 52. UAIC does not wish to initiate consultation under AB 52 at this time, but should the project change in material ways, we request that the Tribe be informed of those changes so that we may reassess the need to initiate consultation. We do ask, however, that this letter be made part of the project record.

While we do not wish to initiate AB 52 consultation at this time, we would like to receive copies of any archaeological reports or cultural resource assessments (including requests for, and the results of, records searches) that are completed for the proposed project so we can determine whether tribal cultural resources that are important to UAIC could be impacted. We also request copies of future environmental documents for the proposed project so that we have the opportunity to comment on potential impacts and proposed mitigation measures related to cultural resources. Finally, please contact us if you discover any tribal cultural resources within the project area.

If tribal cultural resources are identified, it is UAIC's policy to have a tribal monitor present during any ground disturbing activities. It is also our policy to have tribal representatives present during any surveys, including initial pedestrian surveys, to identify tribal cultural resources. UAIC's policy is to preserve tribal cultural resources in place and avoid them whenever possible. And, subsurface testing and data recovery must not occur without first consulting with UAIC and receiving UAIC's written consent.

If you have any questions or additional information to provide, please contact Marcos Guerrero, our Cultural Resources Manager, at (530) 883-2364 or by email at mguerrero@auburnrancheria.com.

Tribal Office 10720 Indian Hill Road Auburn, CA 95603 (530) 883-2390 FAX (530) 883-2380

Thank you for notifying UAIC of the proposed project. We look forward to working with you on other projects in the future.

Sincerely,

Gene Whitehouse
Chairman

CC: Matthew Moore, UAIC Tribal Historic Preservation Officer
Marcos Guerrero, UAIC Cultural Resources Manager

Tribal Office 10720 Indian Hill Road Auburn, CA 95603 (530) 883-2390 FAX (530) 883-2380

STATE OF CALIFORNIA
GOVERNOR'S OFFICE *of* PLANNING AND RESEARCH

EDMUND G. BROWN JR.
GOVERNOR

KEN ALEX
DIRECTOR

Memorandum

Date: July 10, 2018

To: All Reviewing Agencies

From: Scott Morgan, Director

Re: SCH # 2018072016
Gerber Community School Project

The State Clearinghouse forwarded the above-mentioned project to your agency for review on **July 9, 2018** with incorrect review dates. Please make note of the following information for your files:

Review period began: **July 9, 2018**
Review period ends: **August 7, 2018**

We apologize for any inconvenience this may have caused. All other project information remains the same.

cc: Tammy Sanchez
Sacramento County Office of Education
10530 Mather Blvd, Bldg. #3688
Sacramento, CA 95626

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # 2018072016

Project Title: Gerber Community School Project
Lead Agency: Sacramento County Office of Education — Contact Person: Tammy Sanchez
Mailing Address: 10530 Mather Boulevard, Bldg. #3688 — Phone: (916) 228-2551
City: Sacramento — Zip: 95626 — County: Sacramento

Project Location: County: Sacramento — City/Nearest Community: Sacramento
Cross Streets: Gerber Road and Power Inn Road — Zip Code: 95626
Longitude/Latitude (degrees, minutes and seconds): 38 ° 20 ' 50.47" N / 121 ° 24 ' 22.48" W Total Acres: 3.82
Assessor's Parcel No.: 115-0430-075 and 115-0430-076 — Section: ____ Twp.: ____ Range: ____ Base: ____
Within 2 Miles: State Hwy #: State Route 99 — Waterways: Elder Creek
Airports: ____ — Railways: ____ — Schools: ____

Document Type:

CEQA: ☐ NOP ☐ Early Cons ☐ Neg Dec ☒ Mit Neg Dec ☐ Draft EIR ☐ Supplement/Subsequent EIR (Prior SCH No.) ____ Other: ____
NEPA: ☐ NOI ☐ EA ☐ Draft EIS ☐ FONSI Other: ☐ Joint Document ☐ Final Document ☐ Other: ____

Governor's Office of Planning & Research
JUL 09 2018
STATE CLEARINGHOUSE

Local Action Type:

☐ General Plan Update ☐ General Plan Amendment ☐ General Plan Element ☐ Community Plan
☐ Specific Plan ☐ Master Plan ☐ Planned Unit Development ☐ Site Plan
☐ Rezone ☐ Prezone ☐ Use Permit ☐ Land Division (Subdivision, etc.)
☐ Annexation ☐ Redevelopment ☐ Coastal Permit ☒ Other: School Dev.

Development Type:

☐ Residential: Units ____ Acres ____
☐ Office: Sq.ft. ____ Acres ____ Employees ____
☐ Commercial: Sq.ft. ____ Acres ____ Employees ____
☐ Industrial: Sq.ft. ____ Acres ____ Employees ____
☒ Educational: Community School (grades 7-12)
☐ Recreational: ____
☐ Water Facilities: Type ____ MGD ____
☐ Transportation: Type ____
☐ Mining: Mineral ____
☐ Power: Type ____ MW ____
☐ Waste Treatment: Type ____ MGD ____
☐ Hazardous Waste: Type ____
☐ Other: ____

Project Issues Discussed in Document:

☐ Aesthetic/Visual ☐ Agricultural Land ☐ Air Quality ☐ Archeological/Historical ☐ Biological Resources ☐ Coastal Zone ☐ Drainage/Absorption ☐ Economic/Jobs
☐ Fiscal ☐ Flood Plain/Flooding ☐ Forest Land/Fire Hazard ☐ Geologic/Seismic ☐ Minerals ☐ Noise ☐ Population/Housing Balance ☐ Public Services/Facilities
☐ Recreation/Parks ☐ Schools/Universities ☐ Septic Systems ☐ Sewer Capacity ☐ Soil Erosion/Compaction/Grading ☐ Solid Waste ☐ Toxic/Hazardous ☐ Traffic/Circulation
☐ Vegetation ☐ Water Quality ☐ Water Supply/Groundwater ☐ Wetland/Riparian ☐ Growth Inducement ☐ Land Use ☐ Cumulative Effects ☐ Other: ____

Present Land Use/Zoning/General Plan Designation:
vacant/SC (Shopping Center)/Commercial and Office

Project Description: *(please use a separate page if necessary)*
The Gerber Community School would consist of three single-story buildings that house classrooms, culinary classrooms, offices, and a multi-purpose room around a central outdoor courtyard with a shade structure and a multi-sport physical education area. The school site includes a parking lot with approximately 30 stalls and a drop-off area with two entrances to the parking lot would be located off Fernridge Drive. The school could accommodate up to approximately 135 students in grades 7 through 12 and approximately 10 staff. However, the school is only expected to serve 40 students under typical conditions. SCOE is planning to complete the detailed design of the school and site during 2019, complete the construction process during 2019 and 2020, and open the school in late 2020.

State Clearinghouse Contact: BH (916) 445-0613
State Review Began: 7-9-2018
SCH COMPLIANCE 8-6-2018

Please note State Clearinghouse Number (SCH#) on all Comments
SCH#: 2018072016
Please forward late comments directly to the Lead Agency

AQMD/APCD 25
(Resources: 7/14)

Project Sent to the following State Agencies

- X Resources
- ____ Boating & Waterways
- X Central Valley Flood Prot.
- ____ Coastal Comm
- ____ Colorado Rvr Bd.
- X Conservation
- X CDFW # 2
- ____ Cal Fire
- ____ Historic Preservation
- X Parks & Rec
- ____ Bay Cons & Dev Comm.
- X DWR

CalSTA
- ____ Aeronautics
- X CHP
- X Caltrans# 3
- ____ Trans Planning

Other
- X Education
- ____ OES
- ____ Food & Agriculture
- ____ HCD

State/Consumer Svcs
- ____ General Services

Cal EPA
- ____ ARB: Airport & Freight
- ____ ARB: Transportation Projects
- ____ ARB: Major Industrial/Energy
- ____ Resources, Recycl.& Recovery
- ____ SWRCB: Div. of Drinking Water
- ____ **SWRCB: Div. Drinking Wtr #**
- ____ SWRCB: Div. Financial Assist.
- ____ SWRCB: Wtr Quality
- ____ SWRCB: Wtr Rights
- X Reg. WQCB # 5S
- X Toxic Sub Ctrl-CTC

Yth/Adlt Corrections
- ____ Corrections

Independent Comm
- X Delta Protection Comm
- X Delta Stewardship Council
- ____ Energy Commission
- X NAHC
- ____ Public Utilities Comm
- ____ Santa Monica Bay Restoration
- ____ State Lands Comm
- ____ Tahoe Rgl Plan Agency
- ____ Conservancy

____ Other: ____

ATTACHMENT B

Draft Initial Study/Mitigated Negative Declaration

Draft

Gerber Community School
Initial Study/Mitigated Negative Declaration

Prepared for:

Sacramento County Office of Education

Prepared by:

AECOM

July 2018

Draft

Gerber Community School
Initial Study/Mitigated Negative Declaration

Prepared for:

Sacramento County
Office of Education
P.O Box 269003
Sacramento, CA 95826

Contact:

Tamara Sanchez
Assistant Superintendent, Business Services
916/228-2551

Prepared by:

AECOM
2020 L Street, Suite 400
Sacramento, CA 95811

Contact:

Matthew Gerken
Project Manager
916/414-5800

AECOM

July 2018

TABLE OF CONTENTS

Exhibits

Tables

Appendices

ACRONYMS AND ABBREVIATIONS

2017 Scoping Plan Update	California's 2017 Climate Change Scoping Plan: The Strategy for Achieving California's 2030 Greenhouse Gas Target
AB	Assembly Bill
afy	acre-feet per year
amsl	above mean sea level
ARB	California Air Resources Board
B.P.	Before Present
BMPs	best management practices
CAA	Clean Air Act
CAAQA	California ambient air quality standards
CAAQS	California Ambient Air Quality Standards
CAL FIRE	California Department of Forestry and Fire Protection
Cal-Am	California American Water
CalEEMod	California Emissions Estimator Model
CalRecycle	California Department of Resources Recycling and Recovery
CCR	California Code of Regulations
CDE	California Department of Education
CDFW	California Department of Fish and Wildlife
Central Valley RWQCB	Central Valley Regional Water Quality Control Board
CEQA	California Environmental Quality Act
CH_4	Methane
CNDDB	California Natural Diversity Database
CNPS	California Native Plant Society
CO	carbon monoxide
CO_2	carbon dioxide
CO_2e	carbon dioxide equivalents
Cortese list	California Department of Toxic Substances Control's hazardous waste and substances site list
CRPR	California Rare Plant Rank
CWA	Clean Water Act
dB	decibels
dBA	A-weighted decibels
DDT	dichlorodiphenyltrichloroethane
DOF	California Department of Finance
DPM	particulate matter exhaust from diesel-fueled engines
DTSC	California Department of Toxic Substances Control
EB	eastbound
EIR	environmental impact report
EPA	U.S. Environmental Protection Agency
ESA	Environmental Site Assessment
FEMA	Federal Emergency Management Agency
FHWA	Federal Highway Administration
GHG	greenhouse gas

Guide	Sacramento Metropolitan Air Quality Management District Guide to Air Quality Assessment in Sacramento County
GWP	Global warming potential
Handbook	Air Quality and Land Use Handbook: A Community Health Perspective
HVAC	heating, ventilation and air conditioning
Hz	hertz
in/sec	inches per second
IPCC	Intergovernmental Panel on Climate Change
IS	initial study
ITE	Institute of Transportation Engineers
ITE 9th Edition	Institute of Transportation Engineers trip generation rates
ITP	incidental take permit
lb/day	pounds per day
LDL	Larson Davis Laboratories
L_{dn}	day-night noise level
L_{eq}	equivalent sound level
$L_{eq}[h]$	1-hour, A-weighted equivalent sound level
LID	Low Impact Development
L_{max}	maximum sound level
LOS	level of service
Metro Fire	Sacramento Metropolitan Fire District
mgd	million gallons per day
MND	Mitigated Negative Declaration
mph	miles per hour
MRZ	mineral resource zone
MT	metric tons
$MTCO_2e$	metric tons carbon dioxide equivalents emissions per year
MTPS	Metropolitan Transportation Plan
N_2O	nitrous oxide
NAAQS	national ambient air quality standards
NAHC	Native American Heritage Commission
ND	Negative Declaration
NO_X	nitrogen oxides
NPDES	National Pollutant Discharge Elimination System
NPDES Municipal Permit	National Pollutant Discharge Elimination System Municipal Stormwater Permit
NRCS	U.S. Natural Resources Conservation Service
NWI	National Wetlands Inventory
Order 2009-0009-DWQ	National Pollutant Discharge Elimination System stormwater permit for general construction activity
PCE	passenger car equivalent
PEA	Preliminary Environmental Assessment
PM	particulate patter
PM_{10}	particulate patter equal to or less than 10 micrometers in diameter
$PM_{2.5}$	particulate patter equal to or less than 2.5 micrometers in diameter
PPV	peak particle velocity

quad	Rare Plant Inventory standard 9-quadrangle
RCNM	Roadway Construction Noise Model
RD	Reclamation District
Reclamation Board	now called the Central Valley Flood Protection Board
RMS	root mean square
RWQCB	Regional Water Quality Control Board
SACOG	Sacramento Area Council of Governments
SASD	Sacramento Area Sewer District (formerly known as County Sanitation District-1)
SB	Senate Bill
SC	Shopping Center
SCOE	Sacramento County Office of Education
Scoping Plan	Climate Change Scoping Plan
SCS	Sustainable Communities Strategy
SEL	sound exposure level
SMAQMD	Sacramento Metropolitan Air Quality Management District
SMARA	State of California's Surface Mining and Reclamation Act of 1975
SRCSD	Sacramento Regional County Sanitation District
SRFCP	Sacramento River Flood Control Project
SRWTP	Sacramento Regional Wastewater Treatment Plant
SSHCP	South Sacramento County Habitat Conservation Plan
SSQP	Sacramento Stormwater Quality Partnership
SSURGO	Soil Web soil survey data
State CEQA Guidelines	California Environmental Quality Act Guidelines
SVAB	Sacramento Valley Air Basin
SWPPP	stormwater pollution prevention plan
SWRCB	State Water Resources Control Board
TACs	toxic air contaminants
tons/yr	tons per year
tpd	tons per day
U.S.	United States
UCMP	University of California Berkeley Museum of Paleontology
USACE	United States Army Corps of Engineers
USB	Urban Services Boundary
USFWS	U.S. Fish and Wildlife Service
USGS	U.S. Geologic Survey
UWMP	Urban Water Management Plan
VdB	vibration decibels
VOC	volatile organic compounds
WB	westbound
WHO	World Health Organization

1 INTRODUCTION

Section 21080(a) of the California Public Resources Code states that analysis of a project's environmental impact is required for any "discretionary projects proposed to be carried out or approved by public agencies…" In this case, the Sacramento County Office of Education (SCOE) has determined that an initial study is required to determine whether there is substantial evidence that implementing the Gerber Community School would result in significant environmental impacts.

Pursuant to Section 15063 of the California Environmental Quality Act Guidelines (CEQA Guidelines) (Title 14, California Code of Regulations, Section 15000 et seq.), an initial study is a preliminary environmental analysis that is used by the lead agency as a basis for determining whether an environmental impact report (EIR), a mitigated negative declaration, or a negative declaration is required for a project. The CEQA Guidelines suggest that an initial study contain, in brief form, a project description; a description of the environmental setting; an identification of environmental effects by checklist or other similar form; an explanation of environmental effects; a discussion of mitigation for significant environmental effects; an evaluation of the project's consistency with existing, applicable land use controls; the names of persons who prepared the study; and identification of data sources used in the review of environmental impacts and the conclusions reached in the document.

Section 15070 of the CEQA Guidelines provides that a lead agency may prepare a mitigated negative declaration when (1) the initial study shows that there is no substantial evidence that the project may have a significant effect on the environment; or (2) the initial study identifies potentially significant effects, however incorporation of mitigation measures into the project would reduce all impacts to a less-than-significant level. Mitigation measures are identified to avoid, eliminate, or reduce potentially significant adverse impacts of the proposed project. Section 15064 specifies that, when an initial study identifies significant environmental impacts, the lead agency must prepare an EIR.

The analysis in this initial study concludes that the proposed project, with implementation of mitigation measures, would have no significant impacts. As such, further environmental review is not required by CEQA.

PROJECT REQUIRING ENVIRONMENTAL ANALYSIS

SCOE is proposing to construct and operate a new community school site, located south of the intersection of Gerber Road and Fernridge Drive, in unincorporated Sacramento County, California. The community school would have the capacity to accommodate up to approximately 135 students and 10 staff members.

The community school would consist of three single-story buildings, referred to as Building A, B, and C, around a central outdoor courtyard with a small (1,000 square foot) shade structure. A multi-sport physical education area will be located the west of the main buildings. To the east of the main buildings is a parking lot with approximately 30 stalls and a drop-off area.

DOCUMENT ORGANIZATION

This initial study is organized into five chapters:

- **Chapter 1, "Introduction,"** provides summary information about the proposed project and describes the purpose and content of the initial study.

- **Chapter 2, "Project Description,"** provides the project location, project background, project objectives, detailed project description, and the needed permits and approvals.
- **Chapter 3, "Environmental Checklist,"** contains the completed initial study checklist. The checklist contains an assessment and discussion of impacts associated with each particular environmental issue. When the evaluation identifies potentially significant effects, as identified in the checklist, mitigation measures are provided to reduce such impacts to less-than-significant levels.
- **Chapter 4, "References,"** identifies the information sources used in preparing this initial study.
- **Chapter 5, "List of Preparers,"** identifies the individuals who contributed to this initial study.

Appendices contain technical reports and other information to supplement the mitigated negative declaration.

2 PROJECT DESCRIPTION

2.1 INTRODUCTION

Sacramento County Office of Education (SCOE) is proposing to construct and operate a new community school site located south of the intersection of Gerber Road and Fernridge Drive, in unincorporated Sacramento County, California with the capacity to accommodate up to approximately 135 students and 10 staff members. This section provides the project location, project background, project objectives, detailed project description, and the needed permits and approvals.

2.2 PROJECT LOCATION AND SETTING

As shown in Exhibit 2-1, the project site is located in unincorporated Sacramento County. The total project site is approximately 3.82 acres in total land area and identified by the Sacramento County Assessor to include Assessor's Parcel Numbers: 115-0430-075 and 115-0430-076 (Exhibit 2-2). Both parcels are zoned SC, Shopping Center, and designated in the Sacramento County General Plan as Commercial and Offices. The area used for school uses is 3.36 acres in land area and a drive aisle accounts for 0.46 acres.

The project site was historically used for agriculture (orchard, row, and field crops) from at least 1937 to approximately 1984. From 2002 to present, the project site appears to have existed as vacant grassland. No building structures and/or water wells are known to have been located on the project site. The project site is relatively level and situated at an approximate elevation of 25–30 feet above mean sea level (amsl). A drainage ditch runs east to west approximately 450 feet along the northern perimeter of the project site before turning southwest and extending approximately 150 feet into the project site. The drainage ditch terminates at a 15-inch diameter screened pipe, which discharges into Elder Creek, located adjacent to, and south of the project site.

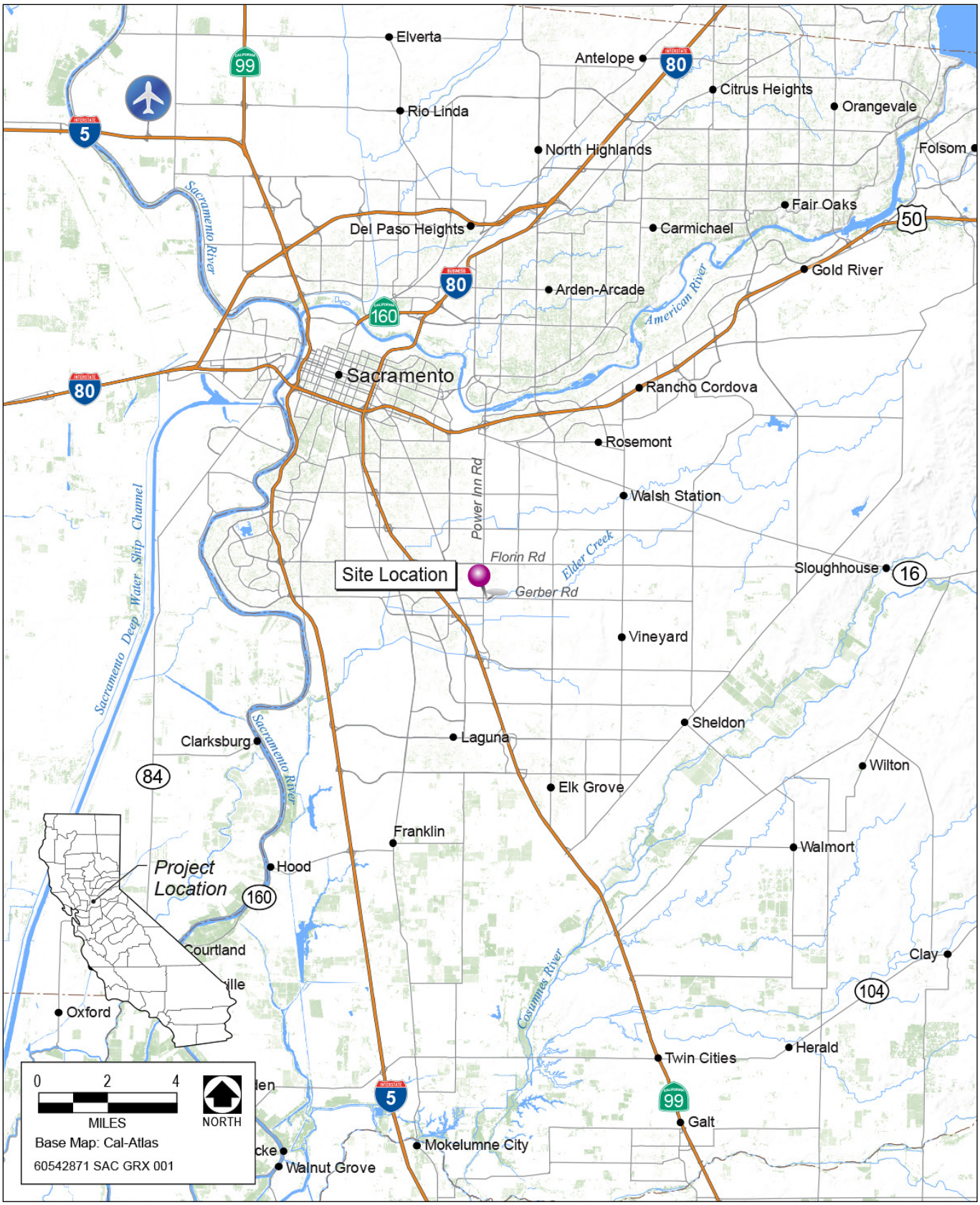
The project site is bordered to the north by an access road, two businesses (a restaurant and an auto parts store), and an undeveloped property, beyond which is Gerber Road; to the east by Elder Creek, beyond which is a residential neighborhood; to the south by Elder Creek, beyond which is a residential neighborhood; and to the west by a commercial shopping center, beyond which is Power Inn Road.

2.3 PROJECT OBJECTIVES

SCOE is one of 58 county offices of education in California. Approximately 650 regular and more than 950 temporary and substitute SCOE staff work year-round providing services that complement and supplement those offered by public school districts in Sacramento County.

SCOE provides technical assistance, curriculum and instructional support, staff development, legal and financial advice, and oversight to Sacramento County school districts. SCOE directly educates more than 30,000 children and adults, and provides support services to more than 242,000 students in 13 districts (SCOE 2017).

In addition, SCOE operates eight schools, including one elementary/junior high school (grades K–8), three community schools (grades 7–12), one juvenile court school (grades 7–12), and three special education schools (grades K–12). These schools provide alternative and special education programs for students from various Sacramento County school districts.



Source: AECOM 2017

Exhibit 2-1 Regional Location

SCOE has identified the following as the project objectives for the Gerber Community School:

- Meet the educational needs of up to 135 students, grades 7 through 12.
- Provide safe and efficient school site access for students and staff.
- Offer a school location within walking distance of transit service.

2.4 PROJECT DESCRIPTION

Sacramento County Office of Education is proposing to construct and operate the Gerber Community School on the project site. The school would have a capacity for up to 135 students in grades 7 through 12, although the school is expected to serve approximately 40 students. The school site would include approximately 12,000 square feet of buildings and shade structures including classrooms, culinary classrooms, offices, a multi-purpose room, and playing fields. The academic program will be supported by approximately 10 staff. The following subsections provide additional description of the proposed school buildings, roadways, utilities, and drainage features.

2.4.1 SCHOOL FACILITIES AND SITE PLAN

Exhibit 2-2 shows the gross acreage of the project site, acreage used for existing access to the project site, and the total usable acreage. School facilities would occupy approximately 3.4 acres of the project site (Exhibit 2-2). As shown in Exhibit 2-3, the school would consist of three single-story buildings, referred to as Building A, B, and C, around a central outdoor courtyard with a small (1,000 square foot) shade structure. To the west of the main buildings is a multi-sport physical education area. To the east of the main buildings is a parking lot with approximately 30 stalls and a drop-off area. The two entrances to the parking lot would be located on the north side of the property.

Building A (2,000 square feet) holds the school's office. Building B (4,000 square feet) would be a multi-purpose building, including a culinary classroom, multi-purpose room, serving kitchen, and restrooms. Building C (5,000 square feet) would be dedicated to the classrooms, including a collaborative workspace for making, learning, exploring, and sharing, and a space for SCOE's Senior Extension Program, where students receive personalized education plans. Exhibit 2-4 shows the draft exterior design for all three buildings and the shade structure.

The site will be lit for security, but there will be no lighting of any outdoor recreational space for evening or nighttime use. Lighting design would incorporate the Sacramento County design guidelines into final plans, including shielding or screening lighting fixtures to direct the light downward.

2.4.2 SCHEDULE

SCOE is planning to complete the detailed design of the school and site during 2019, complete the construction process during 2019 and 2020, and open the school in late 2020.

2.4.3 PUBLIC UTILITIES

The project site is currently undeveloped. As such, the project would require the installation of utilities. Utilities and service systems would be provided to future development by California American Water, the Sacramento

Area Sewer District (formerly known as County Sanitation District-1), Sacramento Regional County Sanitation District, Sacramento Municipal Utility District, and Pacific Gas and Electric Company.

WATER SUPPLY

Water supply for the proposed project would be provided by California American Water's Northern Division, Sacramento District. The majority of water supplies in the Sacramento District are provided by groundwater extracted from the North American, South American, and Solano Subbasins. In addition, surface water is purchased from the City of Sacramento, the Placer County Water Agency, and Sacramento Suburban Water District (Water Systems Consulting 2016).

The project site is located in the Parkway service area of the Sacramento District. The Parkway service area encompasses 5,297 acres and served a population of approximately 54,709 people in 2015 (Water Systems Consulting 2016). Water supplies in the Parkway service area are provided by groundwater pumped from the South American Subbasin and surface water purchased from the City of Sacramento.

WASTEWATER COLLECTION AND TREATMENT

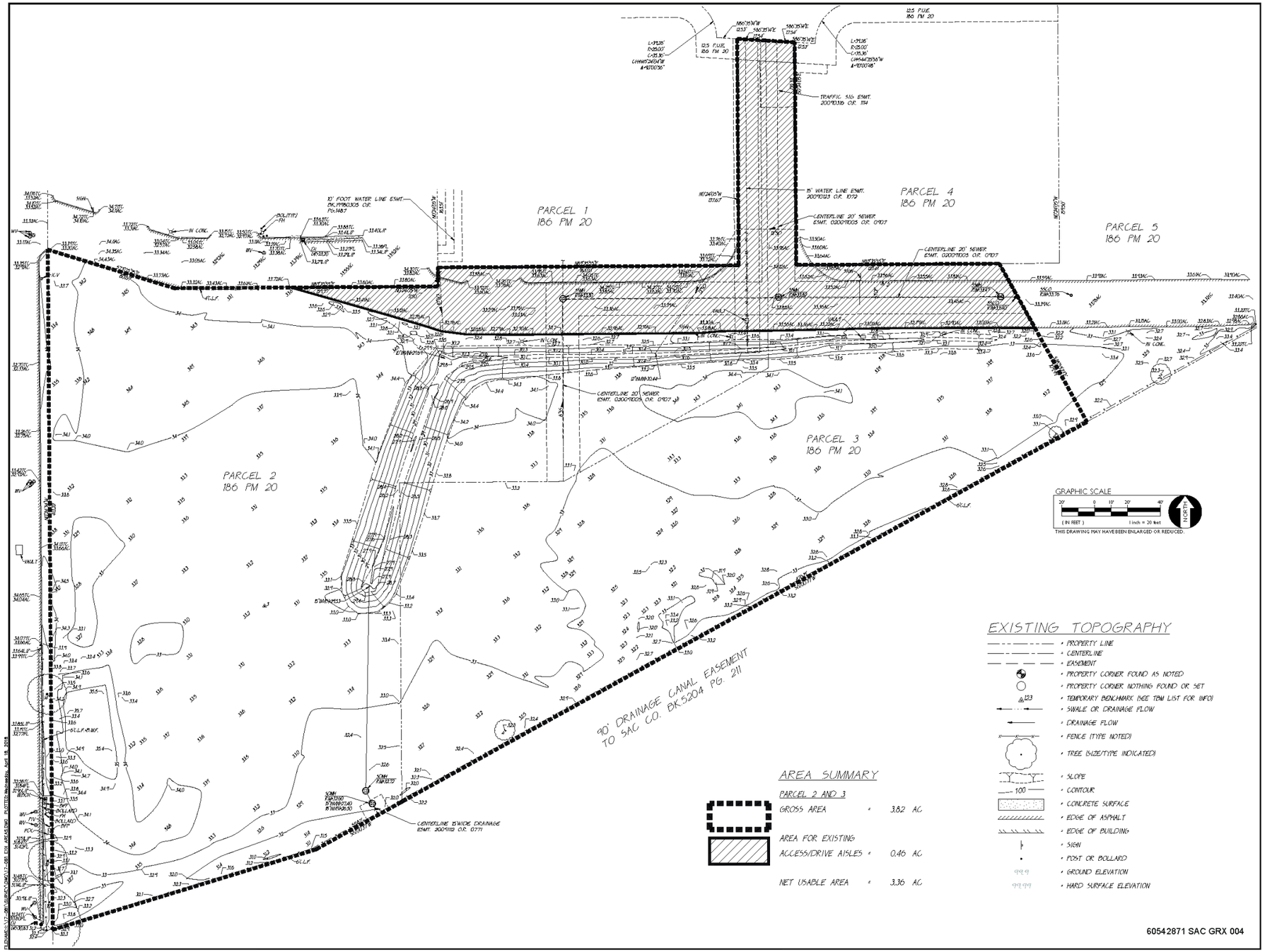
The site is within the service boundaries of the Sacramento Area Sewer District and Sacramento Regional County Sanitation District. In the vicinity of the project site, a 27-inch, gravity flow trunk line is located within Gerber Road and an 8-inch, gravity flow sewer line is located within Fernridge Drive.

New on-site wastewater infrastructure would connect to an existing 8-inch sewer line that is stubbed to the project site. Wastewater flow would then be conveyed to the Gerber Road gravity flow trunk line.

STORM WATER DRAINAGE

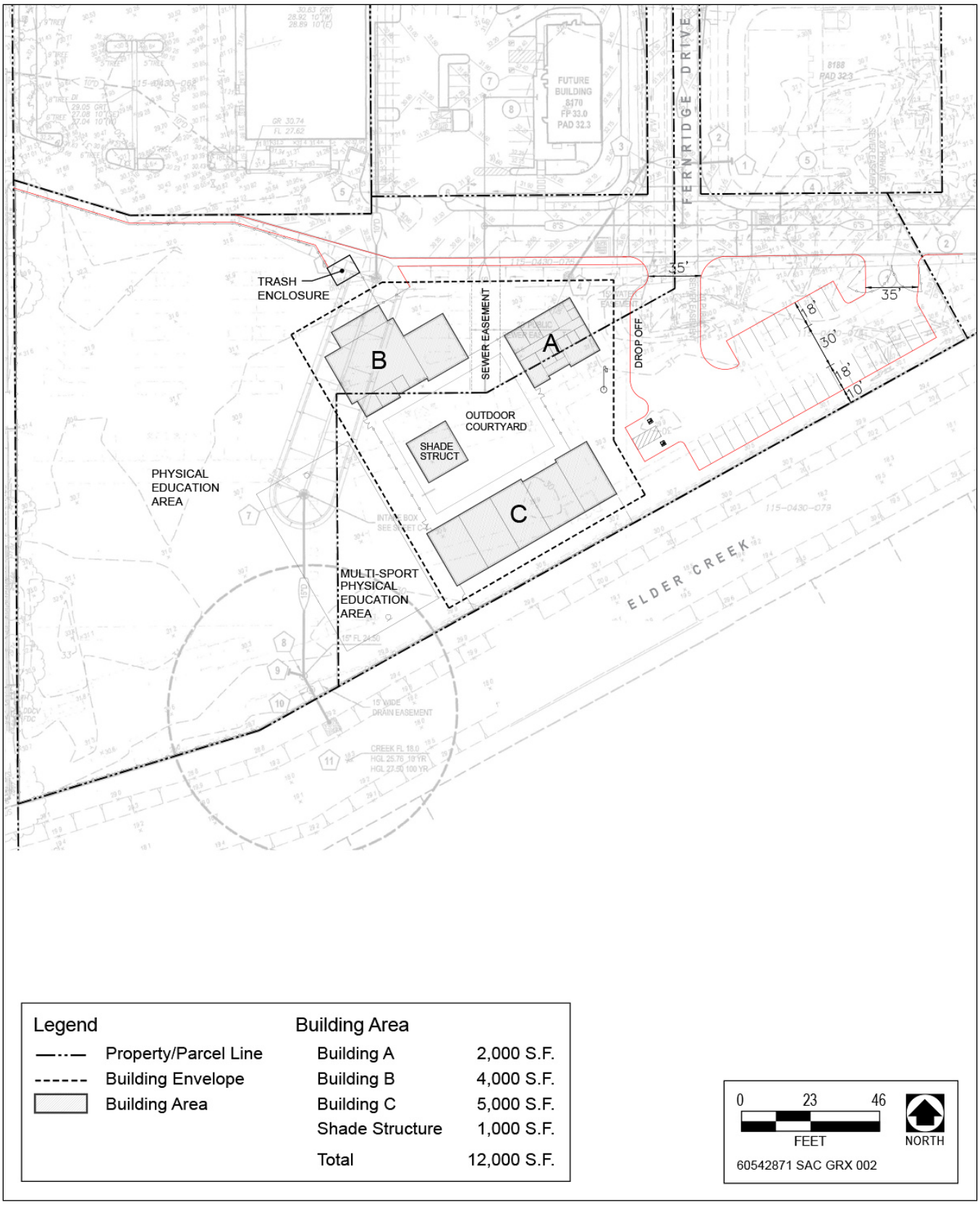
Existing stormwater drainage facilities are located adjacent to, and within the project site. A manmade roadside swale/drainage ditch runs along the northern border and into the center of the project site. The ditch collects stormwater runoff from adjacent undeveloped areas, roadways, and parking lots along the northern border of the project site and directs runoff south into the center of the project site. From there, a 15-inch diameter underground pipe directs flow to an outfall located along the bank of Elder Creek.

The project's drainage plan will continue to provide for the runoff from off-site properties, including the adjacent restaurant and the access driveway, along with an adjacent car washing business. The swale/drainage ditches would be replaced with concrete curb and gutters along the access driveways. Runoff collected in the gutters would drain to inlets that convey stormwater to a storm filter vault, where it is treated. The treated stormwater would then be piped to the existing 15-inch storm drain that outfalls to Elder Creek. The storm drain facilities are adequately sized to accommodate stormwater runoff from the project site and the existing off-site properties.



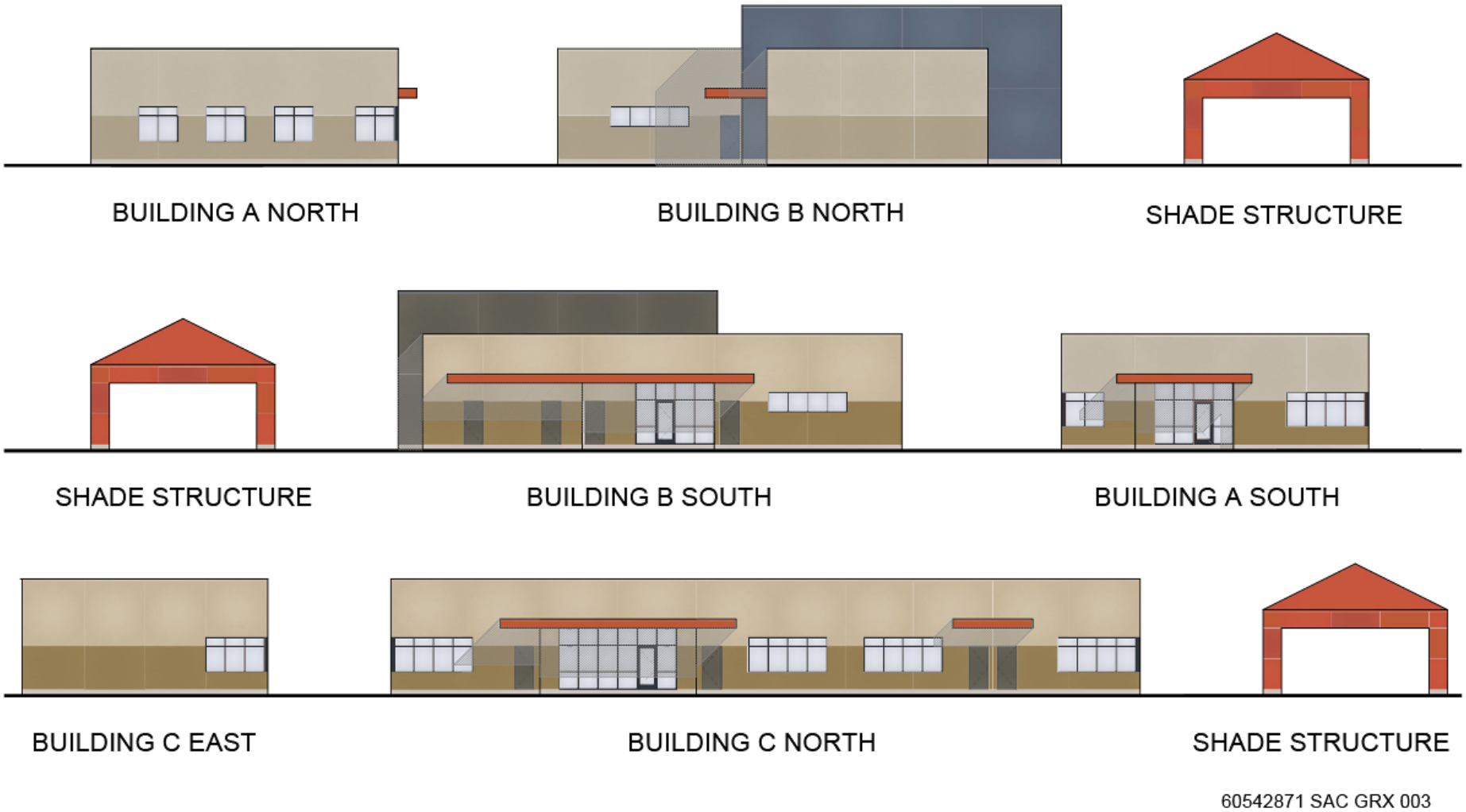
Source: Warren Consulting Engineers, Inc. 2017 adapted by AECOM 2018

Exhibit 2-2 Total Project Site and Access Area



Source: Henry+Associates Architects 2017, adapted by AECOM 2017

Exhibit 2-3 Site Layout



Source: Henry+Associates Architects 2017, adapted by AECOM 2017

Exhibit 2-4 Exterior Design

ELECTRICITY AND NATURAL GAS

The proposed project would include extension of electricity services by Sacramento Municipal Utility District and natural gas by Pacific Gas and Electric Company.

2.4.4 ACCESS, CIRCULATION, AND PARKING

The school's main access road would be a north-south oriented driveway from Fernridge Drive, where it intersects with an unnamed road. The main access driveway would connect to on-site parking and student drop-off areas. The site would have an auxiliary vehicle access to the parking lot east along the unnamed road.

The school would have pedestrian and bicycle access walkways from multiple directions. To the east of the main buildings would be a parking lot with approximately 30 stalls and a drop-off area. SCOE does not plan to provide bus service and, typically, students use public transit to access community schools.

2.4.5 OPERATIONS

Normal hours of operation would be between approximately 8:00 a.m. and 3:00 p.m. during the week and not including federal holidays. SCOE does not anticipate activities at the school outside normal operating hours. The proposed project would have capacity to accommodate approximately 135 students under a traditional schedule (late August through early June), although the school is only expected to serve 40 students under typical conditions.

2.5 PROJECT APPROVALS

The California Environmental Quality Act ("CEQA"), Public Resources Code sections 21000 et seq., requires that lead agencies consider the environmental consequences of projects over which they have discretionary authority prior to taking action on those projects. This initial study has been prepared to satisfy CEQA and the CEQA Guidelines, Title 14 of the California Code of Regulations, Chapter 3, Section 15000 et seq.

In accordance with Sections 15063 and 15074 of the CEQA Guidelines, an EIR must be prepared if there is substantial evidence supporting a fair argument that the proposed project under review may have a potentially significant impact on the environment. A negative declaration or mitigated negative declaration is a written statement prepared by the lead agency describing the reasons why the proposed project would not have a significant impact on the environment, and therefore, would not require preparation of an environmental impact report (CEQA Guidelines Section 15371). According to Section 15070 of the CEQA Guidelines, a Negative Declaration (ND) or Mitigated Negative Declaration (MND) for a project subject to CEQA should be prepared when either:

- the initial study shows that there is no substantial evidence, in light of the whole record before the lead agency, that the project may have a significant impact on the environment; or
- the initial study identifies potentially significant impacts, but:
    - revisions made to the project plans or proposal before the proposed mitigated negative declaration is released for public review would avoid the impacts or mitigate the impacts to a point where clearly no significant impacts would occur; and

- there is no substantial evidence, in light of the whole record before the agency, that the proposed project as revised may have a significant impact on the environment.

The SCOE has analyzed the potential environmental impacts of the proposed project, determined that the proposed project's impacts would be less than significant or can be reduced to less than significant with the implementation of mitigation measures, and has prepared this initial study/mitigated negative declaration (IS/MND). This IS/MND addresses all questions in the CEQA Initial Study Checklist.

Approval of the proposed project requires discretionary action by the SCOE. SCOE is the lead agency for the proposed project. Pursuant to CEQA Section 21067, the lead agency means "the public agency which has the principal responsibility for carrying out or approving a project which may have a significant effect upon the environment." As the lead agency, SCOE has the responsibility for, among other things, preparing a CEQA document that analyzes the potential environmental impacts of the proposed project; identifying feasible mitigation measures that could avoid or minimize significant environmental impacts; and adopting a Mitigation Monitoring and Reporting Program to ensure that all required mitigation measures are implemented.

2.5.1 CALIFORNIA DEPARTMENT OF EDUCATION

The proposed project would be reviewed by the Office of Public School Construction of the California Department of General Services, Division of the State Architect, and by the California Department of Education (CDE). The CDE is responsible for approving the proposed site of any public school in California (Education Code Section 17213) to ensure that the location meets certain specific standards for public health and safety. Major constraints to selecting a given school site that could require additional investigation may include high-voltage power lines, railroad tracks, earthquake faults, pipelines, airport runways, wetlands, hazardous waste sites, and excessive noise levels (Title 5 California Code of Regulations Sections 14010–14011).

Some or all of the following approvals may be needed for construction and operation of the school.

2.5.2 FEDERAL

- U.S. Army Corps of Engineers – Clean Water Act Section 404 Nationwide Permit
- U.S. Fish and Wildlife Service – Endangered Species Act Section 7 consultation

2.5.3 STATE

- Regional Water Quality Control Board - Clean Water Act Section 401 Water Quality Certification, Section 402 National Pollutant Discharge Elimination System, Stormwater General Permit, Stormwater Pollution Prevention Plan – approval of plan to control stormwater runoff

- California Department of Education/Division of State Architect – final school site and design approval (per California Education Code Section 17213)

- California Department of Toxic Substances Control – review of preliminary endangerment assessment and Phase I ESA (complete)

2.5.4 LOCAL

- Sacramento Metropolitan Fire District – site plan review for emergency access and water availability.
- Sacramento Metropolitan Air Quality Management District – Authority to Construct, permit to operate.
- California American Water District – domestic water supply and fire flow.
- Sacramento Area Sewer District – sewer connections and conveyance.
- Sacramento County Water Resources – storm drain connection and stormwater runoff treatment.

3 ENVIRONMENTAL CHECKLIST

PROJECT INFORMATION	
1. Project Title:	Gerber Community School
2. Lead Agency:	Sacramento County Office of Education
3. Contact Person and Phone Number:	Tammy Sanchez Assistant Superintendent, Business Services Sacramento County Office of Education 10530 Mather Boulevard, Bldg. #3688 Sacramento, CA 95626
4. Project Location:	Intersection of Gerber Road and Fernridge Drive in unincorporated Sacramento County Assessor's Parcel Numbers: 115-0430-075 and 115-0430-076
5. Project Sponsor	Sacramento County Office of Education
6. General Plan Designation:	Commercial and Office
7. Zoning:	Shopping Center (SC)

8. Description of Project:

The Gerber Community School would consist of three single-story buildings that house classrooms, culinary classrooms, offices, and a multi-purpose room around a central outdoor courtyard with a shade structure, as well as a multi-sport physical education area. The school site includes a parking lot with approximately 30 stalls and a drop-off area. The two entrances to the parking lot would be located off Fernridge Drive on the north side of the property. The school would accommodate up to approximately 135 students in grades 7 through 12, and the academic program will be supported by approximately 10 staff. The Sacramento County Office of Education is planning to complete the detailed design of the school and site during 2019, complete the construction process during 2019 and 2020, and open the school in late 2020.

9. Surrounding Land Uses and Setting:	The project site is bordered to the north by an access road, two businesses (a restaurant and an auto parts store), and an undeveloped property, beyond which is Gerber Road; to the east by Elder Creek, beyond which is a residential neighborhood; to the south by Elder Creek, beyond which is a residential neighborhood; and to the west by a commercial shopping center, beyond which is Power Inn Road.
10: Other public agencies whose approval may be required:	U.S. Army Corps of Engineers U.S. Fish and Wildlife Service California Regional Water Quality Control Board California Department of Education/Division of State Architect California Department of Toxic Substances Control Sacramento Metropolitan Air Quality Management District Sacramento Metropolitan Fire District Sacramento Area Sewer District Sacramento County Water Resources

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

☐ Aesthetics	☐ Agriculture & Forestry Resources	☐ Air Quality
☐ Biological Resources	☐ Cultural Resources	☐ Geology & Soils
☐ Greenhouse Gas Emissions	☐ Hazards & Hazardous Materials	☐ Hydrology & Water Quality
☐ Land Use & Planning	☐ Mineral Resources	☐ Noise
☐ Population & Housing	☐ Public Services	☐ Recreation
☐ Transportation/Traffic	☐ Tribal Cultural Resources	☐ Utilities & Service Systems
☐ Mandatory Findings of Significance		

DETERMINATION (To be completed by the Lead Agency)

On the basis of this initial evaluation:

☐ I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.

☒ I find that although the proposed project COULD have a significant effect on the environment, there WILL NOT be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A **MITIGATED NEGATIVE DECLARATION** will be prepared.

☐ I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

☐ I find that the proposed project **MAY** have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An **ENVIRONMENTAL IMPACT REPORT** is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier **EIR** or **NEGATIVE DECLARATION** pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier **EIR** or **NEGATIVE DECLARATION**, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature	Date
Tammy Sanchez	Assistant Superintendent, Business Services
Printed Name	Title
Sacramento County Office of Education	
Agency	

EVALUATION OF ENVIRONMENTAL IMPACTS

1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

4. "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from "Earlier Analyses," as described in (5) below, may be cross-referenced).

5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:

   a) Earlier Analysis Used. Identify and state where they are available for review.

   b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.

   c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

7. Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

8. This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.

9. The explanation of each issue should identify:

   a) the significance criteria or threshold, if any, used to evaluate each question; and
   b) the mitigation measure identified, if any, to reduce the impact to a less-than-significant level.

3.1 AESTHETICS

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
I. Aesthetics. Would the project:				
a) Have a substantial adverse effect on a scenic vista?	☐	☐	☐	☒
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway?	☐	☐	☐	☒
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	☐	☐	☒	☐
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☐	☒

3.1.1 ENVIRONMENTAL SETTING

VISUAL CHARACTER OF THE PROJECT SITE

The project site consists of a vacant urban lot with nearly level topography. The project site was used for agriculture (orchard, row and field crops) from approximately 1937 to 1984. After approximately 2002, the project site remained as a vacant lot. The majority of the project site includes invasive grasses and weeds. Ornamental shrubs and trees border the project site, primarily along the western border and scattered along the southern boundary.

Views across the project site are obstructed by commercial uses to the north and west and Elder Creek to the south and east. The visual quality of the project site is low because of the surrounding urbanized environment (i.e., adjacent commercial uses and nearby industrial uses) and because the project site does not contain any unique visual features or landscape characteristics that influence visual quality.

The project site has no cultural visual resources (e.g., buildings) or rock outcroppings and is not located such that it would be visible from a State scenic highway.

VISUAL CHARACTER OF THE SURROUNDING AREA

The visual character surrounding the project site consists of commercial and residential uses. Two businesses (a restaurant and an auto parts store) boarder the northern boundary of the project site, and west of the project site is a commercial shopping center that includes two grocery stores and several restaurants. These are one-story buildings that vary in style, height, color, and bulk. Parking lots associated with the businesses and shopping center are interspersed with ornamental trees and shrubs.

In addition, the project site is bordered to the north by a paved access road and a vacant lot that generally consists of invasive weeds and grasses and several trees.

A residential neighborhood comprised mostly of detached, single-story single-family residences is located north of the project site beyond Gerber Road. The rear yards of these residences include fencing, ornamental trees, and landscaping along Gerber Road and these features screen views of the project site.

Elder Creek borders the project site to the south and east. It is separated from the project site by a chain link fence and adjacent maintenance road. Elder Creek is heavily disturbed and trash is abundant. The top of bank is approximately 50-feet wide and rises approximately 10 feet above the channel bed.

Homes along the southern and eastern boundary of the project site, south and east of Elder Creek, have rear and side yards and solid wood fencing. Trees along the boundary between the residential area and the project site screen some views. The houses are one and two stories. The ground level of the homes is approximately 10 feet higher than the project site and the project site is visible from the second story of two-story homes.

Surrounding commercial uses obstruct views of the project site from Power Inn Road and limit views by motorists traveling on Gerber Road. Viewers of the project site also include employees and patrons of local businesses north and west of the project site.

LIGHT AND GLARE

The project site is located in an urbanized environment and is surrounded by existing sources of light and glare. These sources include existing streetlights along Gerber Road and within residential areas north, east, and south of the project site, exterior lighting on commercial buildings, parking lot lighting, illuminated signage, reflective building material, and vehicular headlights. The project site is currently vacant and there are no existing lighting sources.

3.1.2 DISCUSSION

a) Have a substantial adverse effect on a scenic vista?

No Impact. A scenic vista is generally considered a view of an area that has remarkable scenery or a resource that is indigenous to the area. Sacramento County has no officially-designated scenic vistas in the vicinity of the project site. The project site consists of a vacant urban lot with nearly level topography surrounded by existing developed properties. Therefore, the proposed project would have **no impact** on a scenic vista.

b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway?

No Impact. The project site is not located along a State scenic highway, nor does it contain any other scenic resources, such as rock outcroppings or historic buildings (California Department of Transportation 2018). Therefore, the proposed project would have **no impact** on scenic resources.

c) Substantially degrade the existing visual character or quality of the site and its surroundings?

Less-than-Significant Impact. The proposed project would introduce new uses that would modify the visual character of the project site from a vacant lot to school facilities. The proposed project would develop three school buildings, shade structure, multi-sport physical education area, and parking lot. Exhibit 2-2 in Chapter 2, “Project

Description," shows the proposed site layout and conceptual designs of the three buildings and shade structure are shown on Exhibit 2-3.

The proposed project would affect the views experienced by motorists, employees and patrons of local businesses, and residents south and east of the project site. The proposed project would be developed within an urban area consisting of commercial uses north and west of the project site and residential uses south and east of the project site. As stated previously, the visual quality of the project site is low because of the surrounding urbanized environment and because the project site does not contain any unique visual features or landscape characteristics that influence visual quality.

Sacramento County has developed countywide design guidelines to (Sacramento County 2017):

- implement the objectives, policies, and tools of the County General Plan;
- supplement and implement the County Zoning Code on matters of design and aesthetics; enhance, protect, and maintain property values;
- enhance, maintain, and preserve community identity; promote compatibility between new and existing development; promote high-quality development; and
- facilitate a clear and efficient design review process.

While County policies and guidelines do not apply to the project, the project would be consistent with some of the County's guidelines, including:

- Architectural materials should convey an image of high quality and durability. Preferable facade materials include plaster, articulated pre-cast concrete panels, certain metals, such as steel and aluminum, natural stone, and masonry (e.g., brick, tile, and glass block). Curtain wall systems with large continuous surfaces are discouraged. Concrete block, if used, should be split-faced. Precision blocks should be used sparingly only as color or texture accents. Combining materials should support the overall architectural concept.
- Window glass should be lightly tinted or clear. Reflective and very deeply tinted glass is discouraged. Windows should be oriented or shaded to minimize heat transfer from summer sun. Provide natural lighting features where possible.
- Reflective materials, such as mirrored glass and unpainted steel siding or roofs, are discouraged.

The proposed project would incorporate countywide design guidelines into final plans, including those related to building color, façade and roofing materials, landscaping materials, and building form and massing. The proposed project would not substantially degrade the existing visual character or quality of the site and its surroundings. This impact would be **less than significant**.

d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

Less-than-Significant Impact. The school facilities would introduce new sources of lighting associated with the three buildings and the proposed parking area. The school would not require exterior light during the day and

would only use security lighting during the evening and nighttime. Outside areas, including the multi-sport physical education area, would not have lighting for nighttime use.

The project would include appropriate building materials (such as low-glare glass, low-glare building glaze or finish, neutral, earth-toned colored paint and roofing materials); shielding or screening lighting fixtures to direct the light downward; and appropriately shielding lighting for signage, to prevent light and glare from adversely affecting adjacent residential housing and motorists on nearby roadways. Therefore, impacts associated with the creation of new sources of light or glare would be **less than significant**.

3.2 AGRICULTURE & FORESTRY RESOURCES

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
II. Agriculture and Forestry Resources.				
In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997, as updated) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board.				
Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☒
b) Conflict with existing zoning for agricultural use or a Williamson Act contract?	☐	☐	☐	☒
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	☐	☐	☐	☒
d) Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒
e) Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?	☐	☐	☐	☒

3.2.1 ENVIRONMENTAL SETTING

The project site was historically used for agriculture purposes (orchard, row and field crops) until approximately 1984. From 2002 to present, the project site appears to have existed as vacant land. The project site and surrounding area are not zoned for agricultural uses (see Section 3.10, "Land Use and Planning," for further discussion).

The California Department of Conservation's Important Farmland classifications—Prime Farmland, Farmland of Statewide Importance, Unique Farmland, and Farmland of Local Importance—recognize the land's suitability for agricultural production by considering the physical and chemical characteristics of the soil, such as soil temperature range, depth of the groundwater table, flooding potential, rock fragment content, and rooting depth. The classifications also consider location, growing season, and moisture available to sustain high-yield crops. Together, Important Farmland and Grazing Land are defined by the California Department of Conservation as "Agricultural Land" (California Public Resources Code, Sections 21060.1 and 21095).

Appendix G of the CEQA Guidelines focuses the analysis on conversion of agricultural land on Prime Farmland, Farmland of Statewide Importance, or Unique Farmland; therefore, any conversion of these lands would be considered a significant impact under CEQA. According to the Sacramento County Important Farmland map, published by the California Department of Conservation's Division of Land Resource Protection, the project site and adjacent lands are designated as Urban and Built-Up Land. This is land that is used for residential, industrial, commercial, institutional, and public utility structures and for other developed purposes (California Department of Conservation [DOC] 2016a). The California Department of Conservation does not consider Urban and Built-Up Land to be Important Farmland.

Under the California Land Conservation Act of 1965, also known as the Williamson Act, local governments can enter into contracts with private property owners to protect land (within agricultural preserves) for agricultural and open space purposes. No parcels within or adjacent to the project site are under Williamson Act contracts (DOC 2016b).

3.2.2 DISCUSSION

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

No Impact. As discussed previously, the project site and surrounding areas are designated by the Sacramento County Important Farmland map, published by the California Department of Conservation's Division of Land Resource Protection, as Urban and Built-Up Land (DOC 2016a). Urban and Built-Up Land is not considered Important Farmland under CEQA (Public Resources Code Sections 21060.1 and 21095 and CEQA Guidelines Appendix G). Therefore, the conversion of this land would not be considered a significant impact under CEQA Guidelines. **No impact** would occur.

b) Conflict with existing zoning for agricultural use or a Williamson Act contract?

No Impact. The project site and surrounding area are not zoned for agricultural uses. No parcels within or adjacent to the project site are under Williamson Act contracts (DOC 2016b). Therefore, the proposed project would not conflict with existing zoning for agricultural uses or a Williamson Act contract. **No impact** would occur.

c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?

No Impact. The project site is not zoned as forestland, timberland, or a Timberland Production Zone. Therefore, the proposed project would not conflict with existing zoning for, or cause rezoning of, forestry resources. **No impact** would occur.

d) Result in the loss of forest land or conversion of forest land to non-forest use?

No Impact. The project site does not contain 10 percent native tree cover that would be classified as forestland under Public Resources Code Section 12220(g). Therefore, implementation of the proposed project would not result in conversion of forest land to non-forest use. **No impact** would occur.

e) Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?

No Impact. See responses to items a) and d) above. Because no agricultural land uses or forestland are present within or adjacent to the project site, implementing the project would not result in other changes in the physical environment that cause the conversion of agricultural land, including Important Farmland, to non-agricultural uses or cause conversion of forestland to non-forest uses. **No impact** would occur.

3.3 AIR QUALITY

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
III. Air Quality.				
Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied on to make the following determinations.				
Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	☐	☒	☐	☐
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	☐	☒	☐	☐
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	☐	☒	☐	☐
d) Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☒	☐
e) Create objectionable odors affecting a substantial number of people?	☐	☐	☒	☐

3.3.1 ENVIRONMENTAL SETTING

The proposed project site is located in unincorporated Sacramento County, which is within the Sacramento Valley Air Basin (SVAB). The Sacramento Metropolitan Air Quality Management District (SMAQMD) regulates air quality within the SVAB.

Air quality is defined as the concentration of pollutants in relation to their impact on human health. Ambient concentrations of air pollutants are determined by the amount of emissions released by pollutant sources and the ability of the atmosphere to transport and dilute such emissions. Natural factors that affect transport and dilution include terrain, wind, atmospheric stability, and the presence of sunlight. Therefore, existing air quality conditions in the project area are influenced by factors such as topography, meteorology, and climate, as well as the quantity emissions released by air pollutant sources.

The SVAB climate is characterized by hot, dry summers and cool, rainy winters. Typically, winds transports air pollutants northward out of the SVAB; however, during approximately half of the time from July to September, the wind pattern shifts southward, blowing air pollutants back into the SVAB and exacerbating the concentration of air pollutant emissions in the air basin. In addition, between winter storms, high pressure and light winds contribute to low-level temperature inversions and stable atmospheric conditions, resulting in the concentration of air pollutants.

Individual air pollutants at certain concentrations may adversely affect human or animal health, reduce visibility, damage property, and reduce the productivity or vigor of crops and natural vegetation. Six air pollutants have been identified by the U.S. Environmental Protection Agency (EPA) and the California Air Resources Board (ARB) as being of concern both on a nationwide and statewide level: ozone; carbon monoxide; nitrogen dioxide; sulfur dioxide; lead; and particulate patter (PM), which is subdivided into two classes based on particle size – PM equal to or less than 10 micrometers in diameter (PM_{10}) and PM equal to or less than 2.5 micrometers in diameter ($PM_{2.5}$).

Health-based air quality standards have been established for these pollutants by EPA at the national level and by ARB at the state level. These standards are referred to as the national ambient air quality standards (NAAQS) and the California ambient air quality standards (CAAQA), respectively. The NAAQS and CAAQS were established to protect the public with a margin of safety from adverse health impacts caused by exposure to air pollution. Both EPA and ARB designate areas of California as "attainment," "nonattainment," "maintenance," or "unclassified" for the various pollutant standards according to the federal Clean Air Act (CAA) and the California Clean Air Act, respectively. Because the air quality standards for these air pollutants are regulated using human and environment health based criteria, they are commonly referred to as "criteria air pollutants." With respect to regional air quality, the SMAQMD region, including Sacramento County, is currently designated as nonattainment for the NAAQS and CAAQS for ozone, and nonattainment for the NAAQS for 24-hour $PM_{2.5}$, and the CAAQS for PM_{10} (SMAQMD 2017a).

3.3.2 THRESHOLDS OF SIGNIFICANCE

As stated in Appendix G of the CEQA Guidelines, the significance criteria established by the applicable air quality management district may be relied on to support determinations of significance. The project site is located within unincorporated Sacramento County in an area regulated by SMAQMD. Thus, pursuant to the SMAQMD-recommended thresholds (SMAQMD 2016) for evaluating project-related air quality impacts, the project's impacts would be considered significant if the project would:

- generate construction-related criteria air pollutant or precursor emissions that exceed the SMAQMD-recommended daily thresholds of 85 pounds per day (lb/day) for nitrogen oxides (NO_X), 80 lb/day or 14.6 tons per year (tons/yr) of respirable particulate matter with an aerodynamic diameter of 10 microns or less (PM_{10}), 82 lb/day or 15 tons/yr of respirable particulate matter with an aerodynamic diameter of 2.5 microns or less ($PM_{2.5}$), or result in or substantially contribute (at a level equal to or greater than 5 percent of a California Ambient Air Quality Standards [CAAQS]) to a violation of a CAAQS;

- generate long-term regional criteria air pollutant or precursor emissions that exceed the SMAQMD-recommended daily thresholds of 65 lb/day of volatile organic compounds (VOC) or NO_X, 80 lb/day 14.6 tons/yr of $PM_{2.5}$ of PM_{10}, 82 lb/day 15 tons/yr of $PM_{2.5}$, or result in a violation of the CAAQS or result in or substantially contribute (at a level equal to or greater than 5 percent of a CAAQS) to a violation of a CAAQS;

- contribute to localized concentrations of air pollutants at nearby receptors that would exceed applicable ambient air quality standards; or

- expose sensitive receptors to excessive nuisance odors, as defined under SMAQMD Rule 402.

3.3.3 DISCUSSION

a) Conflict with or obstruct implementation of the applicable air quality plan?

Less than Significant with Mitigation Incorporated. Air quality plans describe air pollution control strategies to be implemented by a city, county, or region. The primary purpose of an air quality plan is to bring an area that does not attain federal or State air quality standards into compliance with the requirements of the CAA and California Clean Air Act requirements. SMAQMD prepares plans to attain state and national ambient air quality standards in the SVAB. The Sacramento Federal Nonattainment Area was designated as "severe" nonattainment for the 1979 1-Hour ozone NAAQS. However, the 1-Hour standard was revoked when the EPA implemented the more stringent 1997 8-Hour ozone NAAQS. The EPA determined that areas may demonstrate attainment with a revoke standard by submitting a Redesignation Substitution Request. SMAQMD submitted a Redesignation Substitution Request for the 1979 1-Hour ozone standard to ARB in October 2017; this Redesignation Substitution Request is still pending EPA approval. The 2017 Sacramento Regional 2008 8-Hour Ozone Attainment and Further Reasonable Progress Plan is the most updated plan issued by SMAQMD, approved by ARB on November 16, 2017. This plan addresses the Severe ozone nonattainment status of the Sacramento Federal Ozone Nonattainment Area and demonstrates attainment by July 20, 2015. This plan satisfies the CAA requirement to attain air quality standards as expeditiously as practicable. As this plan is yet to be approved by EPA, the most recently approved plans include the:

- 2013 Sacramento Regional 2008 8-Hour Ozone Attainment and Further Reasonable Progress Plan (known as the 2013 State Implementation Plan Revisions);
- 2015 Triennial Report and Plan Revision;
- 2013 $PM_{2.5}$ Maintenance Plan and Redesignation Request; and
- 2010 PM_{10} Implementation /Maintenance Plan and Redesignation Request for Sacramento County.

Air quality plans identify potential control measures and strategies, including rules and regulations that could be implemented to reduce air pollutant emissions from industrial facilities, commercial processes, on- and off-road motor vehicles, and other sources. The SMAQMD *Guide to Air Quality Assessment in Sacramento County* (Guide) is intended to provide a tool to identify proposed development projects that may have a significant adverse effect on air quality. According to the Guide, projects whose emissions are expected to meet or exceed the recommended significance criteria will have a potentially significant adverse impact on air quality, therefore potentially conflict with or obstruct implementation of the SMAQMD air quality plans. Project emissions that do not meet or exceed these thresholds would not impact SMAQMD's ability to reach attainment.

As discussed in detail below in item b), modeled project construction and operational emissions would not exceed the SMAQMD thresholds of significance. However, although construction emissions would not exceed SMAQMD thresholds, due to the nonattainment status of the SVAB with respect to ozone, PM_{10}, and $PM_{2.5}$, SMAQMD recommends that all construction projects implement the SMAQMD Basic Construction Emission Control Practices (SMAQMD 2017b). SMAQMD's Basic Construction Emission Control Practices include such measures as watering the construction site twice daily, limiting vehicle speeds on unpaved roadways to 15 miles per hour, minimizing vehicle idling, covering haul trucks transporting soil, and cleaning paved roads. Without incorporation of SMAQMD's Basic Construction Control Practices, the project construction activities would be

considered to potentially conflict with or obstruct implementation of the SMAQMD's air quality plans for PM and the impact is considered to be **potentially significant**.

Mitigation Measure AIR-1: Implement the SMAQMD Basic Construction Emission Control Practices.

Comply with Basic Construction Emission Control Practices identified by the SMAQMD and listed below or as they may be updated in the future:

- Water all exposed surfaces two times daily. Exposed surfaces include, but are not limited to soil piles, graded areas, unpaved parking areas, staging areas, and access roads.
- Cover or maintain at least two feet of free board space on haul trucks transporting soil, sand, or other loose material on the site. Any haul trucks that would be traveling along freeways or major roadways should be covered.
- Use wet power vacuum street sweepers to remove any visible track out mud or dirt onto adjacent public roads at least once a day. Use of dry powered sweeping is prohibited.
- Limit vehicle speeds on unpaved roads to 15 miles per hour (mph).
- All roadways, driveways, sidewalks, parking lots to be paved should be completed as soon as possible. In addition, building pads should be laid as soon as possible after grading unless seeding or soil binders are used.
- Minimize idling time either by shutting equipment off when not in use or reducing the time of idling to 5 minutes [required by California Code of Regulations, Title 13, sections 2449(d) and 2485]. Provide clear signage that posts this requirement for workers at the entrances to the site.
- Maintain all construction equipment in proper working condition according to manufacturer's specifications. The equipment must be checked by a certified mechanic and determined to be running in proper condition before it is operated.

Significance after Mitigation

With implementation of Mitigation Measure AIR-1, the proposed project would not conflict with or obstruct an applicable air quality plan. This impact would be **less than significant**.

b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?

Less than Significant with Mitigation Incorporated. The SMAQMD has established project-level construction and operational emissions thresholds of significance for VOC, NO_X, PM_{10}, and $PM_{2.5}$. Projects resulting in emissions that exceed the SMAQMD-adopted thresholds of significance for either or both construction and operational phases would be considered to violate air quality standards or contribute substantially to an existing or projected air quality violation.

Construction

Construction emissions are described as "short-term" or temporary in duration but have the potential to adversely affect air quality. Construction would result in temporary emissions of VOC, NO_X, PM_{10}, and $PM_{2.5}$. These activities would include site preparation (e.g., excavation, grading, and clearing); exhaust emissions from use of off-road equipment, material delivery, and construction worker commutes; asphalt paving; and application of architectural coatings. Ozone precursor emissions of VOC and NO_X are associated primarily with construction equipment exhaust and the application of architectural coatings. PM emissions are associated primarily with fugitive dust generated during site preparation and grading and vary depending on the soil silt content, soil moisture, wind speed, acreage of disturbance, vehicle travel to and from the construction site, and other factors. PM emissions are also generated by equipment exhaust and re-entrained road dust from vehicle travel on paved and unpaved surfaces.

Construction emissions were modeled using the California Emissions Estimator Model (CalEEMod) Version 2016.3.2. Table 3.3-1 summarizes the maximum emissions of VOC, NO_X, PM_{10}, and $PM_{2.5}$ associated with each phase of each construction. Refer to Appendix A for model output files and assumptions. As shown in Table 3.3-1, the modeled daily emissions generated by construction would not exceed the SMAQMD-recommended thresholds of significance.

Table 3.3-1. Summary of Modeled Maximum Construction-Related Emissions of Criteria Air Pollutants and Precursors

Portion of Construction Phase	Maximum Daily Emissions (pounds per day)				Maximum Annual Emissions (tons per year)	
	VOC	NO_X	PM_{10}	$PM_{2.5}$	PM_{10}	$PM_{2.5}$
2018 Construction Activities	4.65	48.26	20.78	12.34	0.27	0.22
2019 Construction Activities	6.64	21.60	1.39	1.24	0.0004	0.0082
Maximum daily emissions in any year	**6.64**	**48.26**	**20.78**	**12.34**	**0.27**	**0.22**
SMAQMD significance threshold	**-**	**85**	**80**	**82**	**14.6**	**15**
Exceeds Threshold?	**No**	**No**	**No**	**No**	**No**	**No**

Notes: VOC = volatile organic compounds; NO_X = oxides of nitrogen; PM_{10} = respirable particulate matter with an aerodynamic diameter of 10 micrometers or less; $PM_{2.5}$ = respirable particulate matter with an aerodynamic diameter of 2.5 micrometers or less; SMAQMD = Sacramento Metropolitan Air Quality Management District.

Source: AECOM 2017; See Appendix A for detailed modeling assumptions, outputs, and results.

As discussed above under item a), although construction emissions would not exceed SMAQMD thresholds, SMAQMD recommends that all construction projects implement SMAQMD's Basic Construction Emission Control Practices (SMAQMD 2017b). Without incorporation of SMAQMD's Basic Construction Control Practices, the impact is conservatively considered to be **potentially significant**.

Mitigation Measure AIR-2: Implement Mitigation Measure AIR-1 (Implement the SMAQMD Basic Construction Emission Control Practices).

Significance after Mitigation

Construction emissions are below the SMAQMD emission thresholds. Implementation of Mitigation Measure AIR-2 would further reduce PM emission and satisfy the recommendations of SMAQMD. Thus, this impact would be **less than significant**.

Operations

Daily activities associated with long-term school operations would generate criteria air pollutant emissions and precursors from mobile, energy, and area sources. Mobile sources include vehicle trips arriving at, and departing from the proposed school. Area sources include consumer products (i.e., cleaning supplies, kitchen aerosols, toiletries), natural gas combustion for water and space heating, landscape maintenance equipment, and periodic architectural coatings. While construction emissions are considered short-term and temporary, operational emissions are considered long-term and would occur for the lifetime of the project. Therefore, operational emissions have greater potential to affect the attainment status of an air basin, particularly as a result of increased traffic.

Long-term emissions were modeled using CalEEMod Version 2016.3.2. As shown in Table 3.3-2, the school's total operational emissions would not exceed any SMAQMD threshold. This comparison to the SMAQMD thresholds shows that school operations would not contribute substantially to any existing or projected air quality violation and would not conflict with efforts to reach attainment of any air quality standards. Therefore, the school's long-term operational impact would be **less than significant**.

Table 3.3-2. Summary of Modeled Maximum Daily Long-Term Operational Emissions of Criteria Air Pollutants and Precursors[1]

Emissions Source	Daily Emissions (lbs./day)			
	VOC	NO_X	PM_{10}	$PM_{2.5}$
Area	0.05	2.00E-05	1.00E-05	1.00E-05
Energy	0.00	0.01	0.00	0.00
Mobile	0.07	0.30	0.18	0.05
Total Operational Emissions[2]	**0.12**	**0.31**	**0.18**	**0.05**
SMAQMD Thresholds of Significance	**65**	**65**	**80**	**82**
Exceeds Thresholds?	**No**	**No**	**No**	**No**

Notes: lbs./day = pounds per day; ROG = reactive organic gases; NO_X = oxides of nitrogen; PM_{10} = respirable particulate matter; $PM_{2.5}$ = fine particulate matter; SMAQMD = Sacramento Metropolitan Air Quality Management District.

[1] Operational emissions were modeled for year 2019.

[2] Total emissions may not add correctly due to rounding.

Source: AECOM 2017; See Appendix A for detailed modeling assumptions, outputs, and results.

c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?

Less than Significant with Mitigation Incorporated. The nonattainment status of regional pollutants is a result of past and present development within the SVAB, and this regional impact is cumulative in nature rather than being attributable to any one source. A single project's emissions may be individually limited, by could be cumulatively considerable when considered in combination with past, present, and future emissions sources within the air basin. If a project's emissions are below the SMAQMD thresholds of significance, the project is not considered to result in a cumulatively considerable contribution to a significant impact on regional air quality.

Per the discussion above for item b), the proposed project would generate emissions of air pollutants that would not exceed SMAQMD thresholds of significance. Therefore, these emissions are not considered cumulatively considerable. However, as also discussed above, although construction emissions would not exceed SMAQMD thresholds, due to the nonattainment status of the SVAB with respect to ozone, PM_{10}, and $PM_{2.5}$, SMAQMD recommends that all construction projects implement the SMAQMD Basic Construction Emission Control Practices (SMAQMD 2017b). Without implementation of the SMAQMD Basic Construction Emission Control Practices, the contribution of construction-related emissions from the proposed project would have the potential to be cumulatively considerable, resulting in a **potentially significant** impact.

> Mitigation Measure AIR-3: Implement Mitigation Measure AIR-1 (Implement the SMAQMD Basic Construction Emission Control Practices).

SIGNIFICANCE AFTER MITIGATION

Implementation of Mitigation Measure AIR-3 would ensure that construction would not exceed SMAQMD's thresholds of significance. Operational emissions are below SMAQMD thresholds of significance. The impact is considered **less than significant**.

d) Expose sensitive receptors to substantial pollutant concentrations?

Less-than-Significant Impact. Some land uses are considered more sensitive to air pollution than others, due to the types of population groups or activities involved. Children, pregnant women, the elderly, those with existing health conditions, and athletes or others who engage in frequent exercise are especially vulnerable to the effects of air pollution. Accordingly, land uses that are typically considered sensitive receptors include schools, daycare centers, parks and playgrounds, and medical facilities.

Residential areas are considered sensitive to air pollution because residents (including children and the elderly) tend to be at home for extended periods of time, resulting in sustained exposure to pollutants present. Recreational land uses are considered moderately sensitive to air pollution. Exercise places a high demand on respiratory functions, which can be impaired by air pollution, even though exposure periods during exercise are generally short. In addition, noticeable air pollution can detract from the enjoyment of recreation. Industrial and commercial areas are considered the least sensitive to air pollution. Exposure periods are relatively short and intermittent as the majority of the workers tend to stay indoors most of the time.

Sensitive receptors nearest to the project are those within the residential neighborhoods just beyond Elder Creek to the east and south of the project site.

Construction-Related Toxic Air Contaminant Emissions

Construction would generate diesel particulate matter emissions from the use of off-road diesel-powered equipment required for site grading and excavation, paving, and other construction activities. These activities may expose nearby receptors to toxic air contaminants (TACs), including residents in adjacent areas; the nearest residence is located approximately 100 feet (30 meters) east of the project site. For this analysis, particulate matter exhaust from diesel-fueled engines (DPM) is considered to be less than or equal to 10 micrometers in diameter. Therefore, PM_{10} represents the upper limit for DPM emissions associated with construction of the proposed project.

Health risk is a function of the concentration of contaminants in the environment and the duration of exposure to those contaminants. Concentrations of mobile-source DPM emissions are typically reduced by approximately 60 percent at a distance of around 300 feet (100 meters) (Zhu and Hinds 2002). The nearest sensitive receptors are residences present east of the project site, across Elder Creek, approximately 100 feet from the project site boundary; however, construction activities would be dispersed throughout the entire project site, so the majority of construction activities would take place farther than 300 feet from the nearest residences. The risks estimated for an exposed individual are higher if a fixed exposure occurs over a longer period of time. Health effects from TACs are often described in terms of individual cancer risk, which is based on a 30-year lifetime exposure to TACs (OEHHA 2015). Construction activities for the proposed project would last approximately one year, would vary in activity and equipment intensity over that time, and would take place throughout the entirety of the project site, thereby limiting the amount of time that emitting equipment would be within a distance that would expose sensitive receptors to substantial concentrations. As described in item b), diesel exhaust emissions of NO_X during construction would not exceed SMAQMD's threshold of significance of 85 lb/day (Table 3.3-1). In addition, the project would implement AIR-1, which would help reduce construction-related TAC emissions. If the duration of construction activities near a sensitive receptor was for the entirety of one year, which is not anticipated, then the exposure would be 3.3 percent of the total exposure period used for typical health risk calculations (i.e., 30 years). Due to the intermittent and temporary nature of construction activities, and the dispersive properties of TACs, as well as the fact that PM emissions would be far less than the SMAQMD emission threshold, short-term construction would not expose sensitive receptors to DPM emission levels that would result in a health hazard. As a result, this impact would be **less than significant**.

Land Use Compatibility and Exposure to Toxic Air Contaminants

The proposed school would result in an increase of daily traffic trips to and from the project site. Because children are particularly sensitive to elevated concentrations of TACs, ARB recommends that the project site be assessed with regard to the compatibility of surrounding land uses that may be sources of TAC emissions. This recommendation coincides with hazards evaluations required under CEQA and school siting requirements of the California Department of Education, as well.

ARB's *Air Quality and Land Use Handbook: A Community Health Perspective* (Handbook) provides guidance concerning land use compatibility with regard to sources of TAC emissions (ARB 2005). The handbook offers recommendations for siting sensitive receptors near uses associated with TACs (e.g., freeways and high-traffic roads, commercial distribution centers, rail yards, ports, refineries, dry cleaners, gasoline stations, industrial

facilities). While the handbook is advisory and not regulatory, it offers the following recommendations that are pertinent to the proposed project:

- Avoid siting new sensitive land uses within 500 feet of a freeway, urban roads carrying 100,000 vehicles per day, or rural roads carrying 50,000 vehicles per day.
- Avoid siting new sensitive land uses within 1,000 feet of a major service and maintenance rail yard.
- Avoid siting new sensitive land uses within 300 feet of a large gasoline station (defined as a facility with a throughput of 3.6 million gallons per year or greater). A 50-foot separation is recommended for typical gasoline dispensing facilities.
- Avoid siting new sensitive land uses within 300 feet of any dry-cleaning operation using perchloroethylene. For operations with two or more machines, provide 500 feet. For operations with three or more machines, consult the local air district. Do not site new sensitive land uses in the same building with dry-cleaning operations that use perchloroethylene.

Since the 2005 publication of the Handbook, ARB also published a Technical Advisory as a supplement to the Handbook to provide information on scientifically based strategies to reduce exposure to traffic emissions near high-volume roadways in order to protect public health (ARB 2017). This Technical Advisory demonstrates that reduced exposure to traffic-related pollution can also be achieved while pursuing infill development that independently provides public health benefits, such as reduce vehicle miles travelled and increased physical activity. Strategies identified to reduce air pollution exposure near roadways in the Technical Advisory include those to reduce traffic emissions, such as incorporation of roundabouts for speed reduction, traffic signal management, and speed limit reductions on high-speed roadways (those greater than 55 miles per hour); strategies that reduce the concentrations of traffic pollution, such as urban design to promote air flow, solid barriers to pollution, and vegetation to reduce pollutant concentrations; and strategies that remove pollution from indoor air such as through high efficiency filtration. This Technical Advisory does not negate the ARB Handbook, but offers multiple variables for consideration when planning development and proximity of receptors.

The project site is consistent with all the recommendations described in the 2005 ARB Handbook. The new school would be located more than one mile from the nearest freeways (i.e., State Route 99) and over 400 feet from the nearest gasoline station, which exceeds the 300 feet buffer recommended by ARB. In addition, the new school would not be located within 1,000 feet of a major service or maintenance rail yard. However, the western perimeter of the project site would be less than 100 feet from a dry-cleaning operation. This portion of the project site is proposed for the physical education area, and the nearest buildings that would be used for instruction throughout the majority of the school day would be greater than 300 feet from the nearest dry cleaning facility. In addition, in 2007 ARB approved amendments to the Airborne Toxic Control Measure for Emissions of Perc from Dry Cleaning Operations (originally adopted in 1993) that phase out the use of dry cleaning machines and related equipment that use perchloroethylene by 2023. These measures and amendments became State law in December 2007. Due to the distance from the school buildings and increased measures to prevent health risk from dry cleaning operations after the 2005 publication of the ARB Handbook, and the consistency of the siting of the new school with the other ARB recommendations listed above to avoid and minimize impacts from TACs, the proposed school siting would not result in the exposure of sensitive receptors to TACs that exceed the recommended thresholds. As a result, this impact would be **less than significant**.

Carbon Monoxide Hotspots

Carbon monoxide (CO) concentration is a direct function of vehicle idling time and, thus, traffic flow conditions. Under stagnant meteorological conditions, CO concentrations near congested roadways and/or intersections may reach unhealthy levels that adversely affect nearby sensitive land uses.

Local mobile-source CO concentrations were assessed using a screening-level procedure provided by SMAQMD (SMAQMD 2016). SMAQMD recommends a two-tiered screening approach to determine whether traffic would cause a potential CO hotspot at affected intersections. The first tier states that the project's CO impact would be less than significant if:

- Traffic generated by the proposed project would not result in deterioration of intersection level of service (LOS) to LOS E or F; and
- The project would not contribute additional traffic to an intersection that already operates at LOS of E or F.

The quality of traffic flow through intersections is described in terms of operating LOS. Level of Service is a qualitative measure of traffic operating conditions using letter grades "A" through "F", corresponding to progressively worsening operating conditions. LOS for the proposed project was calculated using the Traffix analysis program, using procedures from the Transportation Research Board's Highway Capacity Manual 2000 methodology for unsignalized intersections. Further details of the LOS analysis can be found in the transportation and traffic analysis (Section 3.16) and Appendix F of this IS/MND. Under existing plus project conditions, according to the traffic analysis (see Section 3.16), the affected intersection at Gerber Road and Fernridge Drive currently operates at LOS A and would continue to operate at LOS A with implementation of the proposed project. Traffic generated by the proposed project would not result in deterioration of intersection (LOS) and would not contribute additional traffic to an intersection that already operates at LOS of E or F, therefore meeting the above SMAQMD screening criteria.

Given the project meets the SMAQMD recommended first-tier screening criteria, the low level of traffic, and improved vehicle emission standards for CO, the proposed school would not violate air quality standards for CO. Therefore, this impact is **less than significant**.

e) Create objectionable odors affecting a substantial number of people?

Less-than-Significant Impact. The occurrence and severity of odor impacts depend on numerous factors, including the nature, frequency, and intensity of the source; wind speed and direction; and the presence of sensitive receptors. Typically, odors are generally regarded as an annoyance rather than a health hazard. However, manifestations of a person's reaction to foul odors can range from the psychological (i.e., irritation, anger, or anxiety) to the physiological, including circulatory and respiratory effects, nausea, vomiting, and headache. The ability to detect odors varies considerably among the population and overall is quite subjective.

Odor Emissions Related to Short-Term Construction

The predominant source of power for construction equipment is diesel engines. Exhaust odors from diesel engines and emissions associated with asphalt paving and the application of architectural coatings may be considered offensive to some individuals. Depending on the wind direction, residents to the east and south may be exposed to odors from construction-related activities. However, because the prevailing wind direction is from the south,

opposite the direction of these residents, as well as the fact that odors would be temporary and disperse rapidly with distance from the source, construction-generated odors would not result in the frequent exposure of receptors to objectionable odor emissions. Furthermore, SCOE and construction contractors are required to comply with SMAQMD Rules 402 (Nuisance) and 442 (Architectural Coatings), which would ensure that odors generated by short-term construction would not affect a substantial number of people. Therefore, this impact would be **less than significant**.

Odor Emissions Related to Long-Term Operations

Schools are not typically considered to be sources of objectionable odors. Industries and/or facilities that are likely to emit objectionable odors include wastewater treatment plants, landfills, composting facilities, petroleum refineries, and manufacturing plants. The proposed project would not include any of these types of facilities. Other minor sources of odor that could be generated during operations of the school include landscaping equipment. These activities would take place intermittently and the nearby sensitive receptors are located opposite the direction of the prevailing winds in the area. As a result, this impact would be **less than significant**.

The surrounding nearby land uses are residential and commercial, including a restaurant and auto parts store to the north and a commercial shopping center to the west. These land uses are not typically associated with odor emitting sources. Therefore, the proposed project would not expose sensitive receptors at the project site to objectionable odors from off-site. As a result, this impact would be **less than significant**.

3.4 BIOLOGICAL RESOURCES

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
IV. Biological Resources. Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or the U.S. Fish and Wildlife Service?	☐	☒	☐	☐
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations or by the California Department of Fish and Game or the U.S. Fish and Wildlife Service?	☐	☐	☐	☒
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☒	☐	☐
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	☐	☒
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☐	☒
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☒	☐

3.4.1 ENVIRONMENTAL SETTING

Field reconnaissance, database searches, and background literature review were conducted to characterize biological resources present or with the potential to occur within the project site. No protocol-level wildlife or botanical surveys have been conducted within the project site to date. A site reconnaissance survey was conducted on November 15, 2017. A follow-up investigation of the manmade ditch within the project site included site visits on January 11 and April 5, 2018 to determine habitat suitability for listed vernal pool crustaceans and to collect information on potentially jurisdictional wetlands/waters of the United States (U.S.) via a wetland delineation survey. A description of the wetland delineation survey is provided in "Wetland and Waters of the United States and States," below.

Prior to the site surveys, records searches of the following databases were performed to identify special-status species and any wetlands or waters known to occur or with potential to occur within the project site and vicinity:

- California Natural Diversity Database (CNDDB) within a 5-mile radius from the project site (CDFW 2018),
- California Native Plant Society (CNPS) Rare Plant Inventory standard 9-quadrangle (quad) search for the U.S. Geologic Survey (USGS) Florin quad, where the project site is located, and adjacent eight quads (CNPS 2018),
- U.S. Fish and Wildlife Service's (USFWS's) Information for Planning and Consultation database identifying federally-regulated sensitive resources with potential to occur in the project site (USFWS 2018a), and
- USFWS's online Critical Habitat Mapper (https://ecos.fws.gov/ecp/report/table/critical-habitat.html?; USFWS 2018b
- Soil Web soil survey data (SSURGO) (https://casoilresource.lawr.ucdavis.edu/soilweb-apps/; (NRCS 2018)
- National Wetland Inventory Wetlands Mapper (https://www.fws.gov/wetlands/data/mapper.html) (USFWS 2018c)

Other literature and environmental documentation reviewed are listed as follows:

- County of Sacramento Department of Environmental Review and Assessment Initial Study for the Gerber Inn Town Center Project (Sacramento County 2009)
- Sacramento County General Plan (Sacramento County 2011)
- Draft and Final South Sacramento Habitat Conservation Plan (SSHCP) (Sacramento County 2017a, 2018a)
- Draft and Final Environmental Impact Statement and Environmental Impact Report for the South Sacramento Habitat Conservation (Sacramento County 2017b, 2018b)
- Programmatic Formal Endangered Species Act Consultation on Issuance of 404 Permits for Projects with Relatively Small Effects on Listed Vernal Pool Crustaceans Within the Jurisdiction of the Sacramento Field Office, California (USFWS 1996).

SPECIAL-STATUS SPECIES

Special-status species include plants and animals in the following categories:

- species listed by the State of California or the federal government as endangered, threatened, or rare;
- candidates for state or Federal listing as endangered or threatened;
- taxa (i.e., taxonomic categories or groups) that meet the criteria for listing, even if not currently included on any list, as described in California Code of Regulations (CCR) Section 15380 of the CEQA Guidelines;
- species identified by the California Department of Fish and Wildlife (CDFW) as species of special concern;

- species listed as fully protected under the California Fish and Game Code;
- species afforded protection under local or regional planning documents; and
- taxa considered by CDFW to be "rare, threatened, or endangered in California" and assigned a California Rare Plant Rank (CRPR) of 1A, 1B, 2A, or 2B.

The CDFW system includes six rarity and endangerment ranks for categorizing plant species of concern, which are summarized as follows:

- CRPR 1A – Plants presumed to be extinct in California;
- CRPR 1B – Plants that are rare, threatened, or endangered in California and elsewhere;
- CRPR 2A – Plants presumed to be extinct in California, but more common elsewhere;
- CRPR 2B – Plants that are rare, threatened, or endangered in California, but more common elsewhere;
- CRPR 3 – Plants about which more information is needed (a review list); and
- CRPR 4 – Plants of limited distribution (a watch list).

All plants with a CRPR are considered "special plants" by CDFW. The term "special plants" is a broad term used by CDFW to refer to all of the plant taxa inventoried in CDFW's CNDDB, regardless of their legal or protection status. Plants ranked as CRPR 1A, 1B, 2A, and 2B may qualify as endangered, rare, or threatened species within the definition of CEQA Guidelines Section 15380. CDFW recommends that CRPR 1 and 2 species be addressed within the context of CEQA analyses and documentation. In general, CRPR 3 and 4 species do not meet the definition of endangered, rare, or threatened pursuant to CEQA Guidelines Section 15380; however, these species may be evaluated by the lead agency on a case-by-case basis to determine significance criteria under CEQA.

The term "California species of special concern" is applied by CDFW to animals not listed under the federal ESA or CESA, but that are nonetheless declining at a rate that could result in listing, or that historically occurred in low numbers, or have limited ranges, and known threats to their persistence currently exist. "Fully protected" was the first state classification used to identify and protect animal species that are rare or facing possible extinction. Most of these species were subsequently listed as threatened or endangered under CESA or ESA. The remaining fully protected species that are not officially listed under CESA or ESA are still legally protected under California Fish and Game Code, and qualify as endangered, rare, or threatened species within the definition of CEQA Guidelines Section 15380.

Site Description

The project site consists of an empty urban lot surrounded by commercial and residential development. Historically the project site was used for agriculture (orchard, row and field crops) from approximately 1937 to 1984; after approximately 2002 the project site remained as an empty lot. The project site is highly disturbed and does not contain native habitat; trash is prevalent. At the time of the site reconnaissance survey on November 15, 2017, the project site had recently been mowed. Mowing and discing of the project site appears to be done on a regular basis as the soil surface was very uneven. The elevation of the project site varies from approximately 29 to 37 feet above mean sea level.

Vegetation Communities and Habitats

The project site is characterized by nonnative annual grassland comprising a mixture of dense nonnative annual and perennial grasses common in vacant urban lots, including predominantly wild oats (*Avena* sp.). Pockets of Bermuda grass (*Cynodon dactylon*) and Johnsongrass (*Sorghum jalapense*) were also present. Nonnative forbs characteristic of disturbed sites were scattered throughout the project site, including cheeseweed (*Malva parviflora*), chicory (*Cichorium intybus*), field bind weed (*Convolvulus arvensis*), wild radish (*Raphanus sativa*), and occasional pigweed (*Amaranthus* sp.) and curly dock (*Rumex cripus*). Native plants observed include turkey mullein (*Croton setiger*), alkali mallow (*Malvella leprosa*), and creeping wild rye (*Elymus triticoides*). Ornamental shrubs and trees border the site, primarily along the western border and scattered along the southern boundary, including eucalyptus (*Eucalyptus* sp.), red claw (*Escallonia rubra*), Japanese privet (*Ligustrum japonicum*), Callery pear (*Pyrus calleryana*), and olive (*Olea europaea*).

A manmade roadside swale/drainage ditch (ditch) runs along the northern border and into the center of the project site. The ditch collects stormwater runoff from impervious surfaces associated with adjacent commercial development, including roadways, and parking lots along the northern border of the project site and directs runoff south into the middle of the project site. From there, a 15-inch diameter underground pipe directs flow to an outfall located along the bank of Elder Creek, approximately 150 feet to the south. The outfall pipe to Elder Creek is positioned along the right-bank, approximately 5 feet above the channel bed and approximately 3 feet below the top of bank. Plants observed within the ditch include nutsedge (*Cyperus eragrostis*), spikerush (*Eleocharis macrostachya*), Italian rye grass (*Festuca perennis*), curly dock (*Rumex crispus*), rabbit's-foot grass (*Polypogon monspelier*), and goose grass (*Galium aparine*); wild oats and rose clover (*Trifolium hirtum*) were present on the side slopes along the ditch.

Elder Creek borders the project site to the south and is separated from the project site by a chain link fence and adjacent paved maintenance road. Elder creek is highly modified and channelized in the vicinity of the project site and lacks riparian habitat. Elder Creek is a California CWA Section 303 (d) impaired waterway; it is listed for diazinon, pyrethroids, and sediment toxicology from agricultural uses (refer to Section 3.9, Hydrology and Water Quality). The channel supports a limited amount of emergent wetland vegetation. Elder Creek is heavily disturbed; trash is abundant, feral cats are present, and evidence of vagrant use of the channel banks was observed. The top of bank is approximately 50-feet wide with an earthen-lined channel; banks rise approximately 10 feet above the channel bed and are nearly vertical. Banks contain nonnative annual grassland vegetation with occasional blackberry (*Rubus* sp.) brambles. Ornamental trees line the residential neighborhood boundary south of Elder Creek, on the opposite bank from the project site. The banks appear recently mowed and appear to be regularly maintained in that condition. The low flow channel of Elder Creek is concrete lined upstream and downstream from the project site.

At the time of the reconnaissance survey (November 15, 2017), approximately 5.5 hours after a rainfall event of 0.14 inches (Weather Underground 2017), water was observed pooling in the bottom of the ditch in the portion immediately adjacent to the pipe inlet at the center of the project site. At the time of the first follow-up visit (January 11, 2018), approximately 40 hours following a storm event, ponded water ranged from 1 to 5 inches deep along the approximately 140-foot length of the ditch above the inlet pipe to Elder Creek (SCOE 2018a). During the second follow-up site visit (April 5, 2018), approximately 14 consecutive days without rain following a storm event, water depth within the ditch was approximately 2 to 3 inches deep along an approximately 70-foot

long section of the ditch nearest to the inlet pipe to Elder Creek, and large patches of ponded water were present along the remaining length of the straight section above the inlet (SCOE 2018a).

The project site overall provides low value for wildlife. No burrows or nest sites for wildlife were observed within or adjacent to the project site at the time of the reconnaissance survey. A house cat (*Felis catus*) was observed within the project site and along Elder Creek during the reconnaissance survey; a great blue heron (*Ardea herodia*) and cattle egret (*Bubulcus ibis*) were also observed in Elder Creek. The small seasonal wetland within the ditch provides marginal habitat for some species that utilize very small, ephemeral, degraded wetland habitats and may provide suitable habitat for federally listed vernal pool crustaceans. The potential for special-status species to occur in the project site is discussed in Section "Special-status Species," below.

Special-Status Species and Critical Habitat

The database searches identified previously documented occurrences of 21 special-status plant species and 16 special-status wildlife species in the vicinity of the project site (Tables 3.4-1 and 3.4-2). Results of database searches are provided in Appendix B. Of the 37 species known to occur in the vicinity of the project site, two special-status invertebrate species (federally listed vernal pool crustaceans) have potential to occur in the manmade ditch on the project site. The remaining 35 special-status species are either unlikely to occur or have no potential to occur. No critical habitat is located within or near the project site; the nearest critical habitat is 4 miles west, for the delta smelt (*Hypomesus transpaci*), and nearly 7 miles east, for vernal pool fairy shrimp (*Branchinecta lynchi*) and Sacramento orcutt grass (*Orcuttia viscida*).

Wetlands and Waters of the United States and State

There is an ephemeral manmade swale/drainage ditch that runs along the northern boundary and continues southwest into the center of the project site; along the bottom of a portion of the ditch near the center of the site is a seasonal wetland (see Exhibit 4 in SCOE 2018b). The ditch was excavated in uplands in 2010 to drain runoff from impervious surfaces associated with adjacent commercial developments; the ditch was intended as a temporary stormwater treatment solution for the adjacent developments at that time. Since that time, a seasonal wetland formed along the bottom of the portion of the ditch near the center of the site and may function as a low quality wetland. The ditch is hydrologically connected to Elder Creek, south of the project site, via a 15-inch underground pipe.

Any areas that meet the regulatory definition of "waters of the United States" are regulated under the jurisdiction of the United States Army Corps of Engineers (USACE) under Section 404 of the CWA. Waters of the U.S. include documented navigable waters of the United States; interstate waters; all other waters where the use, degradation, or destruction of the waters could affect interstate or foreign commerce; tributaries to any of these waters, and wetlands adjacent to these waters. Potentially jurisdictional waters of the U.S. are typically determined by conducting a wetland delineation according to USACE methods and guidelines. A wetland delineation survey consistent with the USACE 1987 wetlands delineation manual (Environmental Laboratory 1987) and *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Arid West Region* (USACE 2008) was completed by an AECOM wetland specialist on January 11, 2018 (SCOE 2018b). Before conducting the field delineation survey of the project site, the AECOM wetland specialist reviewed color aerial imagery of the project site on Google Earth, National Wetlands Inventory (NWI) data, and the Natural Resources Conservation Service's (NRCS) soil survey relevant to the project site (NRCS 2018) to determine areas of potential USACE jurisdiction.

Table 3.4-1. Special-Status Plant Species with the Potential to Occur in the Project Vicinity

Common and *Scientific Name*	Legal Status[1]		Distribution	Habitat Association	Identification Period	Potential for Occurrence within the project site[2]	Rationale
	Federal	State/ CNPS					
Ferris' milk-vetch *Astragalus tener* var. *ferrisiae*	–	–/1B.1	Butte, Colusa, Glenn, Solano, Sutter, and Yolo counties.	Meadows and seeps (vernally mesic), valley and foothill grassland (subalkaline flats). 5–245 feet amsl.	April–May	No potential	The project site does not provide microhabitat conditions (e.g., alkaline, clay soils) that support this species. This species was not observed during wetland delineation surveys conducted on January 11 and April 5, 2018.
Northern California black walnut *Juglans hindsii*	–	–/1B.1	Contra Costa, Lake, Napa, Sacramento, Solano, and Yolo counties.	Riparian forest, riparian woodland. 0–1,445 feet amsl.	April–May	No potential	Riparian habitat required for this species does not occur within the project site. Furthermore, no walnut trees (*Juglans* sp.) were observed within the project site during the site reconnaissance on November 15, 2017, nor during wetland delineation surveys conducted on January 11 and April 5, 2018.
Legenere *Legenere limosa*	–	–/1B.1	Alameda, Lake, Monterey, Napa, Placer, Sacramento, Santa Clara, Shasta, San Joaquin, San Mateo, Solano, Sonoma, Stanislaus, Tehama, and Yuba counties.	Wet areas, vernal pools, ponds. 0–2,885 feet amsl.	April–June	No potential	This species has been documented within 5 miles of the project site (CDFW 2018). However, the ditch within the project site does not provide the necessary habitat or microhabitat to support this species. Historic land uses and the small extent of seasonally wet areas further contribute to a lack of suitable habitat for this species in the project site. This species was not observed during wetland delineation surveys conducted on January 11 and April 5, 2018.

Table 3.4-1. Special-Status Plant Species with the Potential to Occur in the Project Vicinity

Common and *Scientific Name*	Legal Status[1]		Distribution	Habitat Association	Identification Period	Potential for Occurrence within the project site[2]	Rationale
	Federal	State/ CNPS					
Mason's lilaeopsis *Lilaeopsis masonii*	–	SR/1B.1	Alameda, Contra Costa, Marin, Napa, Sacramento, San Joaquin, Solano, and Yolo counties.	Marshes and swamps (brackish or freshwater), riparian scrub. 0–35 feet amsl.	April–November	No potential	Marshes and swamps or riparian scrub habitats occupied by this species do not occur within the project site. This species was not observed during wetland delineation surveys conducted on January 11 and April 5, 2018.
Slender Orcutt grass *Orcuttia tenuis*	FT	SCE/1B.1	Butte, Lake, Lassen, Modoc, Plumas, Sacramento, Shasta, Siskiyou, and Tehama counties.	Vernal pools; often gravelly. 110–5,775 feet amsl.	May–September	No potential	Vernal pools with characteristics required for this species are not present within the project site. This species was not observed during wetland delineation surveys conducted on January 11 and April 5, 2018.
Sacramento Orcutt grass *Orcuttia viscida*	FE	SCE/1B.1	Sacramento County.	Vernal pools. 95–330 feet amsl.	April–July	No potential	Vernal pools with characteristics required for this species are not present within the project site. This species was not observed during wetland delineation surveys conducted on January 11 and April 5, 2018.
Boggs Lake hedge-hyssop *Gratiola heterosepala*	–	SCE/1B.2	Fresno, Lake, Lassen, Madera, Merced, Modoc, Placer, Sacramento, Shasta, Siskiyou, San Joaquin, Solano, Sonoma, and Tehama counties.	Marshes and swamps (lake margins), vernal pools, and some disturbed sites (e.g., borrow pits); most often in clay soils. 30–7,790 feet amsl.	April–August	No potential	This species has been documented within 5 miles of the project site (CDFW 2018). However, the ditch within the project site does not provide the necessary habitat or microhabitat to support this species. This species was not observed during wetland delineation surveys conducted on January 11 and April 5, 2018.

Table 3.4-1. Special-Status Plant Species with the Potential to Occur in the Project Vicinity

Common and *Scientific Name*	Legal Status[1]		Distribution	Habitat Association	Identification Period	Potential for Occurrence within the project site[2]	Rationale
	Federal	State/ CNPS					
Woolly rose-mallow *Hibiscus lasiocarpos* var. *occidentalis*	–	–/1B.2	Butte, Contra Costa, Colusa, Glenn, Sacramento San Joaquin, Solano, Sutter, and Yolo counties.	Marshes and swamps (freshwater); often in riprap on sides of levees. 0–395 feet amsl.	June–September	No potential	Marshes and swamps required by this species do not occur within the project site. The species was not observed during the November 2017 reconnaissance survey, nor during wetland delineation surveys conducted on January 11 and April 5, 2018.
Ahart's dwarf rush *Juncus leiospermus* var. *ahartii*	–	–/1B.2	Butte, Calaveras, Placer, Sacramento, Tehama, and Yuba counties.	Valley and foothill grassland (mesic). 95–750 feet amsl.	March–May	No potential	The ditch within the project site does not provide the necessary habitat or microhabitat to support this species. This species was not observed during wetland delineation surveys conducted on January 11 and April 5, 2018.
Delta tule pea *Lathyrus jepsonii* var. *jepsonii*	–	–/1B.2	Contra Costa, Napa, Sacramento, San Joaquin, Solano, Sonoma, and Yolo counties.	Marshes and swamps (freshwater and brackish). 0–15 feet amsl.	May–July	No potential	Marshes and swamps required by this species do not occur within the project site. This species was not observed during wetland delineation surveys conducted on January 11 and April 5, 2018.
Heckard's pepper-grass *Lepidium latipes* var. *heckardii*	–	–/1B.2	Glenn, Merced, Sacramento, Solano, and Yolo counties.	Valley and foothill grassland (alkaline flats). 5–655 feet amsl.	March– May	No potential	The alkaline soils required by this species do not occur within the project site.
Sanford's arrowhead *Sagittaria sanfordii*	–	–/1B.2	Butte, Del Norte, El Dorado, Fresno, Merced, Mariposa, Orange, Placer, Sacramento, San Bernardino, Shasta, San Joaquin, Solano, Tehama, Ventura, and Yuba counties.	Marshes and swamps (assorted shallow freshwater). 0–2,135 feet amsl.	May–October	No potential	This species has been documented within 5 miles of the project site (CDFW 2018). However, marshes and swamps required by this species do not occur within the project site. This species was not observed during wetland delineation surveys conducted on January 11 and April 5, 2018.

Table 3.4-1. Special-Status Plant Species with the Potential to Occur in the Project Vicinity

Common and *Scientific Name*	Legal Status[1]		Distribution	Habitat Association	Identification Period	Potential for Occurrence within the project site[2]	Rationale
	Federal	State/ CNPS					
Suisun Marsh aster *Symphyotrichum lentum*	–	–/1B.2	Contra Costa, Napa, Sacramento, San Joaquin, Solano, and Yolo counties.	Marshes and swamps (brackish and freshwater). 0–10 feet amsl.	May–November	No potential	Marshes and swamps required by this species do not occur within the project site. This species was not observed during wetland delineation surveys conducted on January 11 and April 5, 2018.
Saline clover *Trifolium hydrophilum*	–	–/1B.2	Alameda, Contra Costa, Colusa, Lake, Monterey, Napa, Sacramento, San Benito, Santa Clara, Santa Cruz, San Joaquin, San Luis Obispo, San Mateo, Solano, Sonoma, and Yolo counties.	Salt marshes, open areas with alkaline soils. 0–985 feet amsl.	April–June	No potential	The salt marshes and open areas with alkaline soils required by this species do not occur within the project site. This species was not observed during wetland delineation surveys conducted on January 11 and April 5, 2018.
Bristly sedge *Carex comosa*	–	–/2B.1	Contra Costa, Lake, Mendocino, Sacramento, San Bernardino, Santa Cruz, San Francisco, Shasta, San Joaquin, and Sonoma counties.	Coastal prairie, marshes and swamps (lake margins), valley and foothill grassland, and other wet places. 0–2,050 feet amsl.	May–September	No potential	The ditch within the project site does not provide the necessary habitat or microhabitat to support this species. Historic land uses and the small extent of seasonally wet areas further contribute to a lack of suitable habitat for this species in the project site. This species was not observed during wetland delineation surveys conducted on January 11 and April 5, 2018.
Bolander's water-hemlock *Cicuta maculata* var. *bolanderi*	–	–/2B.1	Contra Costa, Marin, Sacramento, Santa Barbara, and Solano counties.	Marshes and swamps, coastal, fresh or brackish water. 0–655 feet amsl.	July–September	No potential	Marshes and swamps (including coastal, fresh or brackish water) required by this species do not occur within the project site. This species was not observed during wetland delineation surveys conducted on January 11 and April 5, 2018.

Table 3.4-1. Special-Status Plant Species with the Potential to Occur in the Project Vicinity

Common and *Scientific Name*	Legal Status[1]		Distribution	Habitat Association	Identification Period	Potential for Occurrence within the project site[2]	Rationale
	Federal	State/ CNPS					
Peruvian dodder *Cuscuta obtusiflora* var. *glandulosa*	–	–/2B.2	Butte, Los Angeles, Merced, Sacramento, San Bernardino, Sonoma, and Sutter counties.	Marshes and swamps (freshwater). 45–920 feet amsl.	July–October	No potential	This species has been documented within 5 miles of the project site (CDFW 2018); however, marshes and swamps required by this species do not occur within the project site. This species was not observed during wetland delineation surveys conducted on January 11 and April 5, 2018.
Dwarf downingia *Downingia pusilla*	–	–/2B.2	Alameda, Fresno, Merced, Napa, Placer, Sacramento, San Joaquin, Solano, Sonoma, Stanislaus, Tehama, and Yuba counties.	Valley and foothill grassland (mesic), vernal pools; also roadside ditches. 0–1,460 feet amsl.	March–May	No potential	This species has been documented within 5 miles of the project site (CDFW 2018). However, the ditch within the project site does not provide the necessary habitat or microhabitat to support this species. This species was not observed during wetland delineation surveys conducted on January 11 and April 5, 2018.
Marsh skullcap *Scutellaria galericulata*	–	–/2B.2	El Dorado, Lassen, Modoc, Nevada, Placer, Plumas, Sacramento, Shasta, Siskiyou, and San Joaquin counties.	Lower montane coniferous forest, meadows and seeps (mesic), marshes and swamps, and other wet sites. 0–6,890 feet amsl.	June–September	No potential	The ditch within the project site does not provide the necessary habitat or microhabitat to support this species. This species was not observed during wetland delineation surveys conducted on January 11 and April 5, 2018.
Side-flowering skullcap *Scutellaria lateriflora*	–	–/2B.2	Inyo, Sacramento, and San Joaquin counties.	Meadows and seeps (mesic), marshes and swamps. 0–1,640 feet amsl.	July–September	No potential	The ditch within the project site does not provide the necessary habitat or microhabitat to support this species. This species was not observed during wetland delineation surveys conducted on January 11 and April 5, 2018.

Table 3.4-1. Special-Status Plant Species with the Potential to Occur in the Project Vicinity

Common and *Scientific Name*	Legal Status[1]		Distribution	Habitat Association	Identification Period	Potential for Occurrence within the project site[2]	Rationale
	Federal	State/ CNPS					
Watershield *Brasenia schreberi*	–	–/2B.3	Butte, El Dorado, Fresno, Kern, Lake, Lassen, Mendocino, Nevada, Plumas, Sacramento, Shasta, Siskiyou, San Joaquin, Sutter, Tehama, Tulare, and Tuolumne counties.	Marshes and swamps (freshwater). 95–7,220 feet amsl.	June–September	No potential	Marshes and swamps required by this species do not occur within the project site. This species was not observed during wetland delineation surveys conducted on January 11 and April 5, 2018.

Notes:
amsl = above mean sea level;
CNPS = California Native Plant Society

[1] Status explanations:
– = no listing.

Federal
FT = listed as threatened under the federal Endangered Species Act.

State
SR = state listed as rare under the California Endangered Species Act.
SCE = state candidate for listing as endangered under the California Endangered Species Act.

California Native Plant Society California Rare Plant Ranks:
1B = plant species considered rare, threatened, or endangered in California and elsewhere.
2B = plant species considered rare, threatened, or endangered in California but more common elsewhere.

California Rare Plant Rank Extensions:
1 = seriously endangered in California (>80% of occurrences are threatened and/or have high degree and immediacy of threat).
2 = fairly endangered in California (20–80% of occurrences are threatened and/or have moderate degree and immediacy of threat).
3 = not very threatened in California (<20% of occurrences are threatened and/or have low degree and immediacy of threat or no current threats known).

[2] Potential for occurrence categories defined:
No Potential = The project site is located outside of the species' geographic or elevational range or no suitable habitat for the species is present within or immediately adjacent to the project site.

Sources: CDFW 2018; CNPS 2018; USFWS 2018a; data compiled by AECOM in 2017 and updated by AECOM in 2018

Table 3.4-2. Special-Status Wildlife Species with the Potential to Occur in the Project Vicinity

Common and Scientific Name	Legal Status[1]		Habitat Requirements	Potential for Occurrence in the project site[2]	Rationale
	Federal	State			
Invertebrates					
Vernal pool fairy shrimp *Branchinecta lynchi*	FT	–	Vernal pools and other seasonal wetlands, typically small but including a wide range of sizes.	Could occur	The seasonal wetland within the ditch could provide potentially low quality habitat for this species. The seasonal wetland within the ditch retained pooling water for a sufficient duration after rain events in 2018 such that the potential for occurrence of this species could not be ruled out (SCOE 2018a). Therefore, it is assumed this species could occur in the seasonal wetland within the project site. Twenty-three records for this species are documented in the CNDDB within 5 miles of the project site; the nearest occurrences are approximately 1.9 and 2.0 miles north from the project site, from 1997 and 2011, respectively (CDFW 2018).
Valley elderberry longhorn beetle *Desmocerus californicus dimorphus*	FT	–	Elderberry shrubs, typically in riparian habitats below 3,000 feet in elevation.	No potential	No elderberry shrubs, required for this species, are present within the project site or within 100 feet of the project site.
Vernal pool tadpole shrimp *Lepidurus packardi*	FE	–	Vernal pools and other seasonal wetlands, typically medium to large but including a wide range of sizes with relatively long inundation period.	Could occur	The seasonal wetland within the ditch could provide potentially low quality habitat for this species. The seasonal wetland within the ditch retained pooling water for a sufficient duration after rain events in 2018 such that the potential for occurrence of this species could not be ruled out (SCOE 2018a). Therefore, it is assumed this species could occur in the seasonal wetland within the project site. Nineteen records for this species are documented in the CNDDB within 5 miles of the project site; the nearest occurrence is approximately 0.5 mile east from the project site, from 2008 (CDFW 2018).

Table 3.4-2. Special-Status Wildlife Species with the Potential to Occur in the Project Vicinity

Common and Scientific Name	Legal Status[1]		Habitat Requirements	Potential for Occurrence in the project site[2]	Rationale
	Federal	State			
Reptiles and Amphibians					
California tiger salamander *Ambystoma californiense*	FT	ST	Vernal pools and other seasonal wetlands (e.g., in ditches) with adequate inundation period and large tracts of adjacent uplands, primarily grasslands, with burrows and other refugia. Not known to breed in streams or rivers.	No potential	No vernal pools are present in the project site. The project site does not provide suitable seasonal wetlands or uplands to support this species. The ditch does not hold water long enough to support breeding and metamorphosis of this species. Nonnative annual grassland habitat in the project site lacks burrows, is limited in extent (less than 5 acres), and is isolated from contiguous grassland habitat by more than 1 mile of dense residential and commercial development. Furthermore, no CNDDB-documented occurrences occur within 15 miles of the project site (CDFW 2018).
Western pond turtle *Emys marmorata*	–	SSC	Closely associated with permanent or nearly permanent water in a variety of aquatic habitats. For foraging, ponds, marshes, slow-moving streams, sloughs, and irrigation/drainage ditches; for nesting, soils in nearby uplands with low, sparse vegetation. Basking sites are required for thermoregulation, such as partially submerged logs, rocks, mats of floating vegetation, or open mud banks. Hibernation may occur in aquatic habitats or in burrows of adjacent uplands, often with duff.	Unlikely	No permanent water habitat occurs within or near the project site. The ditch is ephemeral, does not provide adequate aquatic habitat to support this species, and is limited in extent and connectivity to suitable habitat in the region. The adjacent Elder Creek is a highly modified intermittent drainage. In areas adjacent to the project site, Elder Creek does not provide the deep water habitat required by this species for foraging or aquatic refugia; no suitable basking sites (logs, rocks, floating mats of vegetation, or suitable open muddy banks) are present. Furthermore, the channel banks of Elder Creek are tall and steep (nearly vertical), and likely create a topographic barrier to movement between Elder Creek and the project site. The nearest permanent water is located along the Laguna Creek and Morrison Creek drainages, more than 3 miles from the project site. The nearest CNDDB-documented occurrence is nearly 3 miles southwest from the project site (CDFW 2018).
California red-legged frog *Rana draytonii*	FT	SSC	Dense, shrubby riparian vegetation (*Salix lasiolepis*; also *Typha and Scirpus* spp.) associated with deep, still, or slow-moving water. Currently extirpated from the Central Valley (USFWS 2002).	No potential	The project site is outside the current range of this species.

Table 3.4-2. Special-Status Wildlife Species with the Potential to Occur in the Project Vicinity

Common and Scientific Name	Legal Status[1]		Habitat Requirements	Potential for Occurrence in the project site[2]	Rationale
	Federal	State			
Giant garter snake *Thamnophis gigas*	FT	ST	Open water associated with slow-moving streams, sloughs, ponds, marshes, inundated floodplains, rice fields, and irrigation/drainage ditches within the Central Valley; also requires emergent herbaceous wetland vegetation for escape and foraging habitat, grassy banks and openings in waterside vegetation for basking, and higher elevation upland habitat for cover and refuge from flooding during the snakes inactive season.	Unlikely	The project site does not provide the necessary habitat elements to support this species. The ditch is ephemeral, does not provide adequate aquatic habitat to support this species, and is limited in extent and connectivity to suitable habitat in the region. Elder Creek is a highly modified intermittent drainage adjacent to the project site. Elder Creek could provide potential movement habitat for this species breeding elsewhere in the region; however, the nearest CNDDB-documented occurrences are nearly 3 miles south of the project site along the Laguna Creek drainage in the vicinity of the Bufferlands, approximately 8 linear miles along hydrologic pathways from the project site (CDFW 2018). Furthermore, the banks of Elder Creek are tall, steep (nearly vertical), and likely create a topographic barrier to movement between Elder Creek and the project site.
Fishes					
Delta smelt *Hypomesus transpaci*	FT	SE	Euryhaline species that primarily lives in brackish water; spawns in shallow, fresh or slightly brackish water upstream of the mixing zone; all within the Sacramento-San Joaquin River Delta.	No potential	The project site is not located within the Sacramento-San Joaquin River Delta where the species occurs.
Birds					
Tricolored blackbird *Agelaius tricolor*	–	ST/SSC	For nesting colonially, large, dense stands of freshwater marsh, riparian scrub, and other shrubs and herbs; for foraging, grasslands and agricultural fields. Wintering populations concentrate in the Delta and the central coast in open rangeland; dairies are attractive.	No potential	No suitable nesting habitat present within the project site. Potential low quality freshwater emergent marsh habitat occurs along Elder Creek adjacent to the project site; the marsh habitat is relatively patchy with limited areas of open water and adjacent areas for foraging are extremely limited as the project site is isolated from contiguous grassland habitats by more than 1 mile.

Table 3.4-2. Special-Status Wildlife Species with the Potential to Occur in the Project Vicinity

Common and Scientific Name	Legal Status[1]		Habitat Requirements	Potential for Occurrence in the project site[2]	Rationale
	Federal	State			
Burrowing owl *Athene cunicularia*	–	SSC	For nesting and foraging, grasslands, agricultural fields, and low scrub habitats, especially where ground squirrel burrows are present; occasionally inhabit artificial structures and small patches of disturbed habitat.	No potential	No suitable burrows were observed within the project site during site surveys. The project site is a small isolated patch of grassland habitat (less than 5 acres) surrounded by dense residential and commercial development. Foraging opportunities within 1–3 miles of the project site are essentially non-existent because of surrounding development.
Swainson's hawk *Buteo swainsoni*	–	ST	Typically nests in large, mature trees in open woodlands, woodland margins, in riparian strips along drainage canals, or in isolated trees; typically places nests high in trees; forages in native grasslands and agricultural fields (hay and grain crops, lightly grazed pastures, and some row crops) up to 10 miles or more from nest sites, depending on habitat availability and cropping patterns; alfalfa is of particular importance.	Unlikely	No suitable nest sites for this species are present within the project site. Trees present on parcels surrounding the project site have limited suitability for nesting; many are species not typically used by this species for nesting (e.g., Eucalyptus spp., palms, etc.) and generally lack large branches suitable for nesting platforms. Furthermore, no existing nest structures were observed in trees in the vicinity of the project site during a site visit on November 15, 2017. Potential foraging habitat for this species is lacking within 1 to 3 miles from the project site because of surrounding development. The nearest CNDDB-documented occurrences are approximately 1.5 miles west and nearly 2 miles or more south from the project site (CDFW 2018).
Western yellow-billed cuckoo *Coccyzus americanus occidentalis*	FT	SE	Riparian bottomlands grown to tall willows and cottonwoods; also, belts of live oak paralleling stream courses.	No potential	No riparian forest habitat required by this species is present in or adjacent to the project site.
White-tailed kite *Elanus leucurus*	–	FP	For nesting, isolated trees, open woodlands, and woodland margins; for foraging, grasslands, and agricultural fields.	Unlikely	No suitable nest sites for this species are present in the project site. Trees present on parcels surrounding the project site provide the physical structure suitable for nesting, but the project site is small and isolated by dense development. Furthermore, suitable foraging habitat is lacking within 1 to 3 miles from the project site because of surrounding development. The nearest CNDDB records are 2 miles or more to the northeast and 2.5 miles west-southwest from the project site (CDFW 2018).

Table 3.4-2. Special-Status Wildlife Species with the Potential to Occur in the Project Vicinity

Common and Scientific Name	Legal Status[1]		Habitat Requirements	Potential for Occurrence in the project site[2]	Rationale
	Federal	State			
Song sparrow ("Modesto" population) *Melospiza melodia*	–	SSC	For nesting and foraging, primarily in emergent marsh, riparian scrub, and early successional riparian forest habitats in the north-central portion of the Central Valley; infrequently in mature riparian forest and sparsely vegetated ditches and levees.	Unlikely	No suitable habitat for this species is present in the project site. Low quality habitat potentially occurs in freshwater marsh and blackberry scrub habitats present in patches along the leveed banks of Elder Creek, adjacent to the project site.
Purple martin *Progne subis*	–	SSC	Nest in tree cavities, buildings, bridges, typically within or near riparian habitat with an abundance of aerial insect prey.	No potential	No suitable nest sites for this species are present within the project site. The bridge over Elder Creek, east of the project site is unlikely to support nesting of this species primarily because suitable adjacent riparian habitat for foraging is lacking along Elder Creek. Trees lining some of the adjacent parcels are part of commercial or residential properties and appear to be maintained in a non-decadent condition that would generally not support nesting sites for this species. Furthermore, riparian habitat is lacking along Elder Creek, and elsewhere in the project site vicinity. The nearest CNDDB records for this species are more than 5 miles north from the project site (CDFW 2018).
Mammals					
American badger *Taxidea taxus*		SSC	Most abundant in drier open stages of most shrub, forest, and herbaceous habitats with friable soils. Need friable soils to dig large burrows for dens.	No potential	No suitable burrows were observed within the project site during site surveys. The project site is a small isolated patch of grassland habitat (less than 5 acres) surrounded by dense residential and commercial development. Limited foraging opportunities are present within the project site because of surrounding development.

Notes for Table 3.4-2.

Notes:
amsl = above mean sea level;
BSA = Biological Study Area;
CNDDB = California Natural Diversity Database;
DPS = Distinct Population Segment;
FR = *Federal Register*;
Project = Gerber Road School Project

[1] Status explanations:
– = no listing.
Delisted = removed from federal or California Endangered Species Act list.

Federal
FC = federal candidate for listing under the federal Endangered Species Act.
FE = listed as endangered under the federal Endangered Species Act.
FPT = proposed for listing as threatened under the federal Endangered Species Act.
FT = listed as threatened under the federal Endangered Species Act.

State
SCT = state candidate for listing as threatened under the California Endangered Species Act.
SE = listed as endangered under the California Endangered Species Act.
SSC = state species of special concern
ST = listed as threatened under the California Endangered Species Act.

Sources: CDFW 2018; CNPS 2018; Shuford and Gardali 2008; USFWS 2002, 2018a; data compiled by AECOM in 2017 and updated by AECOM in 2018.

[2] Potential for occurrence categories defined:
Could Occur = The species is known to occur in the vicinity of the project site (based on occurrence records within 5 miles and/or professional expertise specific to the site or species), and suitable (or potentially suitable) habitat is present within or immediately adjacent to the project site; or the project site is within the species' range and suitable habitat is present within or immediately adjacent to the project site.
Unlikely = The project site is located within the species' range, and only poor quality habitat occurs on or adjacent to the project site, or the project site is characterized by features that limit the likelihood of a species' occurrence; the project site is not expected to support these species. The species may or may not have been recorded within 5 miles of the project site.
No Potential = The project site is located outside of the species' geographic or elevational range or no suitable habitat for the species is present within or immediately adjacent to the project site.

Based on vegetation, soil, and hydrologic indicators observed during the delineation survey, the seasonal wetland within the bottom of the ditch meets the criteria to be considered a federally jurisdictional seasonal wetland. The seasonal wetland is hydrologically connected to Elder Creek via the underground pipe. Elder Creek flows westward into Morrison Creek, which flows to the Sacramento River, the nearest traditionally navigable water of the U.S. Therefore, the seasonal wetland feature is considered to be potentially federally jurisdictional and subject to regulation by USACE under Section 404 of the Clean Water Act. Additional details on the methods and results of the wetland delineation survey are provided in SCOE 2018b.

Any surface water or groundwater, including saline waters, within the boundaries of the state is considered a "waters of the state." All areas that meet the definition of "waters of the state" are regulated under the jurisdiction of the state's Regional Water Quality Control Boards (RWQCBs), per the Porter Cologne Act and Section 401 of the Clean Water Act (CWA). As a potentially jurisdictional water of the U.S., the seasonal wetland within the ditch is classified as a water of the state. While the ditch conveys surface water runoff within the state, it was excavated within an upland and only provides stormwater drainage for adjacent impervious surface developments. The ditch would not capture or convey any water if not for the adjacent impervious developments, therefore, the remainder of the ditch outside the seasonal wetland is not considered to meet the classification of a water of the state. Based on the wetland delineation performed onsite, the jurisdictional waters of the state are equal to the waters of the U.S. for this feature.

Wildlife Movement/Corridors

The project site is a part of a small, approximately 3.8-acre, isolated empty lot amidst dense commercial and residential development; no wildlife movement corridors occur on the project site.[1] Elder Creek, adjacent to the project site, may provide a low-quality movement corridor for wildlife, including for waterfowl and other migratory birds. However, Elder Creek in the project site vicinity is highly modified, heavily disturbed, and likely of low value for most wildlife. Any wildlife using Elder Creek as a movement corridor are not likely to move onto the project site due to poor habitat quality in the project site, a lack of riparian cover along the creek and because of tall, steep banks that likely isolate Elder Creek from the project site.

3.4.2 DISCUSSION

a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or the U.S. Fish and Wildlife Service?

Less than Significant with Mitigation Incorporated.

Federally Listed Vernal Pool Crustaceans

Construction of the proposed project would result in the fill of a 0.02-acre seasonal wetland within the bottom of the manmade swale/drainage ditch on the project site. This seasonal wetland provides habitat that is potentially suitable to support the federally listed vernal pool tadpole shrimp and vernal pool fairy shrimp and could be occupied by these species. Because the seasonal wetland on the site was observed pooling water for a minimum of

1 The total project site is approximately 3.82 acres in land area. The area used for school uses is 3.36 acres in land area and a drive aisle accounts for 0.46 acres.

14 days after a significant rain event, it cannot be ruled out as potentially suitable habitat for these species (SCOE 2018a). Furthermore, the federally listed vernal pool tadpole shrimp and vernal pool fairy shrimp can and have been documented in small areas of low quality, manmade habitats (e.g., tire ruts) and occurrences have been recorded approximately 0.5 (vernal pool tadpole shrimp; 2008) and 1.9 (vernal pool fairy shrimp; 1995) miles from the project site; therefore, it is assumed that these species could be present in the seasonal wetland on the project site. Hence, implementation of the proposed project would result in the loss of 0.02 acre of potentially occupied habitat for these species.

Because the proposed project would result in the permanent loss of habitat that could support federally listed vernal pool crustaceans, this impact would be **potentially significant**.

> Mitigation Measure BIO-1: Compensate for Loss of Potentially Occupied Habitat for Federally-Listed Vernal Pool Crustaceans through Programmatic Consultation with U.S. Fish and Wildlife Service and Implementation of Appropriate Mitigation.
>
> SCOE shall mitigate for the project-related permanent loss of 0.02 acre of potentially occupied habitat for the vernal pool fairy shrimp and vernal pool tadpole shrimp by providing compensatory mitigation to replace the lost habitat. The specific requirements for the compensatory mitigation shall be developed through consultation with the USFWS and by obtaining incidental take permit (ITP) coverage for proposed project activities. SCOE shall implement all terms and conditions and compensatory mitigation included in the ITP, as required. Consultation with USFWS would most likely occur by USACE during the CWA Section 404 permitting process that would be required for impacts on wetlands and other waters of the United States (see discussion under item "c" and Mitigation Measure BIO-3, below). To ensure the mitigation is sufficient to offset the project-related habitat loss, the compensatory mitigation under this Mitigation Measure shall be consistent with the conservation actions described in the Conservation Strategy outlined for these species in the *Final South Sacramento Habitat Conservation Plan* (Sacramento County 2018a) and with the *Programmatic Formal Endangered Species Act Consultation on Issuance of 404 Permits for Projects with Relatively Small Effects on Listed Vernal Pool Crustaceans Within the Jurisdiction of the Sacramento Field Office, California* (USFWS 1996).

Significance after Mitigation

Implementing Mitigation Measure BIO-1 would reduce the potentially significant impact on federally listed vernal pool crustaceans to **less than significant** because implementation of this measure would preserve habitat for vernal pool crustaceans to offset the habitat lost as a result of project construction.

Migratory Birds and Raptors

Nonnative annual grassland, and scattered shrubs and trees in and around the project site provide suitable nesting habitat for common, urban adapted migratory birds and raptors protected under the Migratory Bird Treaty Act and Section 3503.5 of the California Fish and Game Code. Birds nesting within the project site may be disturbed by project construction, causing nest abandonment. Any potential impact on nesting birds would be **potentially significant**.

Mitigation Measure BIO-2: Conduct Preconstruction Nesting Bird Surveys and Implement Appropriate Avoidance Buffers, as Needed.

If construction would occur during the bird nesting season (typically February 1 to August 30), SCOE shall retain a qualified biologist to conduct preconstruction surveys for nesting birds no more than 2 weeks prior to the start of ground-disturbing construction activities. The survey will include all suitable habitat within the project site and a 100-foot buffer to the project site.

If nesting birds are located during the preconstruction nesting bird survey, an appropriate "non-disturbance" buffer will be established by a qualified biologist to protect the nest from project-related disturbances until the nest has fledged or is no longer active. An appropriate non-disturbance buffer shall be determined based on the species nesting, site conditions (e.g., existing level of disturbance), and biologist observations and professional judgement. Typical "non-disturbance" buffers are 50 feet for passerines and 250-feet for non-special status raptors. Smaller buffers may be implemented in some circumstances, if nest monitoring by a qualified biologist confirms project activities are not adversely affecting the nest; this typically requires a period of nest monitoring prior to initiation of project activities to establish baseline nest activity.

Significance after Mitigation

Implementing Mitigation Measure BIO-2 would reduce the potentially significant impact on nesting birds to **less than significant** because implementation of this measure would protect nesting birds that occur in the vicinity of the project site from construction-related disturbances, if project construction occurs during the bird nesting season.

b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations or by the California Department of Fish and Game or the U.S. Fish and Wildlife Service?

No Impact. Sensitive natural communities include riparian habitat and other natural communities of special concern to resource agencies, areas protected under CEQA, or areas otherwise protected under local regulations and policies. No riparian habitat or other sensitive natural communities are present in or adjacent to the project site; therefore implementation of the proposed project would have **no impact** on riparian habitat or other sensitive natural communities.

c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

Less than Significant with Mitigation Incorporated. Construction of the proposed project would result in the direct filling of the 0.02-acre potentially jurisdictional seasonal wetland on the project site (SCOE 2018b) If the USACE elects to not assert jurisdiction over the seasonal wetland, the feature would still be considered a "water of the state" subject to regulation by the Central Valley RWQCB under California's Porter-Cologne Act. Because of federal and state "no net loss" policies with respect to wetlands, any impact on potential waters of the state or U.S. would be **potentially significant**.

Mitigation Measure BIO-3: Submit Delineation, Determine Jurisdiction, Obtain Permits and Implement All Terms and Conditions, including Compensation for Unavoidable Impacts on Waters of the U.S. and State

SCOE shall mitigate for the project-related permanent loss of 0.02 acre of seasonal wetlands by providing compensatory mitigation to replace lost wetlands and to achieve "no net loss" of wetland functions and values. The specific requirements for the compensatory mitigation under this Mitigation Measure shall, at minimum, meet all requirements of State and federal permits for impacts on wetlands and waters of the U.S. and/or state (see discussion below). It is anticipated that compensatory mitigation implemented for the loss of potential occupied habitat for federally listed vernal pool crustaceans (See Mitigation Measure BIO-1, above) would adequately compensate for the project-related loss of wetlands and wetland functions, described in item "c," above.

Prior to project implementation, SCOE shall submit a jurisdictional delineation of waters of the U.S. including wetlands to USACE for verification. Based on the verified delineation, SCOE shall determine final impact acreage and obtain necessary permits for the fill of waters of the U.S. or waters of the state to comply with Sections 404 and 401 of the Clean Water Act or the State's Porter-Cologne Act. It is expected that the project would be eligible for CWA Section 404 authorization by USACE under Nationwide Permit 39 (Commercial and Institutional Developments) and would obtain a Section 401 Water Quality Certification from the Central Valley Regional Water Quality Control Board (Central Valley RWQCB) for impacts on federal and state jurisdictional wetlands/waters.

However, if it is determined that the seasonal wetland is not subject to federal jurisdiction, SCOE shall alternatively obtain a Waste Discharge permit from the Central Valley RWQCB (typically through compliance with Section 401 of the CWA) for impacts on waters of the state.

SCOE shall implement all terms and conditions, including compensatory mitigation, to comply with state and federal permits obtained.

Significance after Mitigation

Implementing Mitigation Measure BIO-3 would reduce the potentially significant impact on waters of the U.S. or waters of the state, including wetlands, to **less than significant** because implementation of this measure would result in a no net loss of wetland functions and values and compliance with State and federal permits for project-related wetland impacts.

d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

No Impact. No established migratory routes for native species occur on the project site. The project site is small, disturbed, and isolated amidst urban development. The adjacent, highly modified, Elder Creek may serve as a movement corridor for common, urban-adapted, species, and waterfowl and wading birds. However, the proposed project does not propose activities within or along the banks of Elder Creek. Furthermore, noise and visual disturbances from temporary construction and long-term school operations are not expected to rise above levels of existing urban disturbances along the Elder Creek corridor in the proposed project vicinity.

Implementation of the proposed project would not interfere with the movement of any native species, with established migratory corridors, or with use of native wildlife nursery sites; therefore, there would be **no impact** from the proposed project related to this issue.

e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

No Impact. The project site is located within Sacramento County. The Sacramento County General Plan Conservation Element contains several policies related to the protection of special-status species and their habitat, and aquatic and terrestrial resources (Sacramento County 2011). General Plan Policy CO-138 calls for protection and preservation of non-oak native trees along riparian areas if used as nest trees by Swainson's hawk, and native oak trees measuring a minimum of 6 inches in diameter or 10 inches aggregate for multi-trunk trees at 4.5 feet above ground. In addition, the Sacramento County Tree Preservation Ordinance protects valley oak, interior live oak, blue oak, and oracle oak, and heritage oak trees (i.e., a California oak tree with a diameter at breast height of 60 inches or greater) and landmark trees (i.e., especially prominent or stately trees with exceptional habitat values).

Several trees and ornamental shrubs along the western/southern boundary would be removed as a result of proposed project construction. Five of the tree species that would be removed are non-native ornamental species (*Eucalyptus* sp., Callery pear, red claw, Japanese privet, and olive) and are not protected under any local ordinance. A small, shrub-like interior live oak (*Quercus wislizeni*) is located near the eastern boundary of the site; this tree does not meet the size requirements for protection set forth in the Sacramento County General Plan and Tree Preservation Ordinance, as stated above. No other native trees, heritage or landmark trees are present within the project site. Implementation of the proposed project would not conflict with any local policies or ordinances; therefore, there would be **no impact** from the proposed project related to this issue.

f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

Less-than-Significant Impact. There are no adopted Habitat Conservation Plans that apply to the project site. However, the project site is located within the proposed (final draft) South Sacramento County Habitat Conservation Plan (SSHCP) plan area and Sacramento County is a plan partner (Sacramento County 2018a). The proposed project consistency with the SSHCP is not required under CEQA because the SSHCP has not yet been adopted. However, adoption of the SSHCP is anticipated to occur sometime in 2018, and could occur prior to certification of the IS/MND for this project. Therefore, the project was reviewed for consistency with the final draft SSHCP.

The final draft SSHCP is intended to provide a streamlined process for special-status species and wetlands/waters related permitting in the plan area. If adopted, it would serve as a multi-species, multi-habitat conservation plan addressing the biological impacts of future urban development within the Urban Services Boundary (USB) in the southern portion of the county. Habitat losses within the USB would be offset primarily through the establishment of large preserves outside the USB, but core and satellite preserves may be established within the USB. As currently conceived, land developers that convert habitat within the USB would pay a defined per-acre fee to mitigate impacts. The project site is located within the SSHCP's Urban Development Area, which corresponds with the County's USB.

The SSHCP final draft Environmental Impact Report/Environmental Impact Statement (Sacramento County 2018b) includes general and covered species-specific avoidance and minimization measures for covered activities, which includes development of public services like schools. General Measure Stream-2 requires a 100-foot stream setback from Elder Creek (measured from the top of bank) for all covered activities within the UDA where a creek or stream is within the project footprint. The project proposes to develop the entire project site which would include construction of buildings and other developments (e.g., parking lots) within this 100-foot setback to Elder Creek. However, the project site is a small, isolated empty urban lot within a dense commercial development area, and is designated as part of the Commercial Corridor in the Sacramento County General Plan. The project site currently contains developments within 100 feet of Elder Creek, including a maintenance access roadway along the top of bank, and is separated from Elder Creek by a chain link fence along the southern boundary. Existing commercial and residential developments surrounding the project site also currently encroach upon this 100-foot setback to Elder Creek. Implementation of the proposed project is not expected to further degrade conditions along Elder Creek with respect to the setback, as compared to existing conditions. All other avoidance, minimization and mitigation measures for covered species described in the draft SSHCP are consistent with the proposed project and Mitigation Measures BIO-1 through BIO-3.

Therefore, implementation of the proposed project would have a **less-than-significant** impact related to consistency with the provisions of the SSHCP, if it is adopted before certification of the IS/MND for this project.

3.5 CULTURAL RESOURCES

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
V. Cultural Resources. Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?	☐	☒	☐	☐
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?	☐	☒	☐	☐
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☒	☐	☐
d) Disturb any human remains, including those interred outside of formal cemeteries?	☐	☒	☐	☐

3.5.1 ENVIRONMENTAL SETTING

PREHISTORIC SETTING

The project site is located within California's Central Valley region, where there have been few opportunities for archaeological investigations and many surface cultural sites have been destroyed by agricultural development, dam and levee construction, and river erosion, greatly limiting the archaeological understanding of this area (Rosenthal *et al.* 2007). Most of the archaeological data obtained from this region over the past three decades has been derived from small-scale investigations (Rosenthal *et al.* 2007).

Despite these hindrances, archaeologists have made continued efforts to provide a chronological timeframe for the Central Valley. Rosenthal *et al.* (2007) is one of the most recent contributions to provide a greater understanding of the region. This work takes the previously suggested timeframes and adjusts these with modern calibration curves to present an archaeological understanding of the Central Valley. The prehistoric setting can be categorized as:

- **The Paleo-Indian Period:** The Paleo-Indian Period (12,000 to 10,500 B.P.) saw the first demonstrated entry and spread of humans into California. Characteristic artifacts recovered from archaeological sites of this time period include fluted projectile points (constructed from chipped stones that have a long groove down the center called a "flute") and large, roughly fashioned cobble and bifacially-flaked stone tools that were used in hunting the mastodon, bison, and mammoth that roamed the land during this time.

- **The Lower Archaic Period:** The beginning of the Lower Archaic Period (10,500 to 7500 B.P.) coincides with that of the Middle Holocene climatic change which resulted in widespread floodplain deposition. This episode resulted in most of the early archaeological deposits being buried. Most tools were manufactured of local materials, and distinctive artifact types include large dart points and the milling slab and handstone.

- **The Middle Archaic Period:** The Middle Archaic Period (7500 to 2500 B.P.) is characterized by warm, dry conditions which brought about the drying up of pluvial lakes. Economies were more diversified and may have included the introduction of acorn processing technology, although hunting remained an important source of food. Artifacts characteristic of this Period include milling stones and pestles and a continued use of a variety of implements interpreted as large dart points.

- **The Upper Archaic Period:** The Upper Archaic Period (2500 to 850 B.P.) corresponds with a sudden turn to a cooler, wetter and more stable climate. The development of status distinctions based upon wealth is well documented in the archaeological record. The development of specialized tools, such as bone implements and stone plummets as well as manufactured shell goods were prolific during this time. The regional variance of economies was largely due to the seasonality of resources which were harvested and processed in large quantities.

- **The Emergent Period:** Several technological and social changes distinguish the Emergent Period (850 B.P. to Historic) from earlier cultural manifestations. The bow and arrow were introduced, ultimately replacing the dart and throwing spear, and territorial boundaries between groups became well established. In the latter portion of this Period (450 to 1800 B.P.), exchange relations became highly regularized and sophisticated. The clam disk bead developed as a monetary unit of exchange, and increasing quantities of goods moved greater distances. It was at the end of this Period that contact with Euroamericans became commonplace, eventually leading to intense pressures on Native American populations.

ETHNOGRAPHIC SETTING

The project site lies within the ethnographic territory of the Plains Miwok, which are a distinct linguistic group that lived within the lower reaches of the Mokelumne, Cosumnes, and Sacramento rivers. Their fertile territory was rich with plant and animal life, which the Miwok hunted and gathered. Tule Elk, mule deer, fish, several varieties of acorn, berries, and seed-bearing annual plants were just a few of the things that the Miwok would subsist on (Levy 1978; 402).

Most settlements were situated along major water ways and elevated areas on the valley floor. Between the arrival of the Spanish missionaries and gold seekers in the late 1840s, much of the local tribes were decimated by disease and warfare. The estimated population of Miwoks declined from approximately 19,500 in 1805 to only 109 (on reservations) by 1951 (Levy 1978).

HISTORIC SETTING

Although numerous activities have left their mark on the project area since the early 19th century, the following endeavors have resulted in the most notable and enduring traces on the present-day landscape.

Early Settlement

Although Russian trappers and traders associated with the Hudson's Bay Company likely traveled through Sacramento, Sutter, and Yuba counties during earlier years, the first well-documented European exploration of the general region occurred in 1808, when Spanish explorer Gabriel Moraga led an expedition from Mission San Jose to the northern Sacramento Valley (Hoover, Rensch, and Rensch 1966). The earliest Euro-American settlement coincided with the establishment of land grants by the Mexican government in the 1840s. John A. Sutter obtained

the first such grant in the region in 1841. Sutter's New Helvetia Rancho encompassed lands on the east bank of the Feather and Sacramento rivers and included the project area (Beck and Haase 1974).

Construction of a railroad was a natural outgrowth of Sacramento's expansion and the need to deliver supplies to the California foothills. The railroad was completed by February 1856. The first rail line ran to the town of Folsom, where at least 21 different wagon trains then carted goods from the train to outlying areas as far away as Carson City, Nevada. The Central Pacific and its successor, the Southern Pacific Railroad, became the major industry in Sacramento after 1863 (Historic Environment Consultants 1998).

Agriculture

Agriculture and ranching were the primary industries in the present-day Sacramento region during the historic period. Regional ranching originated on the New Helvetia Rancho in the early 1840s. The Gold Rush precipitated growth in agriculture and ranching, as ranchers and farmers realized handsome returns from supplying food and other goods to miners. Wheat, fruit orchards, row crops, and cattle were all successful regional enterprises. Frequent floods plagued the residents of the region, however, and posed a significant threat to the viability of agricultural interests and further settlement.

Flood Control

Initial efforts at flood control were usually uncoordinated and consisted of small levees and drains constructed by individual landowners. These features proved insufficient to protect cultivated land, and much of the project area and vicinity flooded regularly.

In the early part of the 20th century, the state legislature established the Reclamation Board (now called the Central Valley Flood Protection Board) to take flood control and levee planning responsibility for agricultural, residential, commercial, or industrial lands threatened by permanent or temporary flooding. In 1911, the State approved and began implementation of the Sacramento River Flood Control Project (SRFCP), which included the construction of levees, weirs, and bypasses along the river to channel floodwaters away from population centers.

Under the SRFCP, new reclamation districts were created, including Reclamation District (RD) 1000, which is responsible for flood control on approximately 55,000 acres in the Natomas area, including the project area. The infrastructure of RD 1000 was completed in the 1920s. It includes levees, drainage canals, pumps, irrigation systems, agricultural fields, and roads, as well as remnant natural features. The originally constructed features included levees and exterior drainage canals, an interior drainage canal system, nine pumping plants, and a series of levee and interior roads and unpaved rights-of-way between the farm fields.

PALEONTOLOGICAL RESOURCES

The project site is located on the southeastern side of the Sacramento Valley. The Sacramento Valley and the San Joaquin Valley comprise the Great Valley of California. The Great Valley geomorphic province is located between the Sierra Nevada geomorphic province on the east and the Coast Range geomorphic province on the west.

The Great Valley is composed of thousands of feet of sedimentary deposits that have undergone periods of subsidence and uplift over millions of years. During the Jurassic and Cretaceous periods of the Mesozoic era, the Great Valley existed in the form of an ancient ocean. By the end of the Mesozoic era, the northern portion of the

Great Valley began to fill with sediment as tectonic forces caused uplift of the basin. By the time of the Miocene epoch, approximately 24 million years ago, sediments deposited in the Sacramento Valley were mostly of terrestrial origin.

Most of the surface of the Great Valley is covered with Recent (Holocene, i.e., 10,000 years Before Present [B.P.] to present day) and Pleistocene (i.e., 10,000–1,800,000 years B.P.) alluvium. This alluvium is composed of sediments from the Sierra Nevada to the east and the Coast Range to the west that were carried by water and deposited on the valley floor. Siltstone, claystone, and sandstone are the primary types of sedimentary deposits.

The Pleistocene epoch, known as the "great ice age," began approximately 1.8 million years ago. Surveys of late Cenozoic land mammal fossils in northern California have been provided by Hay (1927), Stirton (1939), Savage (1951), Lundelius et al. (1983), and Jefferson (1991a, 1991b). On the basis of his survey of vertebrate fauna from the nonmarine late Cenozoic deposits of the San Francisco Bay region, Savage (1951) concluded that two major divisions of Pleistocene-age fossils could be recognized: the Irvingtonian (older Pleistocene fauna) and the Rancholabrean (younger Pleistocene and Holocene fauna). These two divisions of Quaternary Cenozoic vertebrate fossils are widely recognized today in the field of paleontology. The age of the later Pleistocene, Rancholabrean fauna was based on the presence of bison and on the presence of many mammalian species that are inhabitants of the same area today. In addition to bison, larger land mammals identified as part of the Rancholabrean fauna include mammoths, mastodons, camels, horses, and ground sloths.

Regional and local surficial geologic mapping and correlation of the various geologic units within and in the vicinity of the project site has been provided at a scale of 1:250,000 by Wagner et al. (1981). The project site is mapped as the Pleistocene-age Riverbank Formation (Qr). Sediments in the Riverbank Formation consist of weathered reddish gravel, sand, and silt that form alluvial terraces and fans.

3.5.2 RESEARCH METHODOLOGY

BACKGROUND RESEARCH

Cultural Resources Inventory

AECOM conducted a records search on November 14, 2017 of pertinent cultural resources information curated by the North Central Information Center of the California Historic Resources Information System, located at California State University, Sacramento. The records search included reviews of previously-conducted studies and known cultural resources within the SOIA Area and a ¼ mile radius.

The records search assesses the cultural sensitivity of the area by verifying the documentation of known cultural resources at or adjacent to the project site and thus assess the likelihood of the presence of unrecorded cultural resources. This assessment is based on the historical references and the distribution of previously recorded resources in the study area and developing a context for the identification and preliminary evaluation of cultural resources that may be present within the project site. No cultural resources within ¼-mile of the project site were identified by the records search.

Paleontological Resource Inventory

Published and unpublished geological and paleontological literature were reviewed to document the number and locations and previously recorded fossil sites from rock units exposed in and near the project site and vicinity, as

well as the types of fossil remains each rock unit has produced. The literature review was supplemented by an archival search conducted at the University of California Berkeley Museum of Paleontology (UCMP) in Berkeley, California on January 17, 2018. These tasks complied with Society of Vertebrate Paleontology (1995) guidelines.

The records search of the UCMP Paleontology Collections database (2018) yielded information regarding a number of vertebrate fossil localities referable to the Riverbank Formation. UCMP Localities V-6846, V-68141, V-74086, V-69129, V-6747, V-69129, and V-75126, all in Sacramento (approximately 12 miles from the project site) yielded specimens of bison, camel, coyote, horse, Harlan's ground sloth, mammoth, packrat or woodrat, Sacramento blackfish, mole, garter snake, and gopher from sediments of the Riverbank Formation (UCMP 2018). In addition, fossil specimens recovered from excavation activities at Arco Arena north of Sacramento in the Riverbank Formation (approximately 5 miles from the project site) included specimens of Harlan's ground sloth, bison, coyote, horse, camel, squirrel, antelope or deer, mammoth, and several types of plants (Hilton et al. 2000).

CULTURAL RESOURCE FIELD INVESTIGATIONS

AECOM completed a field visit to the project site on November 15, 2017. The parcel appeared to have been recently disced and was overgrown with grasses and weeds at the time of the survey. Moderately dense trash littered the site. Visible soils consisted of dark tan silty-loam with occasional small stones. Neither historic-era nor prehistoric artifacts were observed.

3.5.3 DISCUSSION

a) Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?

b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?

Less-than-Significant Impact with Mitigation Incorporated. The cultural resources investigation conducted for the project site by AECOM in 2017 did not identify any known historical resources or unique archaeological resources (Appendix C). Based on the results of the investigation, the project site does not appear to be sensitive for cultural resources. However, the lack of previously recorded cultural resources and the lack of surface indications do not preclude the possibility that significant subsurface cultural resources could be inadvertently encountered and damaged during project construction. Potential construction-related project impacts on previously undocumented significant archaeological or historic-era resources in the project site are therefore considered **potentially significant**.

Mitigation Measure CUL-1: Implement Procedures to Avoid or Reduce Impacts on Cultural Resources.

In the event that any prehistoric or historic-era subsurface archaeological features or deposits, including locally darkened soil ("midden"), that could conceal cultural deposits, are discovered during construction-related earth-moving activities, all ground-disturbing activity within 100 feet of the resources shall be halted.

If the find is determined to be significant by the qualified archaeologist (i.e., because the find is determined to constitute either an historical resource or a unique archaeological resource), the qualified archaeologist shall determine the appropriate course of action. All significant cultural materials recovered

shall be subject to scientific analysis, professional museum curation, and a report shall be prepared by the qualified archaeologist according to current professional standards. Additional protection measures may include, but are not necessarily limited to subsurface testing, excavation, and preservation in-place.

If the archaeologist determines that some or all of the affected property qualifies as a Native American Cultural Place, including a Native American sanctified cemetery, place of worship, religious or ceremonial site, or sacred shrine (Public Resources Code Section 5097.9) or a Native American historic, cultural, or sacred site, that is listed or may be eligible for listing in the California Register of Historical Resources pursuant to California Public Resources Code Section 5024.1, including any historic or prehistoric ruins, any burial ground, any archaeological or historic site (California Public Resources Code Section 5097.993), the archaeologist shall recommend potentially feasible mitigation measures that would preserve the integrity of the site or minimize impacts on it, including any or a combination of the following:

- avoidance, preservation, and/or enhancement of all or a portion of the Native American Cultural Place as open space or habitat, with a conservation easement dedicated to the most interested and appropriate tribal organization. If such an organization is willing to accept and maintain such an easement, or alternatively, a cultural resource organization that holds conservation easements;

- an agreement with any such tribal or cultural resource organization to maintain the confidentiality of the location of the site so as to minimize the danger of vandalism to the site or other damage to its integrity; or

- other measures, short of full or partial avoidance or preservation, intended to minimize impacts on the Native American Cultural Place consistent with the proposed design and footprint of the development project for which the requested grading permit has been approved.

- After receiving such recommendations, assess the feasibility of the recommendations and impose the most protective mitigation feasible in light of land use assumptions and the proposed design and footprint of the development project. In reaching conclusions with respect to these recommendations, SCOE shall consult with the most appropriate and interested tribal organization.

Significance after Mitigation

Implementation of Mitigation Measures CUL-1 would reduce the potentially significant impact resulting from inadvertent damage or destruction of significant cultural resources a **less-than-significant level** because it requires implementation of professionally accepted and legally compliant procedures for identification and treatment of inadvertently discovered cultural resources.

c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

Less-than-Significant Impact with Mitigation Incorporated. The project site is underlain by Pleistocene-age sediments of the Riverbank Formation, which is considered a sensitive rock unit under Society of Vertebrate Paleontology guidelines (1995). As discussed in detail above, numerous vertebrate fossil specimens have been recorded from the Riverbank Formation in Sacramento and other locations throughout the Sacramento Valley.

The fact that vertebrate fossils have been recovered near the project site and other recorded vertebrate fossil localities have been recorded throughout the Sacramento Valley, all in sediments referable to the Riverbank Formation, suggests that there is a potential for uncovering additional similar fossil remains during construction-related earthmoving activities. Therefore, potential damage to unique paleontological resources during earthmoving activities would be **potentially significant**.

> Mitigation Measure CUL-2: Conduct Construction Worker Personnel Education and Stop Work if Paleontological Resources are Encountered.
>
> SCOE shall implement the following measure to avoid or minimize impacts on unique, scientifically important paleontological resources:
>
> - Before the start of any earthmoving activities for the project, SCOE shall retain a qualified paleontologist to train all construction personnel involved with earthmoving activities, including the site superintendent, regarding the possibility of encountering fossils, the appearance and types of fossils likely to be seen during construction, and proper notification procedures should fossils be encountered.
>
> - If paleontological resources are discovered during earthmoving activities, the construction crew shall immediately cease work that may affect the identified resource. SCOE shall retain a qualified paleontologist to evaluate the resource and prepare a recovery plan in accordance with Society of Vertebrate Paleontology guidelines (1995). The recovery plan may include a field survey, construction monitoring, sampling and data recovery procedures, coordination of museum storage for any specimen recovered, and a report of findings. Recommendations in the recovery plan that are necessary and feasible shall be implemented before construction activities affecting the resource can resume at the site where the paleontological resources were discovered.

Significance after Mitigation

Implementation of Mitigation Measure CUL-2 would reduce the potentially significant impact associated with potential damage to unique paleontological resources to a **less-than-significant** level because construction workers would be alerted to the possibility of encountering paleontological resources, and in the event that paleontological resources were encountered, fossil specimens would be recovered, recorded and would undergo appropriate curation.

d) Disturb any human remains, including those interred outside of formal cemeteries?

Less-than-Significant Impact with Mitigation Incorporated. The cultural resources investigation of the project site included a records search, contact with the Native American Heritage Commission, and a pedestrian survey by cultural resource specialists. No evidence of human remains, including those interred outside of dedicated cemeteries, was encountered in the project site during the investigation (Appendix C).

Based on the results of the investigation, the project site does not appear to be sensitive for human remains. However, the lack of previously recorded cultural resources and the lack of surface indications does not preclude the possibility that human remains could be inadvertently encountered and damaged during project construction.

Potential construction-related project impacts on previously undocumented human remains in the project site would be **potentially significant**.

> Mitigation Measure CUL-3a: Implement Mitigation Measure CUL-1 (Implement Procedures to Avoid or Reduce Impacts on Cultural Resources).
>
> Mitigation Measure CUL-3b: Halt Construction if Human Remains are Discovered and Implement Appropriate Actions.
>
> If human remains are discovered at any construction sites during any phase of construction, all ground-disturbing activity within 100 feet of the remains shall be halted immediately and the County coroner shall be notified immediately. If the remains are determined by the County Coroner to be Native American, Native American Heritage Commission shall be notified within 24 hours, and the guidelines of the Native American Heritage Commission shall be adhered to in the treatment and disposition of the remains. SCOE shall also retain a professional archaeologist with Native American burial experience to conduct a field investigation of the specific site and consult with the Most Likely Descendant, if any, identified by the Native American Heritage Commission. As necessary, the archaeologist may provide professional assistance to the Most Likely Descendant, including the excavation and removal of the human remains. SCOE shall be responsible for approval of recommended mitigation as it deems appropriate, taking account of the provisions of CEQA Guidelines Section 15064.5(e) and Public Resources Code section 5097.98. SCOE shall implement approved mitigation before the resumption of ground-disturbing activities within 100 feet of where the remains were discovered.

Significance after Mitigation

Implementation of Mitigation Measures CUL-3a and CUL-3b would reduce the potentially significant impact resulting from inadvertent disturbance to human remains to a **less-than-significant level** because it requires implementation of professionally accepted and legally compliant procedures for identification and treatment of previously undocumented human remains.

3.6 GEOLOGY AND SOILS

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
VI. Geology and Soils. Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? (Refer to California Geological Survey Special Publication 42.)	☐	☐	☐	☒
ii) Strong seismic ground shaking?	☐	☒	☐	☐
iii) Seismic-related ground failure, including liquefaction?	☐	☐	☒	☐
iv) Landslides?	☐	☐	☐	☒
b) Result in substantial soil erosion or the loss of topsoil?	☐	☒	☐	☐
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?	☐	☐	☒	☐
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994, as updated), creating substantial risks to life or property?	☐	☒	☐	☐
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	☐	☐	☐	☒

3.6.1 ENVIRONMENTAL SETTING

The project site is located in the Sacramento Valley within the north-central portion of the Great Valley Geomorphic Province of California. The Great Valley geomorphic province is located between the Sierra Nevada geomorphic province on the east and the Coast Range geomorphic province on the west. The Great Valley is composed of thousands of feet of sedimentary deposits that have undergone periods of subsidence and uplift over millions of years.

Most of the surface of the Great Valley is covered with Holocene (i.e., 11,700 years Before Present [B.P.] to present day) and Pleistocene (i.e., 2.6 million–11,700 years B.P.) alluvium. This alluvium is composed of sediments from the Sierra Nevada to the east and the Coast Ranges to the west that were carried by water and deposited on the valley floor. Siltstone, claystone, and sandstone are the primary types of sedimentary deposits.

LOCAL GEOLOGIC SETTING

The project site is located within the U.S. Geological Survey Florin 7.5-minute Quadrangle. The topography is nearly flat, with elevations ranging from approximately 25 to 30 feet above mean sea level. The depth to groundwater table is approximately 50 to 60 feet below the ground surface (Padre Associates 2017).

A review of the *Geologic Map of the Sacramento Quadrangle* indicates that all of the proposed project would be constructed in the relatively stable, Pleistocene-age sediments of the Riverbank Formation (Padre Associates 2017). The Riverbank Formation generally consists of weathered gravel, sand, and silt.

REGIONAL SEISMICITY AND FAULT ZONES

The Alquist-Priolo Earthquake Fault Zoning Act was enacted to prohibit the location of structures designed for human occupancy across the traces of active faults, thereby reducing the loss of life and property from an earthquake. The project site is not located within, or near, an Alquist-Priolo Earthquake Fault Zone (Padre Associates 2017).

There are no known active earthquake faults in vicinity of the project site. However, there are active faults in the broader region that can cause strong seismic ground shaking. The closest active fault to the project site is the Midland Fault, located approximately 20 miles to the southwest. The Foothills Fault System consists of multiple fault segments of which the Maidu, Deadman, and Bear Mountain Faults are located 30 miles to the east, 30 miles to the northeast, and 40 miles to the southeast, respectively, from the project site (Padre Associates 2017).

SOILS

The entire project site is composed of the San Joaquin silt loam, 0 to 1 percent slopes (U.S. Natural Resources Conservation Service [NRCS] 2018). A review of NRCS soil survey data indicates that this soil type has a low shrink-swell potential and is moderately permeable (i.e., the ease with which pores transmit in a saturated soil transmit water based on structure, porosity, and texture), is moderately susceptible to water and wind erosion hazards, and is moderately well drained (NRCS 2018).

San Joaquin silt loam is classified by the NRCS as Group C—soils that have a slow infiltration rate when thoroughly wet. Group C soils have a layer that impedes the downward movement of water or are soils with a moderately fine or fine texture. These soils have a slow rate of water transmission.

3.6.2 DISCUSSION

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:

i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? (Refer to California Geological Survey Special Publication 42.)

No Impact. Surface rupture is an actual cracking or breaking of the ground along a fault during an earthquake and is generally limited to a linear zone a few yards wide. The project site is not located within an Alquist-Priolo

Earthquake Fault Zone, nor is the site located within or immediately adjacent to the trace of any other known fault; therefore, surface fault rupture at the project site is unlikely. **No impact** would occur.

ii) Strong seismic ground shaking?

Less than Significant with Mitigation Incorporated. As discussed previously, there are active faults in the broader region that can subject the project site to strong seismic ground shaking. An earthquake produced within the Midland Fault or the Maidu, Deadman, or Bear Mountain Faults of the Foothill Fault Systems could result in ground movement at the project site, and there is potential for moderate to severe seismic ground shaking to occur. Thus, development of the proposed project would potentially expose people and property to ground shaking associated with earthquake activity.

The proposed project would be required to follow the seismic standards of the most recent version of the California Building Code, which requires measures to ensure that structures can withstand the maximum expected ground shaking without catastrophic failure. Measures may include stabilizing the ground, selecting appropriate foundation types and depths, selecting appropriate structural systems to accommodate anticipated displacements, or using any combination of these measures. Furthermore, the California Building Code regulates grading activities; construction on expansive soils, areas subject to liquefaction, and other unstable soils; and excavation of foundations and retaining walls. The California Building Code also requires preparation of a preliminary soil report, engineering geologic report, geotechnical report, and supplemental ground-response report. A site-specific geotechnical report that meets California Building Code standards has not been prepared; therefore, this impact would be **potentially significant**.

> Mitigation Measure GEO-1: Prepare a Geotechnical Report per California Building Code (CBC) Requirements and Implement Appropriate Recommendations and Monitor Earthwork During Ground-Disturbing Activities.
>
> Before building permits are issued and construction activities begin, a California Registered Civil Engineer shall be retained to prepare a final geotechnical subsurface investigation report. The final geotechnical engineering report shall address and make recommendations on the following, as applicable:
>
> - Site preparation;
> - Soil bearing capacity;
> - Appropriate sources and types of fill;
> - Potential need for soil amendments;
> - Road, pavement, and parking areas;
> - Structural foundations, including retaining-wall design;
> - Grading practices;
> - Soil corrosion of concrete and steel;
> - Erosion/winterization;
> - Seismic ground shaking; and
> - Unstable soils.
>
> In addition to the recommendations for the conditions listed above, the geotechnical investigation shall determine appropriate foundation designs that are consistent with the version of the CBC that is applicable at the time of application for building and grading permits. Special recommendations contained in the geotechnical engineering report shall be noted on the grading and improvement plans and

implemented, as appropriate, before construction begins. Design and construction shall be in accordance with the CBC.

Significance after Mitigation

Implementation of Mitigation Measure GEO-1 would reduce the potentially significant impact of possible damage to people and structures from strong seismic ground shaking to a **less-than-significant** level by requiring that design recommendations of a geotechnical engineer to reduce damage from seismic events are incorporated into buildings, structures, and infrastructure as required by the California Building Code, and that a geotechnical or soils engineer provide on-site monitoring to ensure that earthwork is being performed as specified in the plans.

iii) Seismic-related ground failure, including liquefaction?

Less-than-Significant Impact. A combination of factors contributes to the potential for seismically induced liquefaction, such as the intensity of ground shaking, soil type and density, depth to groundwater, and proximity to watercourses. Based on a review of geologic maps and NRCS soil data, it is unlikely that project site soils would be subject to seismic-related liquefaction in the event of an earthquake because the project site is underlain by relatively stable Pleistocene-age soils, on-site soils have a low clay content, and the depth to groundwater table is approximately 50 to 60 feet below the ground surface (Padre Associates 2017, NRCS 2018). Thus, the potential for liquefaction is considered low. Therefore, this impact would be **less than significant**.

iv) Landslides?

No Impact. The topography at the project site and immediately adjacent to the project site is nearly level, with the average slope gradients across the project site less than 1 percent. There are no hillsides in adjacent areas that could affect the project site, either. Therefore, there would be **no impact** related to landslides.

b) Result in substantial soil erosion or the loss of topsoil?

Less than Significant with Mitigation Incorporated. Implementation of the proposed project would involve grading and construction activities for building and parking lot foundations, the multi-sport physical education area, and infrastructure over approximately 3.8 acres of currently vacant land.[1] Construction activities, including vegetation removal, grading, staging, trenching, and excavation, would result in the temporary and short-term disturbance of soil and would expose disturbed areas to storm events. The entire project site is composed of the San Joaquin silt loam, which are moderately susceptible to erosion by wind and water (NRCS 2018). Rain of sufficient intensity could dislodge soil particles from the soil surface. If the storm is large enough to generate runoff, localized erosion could occur. In addition, soil disturbance during summer as a result of construction activities could result in soil loss due to wind erosion.

Chapter 16.44, “Grading and Erosion Control,” of the Sacramento County Municipal Code requires an erosion control plan be prepared before issuance of a grading permit for construction activities disturbing one or more acres or moving 350 cubic yards or more of earthen material. The erosion control plan must describe erosion and sediment control best management practices that will be implemented during construction to prevent sediment from leaving the site and entering the County’s storm drain system or local receiving waters. Because a grading

1 The total project site is approximately 3.82 acres in land area. The area used for school uses is 3.36 acres in land area and a drive aisle accounts for 0.46 acres.

and erosion control plan has not yet been prepared, impacts associated with construction-related erosion would be **potentially significant.**

Mitigation Measure GEO-2a: Prepare and Implement a Grading and Erosion Control Plan.

Before a grading permit is issued, a California Registered Civil Engineer shall be retained to prepare a grading and erosion control plan. The plan shall be submitted to the County's Engineering Department. The plan shall be consistent with the State's NPDES permit and Sacramento County Improvement Standards and shall include the site-specific grading.

The plan referenced above shall include the location, implementation schedule, and maintenance schedule of all erosion and sediment control measures, a description of measures designed to control dust and stabilize the construction-site road and entrance, and a description of the location and methods of storage and disposal of construction materials. Erosion and sediment control measures could include the use of detention basins, berms, swales, wattles, and silt fencing, and covering or watering of stockpiled soils to reduce wind erosion. Stabilization of construction entrances to minimize trackout (control dust) is commonly achieved by installing filter fabric and crushed rock to a depth of approximately 1 foot.

Mitigation Measure GEO-2b: Implement Mitigation Measure HYDRO-1 (Prepare and Implement a Stormwater Pollution Prevention Plan and Associated Best Management Practices).

Significance after Mitigation

Implementation of Mitigation Measures GEO-2a and GEO-2b would reduce the potentially significant temporary and short-term construction-related erosion impact to a **less-than-significant** level because a grading and erosion control plan and stormwater pollution prevention plan that identifies specific best management practices to control erosion and sedimentation would be prepared before and implemented during all construction activities.

c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?

Less-than-Significant Impact. Subsidence of the land surface can be induced by both natural and human phenomena. Subsidence related to natural phenomena includes subsidence from tectonic deformations and seismically induced settlements; from consolidation, hydrocompaction, or rapid sedimentation; from oxidation or dewatering of organic-rich soils; and from subsurface cavities. Subsidence related to human activity can result from withdrawal of subsurface fluids, particularly the pumping of water for residential, commercial, and agricultural uses from subsurface water tables.

Lateral spreading is the horizontal movement or spreading of soil toward an open face, such as a streambank, the open side of fill embankments, or the sides of levees. The potential for failure from subsidence and lateral spreading is highest in areas where the groundwater table is high, where relatively soft and recent alluvial deposits exist, and where creek banks are relatively high.

The project site is underlain by relatively stable Pleistocene-age soils, on-site soils have a low clay content, and the depth to groundwater table is approximately 50 to 60 feet below the ground surface (Padre Associates 2017, NRCS 2018). There are no groundwater wells located on or in the vicinity of the project site. As stated

previously, the potential for liquefaction is considered low (see Item a) iii), above). In addition, the topography at the project site and immediately adjacent to the project site is nearly level (see Item a) iv), above). Therefore, impacts associated with landslides, lateral spreading, subsidence, and liquefaction would be **less than significant**.

d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994, as updated), creating substantial risks to life or property?

Less than Significant with Mitigation Incorporated. Expansive soils shrink and swell as a result of moisture change. These volume changes can result in damage over time to building foundations, underground utilities, and other subsurface facilities and infrastructure if they are not designed and constructed appropriately to resist the damage associated with changing soil conditions. Volume changes of expansive soils also can result in the consolidation of soft clays following the lowering of the water table or the placement of fill. Placing buildings or constructing infrastructure on or in unstable soils can result in structural failure.

The entire project site is composed of the San Joaquin silt loam (NRCS 2018). NRCS data indicate that this soil profile has a low shrink-swell potential, meaning the soil has a low clay content and is not likely to undergo substantial volume changes with increasing or decreasing soil moisture content. Therefore, construction at the project site is not likely to result in a hazardous condition related to shrink-swell.

However, soils vary from site to site. Chapter 22.90, "Soil Reports," of the Sacramento County Municipal Code requires a soil report that evaluates the potential for expansive soils or other soil problems. Because a site-specific geotechnical report that meets California Building Code standards has not been prepared, impacts associated with construction in unstable or expansive soils is **potentially significant**.

> Mitigation Measure GEO-4: Implement Mitigation Measure GEO-1 (Prepare a Geotechnical Report per California Building Code (CBC) Requirements and Implement Appropriate Recommendations and Monitor Earthwork During Ground-Disturbing Activities).

Significance after Mitigation

Implementation of Mitigation Measure GEO-4 would reduce the potentially significant impact related to construction in unstable or expansive soils to a **less-than-significant** level by requiring design recommendations of a geotechnical engineer to prevent damage to structures and infrastructure as required by the California Building Code.

e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?

No Impact. No use of an on-site wastewater disposal system is proposed; rather, the proposed project would connect to the Sacramento Area Sewer District (SASD) wastewater conveyance system. Therefore, **no impact** related to the ability of site soils to support the use of septic systems would occur.

3.7 GREENHOUSE GAS EMISSIONS

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
VII. Greenhouse Gas Emissions. Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☒	☐
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☒	☐

3.7.1 THRESHOLDS OF SIGNIFICANCE

Greenhouse gas (GHG) emissions contribute, on a cumulative basis, to global climate change. The proposed project would not contribute significantly to climate change by itself. However, cumulative emissions from many projects and plans would all contribute to global GHG concentrations and the climate system. This section considers the proposed project's cumulative contribution to the significant cumulative impact of climate change.

As stated in Appendix G of the CEQA Guidelines, the significance criteria established by the applicable air quality management district may be relied on to make the above determinations. For the purposes of determining whether the proposed project's construction-related and operational GHG emissions may result in a cumulatively considerable contribution to the cumulative impact of climate change, for land development and construction projects, SMAQMD considers a project to exceed GHG emission thresholds if:

- the annual construction-related emissions exceed 1,100 metric tons (MT) carbon dioxide equivalents (CO_2e)/year; or
- the annual operational emissions exceed 1,100 MT CO_2e/year.

For the purposes of determining whether the proposed project would conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHGs, consideration is given to applicable State, local, and regional plans, including:

- Assembly Bill (AB) 32 and Senate Bill (SB) 32;
- California Air Resources Board (ARB) Climate Change Scoping Plan (2008), ARB's First Update to the Climate Change Scoping Plan (2014), and California's 2017 Climate Change Scoping Plan: The Strategy for Achieving California's 2030 Greenhouse Has Target (2017 Scoping Plan Update) (2017); and
- The Sacramento Area Council of Governments (SACOG) 2035 Metropolitan Transportation Plan/Sustainable Communities Strategy (MTP/SCS).

3.7.2 ENVIRONMENTAL SETTING

Certain gases in the earth's atmosphere, classified as GHGs, play a critical role in determining the earth's surface temperature. Solar radiation enters the earth's atmosphere from space. A portion of the radiation is absorbed by the earth's surface, and a smaller portion of this radiation is reflected back toward space through the atmosphere. However, infrared radiation is selectively absorbed by GHGs in the atmosphere. As a result, infrared radiation released from the earth that otherwise would have escaped back into space is instead "trapped," resulting in a warming of the atmosphere. This phenomenon, known as the "greenhouse effect," is responsible for maintaining a habitable climate on Earth. Anthropogenic (e.g., human caused) emissions of these GHGs lead to atmospheric levels in excess of natural ambient concentrations and have the potential to adversely affect the environment because such emissions contribute, on a cumulative basis, to global climate change.

The Intergovernmental Panel on Climate Change (IPCC) concluded that variations in natural phenomena, such as solar radiation and volcanoes, produced most of the warming of the earth from pre-industrial times to 1950. Some variations in natural phenomena also had a small cooling effect. From 1950 to the present, increasing GHG concentrations resulting from human activity, such as fossil fuel burning and deforestation, have been responsible for most of the observed temperature increase (IPCC 2013).

GHGs are present in the atmosphere naturally, are released by natural and anthropogenic (human-caused) sources, and are formed from secondary reactions taking place in the atmosphere. Natural sources of GHGs include the respiration of humans, animals, and plants; decomposition of organic matter; volcanic activity; and evaporation from the oceans. Anthropogenic sources include the combustion of fossil fuels by stationary and mobile sources, waste treatment, and agricultural processes. The following are the GHGs that are widely accepted as the principal contributors to human-induced global climate change that are relevant to the project:

- Carbon Dioxide: Natural sources of CO_2 include decomposition of dead organic matter; respiration of bacteria, plants, animals, and fungus; and evaporation from oceans. Anthropogenic (human) sources include burning of coal, oil, natural gas, and wood.

- Methane: CH_4 is emitted during the production and transport of coal, natural gas, and oil. Methane emissions also result from livestock and other agricultural practices and by the decay of organic waste in municipal solid waste landfills.

- Nitrous Oxide: N_2O is produced by both natural and human-related sources. Primary human-related sources of N_2O are agricultural soil management, sewage treatment, mobile and stationary combustion of fossil fuel, adipic acid production, and nitric acid production. N_2O is also produced naturally from a wide variety of biological sources in soil and water, particularly microbial action in wet tropical forests.

Global warming potential (GWP) is a concept developed to compare the ability of each GHG to trap heat in the atmosphere relative to another gas GWP is based on several factors, including the relative effectiveness of a gas to absorb infrared radiation and the length of time the gas remains in the atmosphere ("atmospheric lifetime"). The GWP of each gas is measured relative to CO_2. Therefore, CO_2 has a GWP of 1. The other main GHGs that have been attributed to human activity include CH_4, which has a GWP of 28, and N_2O, which has a GWP of 265 (IPCC 2013). For example, 1 ton of CH_4 has the same contribution to the greenhouse effect as approximately 28 tons of CO_2. GHGs with lower emissions rates than CO_2 may still contribute to climate change, because they are more effective at absorbing outgoing infrared radiation than CO_2 (i.e., high GWP). The concept of CO_2 equivalence

(CO_2e) is used to account for the different GWP potentials of GHGs to absorb infrared radiation. GHG emissions are typically measured in terms of pounds or tons of CO_2e and are often expressed in metric tons of CO_2 equivalent emissions ($MTCO_2e$).

3.7.3 DISCUSSION

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

Less-than-Cumulatively-Considerable Impact. Implementation of the proposed project would generate short-term construction and long-term operational GHG emissions. Construction-related GHG emissions would cease following construction of the proposed project. Operational emissions are considered long-term and assumed to occur for the lifetime the project. Construction emissions have been amortized over the lifetime of the project (assumed for the purpose of analysis to be 25 years) and added to the annual operational emissions to compare with the applicable threshold of significance.

Construction-related exhaust GHG emissions would be generated from a variety sources during construction of the proposed project including, but not limited to heavy-duty construction equipment, haul trucks, material delivery trucks, and construction worker vehicles. Similar to criteria air pollutant emissions, daily GHG emissions would vary depending on the type of construction activities planned for each day. For example, during construction equipment-intensive phases, daily GHG emissions would be higher than daily emissions generated during less equipment-intensive phases.

Operational GHG emissions can be categorized into direct and indirect GHG emissions. Direct GHG emissions are those emissions that are generated at the location of consumption or use. For example, mobile-source emissions are direct emissions because GHG emissions are generated as a vehicle begins to move. Conversely, indirect emissions are those emissions that occur at a different time or location from the point of consumption or use. For example, electricity-related GHG emissions are indirect emission because as a consumer uses electricity at their home, the fuel combustion and emissions associated with creating that electricity likely occurred off-site or at a different time. Other indirect GHG emissions include emissions associated with solid waste disposal and water consumption. CalEEMod estimates direct emissions associated with the proposed project's mobile (e.g., staff and student-related vehicles), area (e.g., landscape maintenance equipment), and energy (e.g., natural gas) sources, and indirect emissions associated with energy (i.e., electricity), water (i.e., conveyance and distribution), and solid waste (i.e., decomposition) sources.

Table 3.7-1 presents a summary of the proposed project's annual construction-related GHG emissions and annual operational emissions by emissions source. Annual operational GHG emissions are added with the amortized construction emissions to compare with the applicable threshold of significance.

As shown in Table 3.7-1, the proposed project's short-term construction and long-term operational GHG emissions would not exceed the SMAQMD thresholds of significance of 1,100 MT CO_2e/year.

Table 3.7-1. Modeled GHG Emissions for Construction and Operations of the Proposed Project

Emissions Source	GHG Emissions ($MTCO_2e$ / year)
Construction GHG Emissions	
Maximum Annual Construction Emissions	201
Total Potential Construction Emissions*	332
Amortized Construction-Related Emissions**	13
Operational GHG Emissions	
Area	0.004
Energy	35
Mobile	206
Waste	13
Water	3
Total Annual Operational Emissions	**256**
Total Emissions, including Amortized Construction Emissions + Operational Emissions* **	**269**
SMAQMD Threshold of Significance (Construction-related and Operational)	**1,100**
Exceed Thresholds?	**No**

Notes:

* Total construction emissions are for the potential emissions over the entirety of the proposed construction period, which are modeled to occur in two separate calendar years.

** Total Potential Construction emissions are amortized over 25 years, which the suggested operational lifetime for a new conventional commercial building, per the SMAQMD *Guide to Air Quality Assessment in Sacramento County*. The operational lifetime estimate is derived from the State of California Executive Order D-16-00 and US Green Building Council's October 2003 report on The Costs and Financial Benefits of Green Buildings (SMAQMD 2016).

*** Total project GHG emissions include annual operational emissions and amortized construction emissions.

Totals do not add due to rounding.

GHG = greenhouse gas
$MTCO_2e$ / year = metric tons carbon dioxide equivalents emissions per year
SMAQMD = Sacramento Metropolitan Air Quality Management District

Source: Modeled by AECOM in 2017

As GHGs are considered in the context of a cumulative impact due to their persistence in the environment and broad region in influence, it is also appropriate to consider the long-term impact of the short-term emissions from construction-related activities. Construction-related emissions have been amortized over a 25-year period; this is the conservative timeline for the operational life of a building of a commercial project. When construction-related emissions are amortized over the (conservative estimate) lifetime of the project, annual long-term emissions would be 13 $MTCO_2e$/year, and total for combined amortized annual construction GHG emissions plus annual operational GHG emission would be 269 $MTCO_2e$/year, which is still less than the SMAQMD threshold of significance of 1,100 $MTCO_2e$/year. Therefore, contribution of the GHG emissions that would be generated by the construction and operations of the proposed project to climate change would result in a **less than cumulatively considerable** contribution to the cumulative impact of climate change.

b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

Less-than-Cumulatively-Considerable Impact. As is shown above in Table 3.7-1, mobile activities are the primary source of GHG emissions that would be generated by the proposed project. While they do not apply directly to the proposed project, the primary plans concerning reduction of GHG emission for the unincorporated area of Sacramento County are the Sacramento County General Plan and the SACOG MTP/SCS.

The proposed project is in alignment Sacramento County General Plan Policy AQ-1, which states that "New development shall be designed to promote pedestrian/bicycle access and circulation to encourage community residents to use alternative modes of transportation to conserve air quality and minimize direct and indirect emission of air contaminants." As described in Section 2.3, Project Objectives, Sacramento County Office of Education identified as two of the project objectives to one, offer a school location within walking distance of transit services, and two, provide safe and efficient school site access for students and staff. In alignment with these objectives, the several bus stops are located within less than a quarter mile of the school (see Exhibit 3.16-1 in Section 3.16, Transportation/Traffic). In addition, as part of the design of the proposed project, pedestrian and bicycle access walkways would be built in multiple directions. These elements of the project design facilitate pedestrian and bicycle access from the nearby residential communities and encourage non-vehicular modes of transportation.

In addition, an implementation measure within the Sacramento County General Plan is specifically tied to the support and implementation of the County Bikeways Master Plan. The project is within the planning area for both the Sacramento County Bicycle Master Plan and the SACOG Regional Bicycle, Pedestrian, and Trails Master Plan. A goal of the Sacramento County Bicycle Master Plan is to increase the number of people in the County who bicycle as a mode of transportation to work, school, and errands, as well as for recreation (County of Sacramento 2011). Similarly, the SACOG Regional Bicycle, Pedestrian, and Trails Master Plan was developed with the vision of a complete transportation system where bicycling and walking are viable and popular travel choices within the communities of the region. The proposed project site is less than one quarter mile from the existing Class II bike lane at Power Inn Road with the intersection of Gerber Road, and would be along the proposed bike lane route along Gerber Road and proposed multi-use path along Elder Creek (County of Sacramento 2011, SACOG 2015). Connecting the school site directly to existing and future bicycle and pedestrian pathways of the adjacent residential community and nearby community services is in direct support of this goal and the Sacramento County General Plan implementation measure.

The proposed project site is within what is considered an Established Community by the MTP/SCS. In general, the MTP/SCS anticipates infill development within Established Communities, consistent with existing planning designations. Per the Sacramento County General Plan Land Use Map, the proposed project is within a land use designation of Commercial and Offices and would eliminate a vacant lot and provide a community services to the area. In addition, Strategy 29.1 of the MTP/SCS states SACOG's intent to "invest in safe bicycle and pedestrian routes that improve connectivity and access to common destinations, such as connections between residential areas and schools and also invest in safe routes to and around schools so trips can be made by bicycling or walking." The location of the proposed school supports the intent of this strategy to provide connection to schools. This project is in alignment with the underlying planning assumptions and strategies of the MTP/SCS.

In 2006, California passed the California Global Warming Solutions Act of 2006 (Assembly Bill [AB] 32; California Health and Safety Code Division 25.5, Sections 38500, et seq.). AB 32 establishes regulatory,

reporting, and market mechanisms to achieve quantifiable reductions in GHG emissions and establishes a cap on statewide GHG emissions. It requires that statewide GHG emissions be reduced to 1990 levels by 2020. In December 2008, the ARB adopted its Climate Change Scoping Plan (Scoping Plan), which contains the main strategies the State of California will implement to achieve the required GHG reductions required by AB 32 (ARB 2014).

ARB's First Update to the Climate Change Scoping Plan: Building on the Framework includes measures to meet California's goal of reducing emissions to 1990 levels by 2020 and reiterates the State's role in the long-term goal to reduce GHG emissions to 80 percent below 1990 levels by 2050. The Scoping Plan Update provides discussions of sector-specific (e.g., transportation) issues, technologies, needs, and ongoing state activities to significantly reduce emissions through 2050. Achieving California's long-term goal will require improved vehicle efficiency, reduced carbon content of fuels, planning and building of communities to reduce vehicular GHG emissions and provide more transportation options, and improved efficiency throughout the existing transportation systems (ARB 2014). ARB's Scoping Plan Update includes measures that would indirectly address GHG emissions from construction activities, including the phasing-in of cleaner technology for diesel engine fleets and the development of a Low Carbon Fuel Standard. Policies formulated under the mandate of AB 32 that apply to construction-related activity, either directly or indirectly, are assumed to be implemented statewide and would affect the proposed project should those policies be implemented before construction begins. In November 2017, ARB released California's 2017 Climate Change Scoping Plan: The Strategy for Achieving California's 2030 Greenhouse Gas Target (2017 Scoping Plan Update) (ARB 2017). The 2030 target of a 40 percent reduction in GHG emissions below 1990 statewide GHG emissions (consistent with Executive Order B-30-15, which is outlined below) guides the 2017 Scoping Plan Update (ARB 2017). The 2017 Scoping Plan Update establishes a plan of action, consisting of a variety of strategies to be implemented rather than a single solution, for California to reduce statewide emissions by 40 percent by 2030 compared to 1990 levels (ARB 2017).

The SMAQMD quantitative thresholds of significance for GHGs were developed with the intent to ensure at least 90 percent of new GHG emissions would be reviewed and assessed for mitigation, thereby contributing to GHG emissions reductions goals set forth by AB 32, the 2008 Scoping Plan, and Executive Orders. As described in item a) above, the proposed project would not exceed GHG emission thresholds established by SMAQMD. Due to the project's consistency with the above described plans, as well as not exceeding thresholds of significance, the proposed project would not conflict with applicable plans, policies, or regulations adopted for the purposes of reducing GHG emissions. This impact would result in a **less than cumulatively considerable** contribution to the significant impact of climate change.

3.8 HAZARDS AND HAZARDOUS MATERIALS

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
VIII. Hazards and Hazardous Materials. Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☒	☐
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and/or accident conditions involving the release of hazardous materials into the environment?	☐	☒	☐	☐
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☐	☒
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☐	☒
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐
h) Expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	☐	☐	☐	☒

3.8.1 ENVIRONMENTAL SETTING

PHASE I ENVIRONMENTAL SITE ASSESSMENT

Padre Associates prepared a Phase I Environmental Site Assessment (ESA) for the project site (Appendix D). The Phase I ESA included a review of local, State, and federal environmental record sources, historical sources, and aerial photographs; a summary of the site reconnaissance; a summary of interviews conducted with persons knowledgeable about current and past site use; and physical setting sources. Padre Associates conducted a site reconnaissance on July 19, 2017.

Review of historical U.S. Geological Survey topographic maps and historic aerial photos of the property showed no evidence to suggest that the property was disturbed by intensive human activities such as quarrying, subsurface or surface mining, or dredging. No municipal groundwater wells, septic systems, underground storage tanks, aboveground storage tanks, active or inactive landfills, producing oil or gas wells, odors, soil staining, or corrosion was observed within the project site. Padre Associates did not identify any Recognized Environmental Conditions on or within ½ mile of the project site (Padre Associates 2017).[1]

SCOE is currently preparing a Preliminary Environmental Assessment (PEA) to determine if release or threatened release of hazardous materials exists on the project site or if naturally occurring hazardous materials are present. The PEA is being prepared with oversight from the DTSC, as required by California Education Code 17213.1, through an environmental oversight agreement (DTSC 2018a). As of July 2018, preparation of the PEA is ongoing and it has not been reviewed or approved by the DTSC (DTSC 2018a).

Use of Agricultural Chemicals on the Project Site

Chemicals potentially used in agricultural activities could result in residual concentrations of persistent pesticides in the soil. Persistent pesticides leave residues that remain in the environment without breaking down, such as organochlorine pesticides (e.g., dichlorodiphenyltrichloroethane [DDT], Toxaphene, and Dieldrin).

The project site was historically used for agriculture purposes (i.e., orchards, row crops, and field crops) from at least 1937 to approximately 1984 (Padre Associates 2017). Based on its past agricultural use, it is likely that organochloride pesticides and other agrochemicals are present in on-site soils. A Phase II ESA is being prepared that will address the potential for pesticides to be present in on-site soils. The results of the Phase II ESA will be incorporated into the PEA.

RESULTS OF RECORDS SEARCH FOR HAZARDOUS MATERIALS

AECOM searched the State Water Resources Control Board's (SWRCB's) GeoTracker web site and the California Department of Toxic Substances Control's (DTSC's) EnviroStor web site to identify toxic releases, hazardous waste, or other violations that could affect the project site (SWRCB 2017, DTSC 2018). The project site is not listed as a hazardous waste site in either of these databases.

DTSC maintains a hazardous waste and substances site list (Cortese list) pursuant to Government Code Section 65962. As of January 2018, the project site is not on this list (DTSC 2018b).

In addition, AECOM searched the U.S. Environmental Protection Agency's (EPA's) Envirofacts database. The Envirofacts database is an assemblage of EPA databases, including the Comprehensive Environmental Response, Compensation, and Liability Act (commonly known as Superfund) Information System database, which includes National Priorities List sites being assessed under the Superfund program, hazardous waste sites, and potential hazardous waste sites. The project site is not listed in the Envirofacts database (EPA 2018).

1 The American Society of Testing and Materials Standard Practice E 1527-05 define "Recognized Environmental Conditions" as the "the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a part release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, groundwater, or surface water of the property."

SCHOOLS IN THE PROJECT VICINITY

No K–12 schools are located within 0.25 mile of the project site. The closest schools to the project site are Florin Elementary School, located approximately 1 mile to the north, and James Rutter Middle School, located approximately 1 mile to the northwest.

As discussed in Chapter 2, "Project Description," SCOE is proposing to construct and operate a new community school site within, located south of the intersection of Gerber Road and Fernridge Drive. The school facilities would consist of three buildings, courtyard, and shade structures including classrooms, culinary classrooms, offices, a multi-purpose room, and playing fields.

AIRPORTS AND AIRSTRIPS

The closest airports to the project site are the Sacramento Executive Airport, located approximately 5 miles to the northwest, and Mather Airport, approximately 7 miles northeast. The project site is not located in the clear zone, approach-departure zone, or overflight zone of any airport. There are no private airstrips within 2 miles of the project site.

WILDFIRE RISK

The majority of Sacramento County is identified by the California Department of Forestry and Fire Protection (CAL FIRE) as a Local Responsibility Area. Local Responsibility Areas, which are under the jurisdiction of local entities (e.g., cities, counties), are required to only identify very high fire hazard severity zones. The CAL FIRE map "Fire Hazard Severity Zones in LRA" for Sacramento County identifies the project site and surrounding area as a Non-Very High Fire Hazard Severity Zone, which indicates that the risk of wildland fire hazards is not considered high or very high (CAL FIRE 2008).

3.8.2 DISCUSSION

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

Less-than-Significant Impact. Project construction would involve the storage, use, and transport of small amounts of hazardous materials (e.g., asphalt, fuel, lubricants, paint, and other substances) on roadways, such as Gerber Road, Stockton Boulevard, Florin Road, and Power Inn Road, and regional highways, such as State Route 99. Regulations governing hazardous materials transport are included in California Code of Regulations Title 22, the California Vehicle Code (California Code of Regulations Title 13). The transportation of hazardous materials is also subject to applicable local, State, and federal regulations, which have been specifically designed to minimize the risk of upset during routine construction activities. State agencies with primary responsibility for enforcing federal and State regulations and responding to hazardous materials transportation emergencies consist of the California Highway Patrol and the California Department of Transportation. Together, these agencies determine container types used and license hazardous waste haulers for transportation of hazardous waste on public roads.

Construction contractors would be required to comply with California Environmental Protection Agency's Unified Program; regulated activities would be managed by Sacramento County Department of Environmental Resources, the designated Certified Unified Program Agency for Sacramento County, in accordance with the

regulations included in the Unified Program (e.g., hazardous materials release response plans and inventories, California Uniform Fire Code hazardous material management plans and inventories). Such compliance would reduce the potential for accidental release of hazardous materials during construction of the proposed project.

Activities associated with the collaborative workspace for making, learning, and exploring could result in use, storage, and disposal of hazardous materials. These can include, but are not limited to, laboratory chemicals (e.g., acids, bases, solvents, metals, salts) used or stored in science laboratories, industrial arts or "shop" classes (e.g., inks, degreasers), and art supplies (e.g., paints, photographic chemicals). Hazardous materials used for facilities maintenance would include pesticides and fertilizers and maintenance supplies and equipment (e.g., drain cleaners, floor stripping products, paints, oils, fuels) (EPA 2006). Schools must comply with regulations regarding the management, transport, and disposal of hazardous waste. Hazardous wastes must be disposed of in accordance with the EPA's Resource Conservation and Recovery Act and other applicable State and local requirements (EPA 2006).

Construction and operation of the proposed project are required by law to implement and comply with existing hazardous material regulations. Each of these regulations is specifically designed to protect the public health through improved procedures for the handling of hazardous materials, better technology in the equipment used to transport these materials, and a more coordinated quicker response to emergencies. With incorporation of existing regulations, impacts related to the creation of significant hazards to the public through routine, transport, use, disposal, and risk of upset is considered **less than significant**.

b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and/or accident conditions involving the release of hazardous materials into the environment?

Less than Significant with Mitigation Incorporated. AECOM searched the EPA's Envirofacts, the SWRCB's GeoTracker, and DTSC's Envirostor web sites to identify toxic releases, hazardous waste, or other violations that could affect the site. The project site is not listed in these databases as a hazardous waste site (EPA 2018, SWRCB 2018, DTSC 2018). The Phase I prepared for the proposed project did not identify any Recognized Environmental Conditions on or within ½ mile of the project site (Padre Associates 2017).

The project site was historically used for agriculture purposes (i.e., orchards, row crops, and field crops) from at least 1937 to approximately 1984 (Padre Associates 2017). Conversion of areas historically or currently used for agricultural production to developed land uses could potentially expose future students, staff, and visitors to hazardous concentrations of pesticides.

SCOE is currently preparing a Phase II ESA to determine if release or threatened release of hazardous materials exists on the project site, including organochloride pesticides and other agrochemicals, or if naturally occurring hazardous materials are present. Concurrently, SCOE is preparing a PEA with oversight from the DTSC, as required by California Education Code 17213.1, through an environmental oversight agreement (DTSC 2018a). As of June 2018, preparation of the PEA is ongoing and it has not been reviewed or approved by the DTSC (DTSC 2018a).

Although the project site is not listed as a hazardous waste site and no hazardous wastes were observed during the site reconnaissance, there is the potential that subsurface hazardous waste may be encountered in on-site soils. The impact would be **potentially significant**.

Mitigation Measure: HAZ-1: Retain a Licensed Professional to Investigate Known or Unknown Hazards and Hazardous Materials and Implement Required Measures, as Necessary.

If, during site preparation and construction activities, evidence of hazardous materials contamination is observed or suspected (e.g., stained or odorous soil or groundwater), construction activities shall cease immediately in the area of the find. If such contamination is observed or suspected, the contractor shall retain a qualified hazardous materials specialist to assess the site and collect and analyze soil and/or water samples, as necessary. If contaminants are identified in the samples, the contractor shall notify and consult with the appropriate federal, State, and/or local agencies. Measures to remediate contamination and protect worker health and the environment shall be implemented in accordance with federal, State, and local regulations before construction activities may resume at the site where contamination is encountered.

If the Phase II ESA reveals concentrations of pesticide residue in excess of acceptable thresholds, actions shall be taken to remediate soil contamination to within ASTM International standards. Such actions could include excavation and disposal of contaminated soils from the site or bioremediation. A qualified Phase II Environmental Assessor shall be retained to develop and carry out a remediation plan, if necessary.

Significance after Mitigation

Implementation of Mitigation Measure HAZ-1 would reduce the potentially significant impacts related to exposure to hazardous substances to a **less-than-significant** level because any hazardous substances would be removed and properly disposed of by a licensed contractor in accordance with federal, State, and local regulations, which are specifically designed to protect the public from human health hazards.

c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

Less-than-Significant Impact. The proposed project would not result in hazardous emissions or handle acutely hazardous materials (i.e., waste containing such dangerous chemicals that it could pose a threat to human health and the environment even when properly managed) within 0.25 mile of an existing school.

The California Department of Education (CDE) criteria outlined in California Code of Regulations Title 5 Section 14010, “Standards for School Site Selection,” guides the location and design of schools to avoid adverse effects (e.g., greater than 1,500 feet from a railroad, greater than 1,500 feet from high-pressure water or gas pipelines, greater than 100 feet from high-voltage power lines, greater than 500 feet from a busy roadway, relatively flat topography, greater than 0.25 mile from permitted sources of hazardous air emissions, greater than 0.25 from the flight path or safety zone of an airport, not located on a former hazardous waste site). Padre Associates conducted a Title 5 environmental hazards review for the project site (Padre Associates 2017). Table 3.8-1 summarizes the results of this review (see Appendix D). Detailed discussions of those environmental hazards present on or in the vicinity of the project site follows Table 3.8-1.

Table 3.8-1. Title 5 Environmental Hazards Review Summary

Potential Hazard	Present On or Near the Project Site
Power lines or towers[1]	No
Railroad tracks within 500 feet	No
Earthquake fault zone	No
Flood hazard	**Yes**[2]
Dam inundation	**Yes**[3]
Aboveground fuel tanks	No
Natural gas pipelines > 80 psig	No
Hazardous liquid pipelines	No
High-volume water lines > 12 inches	**Yes**[4]
Freeway/busy traffic corridor within 500 feet	No
Hazardous air emissions within 0.25 mile	No
Airports within 2 miles	No

Notes: psig = pounds per square inch gauge

1 CDE has established the following limits for locating any part of a school site property line near the edge of easements for high-voltage power transmission lines: 100 feet from the edge of an easement for a 50–133 kilovolt line, 150 feet from the edge of an easement for 220–230 kilovolt line, and 350 feet from the edge of an easement for a 500–550 kilovolt line.

2 Elder Creek, located south of the project site, is within Flood Zone AE, which are areas where the channel of a stream and any adjacent floodplain areas must be kept free of encroachment so that the 1% annual-chance of flood event can be carried without substantial increases in flood heights.

3 The project site is within the Folsom Dam inundation zone.

4 One 12-inch diameter and one 18-inch diameter water pipelines are located 250 feet and 180 feet, respectively, north of the project site within Gerber Road.

Source: Padre Associated 2018; Data compiled by AECOM in 2018

As discussed in Section 3.9, "Hydrology and Water Quality," the analysis conducted for the IS/MND determined that the community school would not be located in the Elder Creek flood hazard zone and the risk of flooding as a result of failure of the Folsom Dam would be minimal.

CDE requires a pipeline risk analysis of any high-volume pipelines (i.e., greater than 12 inches in diameter) within 1,500 feet of a proposed school site. Based on plans provided from the California American Water Company, one 12-inch diameter and one 18-inch diameter water pipelines are located 250 feet and 180 feet, respectively, north of the project site within Gerber Road.

SCOE commissioned a pipeline risk analysis using CDE methodology outlined in the Guidance Protocol for School Pipeline Risk Analysis (Placeworks 2018). The analysis conservatively assumed that all of the water flowing through the pipelines at their maximum capacity would reach the surface and storm drains located within Gerber Road were not taken into account. Modeling showed that water released from a full-flow rupture of either pipeline would be entirely contained within the confines of the curbing along Gerber Road and would not result in flooding at the school site. The water pipeline safety hazard assessment determined that a pipeline rupture would not result in substantial flooding of the project site (Appendix D).

For the reasons discussed above, the proposed project would not result in hazardous emissions or handle acutely hazardous materials within 0.25 mile of an existing school. In addition, the Title 5 environmental hazards review for the project site, the pipeline risk assessment, and the analysis conducted for this IS/MND demonstrates that the proposed project site meets CDE school siting criteria, which guide the location and design of schools to reduce

impacts associated with potential hazardous conditions within or in the vicinity of proposed school sites. Therefore, this impact would be **less than significant**.

d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code §65962.5 and, as a result, would it create a significant hazard to the public or the environment?

No Impact. The project site is not listed on a hazardous waste and substances site list (Cortese list) pursuant to Government Code Section 65962 (DTSC 2018). Therefore, **no impact** would occur.

e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?

No Impact. The project site is not subject to any airport land use plan or located in the clear zone, approach-departure zone, or overflight zone of any airport. The closest public airport to the project site is the Sacramento Executive Airport, located approximately 5 miles to the northwest, and Mather Airport, approximately 7 miles northeast. Therefore, **no impact** associated with safety hazards for people residing in the vicinity of a public airport would occur.

f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?

No Impact. There are no private airstrips within the vicinity of the project site. Therefore, **no impact** associated with safety hazards for people residing in the vicinity of a private airstrip would occur.

g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

Less-than-Significant Impact. Implementation of the proposed project would not interfere with any adopted emergency response or evacuation plans. The proposed project would be reviewed by the Sacramento Metropolitan Fire District that ensure that the project provides sufficient street width, circulation, and access for fire and emergency response units consistent with the California Fire Code and Sacramento Metropolitan Fire District fire prevention standards (see Section 3.14, “Public Services”). Finally, the circulation plans for the proposed project, subject to review and approval of the Sacramento County Engineering Department, would ensure sufficient ingress and egress is available to ensure public safety in the event of an emergency. Therefore, this impact would be **less than significant**.

h) Expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

No Impact. The project site is located in an urbanized area. CAL FIRE identifies the project site as a Non-Very High Fire Hazard Severity Zone. Because development of the proposed project would occur in areas rated as not susceptible to wildfires, the proposed project would not expose people or structures to a substantial risk of loss, injury, or death involving wildland fires. Thus, **no impact** would occur.

3.9 HYDROLOGY AND WATER QUALITY

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
IX. Hydrology and Water Quality. Would the project:				
a) Violate any water quality standards or waste discharge requirements?	☐	☒	☐	☐
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level that would not support existing land uses or planned uses for which permits have been granted)?	☐	☐	☒	☐
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial on- or off-site erosion or siltation?	☐	☐	☒	☐
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in on- or off-site flooding?	☐	☒	☐	☐
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	☐	☒	☐	☐
f) Otherwise substantially degrade water quality?	☐	☒	☐	☐
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	☐	☐	☐	☒
h) Place within a 100-year flood hazard area structures that would impede or redirect flood flows?	☐	☐	☐	☒
i) Expose people or structures to a significant risk of loss, injury, or death involving flooding, including flooding as a result of the failure of a levee or dam?	☐	☐	☒	☐
j) Result in inundation by seiche, tsunami, or mudflow?	☐	☐	☐	☒

3.9.1 ENVIRONMENTAL SETTING

SURFACE WATER HYDROLOGY

The surface water resources nearest to the project site are Elder Creek and Morrison Creek. Elder Creek is located approximately 150 to the south of the project site. The portion of Elder Creek that borders the project site's southern boundary is highly modified, heavily disturbed, and channelized. The top of bank is approximately 50-

feet wide with an earthen-lined channel; banks rise approximately 10 feet above the channel bed and are nearly vertical.

A manmade roadside swale/drainage ditch runs along the northern border and into the center of the project site. The ditch collects stormwater runoff from adjacent undeveloped areas, roadways, and parking lots along the northern border of the project site and directs runoff south into the center of the project site. From there, a 15-inch diameter underground pipe directs flow to an outfall located along the bank of Elder Creek. Elder Creek flows westward into Morrison Creek, which is located 3 miles east of the project site, and ultimately drains to the Sacramento River.

SURFACE WATER QUALITY

Elder Creek and Morrison Creek are both listed as impaired water bodies on the California Clean Water Act Section 303(d). Elder Creek is listed for diazinon, pyrethroids, and sediment toxicology from agricultural uses (Central Valley Regional Water Quality Control Board 2010). Morrison Creek is listed for diazinon, pyrethroids, pentachlorophenol, and sediment toxicology from agricultural uses (Central Valley Regional Water Quality Control Board 2010).

Agricultural regions around Sacramento County typically have residual levels of agricultural chemicals, primarily pesticides and herbicides applied to irrigated row crops in the early to mid-20th century before they were banned. The project site was historically used for agriculture purposes (i.e., orchards, row crops, and field crops) from at least 1937 to approximately 1984 (Padre Associates 2017a). Thus, there is a likelihood of the presence of pesticides and herbicides in the soil, including soil within the project site, and therefore could be contained within the runoff from the project site.

GROUNDWATER RESOURCES

The project site is located within Groundwater Basin 5-21.65 Sacramento Valley, South American subbasin (identified locally as the Central Basin). The Central Basin contains a shallow aquifer zone and a deeper aquifer zone separated by a semi-confining discontinuous clay layer. The shallow aquifer extends 200 to 300 feet below the ground surface, while the base of the deep aquifer is approximately 1,400 feet below ground surface. Both the shallow and deeper aquifer zones provide the groundwater used in the Central Basin.

Recharge of the aquifer occurs mainly along active river and stream channels and along the eastern boundary of Sacramento County where alluvial deposits and consolidated rocks from the Sierra Nevada are deposited. This recharge is considered subsurface recharge along with underground inflows and outflows with adjacent sub-basins (Water Systems Consulting 2016). Deep percolation from applied surface water and precipitation are also sources of recharge.

The Sacramento Central Groundwater Authority's *South American Subbasin Alternative Submittal* (Sacramento Central Groundwater Authority 2016) analyzed the change in groundwater storage in the Central Basin from 2005 to 2015. The difference in total annual average change in storage over the 2005 to 2015 timeframe is calculated to be approximately 4,000 acre-feet per year. In terms of order of magnitude, this equates to four to five large municipal wells in the subbasin, and is representative of a basin in equilibrium where natural recharge from deep percolation, hydraulically connected rivers, and boundary subsurface inflows are keeping up with active pumping and changes in hydrology. Over the 10-year period, the basin continues to recover at its deepest points and

management is now focused on working with outside agencies to keep water from leaving the basin, and improving basin conditions where and when possible, in accordance with the Central Sacramento County Groundwater Management Plan (Sacramento Central Groundwater Authority 2016).

FLOODING AND FLOOD CONTROL

The most recent Federal Emergency Management Agency (FEMA) Flood Insurance Study Flood Insurance Rate Map indicates that the project site is located in Flood Zone X (FEMA 2012). Areas identified as FEMA Flood Zone X are areas of minimal flood hazard that are subject to 1-in-500 chance of flood events occurring in any given year (i.e., a 0.2 percent-annual-chance of flood).

3.9.2 DISCUSSION

a) Violate any water quality standards or waste discharge requirements?

Less than Significant with Mitigation Incorporated. Although the project site is level, the potential would exist for erosion to occur during and after construction activities, particularly during the rainy season. Implementing the proposed project would entail earthmoving activities on approximately 3.8 acres of vacant land.[1] Construction activities associated with the project, including vegetation removal, grading, staging, trenching, and foundation excavation, would expose soils to erosive forces and could transport sediment into local drainages, thereby increasing turbidity, degrading water quality, and resulting in siltation to local waterways. Intense rainfall and associated stormwater runoff could result in short periods of sheet erosion within areas of exposed or stockpiled soils. If uncontrolled, these soil materials could cause sedimentation and blockage of drainage channels. Further, the compaction of soils by heavy equipment may further reduce the infiltration capacity of soils and increase the potential for runoff and erosion.

Non-stormwater discharges could result from activities such as discharge or accidental spills of hazardous substances such as fuels, oils, petroleum hydrocarbons, concrete, paints, solvents, cleaners, or other construction materials. This contaminated runoff could enter the storm drain system and be washed into the drainage ditch along the northern border of the project site or into Elder Creek through the outfall originating on the project site, which is ultimately discharged to Morrison Creek. Erosion and construction-related wastes have the potential to temporarily degrade existing water quality and beneficial uses by altering the dissolved oxygen content, temperature, pH, suspended sediment and turbidity levels, or nutrient content, or by causing toxic effects in the aquatic environment. Therefore, if uncontrolled, project-related construction activities could violate water quality standards.

Chapter 16.44, "Grading and Erosion Control," of the Sacramento County Municipal Code requires an erosion control plan be prepared before issuance of a grading permit for construction activities disturbing one or more acres or moving 350 cubic yards or more of earthen material. The erosion control plan must describe erosion and sediment control best management practices that will be implemented during construction to prevent sediment from leaving the site and entering the County's storm drain system or local receiving waters.

In addition, Sacramento County General Plan Policy CO-24 requires compliance with the Sacramento Areawide National Pollutant Discharge Elimination System Municipal Stormwater Permit (NPDES Municipal Permit) or

1 The total project site is approximately 3.82 acres in land area. The area used for school uses is 3.36 acres in land area and a drive aisle accounts for 0.46 acres.

subsequent permits, issued by the Central Valley Regional Water Quality Control Board to the County, and the Cities of Sacramento, Elk Grove, Citrus Heights, Folsom, Rancho Cordova, and Galt (collectively known as the Sacramento Stormwater Quality Partnership [SSQP]). While the project is not required to comply with Sacramento County's General Plan, the NPDES permit requirements would apply to other projects and the cumulative context for this project.

In summary, construction activities would involve grading and movement of earth, which would alter on-site drainage patterns and could generate sediment, erosion, and other nonpoint source pollutants in on-site stormwater that could drain to off-site areas and degrade local water quality. Furthermore, construction activities that are implemented without mitigation could violate water quality standards or cause direct harm to aquatic organisms. This impact would be **potentially significant**.

Mitigation Measure HYDRO-1a: Implement Mitigation Measure GEO-1 (Prepare and Implement a Grading and Erosion Control Plan).

Mitigation Measure HYDRO-1b: Prepare and Implement a Stormwater Pollution Prevention Plan and Associated Best Management Practices.

Prior to the start of earthmoving activities, obtain coverage under the State Regional Water Quality Control Board's National Pollutant Discharge Elimination System stormwater permit for general construction activity (Order 2009-0009-DWQ), including preparation and submittal of a project-specific stormwater pollution prevention plan (SWPPP) at the time the Notice of Intent to discharge is filed. Prepare and submit any other necessary erosion and sediment control and engineering plans and specifications for pollution prevention and control to the Sacramento County Engineering Department and the Sacramento County Department of Water Resources. The SWPPP shall identify and specify:

- the use of an effective combination of robust erosion and sediment control best management practices (BMPs) and construction techniques that would reduce the potential for runoff and the release, mobilization, and exposure of pollutants, including legacy sources of mercury from construction sites. These may include, but would not be limited to temporary erosion control and soil stabilization measures, sedimentation ponds, inlet protection, perforated riser pipes, check dams, and silt fences;

- the implementation of approved local plans, non-stormwater management controls, permanent post-construction BMPs, and inspection and maintenance responsibilities;

- the pollutants that are likely to be used during construction that could be present in stormwater drainage and nonstormwater discharges, including fuels, lubricants, and other types of materials used for equipment operation;

- the means of waste disposal;

- spill prevention and contingency measures, including measures to prevent or clean up spills of hazardous waste and of hazardous materials used for equipment operation, and emergency procedures for responding to spills;

- personnel training requirements and procedures that would be used to ensure that workers are aware of permit requirements and proper installation methods for BMPs specified in the SWPPP; and

- the appropriate personnel responsible for supervisory duties related to implementation of the SWPPP.

- Where applicable, BMPs identified in the SWPPP shall be in place throughout all site work and construction activities and shall be used in all subsequent site development activities. BMPs may include, but are not limited to, such measures as those listed below.

  – Implementing temporary erosion and sediment control measures in disturbed areas to minimize discharge of sediment into nearby drainage conveyances, in compliance with state and local standards in effect at the time of construction. These measures may include, but are not limited to, silt fences, staked straw bales or wattles, sediment/silt basins and traps, geofabric, sandbag dikes, and temporary vegetation.

  – Establishing permanent vegetative cover to reduce erosion in areas disturbed by construction by slowing runoff velocities, trapping sediment, and enhancing filtration and transpiration.

  – Using drainage swales, ditches, and earth dikes to control erosion and runoff by conveying surface runoff down sloping land, intercepting and diverting runoff to a watercourse or channel, preventing sheet flow over sloped surfaces, preventing runoff accumulation at the base of a grade, and avoiding flood damage along roadways and facility infrastructure.

A copy of the approved SWPPP shall be maintained and available at all times on the construction site.

Significance after Mitigation

Implementation of Mitigation Measures HYDRO-1a and HYDRO-1b would reduce the potentially significant impact from short-term, temporary, construction-related drainage and water quality impacts to a **less-than-significant** level because a grading and erosion control plan and a SWPPP, both containing BMPs specifically designed to prevent erosion and protect water quality, would be implemented. These plans are required to specify and implement water quality control measures pursuant to the State Regional Water Quality Control Board's National Pollutant Discharge Elimination System permit for construction activity (Order 2009-0009-DWQ) and the *Stormwater Quality Improvement Plan*.

b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre existing nearby wells would drop to a level that would not support existing land uses or planned uses for which permits have been granted)?

Less-than-Significant Impact. There are no new wells proposed as part of the project that would affect groundwater recharge. Potable water supplies would be provided to the proposed project by California American Water's Northern Division, Sacramento District. The majority of water supplies in the Sacramento District are provided by groundwater extracted from the North American, South American, and Solano Subbasins. As discussed in Section 3.18, "Utilities and Service Systems," California American Water's Urban Water Management Plan has determined that the water supplies would be sufficient to meet the Sacramento District's

demands through 2035 in normal, single-dry, and multiple-dry years without substantially depleting groundwater supplies such that there would be a net deficit in aquifer volume or a substantial lowering of the level of the local groundwater table (Water Systems Consulting 2016).

Groundwater recharge commonly occurs along natural stream channels where sand and gravel deposits are present, none of which are present on the project site. Other sources of recharge include deep percolation from applied surface water and precipitation. Soil conditions on the project site limit groundwater recharge. As discussed in Section 3.6, "Geology and Soils," the U.S. Natural Resources Conservation Service (NRCS) soil survey data indicate that nearly the entire project site consists of a soil that are classified as hydrologic group C, which indicates a slow infiltration rate when thoroughly wet and low amounts of recharge occur from irrigation and stormwater runoff (NRCS 2018).

After development of the project site, much of the project site would consist of impervious surfaces (i.e., roof tops, the central courtyard, walkways, and parking lot) that would reduce the amount of water available for local groundwater recharge. The depth to groundwater in the area of the project site is reported to be approximately 50 to 60 feet below ground surface and soil conditions limit groundwater recharge (Padre Associates 2017b). Therefore, changes in infiltration patterns from development of the proposed project would have minimal effects groundwater recharge within the groundwater aquifer. This impact would be **less than significant**.

c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial on- or off-site erosion or siltation?

d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in on- or off-site flooding?

Less than Significant with Mitigation Incorporated. The proposed project would not alter the course of a stream or river. However, grading and development of the vacant project site with three school buildings, courtyard, shade structure, multi-sport physical education area, and parking lot could substantially and permanently alter the on-site drainage pattern thereby increasing the potential for on-site and off-site erosion and sedimentation and increasing the amount of surface runoff through the addition of impervious surfaces.

Development of impervious surfaces would incrementally reduce the amount of natural soil surfaces available for the infiltration of rainfall and runoff. As a result, the frequency, volume, and flow rate of stormwater runoff increases, potentially resulting in on-site flooding, downstream flooding, or potentially contributing to runoff that exceeds the capacity of the existing drainage system in the vicinity of the project site. However, the amount of impervious surfaces would be relatively small compared to the project site as a whole. Approximately 10 percent of the 3.8-acre project site would be covered by impervious surfaces in the form of building foundations, the courtyard, walkways, and a parking lot. The majority of the multi-sport physical education area would be undeveloped and would provide infiltration of stormwater and reduce the volume of stormwater flowing off-site.

For the reasons described above, the proposed project would not substantially increase the potential for on-site and off-site flooding by increasing the amount of surface runoff through the addition of impervious surfaces. However, the County's stormwater development/design standards address hydromodification management and low impact development standards. A drainage plan showing final designs and specifications has not yet been prepared or submitted to for review. Therefore, this impact would be **potentially significant**.

Mitigation Measure HYDRO-2: Prepare and Submit Final Drainage Plans and Implement Requirements Contained in Those Plans.

Before issuance of a grading permit, submit final drainage demonstrating that off-site upstream runoff would be appropriately conveyed through the project site, and that project-related on-site runoff would be appropriately contained in detention basins or managed with through other improvements (e.g., source controls) to reduce flooding, erosion, and water quality impacts. The plans shall include, but are not limited to, the following items:

- site design measures, source controls, treatment controls, and hydromodification measures must be selected, sized, and situated in accordance with the guidance provided in the *Sacramento City/County Drainage Manual Volume 2: Hydrology Standards, Stormwater Quality Improvement Plan* (MS4 Permit), and the Sacramento County Improvement Standards;

- an accurate calculation of pre-project and post-project runoff scenarios, obtained using appropriate engineering methods consistent with the *Sacramento City/County Drainage Manual Volume 2: Hydrology Standards* and the Sacramento County Improvement Standards, that accurately evaluates potential changes to runoff, including increased surface runoff;

- a description of the proposed maintenance program for the on-site drainage system;

- project-specific standards for installing drainage systems consistent with the Sacramento County Improvement Standards;

- a description of on-site features designed to treat stormwater and maintain stormwater quality before it is discharged (e.g., vegetated swales, infiltration trenches, and constructed wetland filter strips);

- pre-development and post-development calculations demonstrating that the proposed water quality BMPs meet or exceed requirements established by Sacramento County and including details regarding the size, geometry, and functional timing of storage and release pursuant to the *Sacramento City/County Drainage Manual Volume 2: Hydrology Standards* and the Sacramento County Improvement Standards;

- stormwater management BMPs identified in the *Stormwater Quality Design Manual for the Sacramento and South Placer Regions* and *Stormwater Quality Improvement Plan* that are designed to treat stormwater and maintain stormwater quality before it is discharged. These may include, but are not limited to, the use of Low Impact Development (LID) techniques to limit increases in stormwater runoff at the point of origination (these may include, but are not limited to: surface swales; rain gardens; sand filters; replacement of conventional impervious surfaces with pervious surfaces [e.g., porous pavement]; and impervious surfaces disconnection); and

- source control programs to control water quality pollutants on the project site, which may include but are not limited to recycling, waste minimization, prevention of spills and illegal dumping, and effective management of trash collection areas.

Significance after Mitigation

Implementation of Mitigation Measure HYDRO-2 would reduce the potentially significant impact associated with the potential for flooding from alteration of on-site drainage patterns to a **less-than-significant** level because a final drainage plan, which contains BMPs and LID measures specifically designed to protect water quality, would be implemented.

e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?

Less than Significant with Mitigation Incorporated. A storm drain system would be installed within the project site that collects and treats runoff before it is conveyed to the existing 15-inch underground pipe in the center of the project site that outfalls to Elder Creek, and this pipe is adequately sized to accommodate stormwater runoff from the project site and the existing off-site properties. Therefore, the proposed project would not contribute runoff that exceeds the capacity of a stormwater drainage system.

Project development would introduce new sources of water pollutants, thereby producing "urban runoff." The project's drainage plan will continue to provide for off-site locations that are served by the existing swale/drainage ditch and outfall into Elder Creek. This includes an adjacent restaurant and the access driveway, along with an adjacent car washing business. Urban runoff from the on-site parking lot could contain grease and oils. Landscaped areas and the multi-sport recreation area may produce fertilizer wastes and/or bacterial contamination from animal excrement. The potential discharges of contaminated urban runoff would increase and could cause or contribute to adverse effects on water quality in receiving waters.

A drainage plan showing final designs and specifications, including calculations showing that the proposed permanent on-site drainage system would be appropriately sized to convey stormwater runoff, along with a listing of appropriate BMPs and LID measures designed to provide permanent stormwater quality treatment, has not yet been prepared. Therefore, this impact would be **potentially significant**.

> Mitigation Measure HYDRO-3: Develop and Implement a Best Management Practice and Water Quality Maintenance Plan.
>
> A qualified engineer shall prepare a detailed BMP and water quality maintenance plan. The plan shall finalize the water quality improvements and further detail the structural and nonstructural BMPs proposed for the project. The plan shall include the following elements described below.
>
> - A quantitative hydrologic and water quality analysis of proposed conditions incorporating the proposed drainage design features, which shall include final water quality basin sizing and design configuration, consistent with the Sacramento County Improvement Standards.
>
> - Pre-development and post-development calculations demonstrating that the proposed permanent water quality BMPs meet or exceed requirements established by Sacramento County and including details regarding the size, geometry, and functional timing of storage and release, consistent with the Sacramento County Improvement Standards.

- Source control programs to control water quality pollutants, which may include but are not limited to recycling, street sweeping, storm drain cleaning, waste minimization, prevention of spills and illegal dumping, and effective management of public trash collection areas.

- A management component for the proposed drainage facilities that shall include management and maintenance requirements for the design features and BMPs, and responsible parties for maintenance and funding.

- LID control measures as described in the *Stormwater Quality Design Manual for the Sacramento and South Placer Regions* and *Stormwater Quality Improvement Plan* shall be integrated into the BMP and water quality maintenance plan. These may include, but are not limited to:

    - surface swales;
    - replacement of conventional impervious surfaces with pervious surfaces (e.g., porous pavement);
    - impervious surfaces disconnection; and
    - trees planted to intercept stormwater.

Significance after Mitigation

Implementation of Mitigation Measure HYDRO-3 would reduce the significant effect associated with long-term water quality effects of urban runoff to a **less-than-significant** level because a BMP and water quality maintenance plan would be prepared that demonstrates operational water quality BMPs and would identify source control programs to permanently control water quality pollutants during project operation.

f) Otherwise substantially degrade water quality?

Less than Significant with Mitigation Incorporated. In addition, to the potential water quality effects described in Item a) above, construction activities could further degrade water quality by disturbing and redistributing soils that potentially contain residual pesticides and herbicides. Historical research indicates that the project site has been used to grow various crops or orchards from at least 1937 to approximately 1984 (Padre Associates 2017a). Certain organochlorine pesticides, such as DDT, can remain persistent in soils and there is the potential for these chemicals to be present in soils on the project site (Padre Associates 2017a). SCOE is currently preparing a Phase II ESA to determine if organochloride pesticides and other agrochemicals are present. Therefore, there is the potential for residual pesticides and herbicides, if present, to be transported during construction to drainage ways in stormwater runoff. This impact would be **potentially significant**.

> Mitigation Measure HYDRO-4: Implement Mitigation Measure HAZ-1 (Retain a Licensed Professional to Investigate Known or Unknown Hazards and Hazardous Materials and Implement Required Measures, as Necessary).

Significance after Mitigation

Implementation of Mitigation Measure HYDRO-4 would reduce the potentially significant impacts on water quality to a **less-than-significant** level because further evaluation of historical effects on soils would occur and implementation of recommended remediation actions would avoid creating pathways for agricultural contaminants to be transported to drainage ways during construction.

g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?

No Impact. The proposed project does not include housing. **No impact** would occur.

h) Place within a 100-year flood hazard area structures that would impede or redirect flood flows?

No Impact. The proposed community school would not be located in a 100-year flood hazard zone. The project site is located in Flood Zone X, which are areas of minimal flood hazard that are subject to1-in-500 chance of flood events occurring in any given year (i.e., 0.2 percent-annual-chance of events) (FEMA 2012). Elder Creek is located in Flood Zone AE, which are areas where the channel of a stream and any adjacent floodplain areas must be kept free of encroachment so that the 1% annual-chance of flood event can be carried without substantial increases in flood heights (FEMA 2012). The boundary of the floodway for Elder Creek, including the width of the stream channel and adjacent floodway is 32 feet. The portion of the floodway on the project site extends 16 feet from the stream channel. However, the portion of the Elder Creek floodway adjacent to the project site is confined within banks on either side of the creek. Therefore, the proposed community school would not encroach on the Elder Creek floodway. **No impact** would occur.

i) Expose people or structures to a significant risk of loss, injury, or death involving flooding, including flooding as a result of the failure of a levee or dam?

Less-than-Significant Impact. The project site is not in an area protected by levees and no new levees are proposed as part of the project.

Catastrophic failure of dams is most likely to occur following significant seismic events. The nearest dams to the project site are the Nimbus Dam, located 14.5 miles northeast, acts as a small forebay/afterbay below Folsom Dam; Folsom Dam, located 20.5 miles northeast; and the Oroville Dam, located 73 miles north (Padre Associates 2017b, Sacramento County 2017). The project site is outside the inundation zone for the Oroville Dams (Padre Associates 2017b). However, the project site is within the Folsom Dam inundation zone and would experience approximately 0.5 to 1 meter of inundation within approximately 4 to 4.5 hours after dam failure (Padre Associates 2017b, Sacramento County 2017). Improvements to the Folsom Dam, including improvements to spillsways, gates, and dikes, in 2011 were implemented to improve public safety and substantially reduce the risk of dam failure. Further, the spillway is operated in coordination with the existing operation of the Folsom Dam for flood control and safer water releases ahead of forecasted storms. Therefore, the risk flooding as a result of dam failure would be **less than significant**.

j) Result in inundation by seiche, tsunami, or mudflow?

No Impact. Because of the distance of the project site from water bodies, the site would not be expected to be affected by coastal flooding hazards, including tsunami, extreme high tides, or sea level rise.

A seiche is a sloshing of water in an enclosed or restricted water body, such as a basin, river, or lake, which is caused by earthquake motion; the sloshing can occur for a few minutes or several hours. The project site is located approximately 20.5 miles northeast of Folsom Lake and 73 miles north of Oroville Lake; therefore, seismic seiches would not represent a hazard (Padre Associates 2017b).

In addition, the project site is relatively flat and no effects related to mudflows would occur. There would be **no impact** related to seiche, tsunami, or mudflow.

3.10 LAND USE AND PLANNING

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
X. Land Use and Planning. Would the project:				
a) Physically divide an established community?	☐	☐	☐	☒
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to, a general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☐	☒
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	☐	☐	☒	☐

3.10.1 ENVIRONMENTAL SETTING

SCOE is proposing to construct and operate a new community school site, located south of the intersection of Gerber Road and Fernridge Drive, in unincorporated Sacramento County (see Exhibit 2-1 in Chapter 2, "Project Description"). The project site was historically used for agriculture (orchard, row, and field crops) from at least 1937 to approximately 1984. From 2002 to present, the project site appears to have existed as vacant grassland. No buildings are known to have been located on the project site.

The project site is bordered to the north by an access road, two businesses (a restaurant and an auto parts store), and an undeveloped property, beyond which is Gerber Road and residential neighborhoods; to the east by Elder Creek, beyond which is a residential neighborhood; to the south by Elder Creek, beyond which is a residential neighborhood; and to the west by a shopping center, beyond which is Power Inn Road.

The County's General Plan was last comprehensively updated on November 9th, 2011. The project site is designated as Commercial and Offices in the General Plan (Sacramento County 2017a, 2017b). The Commercial and Offices designation provides for a full range of neighborhood, community, and regional shopping centers and a variety of business and professional offices. Allowable land uses include locally-oriented retail, professional offices, and regional commercial operations (Sacramento County 2011). The County's Zoning Code implements the General Plan, and was updated after the County's General Plan Update. As noted below, public schools are allowed by right within the school property's zoning district.

The project site is zoned by Sacramento County as Shopping Center (SC) (Sacramento County 2017a, 2017b). The purpose of the SC zoning district is to provide an area that offers a wide choice of retail goods and services, while promoting the unified grouping of retail and service uses with convenient off-street parking and loading areas (Sacramento County 2015). Permitted uses in the SC zoning district include single- and multi-family dwelling units; retail, business, and office uses; restaurants; government buildings; and K–12 public schools (Sacramento County 2017c).

3.10.2 DISCUSSION

a) Physically divide an established community?

No Impact. No residences are located on the project site. The closest residential areas are located north of the project site, north of Gerber Road, and south of the project site, south of Elder Creek. The project site is separated from these residential neighborhoods by Gerber Road and Elder Creek.

The proposed project does not include any linear features, such as new roadways, that could divide existing communities in the vicinity of the project site or impede interaction among land uses within these communities. Therefore, the proposed project would not physically divide an established community. **No impact** would occur.

b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to, a general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?

No Impact. The proposed project includes development of three single-story buildings around a central outdoor courtyard with a small shade structure, a multi-sport physical education area, and parking lot (see Exhibit 2-2 in Chapter 2, "Project Description").

The Sacramento County General Plan does not apply to the proposed project, since no discretionary action is needed from Sacramento County.

As described in Title III of the Sacramento County Zoning Code, a permitted use is allowed (Sacramento County 2017c:3-2). The project site is zoned by Sacramento County as Shopping Center (SC) (Sacramento County 2017a, 2017b). K–12 public schools are a permitted use in this zoning district (Sacramento County 2017c). The proposed project would not conflict with an applicable land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect. **No impact** would occur.

Specific impacts on other resources and issue areas are addressed in each technical section of this IS/MND, as appropriate. These technical sections provide a detailed analysis of other relevant physical environmental effects that could result from the project. Land use inconsistencies are not physical effects on the environment. The proposed project would not conflict with the land use designation or zoning for the project site or generate any adverse physical impacts beyond those addressed in detail in the environmental sections of this IS/MND (air quality, biological resources, cultural resources, etc.).

c) Conflict with any applicable habitat conservation plan or natural community conservation plan?

Less-than-Significant Impact. There is no adopted habitat conservation plan that applies to the project site. However, the project site is located within the Urban Development Area (the area assumed to develop) of the proposed (draft) South Sacramento County Habitat Conservation Plan (SSHCP) plan area and Sacramento County is a plan partner (Sacramento County 2017d). There is no adopted plan as of the writing of this document to which the project can be compared. However, adoption of the SSHCP is anticipated to occur sometime in 2018. Therefore, the project's consistency with the draft SSHCP was analyzed in Section 3.4, "Biological Resources," of this IS/MND. As discussed in Section 3.4, implementation of the proposed project would have a **less-than-**

significant impact related to consistency with the provisions of the SSHCP, if it is adopted before certification of the IS/MND for this project.

3.11 MINERAL RESOURCES

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XI. Mineral Resources. Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	☒
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?	☐	☐	☐	☒

3.11.1 ENVIRONMENTAL SETTING

Under the State of California's Surface Mining and Reclamation Act of 1975 (SMARA), the State Mining and Geology Board may designate certain mineral deposits as being regionally significant to satisfy future needs. The Board's decision to designate an area is based on a classification report prepared by the California Geological Survey and on input from agencies and the public. The project site is included in a mineral land classification report for Sacramento County (Dupras 1999).

In compliance with SMARA, the California Geological Survey has established the mineral resource zone (MRZ) classification system shown in Table 3.11-1 to denote both the location and significance of key extractive resources. The project site is classified as MRZ-3—areas containing mineral deposits, the significance of which cannot be evaluated from existing data (Dupras 1999:Plate 3).

Table 3.11-1. California Geological Survey Mineral Land Classification System

Classification	Description
MRZ-1	Areas where adequate information indicates that no significant mineral deposits are present or where it is judged that little likelihood exists for their presence
MRZ-1	Areas of mined-out PCC-grade aggregate resources
MRZ-2	Areas where adequate information indicates that significant mineral deposits are present or where it is judged that a high likelihood exists for their presence
MRZ-3	Areas containing mineral deposits, the significance of which cannot be evaluated from available data
MRZ-4	Areas where available data is inadequate for assignment to any other mineral resource zone

Notes: MRZ = Mineral Resource Zone; PCC = Portland Cement Concrete
Source: Dupras 1999:Plate 3

Mineral resources in Sacramento County include sand, gravel, clay, gold, silver, peat, topsoil, lignite, natural gas, and petroleum. The principal resources in production are aggregate (sand and gravel) and natural gas. There are three major and several smaller producers of sand and gravel in Sacramento County. They also produce asphaltic and Portland concrete cement, along with free gold and silver recovered from the crushing process. In general, Sacramento County's primary remaining aggregate deposits are located in the Old American River channel south

of Rancho Cordova. Clay is surface mined in at least two locations and topsoil from one location on the Cosumnes River (Sacramento County 2009).

The Sacramento County General Plan identifies Aggregate Resource Areas along the American River channel, along Elder Creek west of Bradshaw Road between Florin Road and Elder Creek Road, on the Aerojet property between White Rock Road and Douglas Road, and east of Eagles Nest Road between State Route 16 and Florin Road (Sacramento County 2017:Figure 2).[1] The project site is not a State-designated Aggregate Resource Area (Sacramento County 2017:Figure 2).

3.11.2 DISCUSSION

a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

No Impact. No active mining operations are located within or in the vicinity of the project site. Based on the California Geological Survey's MRZ classifications under the SMARA, the project site is zoned as MRZ-3, which indicates areas of undetermined mineral resource significance (Dupras 1999). The project site is not identified as a State-designated Aggregate Resource Area (Sacramento County 2017:Figure 2). Therefore, the proposed project would not result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state. **No impact** would occur.

b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?

No Impact. The Sacramento County General Plan does not designate any locally important mineral resource recovery sites within the project site. Therefore, the proposed project would not result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan. **No impact** would occur.

[1] An Aggregate Resource Area is an area that has been classified as MRZ-2 for portland cement concrete grade aggregate (i.e., aggregate suitable for use in portland cement concrete and asphaltic concrete) by the State geologist and is deemed to be available for mining based on criteria for compatibility provided by the State Mining and Geology Board.

3.12 NOISE

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XII. Noise. Would the project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or in other applicable local, state, or federal standards?	☐	☒	☐	☐
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☒	☐
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☒	☐	☐
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☒	☐	☐
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒

3.12.1 ENVIRONMENTAL SETTING

The project site would be located approximately 250 feet south of Gerber Road and approximately 550 feet east of Power Inn Road, in Sacramento County. Existing noise-sensitive land uses in the vicinity include single-family residences located approximately 90 feet to the south of the project site and approximately 285 feet to the north of the project site with intervening commercial uses and open space. The closest residence is approximately 90 feet away from the property line and approximately 200 feet away from the location of highest potential construction activity. Commercial uses are north and west of the project site.

SOUND, NOISE, AND ACOUSTICS

Sound is the mechanical energy of a vibrating object transmitted by pressure waves through a liquid or gaseous medium (e.g., air). Noise is defined as sound that is unwanted (i.e., loud, unexpected, or annoying). Acoustics is the physics of sound.

The amplitude of pressure waves generated by a sound source determines the perceived loudness of that source. A logarithmic scale is used to describe sound pressure level in terms of decibels (dB). The threshold of human hearing (near-total silence) is approximately 0 dB. A doubling of sound energy corresponds to an increase of 3

dB. In other words, when two sources at a given location are each producing sound of the same loudness, the resulting sound level at a given distance from that location is approximately 3 dB higher than the sound level produced by only one of the sources. For example, if one automobile produces a sound pressure level of 70 dB when it passes an observer, two cars passing simultaneously do not produce 140 dB; rather, they combine to produce 73 dB.

The typical human ear is not equally sensitive to all frequencies of the audible sound spectrum. As a consequence, when assessing potential noise impacts, sound is measured using an electronic filter that de-emphasizes the frequencies below 1,000 hertz (Hz) and above 5,000 Hz in a manner corresponding to the human ears decreased sensitivity to low and extremely high frequencies instead of the frequency mid-range. This method of frequency weighting is referred to as A-weighting and is expressed in units of A-weighted decibels (dBA). All noise levels reported in this section are in terms of A-weighting. There is a strong correlation between A-weighted sound levels and community response to noise. As discussed above, doubling sound energy results in a 3-dB increase in sound. In typical noisy environments, noise-level changes of 1 to 2 dB are generally not perceptible by the healthy human ear; however, people can begin to detect 3-dB increases in noise levels. An increase of 5 dB is generally perceived as distinctly noticeable and a 10-dB increase is generally perceived as a doubling of loudness. The following are the sound level descriptors commonly used in environmental noise analysis:

- Equivalent sound level (L_{eq}): An average of the sound energy occurring over a specified time period. In effect, the L_{eq} is the steady-state sound level containing the same acoustical energy as the time-varying sound that actually occurs during the same period. The 1-hour, A-weighted equivalent sound level ($L_{eq[h]}$) is the energy average of A-weighted sound levels occurring during a 1-hour period.

- Maximum sound level (L_{max}): The highest instantaneous sound level measured during a specified period.

- L_{dn} (Day-Night Noise Level): The 24-hour L_{eq} with a 10 dB "penalty" applied during nighttime noise-sensitive hours, 10:00 p.m. through 7:00 a.m. The L_{dn} attempts to account for the fact that noise during this specific period of time is a potential source of disturbance with respect to normal sleeping hours.

- L_n (Statistical Descriptor): The noise level exceeded n percent of a specific period of time, generally accepted as an hourly statistic. An L_{10} would be the noise level exceeded 10 % of the measurement period.

Sound from a localized source (i.e., point source) propagates uniformly outward in a spherical pattern, and the sound level attenuates (decreases) at a rate of 6 dB for each doubling of distance from a point/stationary source. Roadways and highways and, to some extent, moving trains consist of several localized noise sources on a defined path; these are treated as "line" sources, which approximate the effect of several point sources. Sound levels attenuate at a rate of 3 dB for each doubling of distance from a line source. Therefore, noise from a line source attenuates less with distance than noise from a point source with increased distance.

GROUNDBORNE VIBRATION

Groundborne vibration is energy transmitted in waves through the ground. Vibration attenuates at a rate of approximately 50 percent for each doubling of distance from the source. This approach considers only the attenuation from geometric spreading and tends to provide for a conservative assessment of vibration level at the receiver.

Vibration is an oscillatory motion that can be described in terms of the displacement, velocity, or acceleration. Vibration typically is described by its peak and root-mean-square (RMS) amplitudes. The RMS value can be considered an average value over a given time interval. The peak vibration velocity is the same as the "peak particle velocity" (PPV), generally presented in units of inches per second. PPV is the maximum instantaneous positive or negative peak of the vibration signal and is generally used to assess the potential for damage to buildings and structures. The RMS amplitude typically is used to assess human annoyance to vibration, and the abbreviation "VdB" is used in this document for vibration decibels to reduce the potential for confusion with sound decibels.

EXISTING NOISE ENVIRONMENT

The existing noise environment within the project area is primarily influenced by surface-transportation noise emanating from vehicular traffic on Gerber Road and Power Inn Road. Existing commercial uses also contribute to the noise environment at existing adjacent residential uses due to loading dock activities, parking lot vehicle movements, and people walking and talking. Intermittent noise from outdoor activities at the surrounding residences (e.g., people talking, operation of landscaping equipment, car doors slamming, and dogs barking), also influences the existing noise environment.

An ambient noise survey was conducted in the vicinity of the project site on December 20, 2017. The purpose of the survey was to establish existing noise conditions. Ambient noise measurements were conducted near existing noise-sensitive uses at various locations in the vicinity of the project site. The results of the noise survey are shown in Table 3.12-1. Exhibit 3.12.1 shows the locations of the ambient noise measurement sites. Eight short-term measurements of ambient noise levels were conducted during daytime hours. As shown in Table 3.12-1, measured ambient noise levels at the noise-sensitive land uses closest to the project site range from 56 to 66 dBA L_{eq}. Two long-term (24-hour) measurements were conducted on and off the project site. Long-term measurement sites LT-1 and LT-2, measured ambient noise levels of 53 dBA and 61 dBA L_{dn}, respectively, which is relatively low considering that the sound level meter at LT-2 was exposed to Gerber Road traffic noise, although the LT-2 measurement site was partially shielded by roadway traffic noise by existing commercial uses.

3.12.2 THRESHOLDS OF SIGNIFICANCE

The project would result in a significant impact on the environment if it would:

- Expose persons to or generate noise levels substantially in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies;
- Expose persons to or generate excessive groundborne vibration or groundborne noise levels;
- Result in a substantial permanent increase in ambient noise levels in the project vicinity substantially above levels existing without the project and in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies;
- Result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity substantially above levels existing without the project and in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies;

Exhibit 3.12-1 Ambient Noise Survey

Table 3.12-1. Summary of Ambient Noise Level Survey Results in the Vicinity of the Project Site

Site	Location	Date	Time	Duration	Measured Sound Level, dB Daytime (7 a.m.–7 p.m.) L_{eq}	L_{max}	L_{50}	L_{90}	L_{dn}
LT-1	On site, along the fence by residences to the south	12-20/21-2017	7:00	11 Hour	54.7	80.8	57.8	55.5	52.6
LT-2	Off site, north of the project site by O'Reilys Auto Parts	12-20/21-2017	7:00	11 Hour	62.8	93.3	62.7	58.5	60.7
ST-01	Behind the backyard of 12384 Saratoga Avenue	12-20-2017	13:30	0:10 mins	78.5	103.4	69.5	60.6	NA
ST-02	Northeast of the Project Site by Gerber Road	12-20-2017	13:47	0:15 mins	57.7	65.3	57.1	52.9	NA
ST-03	East of the Project Site by Residence to the South	12-20-2017	14:08	0:17 mins	62.6	89.0	56.2	53.4	NA
ST-04	Western Boundary of the Project Site by China Station	12-20-2017	14:31	0:15 mins	60.3	79.4	55.6	52.8	NA
ST-05	Southwest of the Project Site behind Costco	12-20-2017	14:57	0:18 mins	56.8	73.1	49.9	46.4	NA
ST-06	Front yard of 7640 Countryfield Drive	12-20-2017	15:22	0:15 mins	54.8	70.5	48.2	44.5	NA
ST-07	Front yard of 7668 Countryfield Drive	12-20-2017	15:43	0:16 mins	52.4	69.6	45.5	43.7	NA
ST-08	Front yard of 7688 Countryfield Drive	12-20-2017	16:03	0:15 mins	54	73.7	46.9	44.1	NA

Notes: dB = decibels; L_{eq} = equivalent sound level (the sound energy averaged over a continuous period of time); L_{max} = maximum instantaneous sound level; ST = short-term measurement

Noise-level measurements were completed using a Larson Davis Laboratories (LDL) Model 824 precision integrating sound-level meter. The meter was calibrated before the measurements using an LDL Model CAL200 acoustical calibrator. The meter was programmed to recorded A-weighted sound levels using a "slow" response. The equipment used complies with all pertinent requirements of the American National Standards Institute for Class 1 sound-level meters (ANSI S1.4).

Source: Data compiled by AECOM in 2017

- For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport) expose people residing or working in the project area to excessive noise levels; or

- (For a project within the vicinity of a private airstrip) expose people residing or working in the project area to excessive noise levels.

The County of Sacramento General Plan Noise Element (County of Sacramento 2017) provides several policies related to land use and noise compatibility. While these policies do not directly apply to the project, they are presented for context. For non-transportation noise sources, the County has established interior and exterior noise standards for daytime and nighttime hours (Table 3.12-2).

For transportation noise sources, the County of Sacramento has established interior and exterior noise standards of 40 dB L_{dn} and 65 dB L_{dn}, respectively, for school uses.

Table 3.12-2. Non-Transportation Noise Standards, Sacramento County Noise Element

	Outdoor Area[1, 2]				Interior[3]	
	Daytime		Nighttime		Day & Night	
Receiving Land Use	Median L_{50}[6]	Maximum (L_{max})	Median L_{50}	Maximum (L_{max})	Median L_{50}	Maximum (L_{max})
All Residential	55	75	50	70	35	55
Churches, Meeting Halls, Schools, Libraries, etc.	55	75	-[5]	-[5]	35	60
Office Buildings	60	75	-[5]	-[5]	45	65
Commercial Buildings	-	-	-[5]	-[5]	45	65
Playgrounds, Parks, etc.	65	75	-[5]	-[5]	-	-
Industry	60	80	-[5]	-[5]	50	70

Notes:

[1] The standards shall be reduced by 5 dB for sounds consisting primarily of speech or music, and for recurring impulsive sounds. If the existing ambient noise level exceeds the standards, then the noise level standards shall be increased at 5 dB increments to encompass the ambient.

[2] Sensitive areas are defined acoustic terminology section.

[3] Interior noise level standards are applied within noise-sensitive areas of the various land uses, with windows and doors in the closed positions.

[5] The outdoor activity areas of these uses (if any), are not typically utilized during nighttime hours.

[6] Where median (L_{50}) noise level data is not available for a particular noise source, average (L_{eq}) values may be substituted for the standards of this table provided the noise source in question operates for at least 30 minutes of an hour. If the source in question operates less than 30 minutes per hour, then the maximum noise level standards shown would apply.

Source: Sacramento County 2017

The Sacramento County Code Noise Control Ordinance contains performance standards for the purpose of preventing unnecessary, excessive and offensive noise levels within the county. Section 6.68.090 of the Sacramento County Code establishes that noise associated with construction, repair, remodeling, demolition, paving, or grading is exempt from the Noise Ordinance, provided said activities do not take place between the hours of 8:00 p.m. and 6:00 a.m. on weekdays and Friday commencing at 8:00 p.m. through and including 7:00 a.m. on Saturday; Saturdays commencing at 8:00 p.m. through and including 7:00 a.m. on the next following Sunday; and on each Sunday after the hour of 8:00 p.m.

3.12.3 DISCUSSION

a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or in other applicable local, state, or federal standards?

Short-Term Project-Generated Construction Source Noise

Less than Significant with Mitigation Incorporated. Construction of proposed structures would occur over on the project site and include site preparation (e.g., excavation, and construction); material transport; construction of the new facilities, and related-support structures; and other miscellaneous activities (e.g., paving).

Site preparation generates the highest anticipated noise levels due to construction activities as the equipment mix would include earth-moving equipment such as scrapers, dozers, loaders, and a motor grader. The simultaneous operation of on-site construction equipment associated with the proposed project, as identified above, could result in combined noise levels up to approximately 86 dB L_{eq} at 50 feet from the center of construction activity.

Based upon the equipment noise levels, usage factors, and a typical noise-attenuation rate of 6 dB for every doubling of distance, exterior noise levels at noise-sensitive receptors located within 100 feet of the project site could be as high as 80 dB L_{eq}. Based upon the Federal Highway Administration (FHWA) Roadway Construction Noise Model (RCNM) (FHWA 2006), noise levels for individual project equipment can range from 79 to 84 dB L_{max} at 50 feet. Table 3.12-3 summarizes modeled construction noise levels compared to existing noise levels at noise sensitive locations measured during the ambient noise survey.

Table 3.12-3. Ambient and Project Construction Noise Levels at Closest Sensitive Receptors

Receiver	Distance (ft) From Acoustical Center Between Noise-Sensitive Receiver locations and Proposed Construction Areas	Exterior Noise Level, dBA L_{eq}		Interior Noise Level, dBA L_{eq}	
		Ambient Noise	Project Noise	Project Noise, Doors/Windows Open	Project Noise, Doors/Windows Closed (EPA)
LT-01	50	55	87	72	62
LT-02	200	63	72	57	47
ST-01	450	79	63	48	38
ST-02	75	58	82	67	57
ST-03	100	63	79	64	54
ST-04	215	60	71	56	46
ST-05	250	57	69	54	44
ST-06	260	55	69	54	44
ST-07	250	52	69	54	44
ST-08	350	54	66	51	41

Refer to Appendix E for modeling input parameters and output results.
dBA = A-weighted decibels
EPA = U.S. Environmental Protection Agency
ft = foot/feet
L_{eq} = Equivalent Noise Level
Sources: FHWA Roadway Construction Noise Model, January 2006; Modeled by AECOM 2018

As shown in Table 3.12-3, noise sensitive receptors represented by ST-1 are exposed to ambient traffic noise levels 16 dB higher than modeled construction noise at this location. Daytime project construction noise levels at the closest noise sensitive backyard area, located approximately 150 feet from the acoustical center of proposed construction activities, could reach as high as 75 dB $L_{eq.}$

Noise from permitted construction activities that do not occur during the more noise-sensitive hours (e.g., evening, nighttime, and early morning) is exempt from daytime noise standards, given that construction equipment is fitted with feasible noise control devices.

Nevertheless, if construction activities were to occur during the more noise-sensitive hours (e.g., evening, nighttime, and early morning) or construction equipment were not properly equipped with noise control devices, construction-generated source noise could result in annoyance and/or sleep disruption of occupants of the nearby existing noise-sensitive land uses (e.g., single-family) and create a substantial temporary increase in ambient noise levels in the direct vicinity of the project site. Potential construction-related project impacts on existing noise-sensitive land uses are therefore considered **potentially significant**.

Mitigation Measure NOI-1: Implement Measures to Reduce Short-Term, Construction-Related Noise.

- Provide written notification to the residents south of the project site and within 500 feet[1] from the southern project boundary at least three weeks prior to construction, identifying the type, duration, and frequency of construction activities. Notification materials shall also identify a mechanism for residents to contact regarding construction noise. Post contact information in conspicuous locations adjacent to the site with contact information regarding construction noise and activities. The notification shall include anticipated dates and hours during which construction activities are anticipated to occur and contact information, including a daytime telephone number, for the project representative to be contacted in the event that noise levels are deemed excessive. Recommendations to assist noise-sensitive land uses in reducing interior noise levels (e.g., closing windows and doors) shall be included in the notification. If there is communication related to construction noise, implement feasible methods to reduce noise exposure effects, such as shielding, changing the location of stationary sources, and changing construction hours.

- Prohibit the start-up of machines or equipment before place between the hours of 8:00 p.m. and 6:00 a.m. on weekdays and Friday commencing at 8:00 p.m. through and including 7:00 a.m. on Saturday; Saturdays commencing at 8:00 p.m. through and including 7:00 a.m. on the next following Sunday and on each Sunday after the hour of 8:00 p.m.

- Prohibit use of materials and equipment deliveries before 7:00 a.m. and after 7:00 p.m., Monday through Saturday and before 9:00 a.m. and past 5:00 p.m. on Sunday.

- Restrict the use of bells, whistles, alarms, and horns to safety-warning purposes.

- Equip all construction equipment with noise-reduction devices, such as mufflers to minimize construction noise and operate all internal combustion engines with exhaust and intake silencers.

- Locate fixed construction equipment (e.g., compressors and generators), construction staging and stockpiling areas, and construction vehicle routes as far as feasible from noise-sensitive receptors, northern portion of the site and/or off-site staging areas north of the site.

Significance after Mitigation

Implementation of Mitigation Measure NOI-1 would reduce the potentially significant impact resulting from construction activities to a **less-than-significant level** because it would ensure that construction activities would avoid noise-sensitive hours, reduce equipment noise levels, reduce other sources of noise on-site, and provide SCOE with the opportunity to further reduce temporary noise exposure effects during the course of construction, if necessary.

1 Building rows located within 500 feet of the construction site, would shield construction noise. Therefore, construction noise would be attenuated to ambient level beyond this distance.

Long-Term Project-Generated Stationary Source Noise

Mechanical Building Equipment (HVAC)

Less than Significant with Mitigation Incorporated. Mechanical building equipment (e.g., heating, ventilation and air conditioning systems or HVAC) could result in noise levels of approximately 90 dBA at 3 feet from the source or 65 dBA at 50 feet, assuming no shielding (U.S. EPA 1971). However, normally these mechanical equipment systems are shielded from direct public exposure, which substantially reduces noise exposure.

The closest residential uses would be approximately 150 feet, 215 feet, and 315 feet to the south of proposed Building C, Building A, and Building B, respectively, resulting in a combined modeled noise level of 56 dBA L_{eq}.[2] Noise levels associated with future mechanical equipment would be lower for residences located farther away. Existing ambient noise levels at the residential uses to the south of the project site range between 55 and 58 dBA L_{eq}. In typical noisy environments, noise-level changes of 1 to 2 dB are not perceptible by the healthy human ear. However, SCOE has imposed the following mitigation measure to ensure against a significant impact.

> Mitigation Measure NOI-2: Shield Mechanical Equipment, including HVAC Units, from adjacent Residences.
>
> Shield on-site, noise-generating mechanical equipment, including HVAC units, from adjacent residences to the south by interrupting the line of sight or locate such equipment within proposed buildings.

Significance after Mitigation

Implementation of Mitigation Measure NOI-2 would ensure a **less-than-significant** impact because it would ensure that on-site, noise-generating mechanical equipment noise levels are reduced through rooftop shielding or placement inside buildings.

Parking Lot Activities

Less-than-Significant Impact. The proposed project would introduce 30 new parking stalls approximately 125 feet from adjacent noise-sensitive residential uses to the south. Based upon previous noise measurements, the sound exposure level (SEL) associated with a parking event is approximately 71 dB SEL at 50 feet. Assuming that each parking stall adjacent to residential uses were to fill and empty (60 parking events total) during the peak hour, the noise level is predicted to be 50 dBA L_{eq} at 50 feet from the center of the parking stalls. This would generate a noise level of 42 dBA L_{eq}. Existing ambient noise levels at the residential uses to the south of the project site range between 55 and 58 dBA L_{eq}. Therefore, noise levels associated with parking would not be distinguishable from the existing ambient noise levels. As a result, this impact would be **less than significant**.

Increase in Project Area Traffic

Less-than-Significant Impact. SCOE anticipates that the project would serve approximately 40 students and would have 10 staff members. However, this analysis uses a conservative assumption that the project could serve up to 135 students and 27 full-time staff. The project would increase average daily traffic volumes during days the school is in operation on roadways in the vicinity of the project site. As shown in Table 3.16-1 of the Transportation and Traffic Section, the proposed project would add 52 morning peak-hour trips on Gerber Road,

[2] These distances are intended to represent locations on proposed buildings where rooftop mechanical equipment could be located.

which is adjacent to the residential area to the north. Existing morning peak-hour traffic volumes along Gerber Road are 765 trips (Table 3.16-2, "Transportation and Traffic" Section). Typically, traffic volumes have to double before the associated increase in noise levels is noticeable (3 dBA L_{dn}) along roadways (Caltrans 2013a). The incremental addition of proposed project traffic would not cause a doubling of those volumes. Consequently, construction of the proposed project would not result in a noticeable change in the traffic noise contours of area roadways. Long-term, off-site operational traffic source noise would not result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project. As a result, this impact would be **less than significant**.

On-Site Noise Levels at Proposed Receptors

Less than Significant. As measured at the closest point, the project site would be exposed to existing traffic noise levels of approximately 63 dBA L_{dn}, as represented by ambient noise measurement LT-2, located 150 feet from the centerline of Gerber Road. Based on the proposed site design, the closest school building or outdoor activity area would be approximately 275 feet from the centerline of Gerber Road. The resulting noise level associated with Gerber Road traffic would be 60 dBA L_{dn}. Standard construction practices would produce a 20-dBA to 25-dBA exterior-to-interior reduction with windows closed (U.S. EPA 1974). This would result in an interior noise level ranging between 35 dBA and 40 dBA L_{dn}.

Studies have been conducted to evaluate effects of single-event noise on core learning spaces. Sentence intelligibility in the classroom is vital to learning, and different metrics may be warranted to accurately predict impacts associated with aircraft overflights, such as peak-hour L_{eq}, speech interference level, L_{max}, and SEL. The World Health Organization (WHO) recommends a maximum level of 35 dB L_{eq} for 100 percent speech intelligibility. Speech can be fairly well understood with background noise levels of 45 dB L_{eq} (WHO 1999). Some researchers recommend an interior noise level criterion of 64 dB SEL per event for estimating speech interference and an L_{max} of 50 dB (PSU 2018). SCOE does not anticipate that interior noise levels associated with the existing ambient environment would interfere with proposed activities. In addition, CEQA is focused on the impact of projects on the environment, generally, and not impacts of the exiting environment on proposed projects (unless exacerbated). The impact would be **less than significant**.

b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?

Less-than-Significant Impact. Construction activities have the potential to result in varying degrees of temporary groundborne vibration, depending on the specific construction equipment used and operations involved. Vibration generated by construction equipment spreads through the ground and diminishes in magnitude with increases in distance.

As discussed above, on-site construction equipment could include scrapers, dozers, loaders, and a motor grader. According to Federal Transit Administration (FTA 2006), vibration levels associated with the use of a large dozer is 0.089 inches per second (in/sec) peak particle velocity (PPV) and 87 vibration decibels [VdB referenced to 1 microinch per second (µin/sec) and based on the root mean square (RMS) velocity amplitude] at 25 feet. Table 3.12-4 summarizes modeled construction vibration levels at noise sensitive locations.

Table 3.12-4. Project Construction Vibration Levels at Closest Sensitive Receptors

Receiver	Location	Shortest Distance (ft) Between Noise-Sensitive Uses and Proposed Construction Areas	Vibration Levels	
			PPV	VdB
LT-01	On-site, along the fence by residences to the south	50	0.031	78
LT-02	Off-site, north of the project site by O'Reilys Auto Parts	200	0.004	60
ST-01	Northeast of the Project Site by Gerber Road	450	0.001	51
ST-02	East of the Project Site by Residence to the South	75	0.031	78
ST-03	Western Boundary of the Project Site by China Station	100	0.011	69
ST-04	Southwest of the Project Site behind Costco	215	0.004	60
ST-05	Front yard of 7640 Countryfield Drive	250	0.004	60
ST-06	Front yard of 7668 Countryfield Drive	260	0.004	60
ST-07	Front yard of 7688 Countryfield Drive	250	0.004	60
ST-08	Front yard of 7604 Countryfield Drive	350	0.002	55

Source: FTA, Transit Noise and Vibration Impact Assessment, May 2006.
Modeled by AECOM 2018.

Using FTA's recommended procedure for applying a propagation adjustment to these reference levels, predicted worst-case vibration levels of approximately 0.031 in/sec PPV and 78 VdB at the closest existing sensitive receptor could occur. These vibration levels would not exceed Caltrans's recommended standard of 0.2 in/sec PPV (Caltrans 2013b) with respect to the prevention of structural damage for normal buildings or the FTA's maximum-acceptable vibration standard of 80 VdB (Federal Transit Administration 2006) with respect to human annoyance for residential uses. The long-term operation of the proposed project would not include any vibration sources, and short-term construction would not result in the exposure of persons or structures to or generation of excessive groundborne vibration or groundborne noise levels. As a result, this impact would be **less than significant**.

c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

Less than Significant with Mitigation Incorporated. As discussed in a) above, long-term, on-site stationary or off-site operational traffic source noise could result in the exposure of persons to, or generation of noise levels in excess of applicable standards and thus create a substantial permanent increase in ambient noise levels in the project vicinity. Implementation of Mitigation Measure NOI-2 would ensure a **less-than-significant** impact.

d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

Less than Significant with Mitigation Incorporated. As discussed in a) above, short-term on-site construction equipment source noise could result in the exposure of persons to or generation of noise levels in excess of existing noise levels. However, implementation of mitigation measures NOI-1 would reduce this impact to a **less-than-significant** level.

e, f) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, and for a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

No Impact. The project site is not located within 2 nautical miles of an airport. The closest airport is Sacramento Executive Airport, which is located approximately 4.7 nautical miles to the northwest of the project site. Thus, the project would not expose people residing or working in the project area to excessive noise levels. **No impact would occur**.

3.13 POPULATION AND HOUSING

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XIII. Population and Housing. Would the project:				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☐	☒
b) Displace substantial numbers of existing homes, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

3.13.1 ENVIRONMENTAL SETTING

POPULATION

The California Department of Finance (DOF) estimates that Sacramento County's total population increased from 1,223,499 in 2000 to 1,418,788 in 2010, or a 16-percent increase over the 10-year period (DOF 2012). Approximately 39 percent (554,554 persons) resided in the unincorporated areas of the county and 61 percent (864,234 persons) resided in the incorporated cities in 2010 (DOF 2012).

Population growth in Sacramento County continues to follow historic trends. As of January 1, 2017, Sacramento County's total population increased to 1,514,770 persons with 39 percent (584,729 persons) residing in the unincorporated areas of the county and 61 percent (930,041 persons) residing in incorporated cities (DOF 2017a). The population in the County is expected to increase to 2,153,833 by 2060. This represents an increase of 42 percent over the 2017 estimated population (DOF 2017b).

HOUSING

According to the DOF, the total number of housing units within the incorporated cities and unincorporated areas of Sacramento County was 567,281 in 2017, with an average household size of 2.83 persons per unit (DOF 2017a). Approximately 71 percent of these housing units were attached and detached single-family homes. In 2017, the total number of housing units in the unincorporated area of the county was 221,960 units, which represents approximately 40 percent of the total housing units in the county as a whole.

3.13.2 DISCUSSION

a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

No Impact. Construction is expected to occur in 2018 and 2019. The project could require roughly 18 workers during site preparation, 15 during grading, 10 during building construction, 20 during paving, and a few additional workers during the application of architectural coating. The source of the construction labor force is unknown at this time, but workers would likely come from the local labor pool. It is not anticipated that workers would relocate to the project area from other areas in the county or region.

The proposed project would not involve constructing new homes or businesses that would directly generate new population growth. The school would have a capacity for up to 135 students in grades 7 through 12, although the school is expected to serve approximately 40 students. The school's student population would include transfers from schools within the SCOE's school districts and students residing in existing communities in Sacramento County.

The SCOE employs approximately 650 regular and more than 950 temporary and substitute staff (SCOE 2017). Although a portion of the school's approximately 10-12 teachers and staff could move from outside the school district, it is most likely that positions would be filled by existing residents and transfers from within SCOE's school districts.

In addition, the proposed project would not induce substantial population growth indirectly (through the extension of roads or other infrastructure). Proposed site access would be from Fernridge Drive, where it intersects with an unnamed road. The proposed project would not require extensions of Gerber Road or other existing roadways in the vicinity of the project site. The project site is surrounded by existing development and no infrastructure installed to serve the project would serve currently undeveloped land. Therefore, the proposed project would not directly or indirectly induce population growth. **No impact** would occur.

b) Displace substantial numbers of existing homes, necessitating the construction of replacement housing elsewhere?

No Impact. There are no existing residences within the project site. Therefore, the proposed project would not displace existing housing or necessitate the construction of replacement housing elsewhere. **No impact** would occur.

c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

No Impact. See response to Item b) above. Therefore, the proposed project would not displace a substantial number of people or necessitate the construction of replacement housing elsewhere. **No impact** would occur.

3.14 PUBLIC SERVICES

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XIV. Public Services. Would the project:				
a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services:				
Fire protection?	☐	☐	☒	☐
Police protection?	☐	☐	☐	☒
Schools?	☐	☐	☐	☒
Parks?	☐	☐	☐	☒
Other public facilities?	☐	☐	☐	☒

3.14.1 ENVIRONMENTAL SETTING

FIRE PROTECTION

The Sacramento Metropolitan Fire District (Metro Fire) would provide fire protection services to the project site. Metro Fire serves approximately 738,000 residents within a 417-square-mile service area that includes unincorporated portions of Sacramento and Placer counties and the cities of Citrus Heights and Rancho Cordova (Metro Fire 2017a). Metro Fire provides fire protection and suppression; inspections; plan checking; emergency transportation and medical services; public education; advanced life support; and rescue services, including technical rescue, urban search and rescue, swift water rescue, and tactical emergency medical support (Metro Fire 2017a).

Metro Fire's Operations Division oversees the district's all-hazard emergency services, which are delivered from 41 stations with daily shift staffing of 171 personnel. The Operations Branch answered over 96,000 calls for service in 2016. These calls for service were answered by five Battalion Chiefs, 36 first-out engine companies, seven truck companies, 14 fire-based medics, and nine single role paramedic units (Metro Fire 2017a).

The closest Metro Fire station to the project site is Fire Station 50 located at 8880 Gerber Road, approximately 1.8 miles east of the project site. Fire Station 50 is equipped with one engine company, one truck company, one Type III engine, and one ambulance (Metro Fire 2017a, 2017b).

POLICE PROTECTION

The Sacramento County Sheriff's Department would provide police protection services to the project site. The Sacramento County Sheriff's Department operates several facilities, including a headquarters building, main jail, the Rio Cosumnes Correctional Center, five station houses, 10 community service centers, a training academy,

firearms training facility, marine enforcement detail, and an air support bureau. Local law enforcement protection consists of response to calls and trouble spots, investigations, surveillance, and routine patrolling.

The project site is within the department's Central Division. The Central Division is headquartered at 7000 65th Street, approximately 2.5 miles northwest of the project site. The Central Division consists primarily of patrol functions, along with community services, crime analysis, and detective functions (Sacramento County Sheriff's Department 2018).

SCHOOLS

The community school would be constructed and operated by SCOE. SCOE provides alternative and special educational services through eight schools, including one elementary/junior high school (grades K–8), three community schools (grades 7–12), one juvenile court school (grades 7–12), and three special education schools (grades K–12). Enrollment for the 2016–2017 school year was 2,214 students (California Department of Education 2017). None of these schools are exceeding design capacity.

PARKS

The project site is located in the Southgate Recreation and Park District. The Southgate Recreation and Park District encompasses a 52-square mile area of unincorporated south Sacramento County. The district currently maintains 47 public parks, six community centers, two aquatic facilities, and numerous landscape corridors and nature preserves (Southgate Recreation and Park District 2018a). Public parks provide picnic areas, playgrounds, tennis courts, basketball courts, soccer fields, and baseball and softball fields (Southgate Recreation and Park District 2018b). No public parks are located in the vicinity of the project site (Southgate Recreation and Park District 2018b).

3.14.2 DISCUSSION

As discussed in Chapter 2, "Project Description," SCOE is proposing to construct and operate a new community school that consists of three single-story buildings, a small shade structure, and a multi-sport physical education area. Construction of the proposed project would result in the potentially significant environmental impacts associated with air quality, biological resources, geology and soils, hazards and hazardous materials, and hydrology and water quality. These impacts are addressed in relevant sections throughout this IS/MND in connection with discussions of the impacts of overall site development. Mitigation measures are identified for potentially significant impacts to ensure those impacts are reduced to a less-than-significant level. There are no additional potentially significant impacts beyond those comprehensively considered throughout the other sections of this IS/MND.

a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services:

Fire protection?

Less-than-Significant Impact. The proposed project includes development of three single-story buildings, a small shade structure, and a multi-sport physical education area on currently vacant land. Metro Fire would project fire protection services to the project site. SCOE would be required to incorporate California Fire Code requirements into project designs. These standards address access road length, dimensions, and finished surfaces for firefighting equipment; fire hydrant placement; fire flow availability and requirements; and plan submittal requirements. In addition, the California Fire Code requires that every public or private school building having an occupant load of 50 or more students or more than one classroom have an automatic fire alarm system using the California Fire Code Signal outlined in the California Education Code (Sections 32000–32004). Furthermore, the California Education Code requires new schools to install an automatic fire sprinkler system (Section 17074.52).

Applicable California Fire Code requirements will be incorporated into project designs. Incorporation of all California Fire Code requirements into project designs would reduce the dependence on fire department equipment and personnel by reducing fire hazards. Therefore, the proposed project would not affect Metro Fire's response times or other performance objectives and would not result in the construction of new or expansion of existing fire protection facilities. Impacts on fire protection services would be **less than significant**.

Police protection?

No Impact. The proposed project would not increase the population as a result of new housing; therefore, the proposed project would not require additional Sacramento County Sheriff's Department staffing to maintain its officer-to-population service ratio.

Sacramento County Sheriff's Department would respond to criminal offenses at the new community school, such as disorderly conduct; trespassers; the possession of weapons on campus; or the illegal sale, use, and distribution of controlled substances and alcohol. It is not expected that the proposed project would substantially increase the Sheriff's Department calls for service. The site would be lit at night for security purposes as a way to discourage crime. Therefore, operation of the proposed project would not affect the Sacramento County Sheriff's Department performance objectives and would not result in the construction of new or expansion of existing police protection facilities. **No impact** would occur.

Schools?

No Impact. The proposed project would not increase the demand for or cause a shortfall of school services or facilities. The proposed project would not provide any new housing that generates students. Rather, the proposed project would provide an alternative educational program for students from various Sacramento County school districts. Therefore, the proposed project would not increase the demand for school services or facilities. **No impact** would occur.

Parks?

No Impact. The proposed project would not increase the population in the project area as a result of new housing or employment opportunities. Therefore, the proposed project would not increase the use of existing neighborhood or community parks or require construction of new parks to meet the County's parkland standard. **No impact** would occur.

Other public facilities?

No Impact. The proposed project would not increase the population as a result of new housing or employment opportunities. Therefore, operation the proposed project would not increase demand for other public facilities. **No impact** would occur.

3.15 RECREATION

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XV. Recreation. Would the project:				
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☐	☒
b) Include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?	☐	☒	☐	☐

3.15.1 ENVIRONMENTAL SETTING

As described in Section 3.14, "Public Services," the project site is located within the Southgate Recreation and Park District. The district currently maintains 47 public parks, six community centers, and two aquatic facilities (Southgate Recreation and Park District 2018a). Recreational facilities at public parks provide picnic areas, playgrounds, tennis courts, basketball courts, soccer fields, and baseball and softball fields (Southgate Recreation and Park District 2018b). No public parks or recreational facilities are located in the vicinity of the project site (Southgate Recreation and Park District 2018b).

3.15.2 DISCUSSION

a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

No Impact. The proposed project would not increase the population as a result of new housing or employment opportunities. Therefore, the proposed project would not increase the use of existing neighborhood and regional parks or other recreational facilities. **No impact** would occur.

b) Include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?

Less than Significant with Mitigation Incorporated. The proposed project includes construction of a multi-sport physical education area. Construction of the multi-sport physical education area would result in the potentially significant environmental impacts associated with air quality, biological resources, cultural resources, geology and soils, hazards and hazardous materials, hydrology and water quality, and noise. These impacts are addressed in relevant sections throughout this IS/MND in connection with discussions of the impacts of overall site development. Mitigation measures are identified for potentially significant impacts to ensure those impacts are reduced to a less-than-significant level. There are no additional significant impacts beyond those comprehensively considered throughout the other sections of this IS/MND. Therefore, physical effects associated with construction of the multi-sport physical education area would be **less than significant with incorporation of mitigation** identified in this IS/MND.

3.16 TRANSPORTATION/TRAFFIC

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XVI. Transportation/Traffic. Would the project:				
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	☐	☐	☒	☐
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	☐	☐	☒	☐
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	☐	☐	☐	☒
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☒	☐
e) Result in inadequate emergency access?	☐	☐	☒	☐
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	☐	☐	☒	☐

3.16.1 ENVIRONMENTAL SETTING

As described in Section 2, "Project Description," the school's main access road would be a north-south oriented driveway from Fernridge Drive, where it intersects with an unnamed road. The main access driveway would connect to on-site parking and student drop-off areas. The site would have an auxiliary vehicle access to the parking lot east along the unnamed road. Fernridge Drive, near the project site, is a two-lane north-south collector road and provides access to Gerber Road, which is a four-lane east-west arterial roadway near the project site.

The school would have pedestrian and bicycle access walkways from multiple directions. To the east of the main buildings would be a parking lot with approximately 30 stalls and a drop-off area. SCOE does not plan to provide bus service and, typically, students use public transit to access community schools.

Bikeways are classified as Class I (bike paths), Class II (bike lanes), and Class III (bike routes), and are defined as follows:

- **Class I (bike trail or bike path):** A facility designated for use by bicycles that is completely separated from the street or highway by a physical space, berm, fence, or other barrier.
- **Class II (bike lane):** A lane on a street or roadway designed for one-way use by bicycles, with signs, striped lane markings, and pavement legends.
- **Class III (bike route):** An on-street right-of-way recommended for bicycle travel that provides for shared use with motor vehicles or pedestrian traffic.

According to the Sacramento Area Council of Governments (SACOG) Regional Bicycle, Pedestrian, and Trails Master Plan (SACOG 2015), bikeways in the vicinity of the project site are located primarily along Gerber Road directly to the north. A multi-use path is also planned adjacent to the southern boundary of the proposed project site extending to the northeast to Gerber Road and to the west to Power Inn Road.

Sacramento Regional Transit provides public transportation in the region, offering a combination of advance-reservation and scheduled bus and light rail services connecting surrounding communities. As shown in Exhibit 3.16-1, the closest bus routes are located along Gerber Road, and the closest bus stops are located along Gerber Road (eastbound [EB] and westbound [WB]) approximately 450 feet to the east and an eastbound bus stop 800 feet to the west of Gerber Road and Fernridge Drive intersection. Another westbound bus stop along Gerber Road is also located approximately 1,300 feet from the Gerber Road and Fernridge Drive intersection to the west of Power Inn Road and Gerber Road intersection. Bust stops are also located along Power Inn Road within 1,000 feet to the north and south of Power Inn Road and Gerber Road intersection.

3.16.2 THRESHOLDS OF SIGNIFICANCE

According to Appendix G, Environmental Checklist, of the CEQA Guidelines, transportation impacts resulting from the implementation of the proposed project would be considered significant if the project would:

- Conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit.
- Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways.
- Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks.
- Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment).
- Result in inadequate emergency access.
- Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities.

Exhibit 3.16-1. Existing and Planned Pedestrian, Bicycle and Bus Routes

3.16.3 DISCUSSION

a) & b) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit? Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?

Construction Traffic

Less-than-Significant Impact. Project construction would require hauling of equipment and materials, as well as worker commute trips to and from the project area along local arterial roadways. These trips would add to existing traffic volumes on the local roadways.

To assess the potential impact of project construction–related truck trips on the local roadway network, a heavy-vehicle factor known as a passenger car equivalent (PCE) value was applied to the estimated project-generated truck traffic. This heavy-vehicle factor is used to account for the additional roadway space occupied by, and the reduced speed and maneuverability of, these vehicles versus standard automobiles. A PCE value of 2.0 was applied to the construction equipment truck trip generation estimates, as recommended by the Highway Capacity Manual 2000 (Transportation Research Board 2000).

To account for the large percentage of heavy trucks associated with typical construction projects, Institute of Transportation Engineers (ITE 1988)[1] recommends a threshold level of 50 (or 100, assuming a PCE value of 2.0) or more new peak-direction trips during the peak hour. Therefore, a project could cause an increase in traffic that is substantial in relation to the existing traffic load and capacity of the street system if it would result in 50 (or 100, assuming a PCE value of 2.0) or more new vehicle trips during the a.m. or p.m. peak hour.

Because the proposed project would not result in approximately 100 or more construction-related trips (assuming a PCE value of 2.0) during the a.m. or p.m. peak commute hours, the proposed project would not result in a substantial traffic increase in relation to the existing traffic load and capacity of the street system. Therefore, the proposed project would not result in substantial trip-generated traffic congestion. This impact would be **less than significant**.

Operational Traffic

Less-than-Significant Impact. The County of Sacramento has established LOS D as the acceptable standard for intersections and roadways for rural streets. County's goal is to provide a balanced and integrated roadway system that maximizes the mobility of people and goods in a safe and efficient manner. Although the County's LOS policy does not directly apply to the project, it provides some relevant context.

1 Based on the temporary nature of these effects, the analysis used the recommended screening criterion from the Institute of Transportation Engineers (ITE) for assessing the effects of construction projects that create temporary traffic increases (ITE 1988). ITE is an international educational and scientific association of transportation professionals who are responsible for meeting mobility and safety needs.

Project Travel Demand

Travel demand represents the estimated trips in each relevant travel mode (e.g., automobile, transit, biking, walking) that would be generated by the project, the origins and destinations of those trips, and the way in which they are assigned to the available transportation facilities.

Trip Generation

SCOE anticipates that the project would employee approximately 10 full-time staff and serve approximately 40 students. However, this analysis uses a conservative assumption that the project could serve up to 135 students and 27 full-time staff. Assuming a total of 135 students and 27 full-time staff, the project would result in approximately 262 daily trips, 87 AM peak-hour trips, and 26 PM peak peak-hour trips (using ITE trip generation rates).

Trip Distribution

The directions of approach and departure for trips that would be generated by the project were estimated based on the regional distribution of existing developed areas in the surrounding study area. Based on prevailing traffic patterns, roadway capacity, three major roadway routes were identified:

- Gerber Road east of the intersection with Fernridge Drive;
- Gerber Road west of the intersection with Fernridge Drive; and,
- Fernridge Drive north of the intersection with Gerber Road.

Site ingress/egress for vehicles would be provided along Fernridge Drive, south of the intersection with Gerber Road. The trip distribution assumes the following assignment/circulation patterns:

- Approximately 25 percent to and from the north via Fernridge Drive north of the Fernridge Drive/Gerber Road intersection
- Approximately 15 percent east via Gerber Road east of the Fernridge Drive/Gerber Road intersection
- Approximately 60 percent west via Gerber Road west of the Fernridge Drive/Gerber Road intersection
- 100 percent of the staff and students commuting during the peak hour were assumed to travel via Fernridge Drive south of Gerber Road to the project site

Table 3.16-1 summarizes the project's trip generation and distribution.

Table 3.16-1. Proposed Project Trip Distribution Assumptions

School Staff and Students							
Daily Trips (ITE)	Peak Hour Trips (ITE)		Direction (to and from)	Percentage of Total Traffic (%)		Traffic Volume (Trips)	
	A.M.	P.M.		A.M.	P.M.	A.M.	P.M.
262	87	26	South of Gerber Road via Fernridge Drive	100	100	87	26
			North of Gerber Road via Fernridge Drive	25	25	22	6
			East via Gerber Road	15	15	13	4
			West via Gerber Road	60	60	52	16

Note: ITE = Institute of Transportation Engineers.
Source: ITE trip generation 9th Edition, Data compiled by AECOM 2018.

Existing Traffic Volumes

Existing traffic volumes were counted at the intersection of Gerber Road and Fernridge Drive during the weekday a.m. peak hours, which represents the busiest 60-minute periods (i.e., four consecutive 15-minute periods) during the two-hour weekday a.m. periods (7:00 a.m. to 9:00 a.m.). The a.m. peak period represents the time the school operations would mostly contribute to the existing traffic volumes. Operations of the school would contribute only a very small portion of the traffic during the afternoon peak (generally between 4:30 p.m. and 5:30 p.m.) and would be negligible, since this period is outside of the normal school day. The Gerber Road and Fernridge Drive intersection is a signalized intersection. Table 3.16-2 includes the results for existing traffic volumes at the intersection of Gerber Road and Fernridge Drive. Please refer to Appendix F for details of the traffic counts at the studied intersection.

Table 3.16-2. Existing Traffic Volumes

Direction (to and from)	Counted Peak Hour Volumes (A.M.)
South of Gerber Road via Fernridge Drive	44
North of Gerber Road via Fernridge Drive	65
East via Gerber Road	561
West via Gerber Road	765

Source: Data Compiled by AECOM 2018.

Existing with Project Conditions

The analysis of intersection LOS was conducted using the Traffix analysis program. The analysis uses procedures from the Transportation Research Board's Highway Capacity Manual 2000 methodology for unsignalized intersections.

Table 3.16-3 shows the correlation between average stopped delay and LOS for the signalized intersection. The results of the analysis indicate that the intersection currently and with-project condition operates at LOS A (Table 3.16-3). The project would have a **less-than-significant impact**. For reference, Table 3.16-3 also includes the LOS without the project under existing conditions. Please refer to Appendix F for details of the LOS calculations.

Table 3.16-3. Intersection Level of Service Analysis—Existing No Project and With Project Conditions

			Existing No Project Conditions		Existing with Project Conditions	
			A.M. Peak Hour		A.M. Peak Hour	
No	Intersection Location	Control	Delay[1]	LOS	Delay	LOS
1	Gerber Road/Fernridge Drive	Signalized	8.6	A	9.2	A

Notes: LOS = level of service.

[1] Delay is in seconds per vehicle.

Source: Data compiled by AECOM 2018

c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

No Impact. The proposed project would not include any uses that would change air traffic patterns, increase air traffic levels, or change air traffic locations. Sacramento Executive Airport, located approximately 4.7 miles to the northwest, is the nearest airport. The proposed project is located outside of the areas of influence of this airport (SACOG 1999) and would not result in substantial safety risks related to air traffic patterns. Therefore, **no impact** would occur.

d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

Construction Traffic

Less-than-Significant Impact. Trucks delivering materials and removing materials and debris, as well as project-related construction worker commute traffic, would enter and exit the proposed project site from Gerber Road, which provides direct access to Fernridge Road. Slow-moving trucks entering and exiting at this location could pose a hazard to other vehicles traveling on the area roadways. Because construction activities would occur for only a short time, a clear line of sight is available in both directions, and a center turning pocket is available, the project construction would not substantially increase hazards due to a design feature or incompatible use.

The presence of heavy-duty trucks during project construction could accelerate wear and tear on local roadways, particularly along the haul routes. However, pavement sections on area roadways are designed to carry high volumes of heavy-duty vehicles. Also, haul vehicles would be accessing the local roadways for only very short periods. Therefore, construction would not result in road damage or related traffic hazards. The impact would be **less than significant**.

Operational Traffic

Less-than-Significant Impact. The project site consists of vacant property surrounded by primarily commercial uses. Although the project would slightly increase the amount of vehicle traffic on adjacent roadways, the project would not change existing design features of roadways in the project vicinity, and would not cause safety hazards. This impact related to safety hazards would be **less than significant**.

e) Result in inadequate emergency access?

Less-than-Significant Impact. The project site consists of vacant property surrounded by commercial and residential uses. Site ingress/egress points would be located along the unnamed road connecting to Fernridge Drive, which would provide direct access to the north (Gerber Road/Fernridge Drive intersection).

Project construction would not affect emergency access to roadways in the project area. Slow-moving trucks entering and exiting the project site from Gerber Road could slightly delay the movement of emergency vehicles. However, the trucks would typically pull to the side of the road when emergency vehicles are using their sirens.

Furthermore, the project would not result in changes in emergency access to the site or surrounding uses, as the project would have a less-than-significant impact on the adjacent intersections located along the major roadway routes serving the study area. Therefore, project construction and operation would not pose a significant obstacle to emergency response vehicles. The impact on emergency access would be **less than significant**.

f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?

No Impact. The project would result in a marginal increase in transit ridership. The project would not include design features or create substantial amounts of vehicle traffic that could conflict with adopted policies, plans, or programs regarding public transit services or facilities, nor would it otherwise decrease the performance or safety of any existing or planned transit services or facilities.

Similarly, the project is not expected to generate substantial amounts of bicycle or pedestrian activity. Existing bikeway and pedestrian facilities in the project vicinity are present, and the project would construct sidewalks or other standard frontage improvements required by the County.

Furthermore, the project would not include design features or create substantial amounts of vehicle traffic that could conflict with adopted policies, plans, or programs regarding bicycle or pedestrian facilities, nor would it otherwise decrease the performance or safety of any existing or planned bicycle or pedestrian facilities.

The proposed project would not change the local circulation system. Thus, the project would not conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, and would not decrease the performance or safety of such facilities. Therefore, **no impact** would occur.

3.17 TRIBAL CULTURAL RESOURCES

	ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XVII	**Tribal Cultural Resources. Would the project:**				
a)	Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:	☐	☒	☐	☐
i	Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	☐	☒	☐	☐
ii	A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	☐	☒	☐	☐

3.17.1 ENVIRONMENTAL SETTING

CONCEPTS AND TERMINOLOGY FOR IDENTIFICATION OF TRIBAL CULTURAL RESOURCES

Tribal cultural resources are defined in CEQA as a site, feature, place, cultural landscape, sacred place, or object with cultural value to a California Native American tribe, which may include non-unique archaeological resources previously subject to limited review under CEQA.

ASSEMBLY BILL 52 NATIVE AMERICAN CONSULTATION

In compliance with AB 52, Native American consultation was initiated for the proposed project. The Native American Heritage Commission (NAHC) was contacted to obtain a CEQA tribal consultation list and to request a search of the Sacred Lands File. In its response dated May 11, 2018, the NAHC stated that the Sacred Lands File did not indicate the presence of Native American resources in the study area, but listed 10 Native American organizations and individuals who may have knowledge of cultural resources in the project area. SCOE has invited input from these organizations and individuals and will factor input into the final CEQA document, as appropriate.

3.17.2 DISCUSSION

a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

i) Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k),

ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.

Less-than-Significant Impact with Mitigation Incorporated. The NAHC stated that the Sacred Lands File did not indicate the presence of Native American resources in the study area. In addition, as discussed in Section 3.5, "Cultural Resources," the cultural resources investigation conducted for the project site by AECOM in 2017 did not identify any known historical resources or unique archaeological resources. Based on the results of the investigation, the project site does not appear to be sensitive for cultural resources.

However, the lack of previously recorded cultural resources and the lack of surface indications do not preclude the possibility that significant subsurface cultural resources could be inadvertently encountered and damaged during project construction. These resources could include artifacts of importance to local tribes. Therefore, this impact is considered a **potentially significant**.

> Mitigation Measure TRIBAL-1: Implement Mitigation Measure CUL-1 (Implement Procedures to Avoid or Reduce Impacts on Cultural Resources).

Significance after Mitigation

Implementation of Mitigation Measures TRIBAL-1 would reduce the potentially significant impact resulting from inadvertent damage or destruction of significant cultural resources, some of which could be important to local tribes, a **less-than-significant level** because it requires implementation of professionally accepted and legally compliant procedures for identification and treatment of inadvertently discovered cultural resources.

3.18 UTILITIES AND SERVICE SYSTEMS

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XVII. Utilities and Service Systems. Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	☐	☐	☐	☒
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☒	☐
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☒	☐	☐
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	☐	☐	☒	☐
e) Result in a determination by the wastewater treatment provider that serves or may serve the project that it has adequate capacity to serve the project's projected demand, in addition to the provider's existing commitments?	☐	☐	☒	☐
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	☐	☐	☒	☐
g) Comply with federal, State, and local statutes and regulations related to solid waste?	☐	☐	☒	☐

3.18.1 ENVIRONMENTAL SETTING

WATER SUPPLY AND CONVEYANCE FACILITIES

Presently, there are no public water supply facilities within the project site. Water supply for the proposed project would be provided by California American Water's (Cal-Am's) Northern Division, Sacramento District. The majority of water supplies in the Sacramento District are provided by groundwater extracted from the North American, South American, and Solano Subbasins. In addition, surface water is purchased from the City of Sacramento, the Placer County Water Agency, and Sacramento Suburban Water District (Water Systems Consulting 2016).

Cal-Am's Urban Water Management Plan (UWMP) addresses water supply and demand issues, water supply reliability, water conservation, and water shortage contingencies for the Sacramento District. In accordance with Senate Bill (SB) x7-7, the Cal-Am UWMP estimates water demands are based on an estimated gallons per-capita, per-day target chosen by Cal-Am.

As discussed in Cal-Am's UWMP, Cal-Am has historically been able to meet 100 percent of the Sacramento District's water demands through groundwater production in conjunction with wholesale purchases. Cal-Am assumes that the supply reliability of groundwater would be 100 percent over the planning period of its UWMP (2015–2035) in normal, single-dry, and multiple-dry years. In addition, Cal-Am participates in conjunctive use programs with Sacramento Suburban Water District and the City of Sacramento to offset groundwater production with purchased surface water (Water Systems Consulting 2016:6-1).

The project site is located in the Parkway service area of the Sacramento District (Water Systems Consulting 2016:Figure 3-7). The Parkway service area encompasses 5,297 acres, and is located along Highway 99 south of Sacramento and north of Elk Grove extending west to Franklin Boulevard and east to Elk Grove/Florin Road. California American Water served a population of approximately 54,709 in Parkway in 2015 (Water Systems Consulting 2016).

Water supplies in the Parkway service area are provided by groundwater pumped from the South American Subbasin (locally known as the Central Basin) and surface water purchased from the City of Sacramento. Cal-Am receives a firm water supply of 2,578 acre-feet per year (afy) from the City of Sacramento, but can receive an additional maximum of 3,878 afy non-firm water supplies during off-peak periods (October 15th through May 14th). The total amount of purchased surface water from the City of Sacramento cannot exceed 4,831 afy (Water Systems Consulting 2016:6-4). The surface water supply from the City of Sacramento is considered a firm, fixed water source (Water Systems Consulting 2016:6-1).

Table 3.18-1 identifies groundwater and surface water supplies and demand within the Parkway service area over the UWMP's planning period. Cal-Am assumes water supplies and demands within Parkway service area would be the same during normal, single-dry, and multiple-dry years. As shown in the table, water supply is projected to be sufficient to meet demand through 2035 in all water years.

Table 3.18-1. Comparison of Water Supply and Demand for the Parkway Service Area, 2015–2035

Total Water Supplies and Demand[1]	Projected Demands (afy)				
	2015	2020	2025	2030	2035
Groundwater Supply	10,448	12,546	13,096	13,724	14,430
Surface Water Supply	541	2,029	2,126	2,174	2,174
Total Demand	10,989	14,575	15,222	15,898	16,604
Difference (Supply minus Demand)	0	0	0	0	0

Notes: afy = acre-feet per year

[1] Cal-Am assumes water supplies and demands within Parkway service area would be the same during normal, single-dry, and multiple-dry years.

Source: Water Systems Consulting 2016; Data compiled by AECOM in 2018

The Parkway system is supported by a network of 20 wells and one surface water intertie to a City of Sacramento water transmission main. In the southern portion of the system, 10 of the wells pump water directly to one of three treatment plants.

There are several points of connection to Cal-Am infrastructure near the project site boundaries. Existing 12-inch and 16-inch water transmission mains are located within Gerber Road (Padre Associates 2017).

WASTEWATER COLLECTION, CONVEYANCE, AND TREATMENT

The Sacramento Area Sewer District (SASD) (formerly known as County Sanitation District-1) provides local wastewater collection and conveyance services and infrastructure throughout the Sacramento region. The smaller local pipelines that SASD operates connect to the larger regional interceptors (sanitary sewers that are designed to carry flows in excess of 10 million gallons per day [mgd]) maintained by the Sacramento Regional County Sanitation District (SRCSD). In the vicinity of the project site, a 27-inch, gravity flow trunk line is located within Gerber Road and an 8-inch gravity flow sewer line is located within Fernridge Drive (Padre Associates 2017).

Wastewater flows collected from SRCSD interceptors are ultimately transported into the Sacramento Regional Wastewater Treatment Plant (SRWTP). The SRWTP is located west of Elk Grove and is owned and managed by SRCSD. Currently, the SRWTP has a National Pollutant Discharge Elimination System (NPDES) permit issued by the Central Valley Regional Water Quality Control Board (RWQCB) for discharge of up to 181 mgd average dry-weather flow of treated effluent into the Sacramento River. The SRWTP has the potential for expansion to 218 mgd. As of 2016, the SRWTP receives and treats an average of 127 mgd each day and the SRWTP discharge constituents are below permitted discharge limits specified in the NPDES permit (SRCSD 2016). Currently, the SRWTP's discharge constituents are below permitted discharge limits specified in the Central Valley RWQCB's NPDES permit (SRCSD 2016).

In 2005, the SRCSD sought an expansion to increase the design capacity of the SRWTP to 218 mgd. In June 2010, the SRCSD removed its formal request to the Central Valley RWQCB for an increase in permitted wastewater discharge capacity. Water conservation and a reduction in water-using industries reversed the growth in wastewater capacity use, despite the substantial growth in its service area. The SRCSD expects per-capita consumption to fall by 25 percent over the next 20 or more years through the ongoing installation and use of water meters, as well as compliance with conservation mandates, such as the state Water Conservation Act of 2009 (Senate Bill [SB] x7- 7). As such, substantial additional conservation is expected throughout the service area, allowing the existing 181 mgd average dry-weather flow capacity to be adequate for at least 20 more years (SRCSD 2014:6-2).

STORMWATER DRAINAGE FACILITIES

Existing storm drainage facilities are located within and adjacent to the project site. A manmade roadside swale/drainage ditch runs along the northern border and into the center of the project site. The ditch collects stormwater runoff from adjacent undeveloped areas, roadways, and parking lots along the northern border of the project site and directs runoff south into the center of the project site. From there, a 15-inch diameter underground pipe directs flow to an outfall located along the bank of Elder Creek. Elder Creek flows westward into Morrison Creek.

SOLID WASTE

Solid waste collection service would be provided by the Sacramento County Department of Waste Management and Recycling. Refuse would be transported and disposed of at the Kiefer Landfill.

Sacramento County owns and operates the Kiefer Landfill, and the landfill is the primary solid waste disposal facility in the county. The Kiefer Landfill is classified as a Class III municipal solid waste landfill facility and is permitted to accept general residential, commercial, and industrial refuse for disposal, including municipal solid

waste, construction and demolition debris, green materials, agricultural debris, and other nonhazardous designated debris. According to the California Department of Resources Recycling and Recovery (CalRecycle), the Kiefer Landfill has a maximum permitted throughput of 10,815 tons per day (tpd), a total maximum permitted capacity of 117.4 million cubic yards, a remaining capacity of approximately 112.9 million cubic yards, and an anticipated closure date of January 1, 2064 (CalRecycle 2018).

3.18.2 DISCUSSION

a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?

No Impact. Wastewater flows collected from the project site would ultimately be transported to the SRWTP for treatment and disposal. The SRWTP's discharges (127 mgd) to the Sacramento River, which is below the permitted limits (181 mgd). Currently, the SRWTP discharge constituents are below permitted discharge limits specified in the Central Valley RWQCB's NPDES permit (SRCSD 2016).

As discussed in Item b) below, the SRWTP would have adequate capacity to treat wastewater flows generated by the proposed project. In addition, the proposed project does not include any components that would result in a change in the water quality of wastewater discharges at the SRWTP. Therefore, the proposed project would not generate wastewater discharges that would exceed the Central Valley RWQCB's requirements. **No impact** would occur.

b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

Less-than-Significant Impact. The groundwater treatment plants within the Parkway service area have sufficient capacity to treat groundwater pumped from wells within its service area (Water Systems Consulting 2016). As discussed further under item d), existing water supplies in the Parkway service area are sufficient water to meet the demands of the proposed project. Therefore, the total projected water demand would not increase demand for water treatment facilities such that the expansion of existing or construction of new water treatment facilities would be required. This impact would be **less than significant**.

Based on SASD guidelines, the proposed project would generate 0.08 mgd average dry-weather flow that would be conveyed to the SRWTP (SASD 2013).[1] However, this is likely a very high estimate since SASD guidelines are based on demand for typical middle schools and high schools, and this school will have a much lower enrollment. The SRWTP has a design capacity of 181 mgd with the potential to expand to 218 mgd. As of 2016, the SRWTP receives and treats an average of 127 mgd each day. The SRCSD expects that substantial water conservation measures throughout the service area would allow the existing 181 mgd average dry-weather flow capacity to be adequate for at least 20 more years (SRCSD 2014:6-2). The SRWTP would have adequate capacity to treat wastewater flows generated by the proposed project, as well as future development within the SRCSD service area. Therefore, the proposed project would not result in the construction of new or expansion of existing wastewater treatment facilities. This impact would be **less than significant**.

[1] SASD estimates wastewater generated by school facilities using the average flow for each type of school (i.e., elementary school, middle/junior high school, or high school). To provide a conservative estimate, the flow rate was based on the average flow for a high school (grades 9–12) of 0.08 mgd.

The proposed project would include construction of on-site water and wastewater infrastructure. New infrastructure would be designed and cited in accordance with the guidance provided in the Sacramento County Improvement Standards. Design of the wastewater infrastructure would further meet the design requirements described in the SASD standards and specifications. Construction of on-site water and wastewater infrastructure would result in the potentially significant environmental impacts associated with air quality, biological resources, geology and soils, hazards and hazardous materials, and hydrology and water quality. These impacts are addressed in relevant sections throughout this IS/MND in connection with discussions of the impacts of overall site development. Mitigation measures are identified for potentially significant impacts to ensure those impacts are reduced to a less-than-significant level. There are no additional significant impacts beyond those comprehensively considered throughout the other sections of this IS/MND.

c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

Less than Significant with Incorporation of Mitigation. New stormwater drain facilities would be installed within the project site. The swale/drainage ditches would be replaced with concrete curb and gutters along the access driveways. Runoff collected in the gutters would drain to inlets that convey stormwater to a storm filter vault where it is treated. The treated stormwater would then be piped to the existing 15-inch underground pipe that outfalls to Elder Creek.

Construction of new stormwater drainage facilities would result in the potentially significant environmental impacts associated with air quality, biological resources, cultural resources, geology and soils, hazards and hazardous materials, hydrology and water quality, and noise. These impacts are addressed in relevant sections throughout this IS/MND in connection with discussions of the impacts of overall site development. Mitigation measures are identified for potentially significant impacts to ensure those impacts are reduced to a less-than-significant level. There are no additional significant impacts beyond those comprehensively considered throughout the other sections of this IS/MND. Therefore, physical effects associated with construction of the proposed drainage facilities would be **less than significant with incorporation of mitigation** identified in this IS/MND.

d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

Less-than-Significant Impact. As discussed above, the project site is located in the Parkway service area of Cal-Am's Sacramento District. Water supplies in the Parkway service area are provided by groundwater pumped from the Central Basin and surface water purchased from the City of Sacramento. As shown in the Table 3.18-1, water supply is projected to be sufficient to meet demand of the Parkway service area through 2035 in all water years. Because the water supply demands for buildout of the Parkway service area, including demands for the project site, were accounted for in water demand projections contained in Cal-Am's UWMP, there is sufficient water supplies to meet the demands of the proposed project (Water Systems Consulting 2016).

The proposed project would be required to implement measures described in Chapter 6 of the 2016 CalGreen Code (Title 24, Part 11 of the California Code of Regulations) to reduce indoor demand for potable water and reduce landscape water usage.[2]

The proposed project would not result in the need for new or expanded water supply entitlements because sufficient water supplies would be available to meet demands of the proposed project and because the proposed project would comply with the CalGreen Code, which reduces water demands. Therefore, this impact would be **less than significant**.

e) Result in a determination by the wastewater treatment provider that serves or may serve the project that it has adequate capacity to serve the project's projected demand, in addition to the provider's existing commitments?

Less-than Significant Impact. As stated in Item b) above, the SRWTP would have adequate capacity to treat wastewater flows generated by the proposed project, as well as future development within the SRCSD service area for at least 20 more years. Therefore, this impact would be **less than significant.**

f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

g) Comply with federal, State, and local statutes and regulations related to solid waste?

Less-than-Significant Impact. Construction of the proposed project would involve site clearing and the generation of various construction-period wastes, including scrap lumber, scrap finishing materials, various scrap metals, and other recyclable and nonrecyclable construction-related wastes. The 2016 CalGreen Code (Title 24, Part 11 of the California Code of Regulations) requires all construction contractors to reduce construction waste and demolition debris by 65 percent. Code requirements include preparing a construction waste management plan that identifies the materials to be diverted from disposal by efficient usage, recycling, reuse on the project, or salvage for future use or sale; determining whether materials will be sorted on-site or mixed; and identifying diversion facilities where the materials collected will be taken. The code also specifies that the amount of materials diverted should be calculated by weight or volume, but not by both (California Building Standards Commission 2017). In addition, the 2016 CalGreen Code requires that 100 percent of trees, stumps, rocks, and associated vegetation and soils resulting primarily from land clearing be reused or recycled.

Though not required for the proposed project, projects under the County's jurisdiction are required to comply with the Construction and Demolition Ordinance (Title 6, Chapter 6.20 of the Sacramento County Code) by reducing project waste entering landfill facilities by 65 percent by weight through recycling (Sacramento County's Department of Waste Management and Recycling 2018). The County requires contractors to prepare a waste management plan that identifies the sources of recyclable materials, outlines a recycling method (i.e., self-separation or mixed recovery), and identifies a self-haul or franchise waste hauler. Furthermore, the contractor must prepare a waste management log documenting 65 percent diversion. The waste management plan must be submitted to and approved by Sacramento County's Department of Waste Management and Recycling before the

[2] The proposed project would be required to implement measures described in Chapter 6 of the 2016 CalGreen Code (Title 24, Part 11 of the California Code of Regulations). These measures would reduce indoor demand for potable water by 20 percent and to reduce landscape water usage by 50 percent. It also requires separate water meters for nonresidential buildings' indoor and outdoor water use, with a requirement for moisture-sensing irrigation systems for larger landscape projects.

County's Community Development Department may issue a building permit and waste management logs must be submitted to the Sacramento County's Department of Waste Management and Recycling before final inspections.

Development of the community school would result in increased long-term generation of solid waste. Solid waste collected from the project site would be hauled to the Kiefer Landfill. The Kiefer Landfill has a maximum permitted throughput of 10,815 tpd, a remaining capacity of approximately 112.9 million cubic yards, and an expected closure date of 2064 (CalRecycle 2018).

The community school would accommodate up to approximately 135 students and 10 staff members. It is estimated that the proposed project would generate 0.1 tpd of solid waste.[3] The estimated 0.1 tpd of solid waste generated by the proposed project would be less than one percent of the maximum tpd that could be received at the landfill. These totals do not account for recycling programs required by the State and County. The County provides recycling programs, such as recycling of paper, plastics, and bottles, to reduce the volume of solid waste transported to landfills. In addition, the proposed project would comply with AB 1826, which requires recycling of organic waste.[4] These recycling programs would help to reduce the actual amount of solid waste generated by the proposed project.

The proposed project would comply with applicable statues and regulations related to solid waste. Compliance with the CalGreen Code would ensure that sufficient landfill capacity would be available to accommodate solid-waste disposal needs. This impact is considered **less than significant**.

3 Based on CalRecycle's 2014 waste characterization study, the education sector generated 0.5 tons of solid waste per employee per year and 3.67 tons of solid waste per 100 students per year. (CalRecycle 2015).

4 Organic waste refers to food waste, green waste, landscaping and pruning waste, nonhazardous wood waste, and food-soiled paper that is mixed with food waste.

3.19 MANDATORY FINDINGS OF SIGNIFICANCE

	ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XIX.	**Mandatory Findings of Significance.**				
	a) Does the project have the potential to substantially 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 an endangered, rare, or threatened species, or eliminate important examples of the major periods of California history or prehistory?	☐	☒	☐	☐
	b) 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.)	☐	☐	☒	☐
	c) Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☒	☐	☐

Authority: Public Resources Code Sections 21083, 21083.5.
Reference: Government Code Sections 65088.4.
Public Resources Code Sections 21080, 21083.5, 21095; *Eureka Citizens for Responsible Govt. v. City of Eureka* (2007) 147 Cal.App.4th 357; *Protect the Historic Amador Waterways v. Amador Water Agency* (2004) 116 Cal.App.4th at 1109; *San Franciscans Upholding the Downtown Plan v. City and County of San Francisco* (2002) 102 Cal.App.4th 656.

3.19.1 DISCUSSION

a) Does the project have the potential to substantially 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 an endangered, rare, or threatened species, or eliminate important examples of the major periods of California history or prehistory?

Less than Significant with Mitigation Incorporated. As described in Section 3.4, "Biological Resources," implementation of Mitigation Measures BIO-1, BIO-2, and BIO-3 would reduce potentially significant impacts on federally listed vernal pool crustaceans; nesting birds; and waters of the U.S. or waters of the State, including wetlands to a **less-than-significant** level.

As discussed in Section 3.5, "Cultural Resources," implementation of Mitigation Measures CUL-1, CUL-2, CUL-3a, and CUL-3b would reduce potentially significant impacts resulting from inadvertent damage or destruction of

significant cultural resources, unique paleontological resources, and inadvertent disturbance to human remains to a **less-than-significant** level.

Therefore, with implementation of outlined mitigation measures, the proposed project would result in less-than-significant impacts involving 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 period of California history or prehistory.

b) 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.)

Less-than-Significant Impact. The proposed project would comply with all applicable regulations, as outlined in this IS/MND. The proposed project would have no impacts or less-than-significant impacts associated with aesthetics, agricultural resources, land use and planning, mineral resources, population and housing, public services, recreation, transportation/traffic, and utilities and service systems. All potentially significant impacts identified in the air quality, cultural resources, biological resources, geology and soils, hazards and hazardous materials, hydrology and water quality, noise and vibration, and tribal cultural resources sections of this IS/MND would be reduced to a less-than-significant level with implementation of mitigation measures; therefore, the potential for project cumulative effects in combination with other planned or anticipated improvements is low.

In general, individual GHG emissions do not have a large impact on climate change. However, once added with all other GHG emissions in the past and present, they combine to create a perceptible change to climate. Because of the extended length of time that GHGs remain in the atmosphere, any amount of GHG emissions can be reasonably expected to contribute to future climate change impacts. The amount of project CO_2 emissions, although measurable, would be minor. On a global scale, the project would contribute a negligible amount to global cumulative effects to climate change. Additionally, as discussed in Section 3.7, "Greenhouse Gas Emissions," construction and operation of the proposed project is below SMAQMD established thresholds for GHG emission impacts (see Table 3.7-1 in Section 3.7). Therefore, the project's contribution to GHG emissions would not be cumulatively considerable.

c) Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?

Less than Significant with Mitigation Incorporated. The proposed project could potentially cause substantial adverse effects on human beings in relation to air quality, geology and soils, hazards and hazardous materials, hydrology and water quality, and noise. However, the proposed project would implement mitigation measures identified in air quality, geology and soils, hazards and hazardous materials, hydrology and water quality, and noise sections of this IS/MND. These mitigation measures would reduce potentially significant impacts in those resource areas to a **less-than-significant** level. In addition, the proposed project would comply with all applicable regulations identified throughout the IS/MND. As such, the proposed project would not cause a substantial direct or indirect adverse effect on human beings.

4 REFERENCES

4.1 CHAPTER 1. INTRODUCTION

None.

4.2 CHAPTER 2. PROJECT DESCRIPTION

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4.3.19 SECTION 3.19 MANDATORY FINDINGS OF SIGNIFICANCE

None.

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ATTACHMENT C

Mitigation Monitoring and Reporting Program

Gerber Community School
Mitigation Monitoring and Reporting Program

State Clearinghouse Number: 2018072016

Prepared for:

Sacramento County Office of Education

Prepared by:

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September 2018

Gerber Community School
Mitigation Monitoring and Reporting Program

State Clearinghouse Number: 2018072016

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September 2018

MITIGATION MONITORING AND REPORTING PROGRAM

CALIFORNIA ENVIRONMENTAL QUALITY ACT REQUIREMENT

Where a California Environmental Quality Act (CEQA) document has identified significant environmental effects, Public Resources Code Section 21081.6 requires adoption of a "reporting or monitoring program for the changes to the project which it has adopted or made a condition of a project approval to mitigate or avoid significant effects on the environment."

This Environmental Mitigation Monitoring and Reporting Program (MMRP) has been prepared to provide for the monitoring of mitigation measures required of the Gerber Community School Project (proposed project), as set forth in the Final Mitigated Negative Declaration (MND).

Sacramento County Office of Education (SCOE) is the Lead Agency that must adopt the MMRP for development and operation of the project. This report will be kept on file with Sacramento County Office of Education, 10530 Mather Boulevard, Bldg. #3688, Sacramento, California 95626.

The CEQA Statutes and Guidelines provide direction for clarifying and managing the complex relationships between a lead agency and other agencies with implementing and monitoring mitigation measures. In accordance with CEQA Guidelines Section 15097(d), "each agency has the discretion to choose its own approach to monitoring or reporting; and each agency has its own special expertise." This discretion will be exercised by implementing agencies at the time they undertake any of portion of the project, as identified in the MND.

PURPOSE OF MITIGATION MONITORING AND REPORTING PROGRAM

The intent of the MMRP is to ensure the effective implementation and enforcement of adopted mitigation measures. The MMRP is intended to be used by SCOE staff and others responsible for project implementation.

This document identifies the individual mitigation measures, the party responsible for monitoring implementation of the measure, the timing of implementation, and space to confirm implementation of the mitigation measures.

ROLES AND RESPONSIBILITIES

SCOE will oversee monitoring and documenting the implementation of mitigation measures. SCOE or its construction contractor is responsible for fully understanding and effectively implementing all of the mitigation measures contained within this MMRP. Certain mitigation measures also will require that the applicant coordinate or consult with one or more other public agencies in implementing mitigation measures specified herein.

CHANGES TO MITIGATION MEASURES

Any substantive change in the MMRP is required to be reported in writing. Modifications to the mitigation measures may be made by the SCOE, subject to one of the following findings, and documented by evidence included in the public record:

- The mitigation measure included in the MND and the MMRP is no longer required because the significant environmental impact identified in the MND has been found not to exist, or to occur at a level which makes the impact less than significant as a result of changes in the project, changes in environment conditions, or other factors.

OR,

- The modified or substitute mitigation measure provides a level of environmental protection equal to, or greater than that afforded by the mitigation measure included in the MND and the MMRP; and,

- The modified or substitute mitigation measure or measures do not have significant adverse effects on the environment in addition to, or greater than those which were considered by the SCOE Board of Trustees in their decisions on the MND and the proposed project; and,

- The modified or substitute mitigation measures are feasible, and the SCOE, through measures included in the MMRP or other SCOE procedures, can ensure implementation.

SUPPORT DOCUMENTATION

Findings and related documentation supporting the findings involving modifications to mitigation measures shall be maintained in the project file with this MMRP and shall be made available to the public upon request.

This MMRP will be kept on file at:

Sacramento County Office of Education
10530 Mather Boulevard, Bldg. #3688
Sacramento, CA 95626

Mitigation Monitoring and Reporting Program for the Gerber Community School MND					
Mitigation Number	Mitigation Measure	Timing/Schedule	Implementation Responsibility	Completion of Implementation	
				Compliance Verification	Date Completed
Air Quality					
AIR-1	**Implement the SMAQMD Basic Construction Emission Control Practices.** Comply with Basic Construction Emission Control Practices identified by the SMAQMD and listed below or as they may be updated in the future: • Water all exposed surfaces two times daily. Exposed surfaces include, but are not limited to soil piles, graded areas, unpaved parking areas, staging areas, and access roads. • Cover or maintain at least two feet of free board space on haul trucks transporting soil, sand, or other loose material on the site. Any haul trucks that would be traveling along freeways or major roadways should be covered. • Use wet power vacuum street sweepers to remove any visible track out mud or dirt onto adjacent public roads at least once a day. Use of dry powered sweeping is prohibited. • Limit vehicle speeds on unpaved roads to 15 miles per hour (mph). • All roadways, driveways, sidewalks, parking lots to be paved should be completed as soon as possible. In addition, building pads should be laid as soon as possible after grading unless seeding or soil binders are used. • Minimize idling time either by shutting equipment off when not in use or reducing the time of idling to 5 minutes [required by California Code of Regulations, Title 13, sections 2449(d) and 2485]. Provide clear signage that posts this requirement for workers at the entrances to the site. • Maintain all construction equipment in proper working condition according to manufacturer's specifications. The equipment must be checked by a certified mechanic and determined to be running in proper condition before it is operated.	During construction	Construction contractor(s)		
Biological Resources					
BIO-1	**Compensate for Loss of Potentially Occupied Habitat for Federally-Listed Vernal Pool Crustaceans through Programmatic Consultation with U.S. Fish and Wildlife Service and Implementation of Appropriate Mitigation.** SCOE shall mitigate for the project-related permanent loss of 0.02 acre of potentially occupied habitat for the vernal pool fairy shrimp and vernal pool tadpole shrimp by providing compensatory mitigation to replace the lost	Before Prior to construction	SCOE		

Mitigation Monitoring and Reporting Program for the Gerber Community School MND					
Mitigation Number	Mitigation Measure	Timing/Schedule	Implementation Responsibility	Completion of Implementation	
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	habitat. The specific requirements for the compensatory mitigation shall be developed through consultation with the USFWS and by obtaining incidental take permit (ITP) coverage for proposed project activities. SCOE shall implement all terms and conditions and compensatory mitigation included in the ITP, as required. Consultation with USFWS would most likely occur by USACE during the CWA Section 404 permitting process that would be required for impacts on wetlands and other waters of the United States (see discussion under item "c" and Mitigation Measure BIO-3, below). To ensure the mitigation is sufficient to offset the project-related habitat loss, the compensatory mitigation under this Mitigation Measure shall be consistent with the conservation actions described in the Conservation Strategy outlined for these species in the *Final South Sacramento Habitat Conservation Plan* (Sacramento County 2018a) and with the *Programmatic Formal Endangered Species Act Consultation on Issuance of 404 Permits for Projects with Relatively Small Effects on Listed Vernal Pool Crustaceans Within the Jurisdiction of the Sacramento Field Office, California* (USFWS 1996).				
BIO-2	**Conduct Preconstruction Nesting Bird Surveys and Implement Appropriate Avoidance Buffers, as Needed.** If construction would occur during the bird nesting season (typically February 1 to August 30), SCOE shall retain a qualified biologist to conduct preconstruction surveys for nesting birds no more than 2 weeks prior to the start of ground-disturbing construction activities. The survey will include all suitable habitat within the project site and a 100-foot buffer to the project site. If nesting birds are located during the preconstruction nesting bird survey, an appropriate "non-disturbance" buffer will be established by a qualified biologist to protect the nest from project-related disturbances until the nest has fledged or is no longer active. An appropriate non-disturbance buffer shall be determined based on the species nesting, site conditions (e.g., existing level of disturbance), and biologist observations and professional judgement. Typical "non-disturbance" buffers are 50 feet for passerines and 250-feet for non-special status raptors. Smaller buffers may be implemented in some circumstances, if nest monitoring by a qualified biologist confirms project activities are not adversely affecting the nest; this typically requires a period of nest monitoring prior to initiation of project activities to establish baseline nest activity.	Prior to construction	SCOE		
BIO-3	**Submit Delineation, Determine Jurisdiction, Obtain Permits and**	Prior to	SCOE		

Mitigation Monitoring and Reporting Program for the Gerber Community School MND					
Mitigation Number	Mitigation Measure	Timing/Schedule	Implementation Responsibility	Completion of Implementation	
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	Implement All Terms and Conditions, including Compensation for Unavoidable Impacts on Waters of the U.S. and State. SCOE shall mitigate for the project-related permanent loss of 0.02 acre of seasonal wetlands by providing compensatory mitigation to replace lost wetlands and to achieve "no net loss" of wetland functions and values. The specific requirements for the compensatory mitigation under this Mitigation Measure shall, at minimum, meet all requirements of State and federal permits for impacts on wetlands and waters of the U.S. and/or state (see discussion below). It is anticipated that compensatory mitigation implemented for the loss of potential occupied habitat for federally listed vernal pool crustaceans (See Mitigation Measure BIO-1, above) would adequately compensate for the project-related loss of wetlands and wetland functions, described in item "c," above. Prior to project implementation, SCOE shall submit a jurisdictional delineation of waters of the U.S. including wetlands to USACE for verification. Based on the verified delineation, SCOE shall determine final impact acreage and obtain necessary permits for the fill of waters of the U.S. or waters of the state to comply with Sections 404 and 401 of the Clean Water Act or the State's Porter-Cologne Act. It is expected that the project would be eligible for CWA Section 404 authorization by USACE under Nationwide Permit 39 (Commercial and Institutional Developments) and would obtain a Section 401 Water Quality Certification from the Central Valley Regional Water Quality Control Board (Central Valley RWQCB) for impacts on federal and state jurisdictional wetlands/waters. However, if it is determined that the seasonal wetland is not subject to federal jurisdiction, SCOE shall alternatively obtain a Waste Discharge permit from the Central Valley RWQCB (typically through compliance with Section 401 of the CWA) for impacts on waters of the state. SCOE shall implement all terms and conditions, including compensatory mitigation, to comply with state and federal permits obtained.	construction			
Cultural Resources					
CUL-1	**Implement Procedures to Avoid or Reduce Impacts on Cultural Resources.** In the event that any prehistoric or historic-era subsurface archaeological features or deposits, including locally darkened soil ("midden"), that could	During construction	SCOE and construction contractor(s)		

Mitigation Monitoring and Reporting Program for the Gerber Community School MND					
Mitigation Number	Mitigation Measure	Timing/Schedule	Implementation Responsibility	Completion of Implementation	
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	conceal cultural deposits, are discovered during construction-related earth-moving activities, all ground-disturbing activity within 100 feet of the resources shall be halted. If the find is determined to be significant by the qualified archaeologist (i.e., because the find is determined to constitute either an historical resource or a unique archaeological resource), the qualified archaeologist shall determine the appropriate course of action. All significant cultural materials recovered shall be subject to scientific analysis, professional museum curation, and a report shall be prepared by the qualified archaeologist according to current professional standards. Additional protection measures may include, but are not necessarily limited to subsurface testing, excavation, and preservation in-place. If the archaeologist determines that some or all of the affected property qualifies as a Native American Cultural Place, including a Native American sanctified cemetery, place of worship, religious or ceremonial site, or sacred shrine (Public Resources Code Section 5097.9) or a Native American historic, cultural, or sacred site, that is listed or may be eligible for listing in the California Register of Historical Resources pursuant to California Public Resources Code Section 5024.1, including any historic or prehistoric ruins, any burial ground, any archaeological or historic site (California Public Resources Code Section 5097.993), the archaeologist shall recommend potentially feasible mitigation measures that would preserve the integrity of the site or minimize impacts on it, including any or a combination of the following: • avoidance, preservation, and/or enhancement of all or a portion of the Native American Cultural Place as open space or habitat, with a conservation easement dedicated to the most interested and appropriate tribal organization. If such an organization is willing to accept and maintain such an easement, or alternatively, a cultural resource organization that holds conservation easements; • an agreement with any such tribal or cultural resource organization to maintain the confidentiality of the location of the site so as to minimize the danger of vandalism to the site or other damage to its integrity; or • Other measures, short of full or partial avoidance or preservation, intended to minimize impacts on the Native American Cultural Place consistent with the proposed design and footprint of the development project for which the requested grading permit has been approved.				

Mitigation Monitoring and Reporting Program for the Gerber Community School MND					
Mitigation Number	Mitigation Measure	Timing/Schedule	Implementation Responsibility	Completion of Implementation	
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	• After receiving such recommendations, assess the feasibility of the recommendations and impose the most protective mitigation feasible in light of land use assumptions and the proposed design and footprint of the development project. In reaching conclusions with respect to these recommendations, SCOE shall consult with the most appropriate and interested tribal organization.				
CUL-2	**Conduct Construction Worker Personnel Education and Stop Work if Paleontological Resources are Encountered.** SCOE shall implement the following measure to avoid or minimize impacts on unique, scientifically important paleontological resources: • Before the start of any earthmoving activities for the project, SCOE shall retain a qualified paleontologist to train ~~all~~ any untrained, construction personnel who will be involved with earthmoving activities, including the site superintendent, regarding the possibility of encountering fossils, the appearance and types of fossils likely to be seen during construction, and proper notification procedures should fossils be encountered. • If paleontological resources are discovered during earthmoving activities, the construction crew shall immediately cease work that may affect the identified resource. SCOE shall retain a qualified paleontologist to evaluate the resource and prepare a recovery plan in accordance with Society of Vertebrate Paleontology guidelines (1995). The recovery plan may include a field survey, construction monitoring, sampling and data recovery procedures, coordination of museum storage for any specimen recovered, and a report of findings. Recommendations in the recovery plan that are necessary and feasible shall be implemented before construction activities affecting the resource can resume at the site where the paleontological resources were discovered.	During construction	SCOE and construction contractor(s)		
CUL-3b	**Halt Construction if Human Remains are Discovered and Implement Appropriate Actions.** If human remains are discovered at any construction sites during any phase of construction, all ground-disturbing activity within 100 feet of the remains shall be halted immediately and the County coroner shall be notified immediately. If the remains are determined by the County Coroner to be Native American, Native American Heritage Commission shall be notified within 24 hours, and the guidelines of the Native American Heritage Commission shall be adhered	During construction	SCOE and construction contractor(s)		

Mitigation Monitoring and Reporting Program for the Gerber Community School MND					
Mitigation Number	Mitigation Measure	Timing/Schedule	Implementation Responsibility	Completion of Implementation	
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	to in the treatment and disposition of the remains. SCOE shall also retain a professional archaeologist with Native American burial experience to conduct a field investigation of the specific site and consult with the Most Likely Descendant, if any, identified by the Native American Heritage Commission. As necessary, the archaeologist may provide professional assistance to the Most Likely Descendant, including the excavation and removal of the human remains. SCOE shall be responsible for approval of recommended mitigation as it deems appropriate, taking account of the provisions of CEQA Guidelines Section 15064.5(e) and Public Resources Code section 5097.98. SCOE shall implement approved mitigation before the resumption of ground-disturbing activities within 100 feet of where the remains were discovered.				

Mitigation Monitoring and Reporting Program for the Gerber Community School MND					
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Geology and Soils					
GEO-1	**Prepare a Geotechnical Report per California Building Code (CBC) Requirements and Implement Appropriate Recommendations and Monitor Earthwork During Ground-Disturbing Activities.** Before building permits are issued and construction activities begin, a California Registered Civil Engineer shall be retained to prepare a final geotechnical subsurface investigation report. The final geotechnical engineering report shall address and make recommendations on the following, as applicable: • Site preparation; • Soil bearing capacity; • Appropriate sources and types of fill; • Potential need for soil amendments; • Road, pavement, and parking areas; • Structural foundations, including retaining-wall design; • Grading practices; • Soil corrosion of concrete and steel; • Erosion/winterization; • Seismic ground shaking; and • Unstable soils. In addition to the recommendations for the conditions listed above, the geotechnical investigation shall determine appropriate foundation designs that are consistent with the version of the CBC that is applicable at the time of application for building and grading permits. Special recommendations contained in the geotechnical engineering report shall be noted on the grading and improvement plans and implemented, as appropriate, before construction begins. Design and construction shall be in accordance with the CBC.	Prior to and during construction	SCOE and construction contractor(s)		
GEO-2a	**Prepare and Implement a Grading and Erosion Control Plan.** Before a grading permit is issued, a California Registered Civil Engineer shall be retained to prepare a grading and erosion control plan. The plan shall be submitted to the County's Engineering Department. The plan shall be consistent with the State's NPDES permit and Sacramento County Improvement Standards and shall include the site-specific grading.	Prior to and during construction	SCOE and construction contractor(s)		

Mitigation Monitoring and Reporting Program for the Gerber Community School MND					
Mitigation Number	Mitigation Measure	Timing/Schedule	Implementation Responsibility	Completion of Implementation	
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	The plan referenced above shall include the location, implementation schedule, and maintenance schedule of all erosion and sediment control measures, a description of measures designed to control dust and stabilize the construction-site road and entrance, and a description of the location and methods of storage and disposal of construction materials. Erosion and sediment control measures could include the use of detention basins, berms, swales, wattles, and silt fencing, and covering or watering of stockpiled soils to reduce wind erosion. Stabilization of construction entrances to minimize trackout (control dust) is commonly achieved by installing filter fabric and crushed rock to a depth of approximately 1 foot.				
Hazards and Hazardous Materials					
HAZ-1	**Retain a Licensed Professional to Investigate Known or Unknown Hazards and Hazardous Materials and Implement Required Measures, as Necessary.** If, during site preparation and construction activities, evidence of hazardous materials contamination is observed or suspected (e.g., stained or odorous soil or groundwater), construction activities shall cease immediately in the area of the find. If such contamination is observed or suspected, the contractor shall retain a qualified hazardous materials specialist to assess the site and collect and analyze soil and/or water samples, as necessary. If contaminants are identified in the samples, the contractor shall notify and consult with the appropriate federal, State, and/or local agencies. Measures to remediate contamination and protect worker health and the environment shall be implemented in accordance with federal, State, and local regulations before construction activities may resume at the site where contamination is encountered. If the Phase II ESA reveals concentrations of pesticide residue in excess of acceptable thresholds, actions shall be taken to remediate soil contamination to within ASTM International standards. Such actions could include excavation and disposal of contaminated soils from the site or bioremediation. A qualified Phase II Environmental Assessor shall be retained to develop and carry out a remediation plan, if necessary.	During construction	Construction contractor(s)		
Hydrology and Water Quality					
HYDRO-1a	**Implement Mitigation Measure GEO-1 (Prepare and Implement a Grading and Erosion Control Plan).**	Prior to and during	SCOE and construction		

Mitigation Monitoring and Reporting Program for the Gerber Community School MND					
Mitigation Number	Mitigation Measure	Timing/Schedule	Implementation Responsibility	Completion of Implementation	
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		construction	contractor(s)		
HYDRO-1b	**Prepare and Implement a Stormwater Pollution Prevention Plan and Associated Best Management Practices.** Prior to the start of earthmoving activities, obtain coverage under the State Regional Water Quality Control Board's National Pollutant Discharge Elimination System stormwater permit for general construction activity (Order 2009-0009-DWQ), including preparation and submittal of a project-specific stormwater pollution prevention plan (SWPPP) at the time the Notice of Intent to discharge is filed. Prepare and submit any other necessary erosion and sediment control and engineering plans and specifications for pollution prevention and control to the Sacramento County Engineering Department and the Sacramento County Department of Water Resources. The SWPPP shall identify and specify: • the use of an effective combination of robust erosion and sediment control best management practices (BMPs) and construction techniques that would reduce the potential for runoff and the release, mobilization, and exposure of pollutants, including legacy sources of mercury from construction sites. These may include, but would not be limited to temporary erosion control and soil stabilization measures, sedimentation ponds, inlet protection, perforated riser pipes, check dams, and silt fences; • the implementation of approved local plans, non-stormwater management controls, permanent post-construction BMPs, and inspection and maintenance responsibilities; • the pollutants that are likely to be used during construction that could be present in stormwater drainage and nonstormwater discharges, including fuels, lubricants, and other types of materials used for equipment operation; • the means of waste disposal; • spill prevention and contingency measures, including measures to prevent or clean up spills of hazardous waste and of hazardous materials used for equipment operation, and emergency procedures for responding to spills; • personnel training requirements and procedures that would be used to ensure that workers are aware of permit requirements and proper installation methods for BMPs specified in the SWPPP; and • the appropriate personnel responsible for supervisory duties related to	Prior to and during construction	SCOE and construction contractor(s)		

Mitigation Monitoring and Reporting Program for the Gerber Community School MND					
Mitigation Number	Mitigation Measure	Timing/Schedule	Implementation Responsibility	Completion of Implementation	
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	implementation of the SWPPP. • Where applicable, BMPs identified in the SWPPP shall be in place throughout all site work and construction activities and shall be used in all subsequent site development activities. BMPs may include, but are not limited to, such measures as those listed below. – Implementing temporary erosion and sediment control measures in disturbed areas to minimize discharge of sediment into nearby drainage conveyances, in compliance with state and local standards in effect at the time of construction. These measures may include, but are not limited to, silt fences, staked straw bales or wattles, sediment/silt basins and traps, geofabric, sandbag dikes, and temporary vegetation. – Establishing permanent vegetative cover to reduce erosion in areas disturbed by construction by slowing runoff velocities, trapping sediment, and enhancing filtration and transpiration. – Using drainage swales, ditches, and earth dikes to control erosion and runoff by conveying surface runoff down sloping land, intercepting and diverting runoff to a watercourse or channel, preventing sheet flow over sloped surfaces, preventing runoff accumulation at the base of a grade, and avoiding flood damage along roadways and facility infrastructure. A copy of the approved SWPPP shall be maintained and available at all times on the construction site.				
HYDRO-2	**Prepare and Submit Final Drainage Plans and Implement Requirements Contained in Those Plans.** Before issuance of a grading permit, submit final drainage demonstrating that off-site upstream runoff would be appropriately conveyed through the project site, and that project-related on-site runoff would be appropriately contained in	Prior to and during construction	SCOE and construction contractor(s)		

Mitigation Monitoring and Reporting Program for the Gerber Community School MND					
Mitigation Number	Mitigation Measure	Timing/Schedule	Implementation Responsibility	Completion of Implementation	
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	detention basins or managed with through other improvements (e.g., source controls) to reduce flooding, erosion, and water quality impacts. The plans shall include, but are not limited to, the following items: • site design measures, source controls, treatment controls, and hydromodification measures must be selected, sized, and situated in accordance with the guidance provided in the *Sacramento City/County Drainage Manual Volume 2: Hydrology Standards, Stormwater Quality Improvement Plan* (MS4 Permit), and the Sacramento County Improvement Standards; • an accurate calculation of pre-project and post-project runoff scenarios, obtained using appropriate engineering methods consistent with the *Sacramento City/County Drainage Manual Volume 2: Hydrology Standards* and the Sacramento County Improvement Standards, that accurately evaluates potential changes to runoff, including increased surface runoff; • a description of the proposed maintenance program for the on-site drainage system; • project-specific standards for installing drainage systems consistent with the Sacramento County Improvement Standards; • a description of on-site features designed to treat stormwater and maintain stormwater quality before it is discharged (e.g., vegetated swales, infiltration trenches, and constructed wetland filter strips); • pre-development and post-development calculations demonstrating that the proposed water quality BMPs meet or exceed requirements established by Sacramento County and including details regarding the size, geometry, and functional timing of storage and release pursuant to the *Sacramento City/County Drainage Manual Volume 2: Hydrology Standards* and the Sacramento County Improvement Standards; • stormwater management BMPs identified in the *Stormwater Quality Design Manual for the Sacramento and South Placer Regions* and *Stormwater Quality Improvement Plan* that are designed to treat stormwater and maintain stormwater quality before it is discharged. These may include, but are not limited to, the use of Low Impact Development (LID) techniques to limit increases in stormwater runoff at the point of origination (these may include, but are not limited to: surface swales; rain gardens; sand filters; replacement of conventional impervious surfaces				

Mitigation Monitoring and Reporting Program for the Gerber Community School MND					
Mitigation Number	Mitigation Measure	Timing/Schedule	Implementation Responsibility	Completion of Implementation	
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	with pervious surfaces [e.g., porous pavement]; and impervious surfaces disconnection); and • source control programs to control water quality pollutants on the project site, which may include but are not limited to recycling, waste minimization, prevention of spills and illegal dumping, and effective management of trash collection areas.				
HYRO-3	**Develop and Implement a Best Management Practice and Water Quality Maintenance Plan.** A qualified engineer shall prepare a detailed BMP and water quality maintenance plan. The plan shall finalize the water quality improvements and further detail the structural and nonstructural BMPs proposed for the project. The plan shall include the following elements described below. • A quantitative hydrologic and water quality analysis of proposed conditions incorporating the proposed drainage design features, which shall include final water quality basin sizing and design configuration, consistent with the Sacramento County Improvement Standards. • Pre-development and post-development calculations demonstrating that the proposed permanent water quality BMPs meet or exceed requirements established by Sacramento County and including details regarding the size, geometry, and functional timing of storage and release, consistent with the Sacramento County Improvement Standards. • Source control programs to control water quality pollutants, which may include but are not limited to recycling, street sweeping, storm drain cleaning, waste minimization, prevention of spills and illegal dumping, and effective management of public trash collection areas. • A management component for the proposed drainage facilities that shall include management and maintenance requirements for the design features and BMPs, and responsible parties for maintenance and funding. • LID control measures as described in the *Stormwater Quality Design Manual for the Sacramento and South Placer Regions* and *Stormwater Quality Improvement Plan* shall be integrated into the BMP and water quality maintenance plan. These may include, but are not limited to: - surface swales; - replacement of conventional impervious surfaces with pervious surfaces (e.g., porous pavement);	Prior to and during construction	SCOE and construction contractor(s)		

Mitigation Monitoring and Reporting Program for the Gerber Community School MND					
Mitigation Number	Mitigation Measure	Timing/Schedule	Implementation Responsibility	Completion of Implementation	
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	- impervious surfaces disconnection; and - trees planted to intercept stormwater.				
Noise					
NOI-1	**Implement Measures to Reduce Short-Term, Construction-Related Noise.** • Provide written notification to the residents south of the project site and within 500 feet from the southern project boundary at least three weeks prior to construction, identifying the type, duration, and frequency of construction activities. Notification materials shall also identify a mechanism for residents to contact regarding construction noise. Post contact information in conspicuous locations adjacent to the site with contact information regarding construction noise and activities. The notification shall include anticipated dates and hours during which construction activities are anticipated to occur and contact information, including a daytime telephone number, for the project representative to be contacted in the event that noise levels are deemed excessive. Recommendations to assist noise-sensitive land uses in reducing interior noise levels (e.g., closing windows and doors) shall be included in the notification. If there is communication related to construction noise, implement feasible methods to reduce noise exposure effects, such as shielding, changing the location of stationary sources, and changing construction hours. • Prohibit the start-up of machines or equipment before place between the hours of 8:00 p.m. and 6:00 a.m. on weekdays and Friday commencing at 8:00 p.m. through and including 7:00 a.m. on Saturday; Saturdays commencing at 8:00 p.m. through and including 7:00 a.m. on the next following Sunday and on each Sunday after the hour of 8:00 p.m. • Prohibit use of materials and equipment deliveries before 7:00 a.m. and after 7:00 p.m., Monday through Saturday and before 9:00 a.m. and past 5:00 p.m. on Sunday. • Restrict the use of bells, whistles, alarms, and horns to safety-warning purposes. • Equip all construction equipment with noise-reduction devices, such as mufflers to minimize construction noise and operate all internal combustion engines with exhaust and intake silencers.	Prior to and during construction	SCOE and construction contractor(s)		

Mitigation Monitoring and Reporting Program for the Gerber Community School MND					
Mitigation Number	Mitigation Measure	Timing/Schedule	Implementation Responsibility	Completion of Implementation	
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	• Locate fixed construction equipment (e.g., compressors and generators), construction staging and stockpiling areas, and construction vehicle routes as far as feasible from noise-sensitive receptors, northern portion of the site and/or off-site staging areas north of the site.				
NOI-2	**Shield Mechanical Equipment, including HVAC Units, from adjacent Residences.** Shield on-site, noise-generating mechanical equipment, including HVAC units, from adjacent residences to the south by interrupting the line of sight or locate such equipment within proposed buildings.	Prior to construction	SCOE		
Tribal Cultural Resources					
TRIBAL-1	**Implement Mitigation Measure CUL-1 (Implement Procedures to Avoid or Reduce Impacts on Cultural Resources).**	During construction	SCOE and construction contractor(s)		

REFERENCES

United States Fish and Wildlife Service. 1996. Programmatic Formal Endangered Species Act Consultation on Issuance of 404 Permits for Projects with Relatively Small Effects on Listed Vernal Pool Crustaceans Within the Jurisdiction of the Sacramento Field Office, California. Sacramento, California.