

## 00 EXECUTIVE SUMMARY

The subject of this Environmental Impact Report (EIR) is a project known as Barrett Ranch East. The Barrett Ranch East project site is located in the Antelope community of unincorporated Sacramento County. The project site is located along Don Julio Boulevard from Antelope Road on the south to approximately 320 feet south of the intersection of Don Julio Boulevard and Vista Sierra Drive on the north.

The following environmental impact and mitigation summary table (*Table EX-1: Executive Summary of Impacts and Mitigation on page 00-2*) briefly describes the project impacts and the mitigation measures recommended to eliminate or reduce the impacts. The residual impact after mitigation is also identified. Detailed discussions of each of the identified impacts and mitigation measures, including pertinent support data, can be found in the specific topic sections in the remainder of this report.

**This report has identified project-related impacts associated** with biological resources (wetlands and surface waters, special status plant species, Sanford's arrowhead, special status bird species, burrowing owls, and tri-colored blackbirds), climate change (project greenhouse gas emissions, and effects to the project from climate change), cultural resources (prehistoric or historic archaeological resources, and human remains), noise (exposure of people to noise exceeding standards), and transportation and circulation (existing-plus-project intersections, as well as cumulative-plus-project intersections and roadway segments) as significant or potentially significant, which could be reduced to a less than significant level through inclusion of recommended mitigation measures for the Preferred Project.

For the Commercial Project Alternative, biological resources (wetlands and surface waters, special status bird species, native trees), climate change (impacts to project from climate change), cultural resources, noise (exposure of people to noise levels exceeding standards), and transportation and circulation (existing-plus-project intersections) were determined to be reduced to less than significant levels with mitigation.

**This report identifies significant and unavoidable impacts** related to air quality (operational emissions and cumulative impacts) and transportation and circulation (existing-plus-project and cumulative-plus-project roadway segments) for the Preferred Project, and transportation and circulation (Existing-plus-project roadway segments) for the Commercial Project Alternative.

Impacts associated with aesthetics, air quality (construction emissions), biological resources (vernal pool invertebrates, western spadefoot toad, and native trees), hazardous materials, hydrology and drainage, land use, noise (ambient noise levels, construction noise), public services, utilities, and transportation and circulation (existing-plus-project and cumulative-plus-project freeways, pedestrian and bicycle facilities, and transit facilities) **are considered less than significant** for the Preferred Project. For the Commercial Project Alternative impacts related to aesthetics, air quality, biological

resources (vernal pool invertebrates, western spadefoot toad, special status plant species) climate change (effects of the project on climate change), hazardous materials, hydrology and drainage, land use, noise (ambient levels, construction noise), public services, utilities, and transportation and circulation (existing-plus-project and cumulative-plus-project freeway facilities, pedestrian and bicycle facilities, and transit facilities) **are considered less than significant.**

Table EX-1: Executive Summary of Impacts and Mitigation

Impacts	Level of Significance Before Mitigation <sup>1</sup>	Mitigation Measure	Level of Significance After Mitigation
<b>AESTHETICS – PREFERRED PROJECT</b>			
<b>Degradation of Existing Visual Character</b>			
Although the proposed project would result in a change to the visual character of the project site, the change is consistent with the community's existing visual character, and Design Review will ensure high quality design.	LS	None required.	LS
<b>New Source of Light or Glare</b>			
New sources of light and glare would be created as a result of the project; however, existing regulations and design guidance would minimize light and glare from the project.	LS	None required.	LS
<b>AESTHETICS – COMMERCIAL ALTERNATIVE</b>			
<b>Degradation of Existing Visual Character</b>			
Similar to the preferred project, the proposed project would result in a change to the visual character of the project site. This change is consistent with the community's existing visual character, and Design Review will ensure high quality design.	LS	None required.	LS
<b>New Source of Light or Glare</b>			

<sup>1</sup> PS = Potentially Significant    S = Significant    SU = Significant and Unavoidable    LS = Less Than Significant

Impacts	Level of Significance Before Mitigation <sup>1</sup>	Mitigation Measure	Level of Significance After Mitigation
New sources of light and glare would be created as a result of the project; however, existing regulations and design guidance would minimize light and glare from the project.	LS	None required.	LS
<b>AIR QUALITY - PREFERRED PROJECT</b>			
<b>Construction Emissions</b>			
The proposed project would not exceed SMAQMD's significance threshold of 85 lbs. /day for NO <sub>x</sub> emissions from construction.	LS	None required.	LS
<b>Operational Emissions</b>			
The project would result in NO <sub>x</sub> emissions of 58.3 lbs./day, which is lower than the threshold of 65 lbs./day, and ROG emissions of 75.4 which exceeds the threshold of 65 lbs/day. A mitigation plan is included which would reduce project emissions by at least 34.3%, but ROG emissions will still exceed the threshold.	S	<p><b>AQ-1:</b></p> <p>To mitigate operations-related emissions, the following shall apply:</p> <p>The Operational Air Quality Mitigation Plan included in Appendix C of the Air Quality Technical Study, located in Appendix B of this EIR, shall be implemented for the project. Mitigation measures in this Plan include, but are not limited to reductions in vehicle trips and vehicle miles traveled resulting from the projects density, proximity to adjacent land uses and job centers, and its transit, bicycle, and walkability characteristics. An additional feature of this Plan is an energy efficiency measure that would reduce natural gas combustion emissions generated by the project by requiring all buildings in the project to be constructed to exceed 2008 Title 24 building energy standards by a minimum of 20%.</p>	SU

Impacts	Level of Significance Before Mitigation <sup>1</sup>	Mitigation Measure	Level of Significance After Mitigation
<b>AIR QUALITY – COMMERCIAL ALTERNATIVE</b>			
<b>Construction Emissions</b>			
The proposed Project would not exceed SMAQMD's significance threshold of 85 lbs. /day for NO <sub>x</sub> emissions from construction.	LS	None required.	LS
<b>Operational Emissions</b>			
The commercial alternative would not result in long-term regional emissions of ROG or NO <sub>x</sub> that exceed SMAQMD's significance threshold.	LS	None required.	LS
<b>BIOLOGICAL RESOURCES – PREFERRED PROJECT</b>			
<b>Wetlands and Surface Waters</b>			
<p>The project will result in direct impacts to 1.144 acres wetlands, consisting of 0.06 acres of channel, 0.042 acres of drainage ditch, 0.003 acres of seasonal wetland swale, and 1.039 acres of vernal pools. The applicant is required to obtain permits from the Army Corps of Engineers prior directly impacting any onsite wetlands. Mitigation Measure BR-1 requires that all applicable permits be obtained prior to any ground disturbing activity. If mitigation through the permit process results in a 1:1 mitigation then no further mitigation will be required. If a no net loss of wetlands is not achieve through the permit process mitigation though other acceptable means, as detailed in mitigation measure BR-1 will be required.</p> <p>A total of 0.722 acres of seasonal wetland swales will be preserved within open space Lot H. No indirect impacts to the seasonal swales are anticipated because they are</p>	S	<p><b>BR-1: Wetland Compensation</b></p> <p>To compensate for the permanent loss of wetlands, the applicant shall perform one or a combination of the following prior to issuance of building permits, and shall also obtain all applicable permits from the Army Corps of Engineers, the U.S. Fish and Wildlife Service, the Central Valley Regional Water Quality Control Board, and the California Department of Fish and Game:</p> <ol style="list-style-type: none"> <li>1. Where a Section 404 Permit has been issued by the Army Corps of Engineers, or an application has been made to obtain a Section 404 Permit, the Mitigation and Management Plan required by that permit or proposed to satisfy the requirements of the Corps for granting a permit may be submitted for purposes of achieving a no net-loss of</li> </ol>	LS

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<p>upslope from the impacted wetlands and they receive most of their water from offsite sources. The applicant has prepared a Wetland Preservation-Compensation Plan. The plan details the strategy for maintenance and management of the preserved seasonal wetland swales. Mitigation Measure BR-2 requires implementation of that plan, or other approved plan in, order to ensure that Lot H is conserved in perpetuity.</p>		<p>wetlands. The required Plan shall be submitted to the Sacramento County Environmental Coordinator, U.S. Army Corps of Engineers, and U.S. Fish and Wildlife Service for approval prior to its implementation.</p> <p>2. If regulatory permitting processes result in less than a 1:1 compensation ratio for loss of wetlands, the applicant shall demonstrate that the wetlands which went unmitigated/uncompensated as a result of permitting have been mitigated through other means. Acceptable methods include payment into a mitigation bank or protection of off-site wetlands through the establishment of a permanent conservation easement, subject to the approval of the Environmental Coordinator.</p> <p><b>BR-2: Wetland Preservation</b></p> <p>Implement the applicant's proposed Long Term Maintenance and Management plan, or equivalent plan, subject to the approval of the Environmental Coordinator.</p> <p>1. Lot H shall be deeded to a public entity or non-profit organization to manage and maintain in perpetuity. Funding for maintenance shall be obtained from an endowment sufficient to cover costs on a yearly basis. Other funding means may be obtained as long as the mechanism is assured. A conservation easement shall be placed on the open space area (Lot H) to ensure that the site remains undeveloped.</p> <p>2. Prior to any ground disturbing activity temporary construction fencing shall be placed around Lot H to protect the resources from</p>	

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		encroachment by construction equipment. Signage shall be installed on this fencing, subject to the approval of the Division of Planning and Environmental Review, prohibiting entry by vehicles or unauthorized persons. This fencing shall remain in place for the duration of construction.	
<b>Vernal Pool Invertebrates</b>			
Two wet-season branchiopod surveys were prepared for the project. The surveys were conducted specifically for four endangered and threatened vernal pool species, which included the conservancy fairy shrimp, the longhorn fairy shrimp, the vernal pool tadpole shrimp, and the vernal pool fairy shrimp. These surveys were conducted over a five-month period from December 2012 through April 2013, with samples taken every two weeks. No branchiopods were discovered in any of the vernal pool features on the property.	LS	None required.	LS
<b>Western Spadefoot Toad</b>			
Two wet-season branchiopod surveys were prepared for the project. The surveys were conducted specifically for four endangered and threatened vernal pool species, which included the conservancy fairy shrimp, the longhorn fairy shrimp, the vernal pool tadpole shrimp, and the vernal pool fairy shrimp. These surveys were conducted over a five-month period from December 2012 through April 2013, with samples taken every two weeks. No branchiopods were discovered in any of the vernal pool features on the property.	LS	None required.	LS

Impacts	Level of Significance Before Mitigation <sup>1</sup>	Mitigation Measure	Level of Significance After Mitigation
<b>Special Status Plant Species</b>			
<p>The field studies prepared for the project did not observe any special-status plant species, although suitable habitat exists for pincushion navarretia, Sacramento Orcutt grass, dwarf downingia, legenera, Bogg's Lake hedge-hyssop, and Sanford's arrowhead. Moreover, the closest mapped occurrence is approximately two miles from the subject property. Though no species were identified during the survey, definitively determining that these species are not present requires multiple surveys during the plants flowering stage; therefore mitigation requiring additional surveys prior to construction are required to ensure that there are no significant impacts to special-status species. Mitigation Measure BR-3 details the appropriate procedures for such surveys.</p> <p>Suitable habitat to support Sanford's arrowhead exists within the drainage ditches on the site. Though no Sanford's arrowhead plants were identified during the survey, definitively determining that these species are not present requires surveys during the plants flowering stage; therefore mitigation requiring that the site be surveyed prior to construction is required to ensure that there are no significant impacts to Sanford's arrowhead. Mitigation Measure BR-4 will reduce these impacts.</p>	PS	<p><b>BR-3:</b> Vernal Pool Associated Plants</p> <p>Prior to any grading, grubbing, or excavation within 250 feet of a vernal pool or other suitable habitat, rare plant surveys shall be performed. The surveys should be floristic in nature, meaning that all plant species found in the survey area shall be identified to the taxonomic level necessary to determine rarity and listing status. The rare plant surveyor shall have experience as a botanical field investigator and familiarity with the local flora and potential rare plants in the habitats to be surveyed. The surveys shall be conducted when the rare plants at the site will be easiest to identify (i.e. flowering stage), and when the plants reach that stage of maturity. A minimum of <u>three site</u> visits shall be required during the plants flowering period in order to determine absence. Each site visit must be no less than 7 days apart.</p> <p>Submit a written report to the Environmental Coordinator which describes the survey. The survey report should include a brief description of the vegetation, survey results (which includes a list of all species observed), photographs, time spent surveying, date of surveys, a map showing the location of the survey route and any rare plant populations and copies of any rare plant occurrence forms. If no rare plants are found, no further mitigation for plant species is required. If a special status plant or natural community is located, complete and submit to the CNDDDB a California Native Species (or Community) Field Survey Form or equivalent written report, accompanied by a copy of the relevant portion of a 7.5-minute topographic map with the occurrence mapped. Total avoidance of habitats which contain rare plants shall be required unless deemed infeasible by the</p>	LS



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		<p>Environmental Coordinator. If avoidance is infeasible, prior to construction within 250 feet of the vernal pool(s) which contain the rare plant occurrences, notify California Fish and Wildlife and U.S. Fish and Wildlife and comply with any permit or mitigation requirements stipulated by those agencies. Submit copies of all such correspondence, including a copy of any required permits, to the Environmental Coordinator.</p> <p><b>BR-4: Sanford's Arrowhead</b></p> <p>Surveys shall be performed by a qualified botanist during the species non-dormant, flowering period (June – October) prior to work within suitable habitat. If the species is not found during the survey, no further mitigation would be required. If plant(s) are found the botanist shall establish distribution of the colony(s) and estimate the number of individuals in the population. Unless deemed infeasible by the Environmental Coordinator, all plants or tuber/rhizomes shall be removed from the area of impact and transplanted to a new or existing preserve or, if the impact is temporary, replanted in the same location after the disturbance. Surveys shall be performed annually at the transplant location for a period of three years, to ensure success. If survival is not meeting a minimum 60% survivorship, transplantation will be deemed failed. In cases where transplanting is deemed infeasible, or where transplanting has failed, compensatory mitigation shall be provided. Compensatory mitigation shall consist of placement of a conservation easement over a known, unprotected population of the species.</p>	
<b>Special Status Bird Species</b>			
The following special status bird species are identified as having potential to occur on or near the project site: burrowing owl, Swainson's hawk, tricolored blackbird,	PS	<b>BR-5: Swainson's Hawk Foraging Habitat</b> Prior to any site disturbance, such as clearing or	LS

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<p>Cooper's hawk, and white-tailed kite. Except the tricolored blackbird, all of the species listed above use grasslands for foraging and/or nesting and will be impacted by project development. The Swainson's hawk is the only Threatened species, and mitigation is included requiring 1:1 habitat mitigation. Mitigation of habitat for the benefit of the Swainson's hawk will also provide habitat compensation for other bird species.</p> <p>The project site contains mature trees of sufficient size to support tree-nesting raptor species. To avoid impacts to tree-nesting raptors, mitigation is recommended requiring pre-construction nesting surveys. Pre-construction nesting surveys are also included for burrowing owl (which is ground nesting), and are also included for tricolored blackbird (for those areas which are within 300 feet of suitable habitat).</p>		<p>grubbing, the issuance of any permits for grading, building, or other site improvements, or recordation of a final map, whichever occurs first, or, if only a rezone is requested, prior to final adoption of the zoning agreement, implement one of the following options to mitigate for the loss of 81.08± acres of Swainson's hawk foraging habitat on the project site:</p> <ol style="list-style-type: none"> <li>1. The project proponent shall utilize one or more of the mitigation options (land dedication and/or fee payment) established in Sacramento County's Swainson's Hawk Impact Mitigation Program (Chapter 16.130 of the Sacramento County Code).</li> <li>2. The project proponent shall, to the satisfaction of the California Department of Fish and Wildlife, prepare and implement a Swainson's hawk mitigation plan that will include preservation of Swainson's hawk foraging habitat.</li> <li>3. Should the County Board of Supervisors adopt a Swainson's hawk mitigation policy/program (which may include a mitigation fee payable prior to issuance of building permits) prior to the implementation of one of the measures above, the project proponent may be subject to that program instead.</li> </ol> <p><b>BR-6: Swainson's Hawk Nesting Habitat</b></p> <p>If construction, grading, or project-related improvements are to commence between March 1 and September 15, a focused survey for Swainson's hawk nests on the site and within ¼ mile of the site shall be conducted by a qualified biologist no later than 30 days prior to the start of construction work (including</p>	

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		<p>clearing and grubbing). If active nests are found, the California Fish and Wildlife shall be contacted to determine appropriate protective measures, and these measures shall be implemented prior to the start of any ground-disturbing activities. If no active nests are found during the focused survey, no further mitigation will be required.</p> <p><b>BR-7: Raptor Nesting Habitat</b></p> <p>If construction activity (which includes clearing, grubbing, or grading) is to commence within 500 feet of suitable nesting habitat between March 1 and September 15, a survey for raptor nests shall be conducted by a qualified biologist. The survey shall cover all potential tree and ground nesting habitat on-site and off-site up to a distance of 500 feet from the project boundary. The survey shall occur within 30 days of the date that construction will encroach within 500 feet of suitable habitat. The biologist shall supply a brief written report (including date, time of survey, survey method, name of surveyor and survey results) to the Environmental Coordinator prior to ground disturbing activity. If no active nests are found during the survey, no further mitigation will be required. If any active nests are found, the Environmental Coordinator and California Fish and Wildlife shall be contacted to determine appropriate avoidance/protective measures. The avoidance/protective measures shall be implemented prior to the commencement of construction within 500 feet of an identified nest.</p> <p><b>BR-8: Burrowing Owl</b></p> <p>Prior to the commencement of construction activities (which includes clearing, grubbing, or grading) within 500 feet of suitable burrow habitat, a survey for burrowing owl shall be conducted by a qualified</p>	

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		<p>biologist. The survey shall occur within 30 days of the date that construction will encroach within 500 feet of suitable habitat. Surveys shall be conducted in accordance with the following:</p> <ol style="list-style-type: none"> <li>1. A survey for-burrows and owls should be conducted by walking through suitable habitat over the entire project site and in areas within 150 meters (~500 feet) of the project impact zone.</li> <li>2. Pedestrian survey transects should be spaced to allow 100 percent visual coverage of the ground surface. The distance between transect center lines should be no more than 30 meters (~100 feet), and should be reduced to account for differences in terrain, vegetation density, and ground surface visibility. To efficiently survey projects larger than 100 acres, it is recommended that two or more surveyors conduct concurrent surveys. Surveyors should maintain a minimum distance of 50 meters (~160 feet) from any owls or occupied burrows. It is important to minimize disturbance near occupied burrows during all seasons.</li> <li>3. If no occupied burrows or burrowing owls are found in the survey area, a letter report documenting survey methods and findings shall be submitted to the Environmental Coordinator and no further mitigation is necessary.</li> <li>4. If occupied burrows or burrowing owls are found, then a complete burrowing owl survey is required. This consists of a minimum of four site visits conducted on four separate days, which must also be consistent with the Survey Method, Weather Conditions, and Time of Day</li> </ol>	

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		<p>sections of Appendix D of the California Fish and Wildlife “Staff Report on Burrowing Owl Mitigation” (March 2012). Submit a survey report to the Environmental Coordinator which is consistent with the Survey Report section of Appendix D of the California Fish and Wildlife “Staff Report on Burrowing Owl Mitigation” (March 2012).</p> <p>5. If occupied burrows or burrowing owls are found the applicant shall contact the Environmental Coordinator and consult with California Fish and Wildlife prior to construction, and will be required to submit a Burrowing Owl Mitigation Plan (subject to the approval of the Environmental Coordinator and in consultation with California Fish and Wildlife). This plan must document all proposed measures, including avoidance, minimization, exclusion, relocation, or other measures, and include a plan to monitor mitigation success. The California Fish and Wildlife “Staff Report on Burrowing Owl Mitigation” (March 2012) should be used in the development of the mitigation plan.</p> <p><b>BR-9: Nesting Tricolored Blackbirds</b></p> <p>If construction activity (which includes clearing, grubbing, or grading) is to commence within 300 feet of suitable nesting habitat between March 1 and July 31, a survey for nesting tricolored blackbirds shall be conducted by a qualified biologist. The survey shall cover all potential nesting habitat on-site and off-site up to a distance of 300 feet from the project boundary. The survey shall occur within 30 days of the date that construction will encroach within 300 feet of suitable habitat. The biologist shall supply a brief written report</p>	

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		<p>(including date, time of survey, survey method, name of surveyor and survey results) to the Environmental Coordinator prior to ground disturbing activity. If no tricolored blackbird were found during the pre-construction survey, no further mitigation would be required. If an active tricolored blackbird colony is found on-site or within 300 feet of the project site the project proponent shall do the following:</p> <ol style="list-style-type: none"> <li data-bbox="1150 570 1759 841">1. Consult with the California Department of Fish and Wildlife to determine if project activity will impact the tricolored blackbird colony(s). Provide the Environmental Coordinator with written evidence of the consultation or a contact name and number from the California Department of Fish and Wildlife. Implement all protective measures recommended by the California Department of Fish and Wildlife.</li> <li data-bbox="1150 878 1759 1214">2. With the California Department of Fish and Wildlife permission, the applicant may avoid impacts to tricolored blackbird by establishing a 300-foot temporary setback, with fencing that prevents any project activity within 300 feet of the colony. A qualified biologist shall verify that setbacks and fencing are adequate and will determine when the colonies are no longer dependent on the nesting habitat (i.e. nestling have fledged and are no longer using habitat). The breeding season typically ends in July.</li> <li data-bbox="1150 1247 1759 1393">3. If tricolored blackbird habitat is permanently destroyed follow the California Department of Fish and Wildlife procedure to mitigate for habitat loss, and submit documentation of the mitigation to the Environmental Coordinator..</li> </ol>	

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<b>Native Trees</b>			
<p>Nineteen of the protected trees on the site will be removed due to grading. Full compensation, for 197 inches of native trees will be required for 16 of those removed trees. Tree 668 will not require compensation due to its poor condition and Tree 674 and Tree 672 will not require mitigation because compensation for their removal has been satisfied through a previous project (02-SDP-CZB-0500). Twelve of the protected trees (11 willows and one cottonwood) will be retained and protected onsite within Lot H. Protective mitigation for these trees will ensure that they are not impacted during construction.</p> <p>Tree number 636 is a prominent tree located within the proposed alignment of Poker Lane and Titan Drive. In order to avoid removal of this tree the applicant has designed the new alignment of this roadway so that it passes north of the tree's dripline; and the site has been designed to incorporate that tree into a neighborhood commercial center. Tree 635 is a large oak tree that will be retained within Lot H along the northwestern property line. Projective mitigation will ensure that these trees are not damaged during construction.</p>	PS	<p><b>BR-10:</b> Native Tree Removal</p> <p>The removal of <u>197</u> inches dbh of native trees (<u>1, 4, 6, 7, 8, 9, 10, 19, 20, 21, 22, 28, 29, 30, 655, and 671</u>) shall be compensated for by planting in-kind native trees equivalent to the dbh inches lost, based on the ratios listed below, at locations that are authorized by the Environmental Coordinator. On-site preservation of native trees that are less than 6 inches (&lt;6 inches) dbh, may also be used to meet this compensation requirement. Native trees include: valley oak (<i>Quercus lobata</i>), interior live oak (<i>Quercus wislizenii</i>), blue oak (<i>Quercus douglasii</i>), or oracle oak (<i>Quercus morehus</i>), California sycamore (<i>Platanus racemosa</i>), California black walnut (<i>Juglans californica</i>, which is also a List 1B plant), Oregon ash (<i>Fraxinus latifolia</i>), western redbud (<i>Cercis occidentalis</i>), gray pine (<i>Pinus sabiniana</i>), California white alder (<i>Alnus rhombifolia</i>), boxelder (<i>Acer negundo</i>), California buckeye (<i>Aesculus californica</i>), narrowleaf willow (<i>Salix exigua</i>), Gooding's willow (<i>Salix gooddingii</i>), red willow (<i>Salix laevigata</i>), arroyo willow (<i>Salix lasiolepis</i>), shining willow (<i>Salix lucida</i>), Pacific willow (<i>Salix lasiandra</i>), Fremont's cottonwood (<i>Populus fremontii</i>), and dusky willow (<i>Salix melanopsis</i>).</p> <p>Replacement tree planting shall be completed prior to approval of grading or improvement plans, whichever comes first. A total of <u>197</u> inches will require compensation.</p> <p>Equivalent compensation based on the following ratio is required:</p> <ul style="list-style-type: none"> <li>• one preserved native tree &lt; 6 inches dbh on-</li> </ul>	LS

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		<p>site = 1 inch dbh</p> <ul style="list-style-type: none"> <li>• one D-pot seedling (40 cubic inches or larger) = 1 inch dbh</li> <li>• one 15-gallon tree = 1 inch dbh</li> <li>• one 24-inch box tree = 2 inches dbh</li> <li>• one 36-inch box tree = 3 inches dbh</li> </ul> <p>Prior to the approval of Improvement Plans or Building Permits, whichever occurs first, a Replacement Tree Planting Plan shall be prepared by a certified arborist or licensed landscape architect and shall be submitted to the Environmental Coordinator for approval. The Replacement Tree Planting Plan(s) shall include the following minimum elements:</p> <ol style="list-style-type: none"> <li>1. Species, size and locations of all replacement plantings and &lt; 6-inch dbh trees to be preserved</li> <li>2. Method of irrigation</li> <li>3. If planting in soils with a hardpan/duripan or claypan layer, include the Sacramento County Standard Tree Planting Detail L-1, including the 10-foot deep boring hole to provide for adequate drainage</li> <li>4. Planting, irrigation, and maintenance schedules;</li> <li>5. Identification of the maintenance entity and a written agreement with that entity to provide care and irrigation of the trees for a 3-year</li> </ol>	



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		<p>establishment period, and to replace any of the replacement trees which do not survive during that period.</p> <p>6. Designation of 20-foot root zone radius and landscaping to occur within the radius of trees &lt; 6 inches dbh to be preserved on-site.</p> <p>No replacement tree shall be planted within 15 feet of the driplines of existing native trees or landmark size trees that are retained on-site, or within 15 feet of a building foundation or swimming pool excavation. The minimum spacing for replacement native trees shall be 20 feet on-center. Examples of acceptable planting locations are publicly owned lands, common areas, and landscaped frontages (with adequate spacing). Generally unacceptable locations are utility easements (PUE, sewer, storm drains), under overhead utility lines, private yards of single family lots (including front yards), and roadway medians.</p> <p>Native trees &lt;6 inches dbh to be retained on-site shall have at least a 20-foot radius suitable root zone. The suitable root zone shall not have impermeable surfaces, turf/lawn, dense plantings, soil compaction, drainage conditions that create ponding (in the case of oak trees), utility easements, or other overstory tree(s) within 20 feet of the tree to be preserved. Trees to be retained shall be determined to be healthy and structurally sound for future growth, by an ISA Certified Arborist subject to Environmental Coordinator approval.</p> <p>If tree replacement plantings are demonstrated to the satisfaction of the Environmental Coordinator to be infeasible for any or all trees removed, then compensation shall be through payment into the County Tree Preservation Fund. Payment shall be</p>	

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		<p>made at a rate of \$325.00 per dbh inch removed but not otherwise compensated, or at the prevailing rate at the time payment into the fund is made.</p> <p><b>BR-11: Native Tree Construction Protection</b></p> <p>For the purpose of this mitigation measure, a native tree is defined as blue oak (<i>Quercus douglasii</i>), Fremont's cottonwood (<i>Populus fremontii</i>), and Pacific willow (<i>Salix lasiandra</i>) having a diameter at breast height (dbh) of at least 6 inches, or if it has multiple trunks of less than 6 inches each, a combined dbh of at least 10 inches.</p> <p>With the exception of the trees removed and compensated for through Native Tree Removal Mitigation above, all native trees (635, 636, 638, 639, 641, 642, 646, 652, 658, 659, 661, 666, and 667) on the project site, all portions of adjacent off-site native trees which have driplines that extend onto the project site, and all off-site native trees which may be impacted by utility installation and/or improvements associated with this project, shall be preserved and protected as follows:</p> <ol style="list-style-type: none"> <li>1. A circle with a radius measurement from the trunk of the tree to the tip of its longest limb shall constitute the dripline protection area of the tree. Limbs must not be cut back in order to change the dripline. The area beneath the dripline is a critical portion of the root zone and defines the minimum protected area of the tree. Removing limbs which make up the dripline does not change the protected area.</li> <li>2. Chain link fencing or a similar protective barrier shall be installed one foot outside the driplines of the native trees prior to initiating project</li> </ol>	

Impacts	Level of Significance Before Mitigation <sup>1</sup>	Mitigation Measure	Level of Significance After Mitigation
		<p>construction, in order to avoid damage to the trees and their root system.</p> <ol style="list-style-type: none"> <li>3. No signs, ropes, cables (except cables which may be installed by a certified arborist to provide limb support) or any other items shall be attached to the native trees.</li> <li>4. No vehicles, construction equipment, mobile home/office, supplies, materials or facilities shall be driven, parked, stockpiled or located within the driplines of the native trees.</li> <li>5. Any soil disturbance (scraping, grading, trenching, and excavation) is to be avoided within the driplines of the native trees. Where this is necessary, an ISA Certified Arborist will provide specifications for this work, including methods for root pruning, backfill specifications and irrigation management guidelines.</li> <li>6. All underground utilities and drain or irrigation lines shall be routed outside the driplines of native trees. Trenching within protected tree driplines is not permitted. If utility or irrigation lines must encroach upon the dripline, they should be tunneled or bored under the tree under the supervision of an ISA Certified Arborist.</li> <li>7. If temporary haul or access roads must pass within the driplines of oak trees, a roadbed of six inches of mulch or gravel shall be created to protect the root zone. The roadbed shall be installed from outside of the dripline and while the soil is in a dry condition, if possible. The roadbed material shall be replenished as</li> </ol>	

Impacts	Level of Significance Before Mitigation <sup>1</sup>	Mitigation Measure	Level of Significance After Mitigation
		<p>necessary to maintain a six-inch depth.</p> <p>8. Drainage patterns on the site shall not be modified so that water collects or stands within, or is diverted across, the dripline of oak trees.</p> <p>9. No sprinkler or irrigation system shall be installed in such a manner that it sprays water within the driplines of the oak trees.</p> <p>10. Tree pruning that may be required for clearance during construction must be performed by an ISA Certified Arborist or Tree Worker and in accordance with the American National Standards Institute (ANSI) A300 pruning standards and the International Society of Arboriculture (ISA) "Tree Pruning Guidelines".</p> <p>11. Landscaping beneath the oak trees may include non-plant materials such as boulders, decorative rock, wood chips, organic mulch, non-compacted decomposed granite, etc. Landscape materials shall be kept two (2) feet away from the base of the trunk. The only plant species which shall be planted within the driplines of the oak trees are those which are tolerant of the natural semi-arid environs of the trees. Limited drip irrigation approximately twice per summer is recommended for the understory plants.</p> <p>12. Any fence/wall that will encroach into the dripline protection area of any protected tree shall be constructed using grade beam wall panels and posts or piers set no closer than 10 feet on center. Posts or piers shall be spaced</p>	

Impacts	Level of Significance Before Mitigation <sup>1</sup>	Mitigation Measure	Level of Significance After Mitigation
		<p>in such a manner as to maximize the separation between the tree trunks and the posts or piers in order to reduce impacts to the trees.</p> <p>13. For a project constructing during the months of June, July, August, and September, deep water trees by using a soaker hose (or a garden hose set to a trickle) that slowly applies water to the soil until water has penetrated at least one foot in depth. Sprinklers may be used to water deeply by watering until water begins to run off, then waiting at least an hour or two to resume watering (provided that the sprinkler is not wetting the tree's trunk. Deep water every 2 weeks and suspend watering 2 weeks between rain events of 1 inch or more.</p>	
<b>BIOLOGICAL RESOURCES – COMMERCIAL ALTERNATIVE</b>			
<b>Wetlands and Surface Waters</b>			
The preferred project scenario; the commercial project alternative would result in the same impacts to wetlands and surface waters as described in the preferred project scenario. The mitigation measures as described for the preferred project are applicable to the commercial project alternative.	S	See BR-1 and BR-2.	LS
<b>Vernal Pool Invertebrates</b>			
The commercial project alternative would result in the same impacts to vernal pool species as described in the preferred project scenario.	LS	None required.	LS

Impacts	Level of Significance Before Mitigation <sup>1</sup>	Mitigation Measure	Level of Significance After Mitigation
<b>Western Spadefoot Toad</b>			
The commercial project alternative would result in the same impacts to vernal pool species as described in the preferred project scenario.	LS	None required.	LS
<b>Special Status Plant Species</b>			
The commercial project alternative would result in the same impacts to special status plant species as described in the preferred project scenario. The mitigation measures as described for the preferred project are applicable to the commercial project alternative.	PS	See BR-3 and BR-4.	LS
<b>Special Status Bird Species</b>			
The commercial project alternative would result in the same impacts to special status bird species as described in the preferred project scenario. The mitigation measures as described for the preferred project are applicable to the commercial project alternative.	PS	See BR-5 through BR-9.	LS
<b>Native Trees</b>			
The commercial project alternative would result in the same impacts to native trees as described in the preferred project scenario. The mitigation measures as described for the preferred project are applicable to the commercial project alternative.	PS	See BR-10 and BR-11.	LS

Impacts	Level of Significance Before Mitigation <sup>1</sup>	Mitigation Measure	Level of Significance After Mitigation
<b>CLIMATE CHANGE – PREFERRED PROJECT</b>			
<b>Greenhouse Gas Emissions</b>			
GHG emissions from the proposed project would not exceed the County's thresholds for energy and mobile source GHG emissions. Therefore, the project would not generate GHG emissions that would have a significant effect on the environment.	LS	None required.	LS
<b>Effects to the Project from Climate Change</b>			
It will be challenging for the State to implement appropriate adaptation strategies given that the ultimate severity and type of climate change effects are difficult to model. Furthermore, though the State and many local governments are taking steps to address emissions, the entire world must do likewise in order for serious climate effects to be avoided. This being the case, impacts to the project from climate change remain potentially significant.	PS	None Available.	PS
<b>CLIMATE CHANGE – COMMERCIAL ALTERNATIVE</b>			
<b>Greenhouse Gas Emissions</b>			
GHG emissions from this alternative would not exceed the County's thresholds for energy and mobile source GHG emissions. Therefore, the project would not generate GHG emissions that would have a significant effect on the environment.	LS	None required.	LS
<b>Effects to the Project from Climate Change</b>			
It will be challenging for the State to implement appropriate adaptation strategies given that the ultimate	PS	None Available.	PS

Impacts	Level of Significance Before Mitigation <sup>1</sup>	Mitigation Measure	Level of Significance After Mitigation
severity and type of climate change effects are difficult to model. Furthermore, though the State and many local governments are taking steps to address emissions, the entire world must do likewise in order for serious climate effects to be avoided. This being the case, impacts to the project from climate change remain potentially significant.			
<b>CULTURAL – PREFERRED PROJECT</b>			
<b>Historical Built Environment Resources</b>			
<p>Although no significant resources were discovered during pedestrian surveys conducted on the site, PAR noted farming equipment and vehicles parked within the project area (PAR-BR-1 and PAR-BR-2) in 2006. Those items were not present on the site at the time of the NOP for this project.</p> <p>Because there is a potential to encounter buried or as yet undiscovered resources during land clearing and construction work, mitigation is required in order to ensure that impacts to historical resources are less than significant.</p>	PS	<p><b>CR-1.</b> Pursuant to Sections 5097.97 and 5097.98 of the State Public Resources Code, and Section 7050.5 of the State Health and Safety Code, if a human bone or bone of unknown origin is found during construction, all work is to stop and the County Coroner and Planning and Environmental Review Division shall be immediately notified. If the remains are determined to be Native American, the coroner shall notify the Native American Heritage Commission within 24 hours, and the Native American Heritage Commission shall identify the person or persons it believes to be the most likely descendent from the deceased Native American. The most likely descendent may make recommendations to the landowner or the person responsible for the excavation work, for means of treating or disposition of, with appropriate dignity, the human remains and any associated grave goods. The descendants shall complete their inspection and make recommendations or preferences for treatment within 48 hours of being granted access to the site.</p>	LS



Impacts	Level of Significance Before Mitigation <sup>1</sup>	Mitigation Measure	Level of Significance After Mitigation
		<p><b>CR-2.</b> In the event of an inadvertent discovery of cultural resources (excluding human remains) during construction, all work must halt within a 200-foot radius of the discovery. A qualified professional archaeologist, meeting the Secretary of the Interior's Professional Qualification Standards for prehistoric and historic archaeology, shall be retained at the Applicant's expense to evaluate the significance of the find. If it is determined due to the types of deposits discovered that a Native American monitor is required, the Guidelines for Monitors/Consultants of Native American Cultural, Religious, and Burial Sites as established by the Native American Heritage Commission shall be followed, and the monitor shall be retained at the Applicant's expense.</p> <p><b>CR-3.</b> Work cannot continue within the 200-foot radius of the discovery site until the archaeologist and/or tribal monitor conducts sufficient research and data collection to make a determination that the resource is either 1) not cultural in origin; or 2) not potentially eligible for listing on the National Register of Historic Places or California Register of Historical Resources.</p> <p>If a potentially-eligible resource is encountered, then the archaeologist and/or tribal monitor, Planning and Environmental Review Division staff, and project proponent shall arrange for either 1) total avoidance of the resource, if possible; or 2) test excavations or total data recovery as mitigation. The determination shall be</p>	

Impacts	Level of Significance Before Mitigation <sup>1</sup>	Mitigation Measure	Level of Significance After Mitigation
		formally documented in writing and submitted to the County Environmental Coordinator as verification that the provisions of CEQA for managing unanticipated discoveries have been met.	
<b>Prehistoric or Historic Archaeological Resources</b>			
No prehistoric or historic archaeological resources were identified on the site. However, because these resources could be buried mitigation is required to ensure that impacts to prehistoric and historic archaeological resources are less than significant.	PS	See CR-1.	LS
<b>Human Remains</b>			
Human remains are protected under Section 5097.94 of the Public Resources Code and Section 7050 of the California Health and Safety Code protect Native American burials. Mitigation will ensure that impacts to human remains are less than significant.	PS	See CR-1.	LS
<b>CULTURAL – COMMERCIAL ALTERNATIVE</b>			
<b>Historical Built Environment Resources</b>			
The commercial project alternative would result in the same impacts to historical resources as described in the preferred project scenario. The mitigation measure described for the preferred project is applicable to the commercial project alternative.	PS	See CR-1.	LS
<b>Prehistoric or Historic Archaeological Resources</b>			

Impacts	Level of Significance Before Mitigation <sup>1</sup>	Mitigation Measure	Level of Significance After Mitigation
The commercial project alternative would result in the same impacts to prehistoric and historic archaeological resources as described in the preferred project scenario. The mitigation measure described for the preferred project is applicable to the commercial project alternative.	PS	See CR-1.	LS
<b>Human Remains</b>			
The commercial project alternative would result in the same impacts to human remains as described in the preferred project scenario. The mitigation measure described for the preferred project is applicable to the commercial project alternative.	PS	See CR-1.	LS
<b>HAZARDOUS MATERIALS – PREFERRED PROJECT</b>			
<b>Accidental Release Due to Transport, Use, or Disposal of Hazardous Materials</b>			
The Project would implement and comply with federal, state, and local hazardous materials regulations and codes monitored by the state (e.g., California Occupational Safety and Health Administration, Department of Toxic Substances Control, California Highway Patrol, California Department of Transportation) and/or local jurisdictions (e.g., Sacramento Metropolitan Fire District and Sacramento County Environmental Management Department); therefore, impacts related to creation of significant hazards for construction workers, employees within the project area, and the general public through routine transport, use, and disposal of hazardous materials are unlikely.	LS	None required.	LS
<b>Proximity to Known Contaminated Sites</b>			

Impacts	Level of Significance Before Mitigation <sup>1</sup>	Mitigation Measure	Level of Significance After Mitigation
The site will not be impacted by nearby known contaminated sites. The one LUFT near the site has been closed, and the site is not within 2,000 feet of the former McClellan Air Force Base.	LS	None required.	LS
<b>Asbestos or Lead Exposure Through Renovation or Demolition of Structures</b>			
All structures that were once on the project site were demolished and removed prior to the NOP.	LS	None required.	LS
<b>HAZARDOUS MATERIALS – COMMERCIAL ALTERNATIVE</b>			
<b>Accidental Release Due to Transport, Use, or Disposal of Hazardous Materials</b>			
The hazardous materials summary for the preferred project is applicable to the commercial alternative.	LS	None required.	LS
<b>Proximity to Known Contaminated Sites</b>			
The contaminated sites summary for the preferred project is applicable to the commercial alternative.	LS	None required.	LS
<b>Asbestos or Lead Exposure Through Renovation or Demolition of Structures</b>			
The asbestos summary for the preferred project is applicable to the commercial alternative.	LS	None required.	LS
<b>HYDROLOGY AND DRAINAGE – PREFERRED PROJECT</b>			

Impacts	Level of Significance Before Mitigation <sup>1</sup>	Mitigation Measure	Level of Significance After Mitigation
<b>Contribution of Polluted Runoff During Construction</b>			
Compliance with adopted Ordinances and standards will ensure that future development projects implemented as a result of project approval will not cause violation of a water quality standard or waste discharge requirement, result in substantial erosion or siltation, and will not result in substantial increases to polluted runoff associated with construction.	LS	None required.	LS
<b>Contribution of Polluted Runoff – Operational</b>			
Compliance with the County Stormwater Ordinance and implementation of Low Impact Development Standards would ensure that development of the site would not alter the course of local waterways in a manner that results in substantial erosion or siltation, would not cause violation of a water quality standard or waste discharge requirement, and would not result in substantial increases to polluted runoff.	LS	None required.	LS
<b>Increase in Surface Runoff to Existing or Planned Drainage Systems</b>			
The proposed project would result in the development of a stormwater drainage system specifically designed to fully capture and detain all new stormwater flows generated by the proposed project, as well as correct existing deficiencies.	LS	None required.	LS
<b>HYDROLOGY AND DRAINAGE – COMMERCIAL ALTERNATIVE</b>			
<b>Contribution of Polluted Runoff During Construction</b>			

Impacts	Level of Significance Before Mitigation <sup>1</sup>	Mitigation Measure	Level of Significance After Mitigation
The construction related polluted runoff summary for the preferred project is applicable to the commercial alternative.	LS	None required.	LS
<b>Contribution of Polluted Runoff – Operational</b>			
The operational polluted runoff summary for the preferred project is applicable to the commercial alternative.	LS	None required.	LS
<b>Increase in Surface Runoff to Existing or Planned Drainage Systems</b>			
The drainage summary for the preferred project is applicable to the commercial alternative.	LS	None required.	LS
<b>LAND USE – PREFERRED PROJECT</b>			
<b>Conflict With Adopted Land Use Plans</b>			
The proposed project is considered an “infill” project in an existing community, providing a mix of uses that improves the street and sidewalk network for all users. The project does not conflict with applicable General Plan policies.	LS	None required.	LS
<b>Conflict With Antelope Town Center SPA</b>			
The proposed changes in the General Plan designations, the repeal of the current Antelope Community SPA designation and proposed zoning would result in a somewhat less-intense and lower-density development proposal than that permitted under the current designations, but one that is largely similar to development patterns to the east, west and south.	LS	None required.	LS

Impacts	Level of Significance Before Mitigation <sup>1</sup>	Mitigation Measure	Level of Significance After Mitigation
<b>Conflict With Zoning Code Regulations</b>			
The proposed zoning designations would reduce the potential development intensity of the project site, likely reducing land use conflicts with the surrounding developed area. The project is also subject to the Countywide Design Guidelines to ensure appropriate buffering and architectural compatibility. Altogether, the proposed subdivision design mirrors the existing patterns of the surrounding area. Thus, any resulting zoning conflicts are anticipated to be less than significant, and no mitigation measures are required.	LS	None required.	LS
<b>Division/Disruption of an Established Community</b>			
The proposed project consists of infill development that would complete the Barrett Ranch development; moreover, the project would connect existing roads and provide linkages between neighborhoods east and west of the site. Accordingly, the project would not divide or disrupt of an established community. No related impacts are anticipated.	LS	None required.	LS
<b>LAND USE – COMMERCIAL ALTERNATIVE</b>			
<b>Conflict With Adopted Land Use Plans</b>			
As with the preferred project, the Commercial Alternative would complete a vacant portion of an area planned for development and will not physically disrupt or divide an established community, induce substantial unplanned population growth, displace existing housing, or conflict with policies adopted for the purpose of avoiding or mitigating an environmental effect.	LS	None required.	LS

Impacts	Level of Significance Before Mitigation <sup>1</sup>	Mitigation Measure	Level of Significance After Mitigation
<b>Conflict With Antelope Town Center SPA</b>			
The Commercial Project Alternative would in this case be substantially the same as the Preferred Project	LS	None required.	LS
<b>Conflict With Zoning Code Regulations</b>			
As discussed for the preferred project no conflicts with Zoning Code have been identified. The Zoning Code provides for alternative designs subject to a comprehensive review process, including this CEQA document, no conflict with the County Zoning Code is anticipated.	LS	None required.	LS
<b>Division/Disruption of an Established Community</b>			
As with the Preferred Project, the Commercial Alternative would complete the Barrett Ranch development and connect existing roads providing a linkage between the neighborhoods east and west of the site. This alternative would not divide or disrupt of an established community.	LS	None required.	LS
<b>NOISE – PREFERRED PROJECT</b>			
<b>Exposure to Noise In Excess of Standards</b>			
Transportation noise will result in interior noise levels above acceptable standards. Installation of second floor windows with a minimum sound transmission rating of 32 will further ensure that interior noise levels are within County standards. For non-transportation noise sources such as the school, an analysis shows that the distance is adequate to prevent noise impacts. For the commercial development, compliance with standards and ordinances	PS	<b>NO-1.</b> A 6-foot tall solid noise barrier shall be constructed along Don Julio Boulevard and a 7-foot tall solid noise barrier shall be constructed along the extension of Antelope Road such that the noise level at all residential development exposed to greater than 65 dB L <sub>dn</sub> at the property line is reduced to within General Plan Noise Element standards for exterior activity areas.	LS



Impacts	Level of Significance Before Mitigation <sup>1</sup>	Mitigation Measure	Level of Significance After Mitigation
<p>will ensure that impacts are less than significant. Mitigation, including the construction of a 6-foot tall solid noise barrier along Don Julio Boulevard and a 7-foot tall solid noise barrier along Antelope Road will mitigate noise impacts.</p>		<p>Alternatives for achieving compliance with noise standards include, but are not limited to, increased setbacks, and/or strategic placement of structures. An acoustical analysis substantiating the required noise level reduction, prepared by a qualified acoustical consultant shall be submitted to and verified by the Environmental Coordinator prior to the issuance of any building permits for affected sites.</p> <p><b>NO-2.</b> The second floor windows of all residential development adjacent to Don Julio Boulevard and the extension of Antelope Road shall have a minimum Sound Transmission Class Rating of 32.</p>	
<b>Increase in Ambient Noise</b>			
<p>Of the 19 existing roadway segments that were evaluated 18 had noise level increases that ranged from zero to two dB except the segment of Antelope Road between Esteem Drive and Elverta Road. At this location, project-related traffic noise was predicted to increase by seven dB, from 59 dB to 66 dB. This increase is largely due to the reconfiguration of Antelope Road because existing traffic does not pass the residences that are located on this segment. Once the roadway is reconfigured, there will be a considerable increase in traffic along this segment when compared to the existing condition, which contributes to a higher dB increase in this area than in other parts of the site.</p> <p>Although this increase is greater than five dB, the existing residences along this segment of Antelope Road are currently shielded from traffic noise by an 8-foot tall masonry wall, which provides attenuation. This masonry</p>	LS	None required.	LS

Impacts	Level of Significance Before Mitigation <sup>1</sup>	Mitigation Measure	Level of Significance After Mitigation
wall was built in anticipation of the realignment of Antelope Road, and the associated increase in traffic noise, and will reduce the noise level in the primary outdoor activity area of these residences to 60 dB L <sub>dn</sub> or less. Impacts are less than significant. Additionally, ambient noise level impacts on Barrett Ranch Elementary School are also expected to be less than significant.			
<b>Construction Noise</b>			
Construction noise impacts are temporary, and are exempt from the County Noise Ordinance limitations. Though noise volumes would undergo short-term increases, the existing construction ordinance is designed to avoid significant community effects through the restriction of nighttime and weekend disturbance.	LS	None required.	LS
<b>NOISE – COMMERCIAL ALTERNATIVE</b>			
<b>Exposure to Noise In Excess of Standards</b>			
No additional noise impacts that were not already discussed for the preferred project will occur for the commercial project alternative. As discussed in the Transportation and Circulation Chapter, the commercial alternative will result in a reduction in trips when compared to the preferred project. These trips will be distributed to the surrounding roadway network similar to the preferred project. Noise impacts would be substantially the same as with the preferred project. Traffic noise in excess of County standards will occur at the residences located adjacent to Don Julio Boulevard, Elverta Road, and Antelope Road. The measures recommended for the preferred project are applicable to the commercial	PS	See <b>NO-1</b> and <b>NO-2</b> .	LS

Impacts	Level of Significance Before Mitigation <sup>1</sup>	Mitigation Measure	Level of Significance After Mitigation
<p>alternative and will ensure that impacts are less than significant. Additionally, noise from Barrett Ranch Elementary and Antelope High School are the same as described in the Preferred Project scenario.</p> <p>As discussed in the preferred project scenario there is potential for those residents to be exposed to noise from commercial delivery vehicles and mechanical equipment, such as high-powered heating and ventilation (HVAC) units. Similar to the preferred scenario, this commercial development will be subject to the County's Noise Ordinance, Zoning Code, and Design Standards. With standard design practices and compliance with County regulations impacts are considered less than significant.</p>			
<b>Increase in Ambient Noise</b>			
<p>The increase in the ambient noise level would be substantially the same as with the proposed project. As with the preferred project, an increase of more than five dB is expected along the segment of Antelope Road between Esteem Drive and Elverta Road, largely due to the reconfiguration of Antelope Road. Because the existing residences along this roadway are currently shielding by an eight foot tall masonry wall, the noise level within the backyards of these residences will be below 60 dB.</p>	LS	None required.	LS
<b>Construction Noise</b>			
<p>As with the preferred project, construction will temporarily add to the ambient noise environment on and around the project site. Construction noise impacts are exempt from meeting noise limitations under Section 6.68.090(e) of the Sacramento County Noise Ordinance. Though noise levels in the vicinity would increase in the short-term, the existing construction ordinance is designed to avoid</p>	LS	None required.	LS

Impacts	Level of Significance Before Mitigation <sup>1</sup>	Mitigation Measure	Level of Significance After Mitigation
significant community effects through the restriction of nighttime and weekend disturbance.			
<b>PUBLIC SERVICES – PREFERRED PROJECT</b>			
<b>Fire and Emergency Services</b>			
The Sacramento Metropolitan Fire District does not have any adopted performance standards, but it strives to maintain minimum response times of five minutes in 90% of all cases, which is a national voluntary standard set by the National Fire Protection Association. SMFD did not indicate that the project would require construction of new facilities or increase demand beyond service capacity. Compliance with County standards will ensure that funding is available to meet the needs of the district.	LS	None required.	LS
<b>Law Enforcement Services</b>			
The Sheriff's Department did not respond to the project's Notice of Preparation with comments indicating that existing facilities were not adequate to serve the project, nor that new facilities would be required. Accordingly, given that the project design features would assist law enforcement, no impacts related to construction of new facilities would be anticipated.	LS	None required.	LS
<b>School Services</b>			
The proposed development will create additional enrollment within the Dry Creek Joint Elementary School District and Roseville Joint Union High School District. Of the four schools affected by the project, only Antelope High School is expected to exceed capacity. Payment or satisfaction of the applicable school impact fees is	LS	None required.	LS

Impacts	Level of Significance Before Mitigation <sup>1</sup>	Mitigation Measure	Level of Significance After Mitigation
considered adequate mitigation for school facilities, in compliance with California Government Code Sections 65995 (h) and 65996 (b).			
<b>Park and Recreation Services</b>			
The Sunrise Recreation and Park District indicated that both proposed parks within the Preferred Project were acceptable, but that it would not take ownership of the open space lot. The District did not state that additional new park facilities would be required to serve the proposed project's residents. No new off-site facilities would need to be constructed to serve the project.	LS	None required.	LS
<b>Library Services</b>			
The Sacramento Public Library Authority did not indicate that the project would require a new library or new library services. The existing North Highlands-Antelope Library would be expected to serve the proposed project's residents. While development of the project will likely result in increased library use and contribute to wear and tear on such facilities, the use does not rise to the level of a substantial environmental impact.	LS	None required.	LS
<b>PUBLIC SERVICES – COMMERCIAL ALTERNATIVE</b>			
<b>Fire and Emergency Services</b>			
The impacts for fire service for the Commercial Alternative are substantially the same as for the Preferred Project. Compliance with County standards will ensure that funding is available to meet the needs of the district.	LS	None required.	LS

Impacts	Level of Significance Before Mitigation <sup>1</sup>	Mitigation Measure	Level of Significance After Mitigation
<b>Law Enforcement Services</b>			
Similar to the preferred project, the Commercial Project Alternative would incorporate a variety of security measures to assist in crime prevention efforts and to reduce the demand for law enforcement facility expansion or protection and use design features that would contribute to the safety of all residents. The additional commercial buildings would provide security lighting and within public and semi-public spaces. No expansion of facilities is anticipated.	LS	None required.	LS
<b>School Services</b>			
The commercial project a would result in fewer residences than the proposed project, and would include a larger component of commercial retail or service uses that would not be expected to generate significant demands on school services. As discussed for the preferred project, no new off-site facilities are required due to the project.	LS	None required.	LS
<b>Park and Recreation Services</b>			
The commercial project a would result in fewer residences than the proposed project, and would include a larger component of commercial retail or service uses that would not be expected to generate significant demands on school services. As discussed for the preferred project, The Sunrise Recreation and Park District did not require new park facilities to serve the proposed project's residents	LS	None required.	LS
<b>Library Services</b>			

Impacts	Level of Significance Before Mitigation <sup>1</sup>	Mitigation Measure	Level of Significance After Mitigation
The commercial project a would result in fewer residences than the proposed project, and would include a larger component of commercial retail or service uses that would not be expected to generate significant demands on school services. As discussed for the preferred project, the project will not require the construction of new library facilities.	LS	None required.	LS
<b>PUBLIC UTILITIES – PREFERRED PROJECT</b>			
<b>Solid Waste Service</b>			
The Sacramento County Integrated Waste Management Plan provides for adequate waste disposal capacity to serve existing and anticipated development until the year 2030. The Kiefer (KLF) Landfill (the nearest large landfill) is a Class III solid waste facility located in eastern Sacramento County. The permitted disposal and fill footprint is 660 acres, and the solid waste facility permit allows for 744 vehicles per day and 10,815 total tons of refuse per day. The landfill opened for business in 1967, and as of today, 30 million cubic yards has been placed at the KLF. The total permitted capacity for the site is 117.4 million cubic yards. Based on projected waste flows there is an estimated 65 years of capacity remaining. There is more than sufficient capacity to handle the solid waste generated by the project.	LS	None required.	LS
<b>Energy Service</b>			
The SMUD currently operates and maintains 230 kV transmission and 69kV distribution lines within a 100-foot easement located on the eastern side of the project site. The proposed construction of residential properties north of Poker lane and east of Street 9 presents a potential	LS	None required.	LS

Impacts	Level of Significance Before Mitigation <sup>1</sup>	Mitigation Measure	Level of Significance After Mitigation
<p>access concern for SMUD. In addition, the project design and/or construction could impact use of SMUD transmission line easements. The SMUD seeks to maintain their transmission line easements and prevent encroachment by unauthorized features of the project and, therefore have recommended conditions to require that the applicant coordinated with SMUD prior to work within the onsite easement. Implementation of the project will not require construction of new facilities or the expansion of existing facilities. Physical impacts associated with the minor extension of service within the project site are assumed in the impact analyses of the relevant chapters within this EIR. The project will not result in inefficient, wasteful, or unnecessary consumption of energy.</p>			
<b>Sewer Service</b>			
<p>The Sanitary Sewer Study prepared for the proposed project indicated that the project complies with the latest Sacramento Area Sewer District (SASD) Master Plan and determined that it is possible to provide gravity sewer service to the project. The analysis shows ample capacity within the existing pipe system to handle the additional flows.</p>	LS	None required.	LS
<b>Water Service</b>			
<p>A Water Supply Assessment completed for the project indicated that with a combination of surface and groundwater, there will be an adequate water supply for the proposed project. Sacramento Suburban Water District, which serves the entire project site, has calculated future water demands based on development intensities consistent with the proposed project, and the District has sufficient supply to serve the project site. The District has also indicated that it will seek a potential well site as</p>	LS	None required.	LS



Impacts	Level of Significance Before Mitigation <sup>1</sup>	Mitigation Measure	Level of Significance After Mitigation
development plans are created for the Barrett Ranch East project area. Mitigation Measure PU-1 requires coordination between the project applicants and the District to locate and install a future well site. Capacity is adequate for the proposed project.			
<b>PUBLIC UTILITIES – COMMERCIAL ALTERNATIVE</b>			
<b>Solid Waste Service</b>			
As discussed for the preferred project, the Sacramento County Integrated Waste Management Plan provides for adequate waste disposal capacity to serve existing and anticipated development until the year 2030. As of today 30 million cubic yards has been placed at the KLF. The total permitted capacity for the site is 117.4 million cubic yards. Based on projected waste flows there is an estimated 65 years of capacity remaining. There is sufficient capacity to handle the solid waste generated by the project.	LS	None required.	LS
<b>Energy Service</b>			
SMUD's existing infrastructure is sufficient to provide energy services for the Commercial Alternative, similar to that described in the Preferred Project discussion.	LS	None required.	LS
<b>Sewer Service</b>			
The Commercial Alternative would result in a reduction in multi-family acreage and an increase in commercial acreage. Sewer flows are calculated using an ESD of 6 for commercial land use zones and an ESD of 15 for multi-	LS	None required.	LS

Impacts	Level of Significance Before Mitigation <sup>1</sup>	Mitigation Measure	Level of Significance After Mitigation
family zones. Because the commercial zoning has a lower ESD than the multi-family zoning designation, the overall peak weather flow would be reduced. As with the preferred project, commercial alternative complies with the SASD Master Plan and it is possible to provide gravity sewer service to this project alternative.			
<b>Water Service</b>			
The Commercial Alternative would increase the amount of commercial development within the project area, while decreasing the amount of multifamily. Because the unit water demand factor for commercial uses is lower than the demand factor for residential uses, the expected water demand for the Commercial Alternative will be less than the demand for preferred project. As discussed for the preferred project, the water demands of the project can be met with the District's current supplies and additional water supplies are not needed in order to meet the demands of the project.	LS	None required.	LS
<b>TRANSPORTATION – PREFERRED PROJECT</b>			
<b>Existing Plus Project</b>			
<u>Intersections</u> Three intersections, Antelope Road/Sand City Drive and Elverta Road, Don Julio Boulevard and Elkhorn Boulevard, and Walerga Road and Elverta Road are expected to perform at an unacceptable level of service as a result of the proposed project, or the project will significantly increase delays (greater than five seconds) at those intersections. Impacts to all three intersections can be reduced to less than significant when mitigation measures relating to traffic signal installation, timing, and	S	<b>TC-1:</b> (Intersection No.9) Prior to final approval of site development plans, the project proponent shall incorporate design changes to the intersection of Antelope Road/Sand City Drive and Elverta Road to accomplish the following to the satisfaction of the Sacramento County Department of Transportation: <ul style="list-style-type: none"> <li>• Access design to Antelope Road/Elverta Road from Sand City Drive shall conform to the traffic control and lane geometries specified</li> </ul>	LS

Impacts	Level of Significance Before Mitigation <sup>1</sup>	Mitigation Measure	Level of Significance After Mitigation
<p>reconfiguration of lane geometries, are installed by the proposed project.</p>		<p>in Plate TC-6.</p> <ul style="list-style-type: none"> <li>• This access control shall eliminate eastbound left-turn and northbound through-movements from Elverta Road and Antelope Road onto Sand City Drive, and include two northbound right turn lanes from Antelope Road northbound to Antelope Road eastbound, conforming to Plate TC-6, Intersection No. 9.</li> <li>• Pedestrian access shall be restricted to the west side of the intersection.</li> </ul> <p><b>TC-2:</b> (Intersection No.9) Prior to issuance of building permits the subdivider shall either: (a) be under contract with proper sureties in place, or (b) have submitted to the County a bid-ready package with adequate funding for the following: Traffic signal timing for the intersection of Antelope Road/Sand City Drive and Elverta Road shall include an overlap phase to run concurrently with the westbound left-turn phase, and a northbound right-turn overlap phase, to the satisfaction of the Sacramento County Department of Transportation.</p> <p><b>TC-3:</b> (Intersection No. 10) Prior to issuance of building permits the subdivider shall either: (a) be under contract with proper sureties in place, or (b) have submitted to the County a bid-ready package with adequate funding for the following improvements for the intersection of Don Julio Boulevard and Elkhorn Boulevard, to the satisfaction of the Sacramento County Department of Transportation:</p>	

Impacts	Level of Significance Before Mitigation <sup>1</sup>	Mitigation Measure	Level of Significance After Mitigation
		<ul style="list-style-type: none"> <li>• Add a second westbound right-turn lane;</li> <li>• Adjust the traffic signal timing to provide westbound and northbound right-turn overlap signal phases.</li> </ul> <p><b>TC-4:</b> ((Intersection No. 13) Prior to issuance of building permits the subdivider shall either: (a) be under contract with proper sureties in place, or (b) have submitted to the County a bid-ready package with adequate funding for the following improvements for the intersection of Walerga Road and Elverta Road, to the satisfaction of the Sacramento County Department of Transportation:</p> <ul style="list-style-type: none"> <li>• Stripe eastbound through and northbound right-turn movements;</li> <li>• Add an eastbound right-turn overlap signal phase.</li> </ul>	
<p><u>Road Segments</u></p> <p>Two roadway segments within the project network, Antelope Road between Don Julio Boulevard and Roseville Road (Sacramento County) and Elkhorn Boulevard between Don Julio Boulevard and Roseville Road (Sacramento County) are expected to operate at an unacceptable level of service.</p> <p>The Antelope Road segment currently operates at an unacceptable LOS F without the project, and the proposed project would increase the volume-to-capacity ratio by more than five percent. This results in a significant impact that could only be feasibly mitigated by widening that</p>	S	<p><b>TC-5:</b> Prior to issuance of building permits, the project proponent shall pay a fair share toward the cost of the following improvements for impacts to the road segment of Antelope Road between Don Julio Boulevard and Roseville Road:</p> <ul style="list-style-type: none"> <li>• Widen Antelope Road from four to six lanes consistent with the General Plan designation for this roadway segment. The project's fair share for mitigation is calculated to be 7.02%.</li> </ul> <p><b>TC-6:</b> Prior to issuance of building permits, the</p>	SU

Impacts	Level of Significance Before Mitigation <sup>1</sup>	Mitigation Measure	Level of Significance After Mitigation
<p>segment of road from four to six lanes, which would improve the segment to LOS C. As that improvement would not be the sole responsibility of the project applicant (a 7.02 percent share was calculated for the project), the actual condition of the road will not be improved at the time the project impact occurs, even with fair share mitigation by the project. Therefore, impacts on the segment of Antelope Road between Don Julio Boulevard and Roseville Road will be significant and unavoidable, even with mitigation.</p> <p>Elkhorn Boulevard between Don Julio Boulevard and Roseville Road operates at LOS E without the project and LOS F with the project. The associated deterioration in roadway segment function constitutes a significant impact. The significant impact at this roadway cannot be mitigated. The roadway is build out to its ultimate capacity and no further mitigation measures were determined to be feasible.</p>		<p>project proponent shall pay a fair share toward the cost of the following improvements for impacts to the intersection of Walerga Road and Elverta Road:</p> <ul style="list-style-type: none"> <li>• Add a second westbound right-turn lane and associated overlap signal phase;</li> <li>• Add dual northbound right-turn lanes and associated overlap signal phase.</li> </ul> <p>The project's mitigation share is calculated to be 3.58%.</p>	
<p><u>Freeway Facilities</u></p> <p>The existing plus project conditions do not result in the reduction of LOS such that an unacceptable LOS F is reached, nor are any other significance criteria met.</p>	LS	None required.	LS
<p><u>Pedestrian and Bicycle Facilities</u></p> <p>The general project area is primarily built out, and bicycle and pedestrian infrastructure is fairly comprehensive. The project proposes bicycle lanes and sidewalks along the primary roadways. Because these primary roadways ultimately interface with the offsite network, the proposed project is not anticipated to remove or obstruct bicycle or pedestrian facilities, or to preclude future ones. No impacts, other than intermittent temporary obstruction during project construction, are anticipated.</p>	LS	None required.	LS

Impacts	Level of Significance Before Mitigation <sup>1</sup>	Mitigation Measure	Level of Significance After Mitigation
<p><u>Transit Facilities</u></p> <p>The RT Master Plan indicates that Antelope Road from Watt Avenue to Sunrise Marketplace is slated for future Hi-Bus service. According to the RT Master Plan, Hi-Bus service is intended to serve the community with higher quality and higher capacity buses and frequencies of 5-30 minutes. The segment of Antelope Road that interfaces with the proposed project is included in this planned future Hi-Bus service area. While this project condition may increase ridership, an expanded, higher capacity service is planned in the project vicinity. No other conflicts with the RT Master Plan have been identified.</p>	LS	None required.	LS
<b>Cumulative Plus Project</b>			
<p><u>Intersections</u></p> <p>The Traffic Impact Analysis prepared for the project indicates that three intersections, Don Julio Boulevard and Elkhorn Boulevard as well as Walerga Road and Elverta Road, are expected to perform below their acceptable level of service as a result of the project.</p> <p>The intersection of Don Julio Boulevard and Elkhorn Boulevard operates at LOS F during both peak hours without the project, and the project adds more than five seconds of delay during both peak hours. Even with mitigation, the LOS will be an unacceptable level. Even with mitigation, the impact will be significant and unavoidable.</p> <p>The intersection at Walerga Road and Elverta Road will operate at LOS F with the project, which is a significant impact. The project can partially mitigate by contributing a fair share (3.58-percent) toward improvements at the intersection; however, since the impact will likely still exist at project completion (due to the accumulation of funds</p>	S	See TC-3 and TC-4.	SU

Impacts	Level of Significance Before Mitigation <sup>1</sup>	Mitigation Measure	Level of Significance After Mitigation
that will be necessary to complete the improvement) the impact remains significant and unavoidable, even with mitigation.			
<p><u>Road Segments</u></p> <p>The roadway segment on Antelope Road between Don Julio Boulevard and Elkhorn Boulevard operates at LOS F without the project and the project increase the volume-to-capacity ratio by more than 0.05. This is a <i>significant impact</i>. The significant impact at this roadway cannot be mitigated. This roadway is built out to its ultimate capacity and no further mitigation measures were determined to be feasible.</p> <p>The roadway segment on Elkhorn Boulevard between Don Julio Boulevard and Roseville Road operates at LOS F without the project and the project increases the volume-to-capacity ratio by more than 0.05. This is a <i>significant impact</i>. The significant impact at this roadway cannot be mitigated. This roadway is built out to its ultimate capacity and no further mitigation measures were determined to be feasible.</p>	S	No feasible mitigation available.	SU
<p><u>Freeway Facilities.</u></p> <p>The Cumulative-Plus-Project conditions do not result in a reduction of level of service such that an unacceptable LOS is reached. Nor are any other significance criteria met.</p>	LS	None required.	LS
<p><u>Pedestrian and Bicycle Facilities</u></p> <p>The project proposed bicycle lanes and sidewalks along the primary roadways. Because these primary roadways ultimately interface with the offsite network, the proposed project is not anticipated to remove or obstruct bicycle or pedestrian facilities, or to preclude future ones. No</p>	LS	None required.	LS

Impacts	Level of Significance Before Mitigation <sup>1</sup>	Mitigation Measure	Level of Significance After Mitigation
impacts, other than intermittent temporary obstruction during project construction, are anticipated.			
<p><u>Transit Facilities</u></p> <p>The RT Master Plan indicates that Antelope Road from Watt Avenue to Sunrise Marketplace is slated for future Hi-Bus service. According to the RT Master Plan, Hi-Bus service is intended to serve the community with higher quality and higher capacity buses and frequencies of 5-30 minutes. The segment of Antelope Road that interfaces with the proposed project is included in this planned future Hi-Bus service area. While this project condition may increase ridership, an expanded, higher capacity service is planned in the project vicinity.</p>	LS	None required.	LS
<b>TRANSPORTATION – COMMERCIAL ALTERNATIVE</b>			
<b>Existing Plus Project</b>			
<p><u>Intersections</u></p> <p>The supplemental Traffic Impact Analysis indicates that the intersection of Walerga Road and Elverta Road will perform below an acceptable LOS as a result of the Commercial Project Alternative. Mitigation measure CTC - 1, which includes restriping the intersection to add an additional eastbound through lane, will reduce the impact to less than significant.</p>	S	<p>CTC-1:(Intersection No. 13) Prior to issuance of building permits, the project proponent shall accomplish the following improvements for the intersection of Walerga Road and Elverta Road, to the satisfaction of the Sacramento County Department of Transportation:</p> <ul style="list-style-type: none"> <li>• Stripe eastbound through lane</li> </ul>	LS
<p><u>Road Segments</u></p> <p>Antelope Road between Don Julio Boulevard and Roseville Road is expected to operate at an unacceptable LOS F. As discussed for the Preferred Project, the only feasible mitigation is the widening of this roadway segment from four to six lanes. The project is only</p>	S	<p>CTC-2: Prior to issuance of building permits, the project proponent shall pay a fair share toward the cost of the following improvements for impacts to the road segment of Antelope Road between Don Julio Boulevard and Roseville Road:</p>	SU



Impacts	Level of Significance Before Mitigation <sup>1</sup>	Mitigation Measure	Level of Significance After Mitigation
required to pay its fair share of 7.02 percent (Mitigation Measure CTC-2), so the impact will remain significant and unavoidable as the project cannot fully mitigate the condition.		<ul style="list-style-type: none"> <li>Widen Antelope Road from four to six lanes consistent with the General Plan designation for this roadway segment. This project's mitigation share is calculated to be 7.02%</li> </ul>	
<p><u>Freeway Facilities</u></p> <p>The existing plus project conditions for the Commercial Alternative do not result in the reduction of LOS such that an unacceptable LOS F is reached.</p>	LS	None required.	LS
<p><u>Pedestrian and Bicycle Facilities</u></p> <p>The Commercial Project Alternative, similar to the preferred project, would include bicycle lanes and sidewalks along the primary roadways. Because these primary roadways ultimately interface with the offsite network, it would not be anticipated that the project would remove or obstruct bicycle or pedestrian facilities, or preclude future ones. No impacts, other than intermittent temporary obstruction during project construction, are anticipated.</p>	LS	None required.	LS
<p><u>Transit Facilities</u></p> <p>The transit facility condition for the Commercial Alternative is the same as for the Preferred Project. While this project condition may increase ridership, an expanded, higher capacity service is planned in the project vicinity.</p>	LS	None required.	LS
<b>Cumulative Plus Project</b>			
<p><u>Intersections</u></p> <p>Two intersections, Don Julio Boulevard and Elkhorn Boulevard and Walerga Road and Elverta Road, have</p>	S	CTC-3: (Intersection No. 10) Prior to issuance of building permits, the project proponent shall accomplish the following improvements for the intersection of Don Julio Boulevard and Elkhorn	SU

Impacts	Level of Significance Before Mitigation <sup>1</sup>	Mitigation Measure	Level of Significance After Mitigation
<p>been identified as significant impacts. While increase in delay at the Don Julio Boulevard and Elkhorn Boulevard can be mitigated to a less than significant level (CTC-3), the Walerga Road and Elverta Road intersection will remain significant even with payment of fair share mitigation fees (2.31%, as established in CTC-4). As the mitigation measure is not the sole responsibility of the applicant and the remaining funding for the improvement may not be identified by the time of project completion, the impact remains significant and unavoidable.</p>		<p>Boulevard, to the satisfaction of the Sacramento County Department of Transportation:</p> <ul style="list-style-type: none"> <li>• Add a second westbound right-turn lane;</li> <li>• Adjust the traffic signal timing to provide northbound right-turn overlap signal phases.</li> </ul> <p>CTC-4: (Intersection No. 13) Prior to issuance of building permits, the project proponent shall pay a fair share toward the cost of the following improvements for impacts to the intersection of Walerga Road and Elverta Road:</p> <ul style="list-style-type: none"> <li>• Add a second westbound right-turn lane and associated overlap signal phase.</li> </ul> <p>Add dual northbound right-turn lanes and associated overlap signal phase. The project's mitigation share is calculated at 2.31%.</p>	
<p><u>Road Segments</u></p> <p>Antelope Road between Don Julio Boulevard is expected to operate at an unacceptable LOS F. As discussed for the Preferred Project, the only feasible mitigation is the widening of this roadway segment from four to six lanes. The project is only required to pay its fair share of 7.02 percent (Mitigation Measure CTC-2), so the impact will remain significant and unavoidable as the project cannot fully mitigate the condition.</p>	S	See CTC-2.	SU
<p><u>Freeway Facilities</u></p> <p>The Cumulative-Plus-Commercial Project Alternative conditions do not result in the reduction of LOS such that an unacceptable LOS F is reached.</p>	LS	None required.	LS

Impacts	Level of Significance Before Mitigation <sup>1</sup>	Mitigation Measure	Level of Significance After Mitigation
<p><u>Pedestrian and Bicycle Facilities</u></p> <p>The Commercial Project Alternative, similar to the preferred project, would include bicycle lanes and sidewalks along the primary roadways. Because these primary roadways ultimately interface with the offsite network, it would not be anticipated that the project would remove or obstruct bicycle or pedestrian facilities, or preclude future ones. No impacts, other than intermittent temporary obstruction during project construction, are anticipated.</p>	LS	None required.	LS
<p><u>Transit Facilities</u></p> <p>The transit facility condition for the Commercial Alternative is the same as for the Preferred Project. While this project condition may increase ridership, an expanded, higher capacity service is planned in the project vicinity.</p>	LS	None required.	LS

## **MITIGATION MONITORING AND REPORTING PROGRAM**

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It shall be the responsibility of the project applicant/owner to comply with the Mitigation Monitoring and Reporting Program (MMRP) for this project and to reimburse the County for all expenses incurred in the implementation of the MMRP, including any necessary enforcement actions. The applicant/property owner shall pay an initial deposit. This deposit includes administrative costs of \$900.00, which must be paid to the Department of Community Development, Planning and Environmental Review Division prior to recordation of the MMRP and prior to recordation of any final parcel or subdivision map. The remaining balance will be due prior to review of any plans by the Environmental Coordinator or issuance of any building, grading, work authorization, occupancy or other project-related permits. Over the course of the project, the Department of Community Development, Planning and Environmental Review Division will regularly conduct cost accountings and submit invoices to the applicant/property owner when the County monitoring costs exceed the initial deposit.

## **TERMINOLOGY USED IN THIS EIR**

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This Draft EIR uses the following terminology to describe environmental effects of the project.

**Significance Criteria.** A set of criteria used by the lead agency to determine at what level, or “threshold,” an impact would be considered significant. Significance criteria used in this EIR include those that are set forth in the CEQA Guidelines, or can be discerned from the CEQA Guidelines; criteria based on factual or scientific information; criteria based on regulatory standards of local, state, and federal agencies; and criteria based on goals and policies identified in the Sacramento County General Plan.

**Less-than-Significant Impact.** A project impact is considered less than significant when it does not reach the standard of significance and would therefore cause no substantial change in the environment. No mitigation is required for less-than-significant impacts.

**Potentially Significant Impact.** A potentially significant impact is a substantial, or potentially substantial, adverse change in the environment. Physical conditions which exist within the area will be directly or indirectly affected by the proposed project. Impacts may also be short-term or long-term. A project impact is considered significant if it reaches the threshold of significance identified in the EIR. Mitigation measures may reduce a potentially significant impact to less than significant.

**Significant Unavoidable Impact.** A project impact is considered significant and unavoidable if it is significant and cannot be avoided or mitigated to a less-than-significant level once the project is implemented.

**Cumulative Significant Impact.** A cumulative impact can result when a change in the environment results from the incremental impact of a project when added to other related past, present or reasonably foreseeable future projects. Significant cumulative impacts may result from individually minor but collectively significant projects.

**Mitigation.** Mitigation measures are revisions to the project that would minimize, avoid, or reduce a significant effect on the environment. CEQA Guidelines §15370 identifies 5 types of mitigation:

- a) Avoiding the impact altogether by not taking a certain action or parts of an action.
- b) Minimizing impacts by limiting the degree or magnitude of the action and its implementation.
- c) Rectifying the impact by repairing, rehabilitating, or restoring the impacted environment.
- d) Reducing or eliminating the impact over time by preservation and maintenance operations during the life of the action.
- e) Compensating for the impact by replacing or providing substitute resources or environments.