

AGENDA
COUNTY PLANNING COMMISSION
COUNTY OF SACRAMENTO
700 H STREET SUITE 1450
SACRAMENTO, CA 95814

MONDAY

MAY 6, 2024

5:30 PM

COMMISSIONERS: JOFIL BORJA (VICE CHAIR), DAMON CONKLIN, MARIANA CORONA SABENIANO, JOSEPH DEVLIN, JUSTIN RAITHEL (CHAIR)

PUBLIC COMMENT PROCEDURES

The County fosters public engagement during the meeting and encourages public participation, civility and use of courteous language.

In-Person Public Comment

Speakers will be required to complete and submit a speaker request form to Clerk staff. The Chairperson will invite each individual to the podium to make a verbal comment.

Written Public Comment

Members of the public may send a written comment which is distributed to Board members and filed in the record. Contact information is optional and should include the meeting date and agenda/off agenda item number to be sent as follows:

- Email a comment to BoardClerk@sacounty.gov
- Mail a comment to 700 H Street, Suite 2450, Sacramento, CA 95814

VIEW MEETING

The meeting will be streamed live through Zoom. Members of the public may watch and/or listen to the meeting as follows:

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Webinar ID: **161 677 0122**

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MEETING MATERIALS

The on-line version of the agenda and associated material is available at <http://bospublicmeetings.sacounty.gov>. Some documents may not be

posted on-line because of size or format (maps, site plans, renderings).
Contact the Clerk's Office at (916) 874-5411 to obtain copies of documents.

ACCOMMODATIONS

If there is a need for an accommodation pursuant to the Americans with Disabilities Act (ADA), medical reasons or for other needs, please contact the Clerk of the Board by telephone at (916) 874-5411 (voice) and CA Relay Services 711 or Boardclerk@saccounty.gov prior to the meeting.

SUMMARY OF RULES OF PROCEDURE

AGENDA: The Chairperson may reschedule items on the agenda. Order of the agenda will be: non-contested matters, contested matters, then staff presentations.

CONDUCT OF HEARINGS: The sequence for a contested matter is: (1) staff report and environmental document discussion; (2) testimony of proponent(s); (3) public testimony; (4) rebuttal by applicant; (5) close of public hearing; (6) Commission discussion and vote. Note: See "Announcement" related to public comments.

VOTING: Any action or recommendation of the Commission requires a majority (3 votes) of the Commission to concur therein. Any motion for approval or disapproval of a matter which results in a tie vote shall be forwarded to the Board of Supervisors with no recommendation.

EXHIBITS OR DOCUMENTS: Documentary evidence submitted to the Commission becomes the property of the Commission.

CONTINUANCES: The Commission may continue any matter at its discretion.

ROLL CALL

PLEDGE OF ALLEGIANCE

CONTESTED

- 1. DRCP2022-00053 - (South Sacramento/Oulrey-Urroz)
DEVELOPMENT PLAN REVIEW
(Planning Commission - Final Approval)
Supervisory District(s): Kennedy**

**OWNER: LBA REALTY/Applicant: Stantec Consulting Services
Located At 3100 52nd Avenue At the South Corner Of The
Intersection Of 52nd Avenue And Connector Street In The
Southgate Industrial Park Of The South Sacramento Community**

ASSESSOR'S PARCEL NOS.: 041-0092-001

PROJECT NAME: US Cold Storage Parking Lot Expansion
At Southgate Industrial Park (DRS-PC)

CPAC RECOMMENDATION: The South Sacramento Community
Planning Advisory Council (CPAC) Met
On November 16, 2022, And
Recommended Denial (4 Yes – 1 No) Of
The Proposed Project.

ENVIRONMENTAL DOC.: Mitigated Negative Declaration

REQUEST: Development Plan Review To Allow For
The Expansion Of A Truck Parking Lot
Within The 52nd Avenue Neighborhood
Preservation Area (NPA) Pursuant To
Section 530-32 Of The 52nd Avenue
Neighborhood Preservation Area
Ordinance.

- 2. PLNP2023-00155 - (Rio Linda/Elverta/Chan)
USE PERMIT, SPECIAL DEVELOPMENT PERMIT AND DESIGN
REVIEW
(Planning Commission - Final Approval)
Supervisory District(s): Serna**

**OWNER: 7TH STREET PROPERTIES INC./Applicant: Tower
Engineering Professionals - Located At 6901 7th Street In The
Rio Linda/Elverta Community**

ASSESSOR'S PARCEL NOS.: 206-0162-001

PROJECT NAME:	First Net/AT&T Public Safety Wireless Communication Facility (UPP-SPP-DRS)
CPAC RECOMMENDATION:	The Rio Linda/Elverta Community Planning Advisory Council (CPAC) Met On January 24, 2024, And Recommended Approval (6 Yes – 0 No, 1 Absent) Of The Proposed Project.
ENVIRONMENTAL DOC.:	Negative Declaration
REQUEST:	<p>Use Permit To Allow A New Wireless Communication Facility (WCF).</p> <p>Special Development Permit To Allow The Proposed Project To Deviate From The Following Development Standards:</p> <ul style="list-style-type: none"> • Maximum Allowable Height (Section 3.6.7.A, Table 3.6.2): 55 Feet. Proposed: 75 Feet; • Minimum Required Separation From Public Right-Of-Way For Equipment Enclosure (Section 3.6.7.A, Table 3.6.2): 25 Feet. Proposed: 6 Feet; And • Minimum Required Separation From Group 1 Zone Property (Section 3.6.7.A, Table 3.6.2): Three Times Height Of Tower, 225 Feet. Proposed: 125 Feet To The North And 116 Feet To The West. <p>Design Review To Comply With The Countywide Design Guidelines</p>

MISCELLANEOUS

- 3. Planning Director's Report**
- 4. Miscellaneous Scheduling Items**
- 5. Public Comments**

COUNTY OF SACRAMENTO CALIFORNIA

PLANNING COMMISSION REPORT

For the Agenda of:
May 6, 2024

To: Planning Commission

From: Planning and Environmental Review

Subject: DRCP2022-00053. US Cold Storage Parking Lot Expansion At Southgate Industrial Park (DRS-PC). A Development Plan Review For A Property Located At 3100 52nd Avenue, At the South Corner Of The Intersection Of 52nd Avenue and Connector Street, In The Southgate Industrial Park Of The South Sacramento Community. Applicant: Stantec Consulting Services. APN: 041-0092-001. Environmental Document: Mitigated Negative Declaration

Supervisory District(s): Kennedy

Contact: David Oulrey-Urroz, Associate Planner, (916)874-5920, oulrey-urrozd@saccounty.gov

Details of Request:

1. A **Development Plan Review** to allow for the expansion of a truck parking lot within the 52nd Avenue Neighborhood Preservation Area pursuant to Section 530-32 of the 52nd Avenue Neighborhood Preservation Area Ordinance (NPA).

Applicant or Representative:

Stantec Consulting Services
38 Technology Drive, Suite 200
Irvine, CA 92618
Contact: Ryan Chen

OWNER:

LBA Realty
3347 Michelson Drive, Suite 200
Irvine, CA 92612
Contact: Mark Kennedy

Summary of Key Points:

- The Decision Body - Final Approval for this item is the Planning Commission.

DRCP2022-00053. US Cold Storage Parking Lot Expansion at Southgate Industrial Park.

- The project is consistent with the General Plan, Community Plan, Neighborhood Preservation Area Ordinance and Zoning Code.
- There are no significant environmental concerns.
- The Design Review Advisory Committee (DRAC) met on November 10, 2022 and recommends the Planning Commission find the project in substantial compliance with the Design Guidelines.
- The South Sacramento Community Planning Advisory Council (CPAC) met on November 16, 2022, and recommends the Planning Commission deny (4 Yes – 1 No) the requested entitlements.
- Environmental Document: Mitigated Negative Declaration

Recommendations:

Planning and Environmental Review staff recommends the Planning Commission take the following actions:

- Determine that the environmental analysis (Attachment 7) prepared pursuant to the California Environmental Quality Act (CEQA) is adequate and complete.
- Adopt the Mitigation Monitoring and Reporting Program (MMRP) (Attachment 8).
- Approve the Development Plan Review, subject to findings and conditions (Attachment 2).

Project Setting

According to Sacramento County records, development of the site dates to 1979 with the construction of an approximately 75,000 square foot industrial building. Between 1985 and 1995 an approximately 70,000 square foot addition was added to the building.

Per the County Assessor's records, the building as it currently stands totals approximately 145,020 square feet. The site contains eight truck parking stalls, 20 truck loading dock stalls, 50 standard auto stalls, and two accessible auto stalls.

A total of 12 non-native trees are located on the site including Chinese Fire Thorn, Monterey Pine, Velvet Ash, Scarlett Fire Thorn, Olive, and Torey Pine. Topography of the site is generally flat ranging in elevation from 18 feet to 24 feet above sea level.

Adjacent uses of the site include warehousing and processing to the north, the Southgate Mobile Estates to the South, a truck terminal to the east, and Western Pacific Railroad tracks to the west.

DRCP2022-00053. US Cold Storage Parking Lot Expansion at Southgate Industrial Park.

Table 1 provides the existing land use, General Plan designation, Community Plan designation, and zoning district of the subject parcel and surrounding parcels. Only a portion of the subject site has the NPA overlay, which is the area proposed for development and that requires an approval of a Development Plan Review by the Planning Commission.

Table 1. Surrounding Land Uses and Designations

	Existing Land Use	General Plan Designation	Community Plan Designation	Zoning District
Subject Parcel	Existing Storage Building	Intensive Industrial	M-1	M-1/M-1(NPA)
North	Processing and Warehousing	Intensive Industrial	M-1	M-1
South	Mobile Home Community	Urban Center Low (City of Sacramento)	N/A	RMX (City of Sacramento)
East	Truck Terminal	Intensive Industrial	M-1	M-1
West	Western Pacific Railroad	Neighborhood High Density (City of Sacramento)	N/A	R-1-EA-4 (City of Sacramento)
Abbreviations: M-1: Light Industrial N/A: Not within a Community Plan (City of Sacramento) R-1-EA-4: Single Family RMX: Residential Mixed Use				

The project maps including aerial imagery and zoning map are included in this report package (Attachment 1).

Entitlement History

Entitlement history on the subject site dates to November 30, 1978, with the granting of a variance (Control No. 1978-1561) to reduce the required 25 foot front yard setback to 14 feet, 8 inches to construct a pump house.

Staff reviewed recent code enforcement violations and has concluded that there are no active cases.

Project Description

The applicant requests a Development Plan Review to allow for 26 new semi-truck parking stalls and site landscaping accessory to an existing 145,020 square feet building within the area of the property covered by the 52nd Avenue NPA. The semi-truck parking stalls will be in an open area of the

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property south of the existing structure and will take access to the area from the existing driveway off 52nd Avenue. The project will require the removal of eight existing semi-truck parking stalls for a net increase of 18 parking stalls. Consistent with the requirements of the 52nd Avenue NPA, the proposal includes a 75-foot landscape planter with two rows of trees including Interior Live Oak's, and Holly Oak trees placed 30 feet on center. Also, within the 75-foot planter is a stormwater basin with grass. The project exhibits including the site plan, overall site plan, and landscape plan are included in this report package (Attachment 3, Exhibits A-C).

General Plan and Community Plan Consistency

The following discussion describes the project's consistency with applicable land use plans.

General Plan Consistency

The *Sacramento County General Plan of 2005-2030* (General Plan) is a set of policies, goals, and maps that form a blueprint for physical development in the unincorporated County areas. The General Plan addresses important community issues such as new growth, housing needs, and environmental protection. These policies are instrumental in planning infrastructure to accommodate future growth. The General Plan land use designation for the subject parcels is Intensive Industrial (IND INT).

As described in the General Plan, the IND INT land use designation provides for manufacturing and related activities including research, processing, warehousing, and supporting commercial uses, the intensive nature of which require urban services. IND INT areas are located within the urban portion of the county and receive an urban level of public infrastructure and services. Floor Area Ratios range from 0.15 to 0.80. As the project proposes truck parking supportive of the existing warehousing use on the property, the proposed truck parking use is consistent with the IND INT General Plan land use designation. While the truck parking use would not increase the floor area ratio, the existing warehouse on the property totals 145,020. With a lot size of 351,094 square feet, the Floor Area Ratio of the site is 0.41 which is consistent with the IND INT designation's range of 0.15 to 0.80.

The subject parcel is within the South Sacramento Environmental Justice (EJ) community. The General Plan's EJ Element was created to address public health risks and environmental justice concerns of those living in disadvantaged communities, many of which are the result of geographic and procedural inequities.

Table 2 presents General Plan policies applicable to the project and provides a consistency analysis of the project in relation to these policies.

Table 2. Consistency with General Plan Policies

General Plan Policies	Consistency
<i>Environmental Justice (EJ)</i> -7. Market assets of Environmental Justice Communities to attract employers to locate their businesses in these communities.	Consistent. The intent of the project is to increase the marketability of the property to potential employers, which would work towards the continued viability of the subject site and the industrial district in which it is located.
<i>Land Use (LU)</i> -17. Support implementation of the design review program on a project-by-project basis to ensure that all development applications positively contribute to the immediate neighborhood and the surrounding community.	Consistent. As described in the Design Guidelines Consistency section below, the DRAC recommended that the project be found in substantial compliance with the Design Guidelines.
<i>LU</i> -19. Incompatible land uses should be buffered from one another by methods that retain community character, and do not consume large land areas or create pedestrian barriers.	Consistent. Consistent with the requirements of the 52 nd Avenue NPA, a 75-foot landscape buffer is provided between the property's residential interface and the proposed development. The buffer includes two rows of Oak trees capable of reaching 30 feet in height, spaced 30 feet-on-center. The buffer will not result in the creation of a barrier to pedestrian accessibility.
<i>LU</i> -55. The County shall support activities which attract industrial developments that: <ul style="list-style-type: none"> • Do not pose a significant risk of pollution to water, air, or other natural resources; • provide for diversification in industrial development; • Expand opportunities for those entering the labor force, and for Sacramento's unemployed and underemployed. 	Consistent. <ul style="list-style-type: none"> • As detailed in the IS/MND prepared for the project (Attachment 7), the project would not pose a significant risk of pollution to water, air, or other natural resources. • While the applicant does not have a tenant secured for the site at this time, the project would result in its increased marketability to future tenants based on the truck parking needs of current industrial business demands. • While a tenant is not currently secured for the currently vacant site, the proposed project would be increasing the marketability of the site to tenants. Securing a tenant would result in employment opportunities at the site expanding opportunities for those entering the labor force.

Based on staff's evaluation of the project and relevant General Plan policies, the Planning Commission can find the project consistent with the General Plan.

Community Plan Consistency

The subject parcel is located within the *South Sacramento Community Plan* (Community Plan). The plan identifies goals, objectives, and policies related to community identity, land use, transportation, recreation and open space, public facilities and utilities, neighborhood services, and public safety to guide development in the community. The Community Plan land use designation for the subject parcel is Light Industrial (M-1).

Table 3 presents the Community Plan goals, objectives, or policies applicable to the project and provides a consistency analysis of the project in relation to these policies.

Table 3. Consistency with Community Plan Policies

Community Plan Policies	Consistency
<i>Goal One, Objective 1.1.</i> To promote the development of land use policies that will maintain existing business areas and encourage their improvement.	Consistent. The project proposes the improvement of the subject site with 26 new semi-truck parking stalls (18 net increase), and site landscaping based on the 52 nd Avenue NPA standards. The applicant has indicated that this additional parking is needed to secure a tenant based on current market demand for the continued viability of the site for industrial use.
<i>Goal Three, Objective 6.1.</i> To require that the size, quality, location and types of industrial land uses are consistent with the orderly development of the community.	Consistent. The proposed project is located within the Southgate Industrial Park, an industrial district bound by 47 th Avenue on its north, the Southgate Mobile Estates on the south, Franklin Boulevard on the east, and the Western Pacific Railroad on the west. The proposed project is accessory to the existing cold storage building on the subject property which has existed on the site since the late 1970's. The proposal will develop out the remaining undeveloped portion of the parcel which will include the installation of landscaping and a stormwater quality basin while complying with the development standards required by the 52 nd Avenue NPA.

Based on staff's evaluation of the project and relevant Community Plan policies, the Planning Commission can find the project consistent with the Community Plan.

Zoning Code Consistency

The following discussion describes the project's consistency with use regulations and development standards defined in the *Sacramento County Zoning Code* (Zoning Code).

Zoning Code Use Regulations

Pursuant to Zoning Code Section 3.2.5, Table 3.2, the parking and storage of Commercial Vehicles in the M-1 zoning district is a permitted accessory use subject to the improvement requirements of Section 5.9.4. County Engineering has reviewed the project and has conditioned that improvement plan approval be secured pursuant to the County Improvement Standards.

Neighborhood Preservation Area Consistency

The subject parcel is located within the 52nd Avenue NPA. The 52nd Avenue NPA was adopted by the Board on December 27, 1978 to provide for the continued and future industrial use of property subject to the NPA, while at the same time protecting and preserving existing residential uses abutting properties from adverse and incompatible impacts of industrial uses. The NPA covers a portion of six industrially zoned properties along 52nd Avenue. The NPA prescribes specific development standards for the property areas it covers, as further described in Attachment 5, which are intended to provide sufficient buffering to preserve and protect both the residential and industrial uses. A Development Plan Review is also required to be reviewed by the Planning Commission for development in the covered property areas with a required finding that the proposed development will not create adverse noise, visual, air quality, health, or safety impacts on adjoining residentially zoned uses.

Regarding the potential for health and safety impacts, the project was routed to applicable health and safety agencies who reviewed the project and have conditioned the project where necessary to ensure public health and safety is maintained.

To analyze project impacts related to noise, visual (aesthetics), and air quality, an Initial Study (IS) was prepared pursuant to CEQA analyzing each topic. The IS concluded that the project would result in a less than significant impact on noise and visual (aesthetics) topics; and a less than significant impact with mitigation for air quality.

Air Quality

Related to air quality, as further discussed within the IS, the Sacramento Metropolitan Air Quality Management District (SMAQMD) has established screening criteria for construction emission related to both Particulate Matter and Ozone precursors. As the project falls below the SMAQMD screening

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criteria for construction emissions, impacts associated with such emissions for air quality standards are less than significant with mitigation. Consistent with best management practices, basic construction emissions control measures have also been added as contained in Mitigation Measure A to further ensure that both fugitive dust and exhaust from diesel powered fleets are minimized.

In addition to an analysis of air quality impacts generated during construction, the IS analyzed air quality emissions for post construction, operational emissions/ long term impacts of the proposed project through CalEEMod analysis. Based on the analysis, it was determined that the project would result in negligible operational emissions, and operational impacts to air quality are anticipated to be less than significant.

Included in the IS is an analysis of toxic air contaminants (TACs). As proposed, the project does not change the existing operational functions of the site. The parking lot expansion area will only be used for truck parking and the project has been conditioned accordingly as provided in Condition 7. The project also proposes an eight-foot-tall masonry wall and a 75-foot landscape buffer with all proposed plantings consistent with SMAQMD's landscape guidance for improving air quality near roadways. Based on the proposed project's operations and site design, impacts with regards to TACs are less than significant.

Based on the analysis contained within the IS, and the outcome of the review of the project by health and safety departments and agencies, the finding that the proposed development will not create adverse noise, visual, air quality, health, or safety impacts on adjoining residentially zoned uses can be made by the Planning Commission.

Zoning Code Development Standards

Section 530-33 of the NPA, provides development standards for development within the area subject to the NPA (250 feet from the interface of commercial to residential development). Attachment 4 presents a consistency analysis with these applicable development standards.

Based on staff's evaluation of the project and relevant Zoning Code use regulations, the Planning Commission can find the project consistent with the Zoning Code.

Design Review

The Design Review Program and the Design Guidelines were developed with the intent to provide consistent design principles for implementing the General Plan, to provide high quality development, strengthen economic viability in all areas of the County, and to encourage new projects to contribute to and enhance the existing and future surrounding communities. The Design Review

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Program is implemented from a site design and building design perspective with varying levels of review, dependent on the intensity of each project.

The proposed project was reviewed by the DRAC on November 10, 2022, by virtual teleconference. The DRAC noted that the landscaping and screening were appropriate and well done given the context of the site.

The DRAC recommends the Planning Commission find the project in substantial compliance with the Design Guidelines. The Design Review Administrator's letter transmitting the DRAC's recommendation is included in this report package (Attachment 6).

Environmental Determination

As discussed earlier in this report, an IS/MND was prepared pursuant to CEQA for this project and released for public review on December 26, 2023 (Attachment 7). The environmental analysis discussed impacts to land use, population/ housing, agricultural resources, aesthetics, airports, public services, transportation, air quality, noise, hydrology and water quality, geology and soils, biological resources, cultural resources, tribal cultural resources, hazards and hazardous materials, energy, and greenhouse gas emissions. The IS/MND concluded that the project would result in less-than-significant impacts to most environmental topics. However, in regards to air quality, and biological resources, the IS/MND concluded that a less-than-significant impact would result with the incorporation of mitigation as further described in the IS/MND.

The MND concluded that the project would not have a significant impact on the environment for the following reasons:

- it will not have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife pop. Below is a discussion on key topics analyzed as part of the preparation of the environmental analysis;
- it will not have the potential to achieve short-term, to the disadvantage of long-term environmental goal;
- it will not have impacts, which are individually limited, but cumulatively considerable;
- it will not have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly.

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Public Outreach, Community Response, and Community Planning Advisory Council Review

Public Outreach

It is County policy to encourage applicants to conduct community outreach for projects prior to or concurrent with the filing of a planning application, and to provide a written description of the outreach. The Applicant indicated in their application that no prior community outreach had been conducted.

As part of the planning process, the County provided written notice to all property owners and tenants within a 500-foot radius of the subject parcel. Additionally, a sign posting was placed on the subject parcel at the inception of the application process to notify members of the public that the property was the subject of a development proposal.

Community Response

As of the writing of this staff report, no written or verbal correspondence has been received from the community.

Community Planning Advisory Council Review

The South Sacramento CPAC met on November 16, 2022 to hear and consider this project. The CPAC expressed concerns of pollution exposure and its impact on public health, expressing the concern that there is a high concentration of industrial uses and truck traffic within the vicinity. The CPAC voted (4 Yes – 1 No) to recommend the Planning Commission deny the requested entitlements based upon this concern.

It is important to note, as further discussed in the Neighborhood Preservation Area Consistency section of this report and the IS/MND, subsequent environmental analysis has determined that pollution exposure resulting from the project will be less than significant with mitigation. Regarding the concern of the high concentration of industrial uses and truck traffic within the vicinity, it is important to note that the project is located on an existing developed industrial site and the project as proposed would be accessory to activities within the existing facility rather than enlarging the facility or introducing a new industrial development.

Conclusion

The applicant requests a Development Plan Review to allow for the expansion of a truck parking lot with 26 stalls and a net increase of 18 new stalls associated with an existing 145,020 square feet building on a portion of their property that is subject to the 52nd Avenue NPA Ordinance.

The proposed project is consistent with the General Plan, Community Plan, NPA Ordinance, and the Zoning Code as conditioned. While typically an

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industrial project adjacent to residential uses would not be considered compatible land uses, the 52nd Avenue NPA was adopted by the Board of Supervisors acknowledging that the adjacent residential neighborhood and industrial areas are juxtaposed in a manner that standard zoning would not provide the necessary buffering between uses normally provided for by gradual transition of compatible land uses. To preserve and protect both residential and industrial uses the NPA provides unique regulations and standards to ensure sufficient buffering. The project as proposed is consistent with these standards and buffers.

As further detailed in the IS/MND, there are no significant environmental concerns, permitting the hearing body to make a required finding that the proposed development will not create adverse noise, visual, air quality, health, or safety impacts on adjoining residentially zoned uses. While the CPAC recommended denial of the project based on the concern of pollution exposure and a high concentration of industrial uses in the South Sacramento Community, subsequent analysis has determined that pollution exposure resulting from the project would be less than significant. The project was reviewed by the DRAC, who recommended that the project be found consistent with Design Guidelines. For these reasons, staff recommends approval of this entitlement package with the attached findings and conditions.

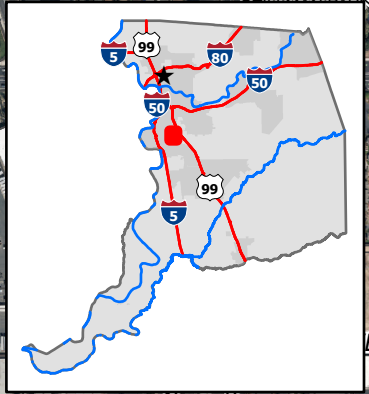
Attachments

- ATT 1 Project Maps (Aerial Imagery, Zoning Map)
- ATT 2 Findings and Conditions
- ATT 3 Exhibits A through C (Site Plan, Overall Site Plan, Landscape Plan)
- ATT 4 Development Standards Consistency Matrix
- ATT 5 52nd Avenue Neighborhood Preservation Area Ordinance
- ATT 6 Design Review Recommendation Letter, November 11, 2022
- ATT 7 Environmental Document: IS/MND
- ATT 8 MMRP

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Cities



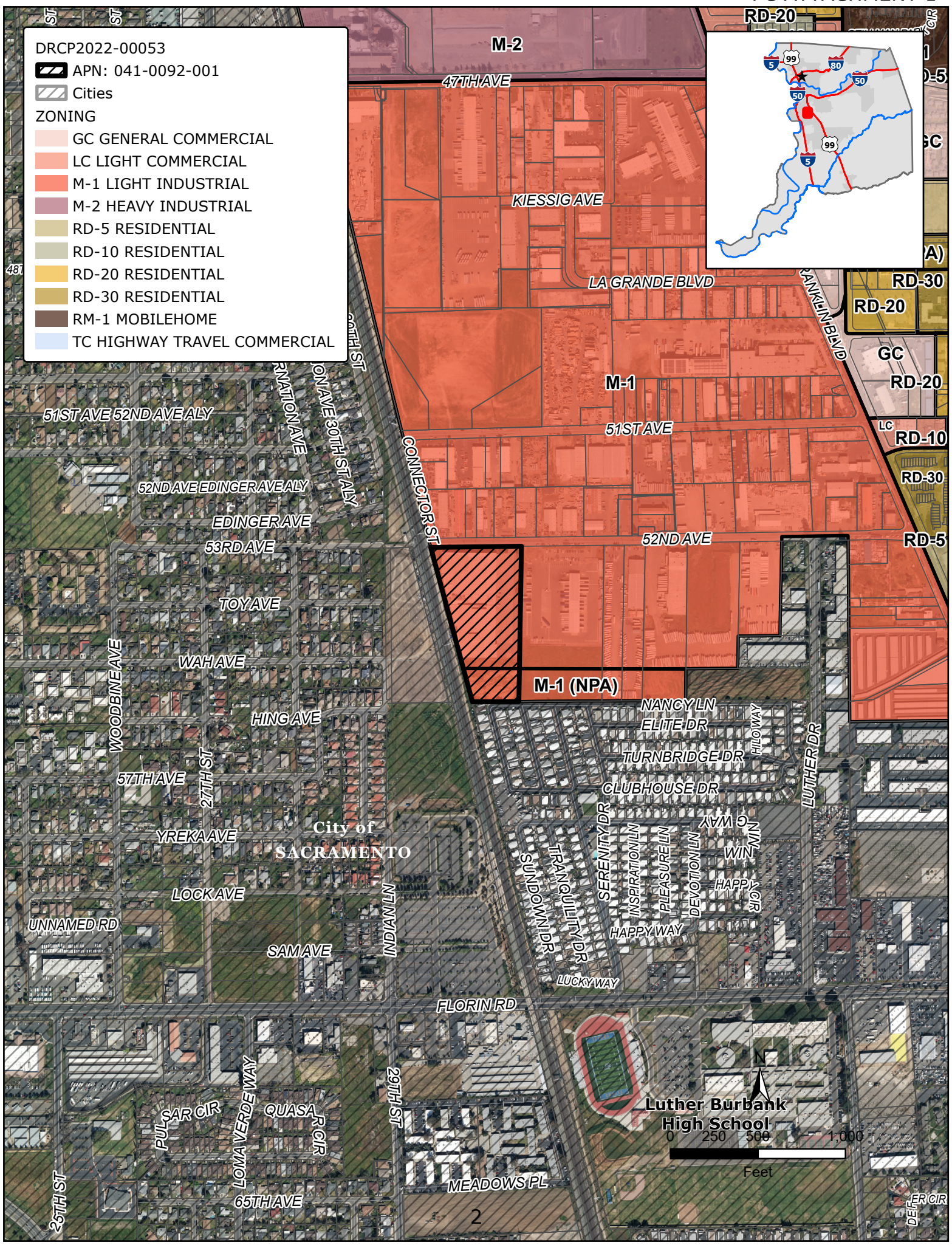
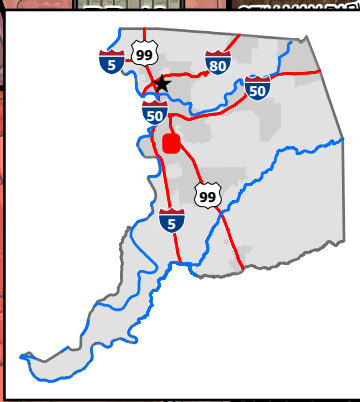
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Cities

ZONING

- GC GENERAL COMMERCIAL
- LC LIGHT COMMERCIAL
- M-1 LIGHT INDUSTRIAL
- M-2 HEAVY INDUSTRIAL
- RD-5 RESIDENTIAL
- RD-10 RESIDENTIAL
- RD-20 RESIDENTIAL
- RD-30 RESIDENTIAL
- RM-1 MOBILEHOME
- TC HIGHWAY TRAVEL COMMERCIAL



Findings and Conditions of Approval

Control Number DRCP2022-00053

A Development Plan Review for the expansion of a parking lot within the 52nd Avenue Neighborhood Preservation Area.

PROJECT FINDINGS

1. In accordance with the California Environmental Quality Act and the Guidelines, an Initial Study was prepared to analyze the potential impacts of the proposed project. The study determined the project will have a less than significant impact on the environment and no mitigation measures are needed. No written comments have been received which present evidence the project will have a significant impact on the environment. Therefore, the proposed Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program attached to this staff report are adequate under CEQA.
2. The Planning Commission has reviewed, analyzed, and considered the Initial Study and Mitigated Negative Declaration prior to its adoption of the project and finds the Mitigated Negative Declaration reflects the independent judgment of the County of Sacramento and has been prepared in accordance with CEQA.

Development Plan Review (PSS)

1. *The proposed development will not create adverse noise, visual, air quality, health, or safety impacts on adjoining residentially zoned uses.*

CONDITION/MITIGATION MEASURE AND RESPONSIBLE AGENCY

The conditions are formatted with the Responsible Agency as headings. The timing or implementation of the condition is at the beginning of the condition in ALL CAPITAL LETTERS.

Sacramento County Planning and Environmental Review (PER)

1. AS AN ONGOING MEASURE: This action does not relieve the applicant of the obligation to comply with all ordinances, statutes, regulations, and procedures. Any required subsequent procedural actions shall take place within 36 months of the date on which the permit became effective or this action shall automatically be null and void.
2. AS AN ONGOING MEASURE: The Owner, and/or Project Applicant, shall defend, indemnify and hold harmless the County, its Board of Supervisors, officers, directors, employees, volunteers, and its agents, including consultants, from any claim, demand, cause of action, proceeding brought by an individual or other entity to challenge, attack, set aside, void, or annul the approval of this entitlement and/or adoption of the environmental document which accompanies it.

Findings and Conditions of Approval

DRCP2022-00053

3. AS AN ONGOING MEASURE: The approved use will not be conducted in a manner that creates or constitutes either a public or private nuisance. All costs incurred by the County to enforce the conditions listed in this permit/certificate shall be the responsibility of the permit/certificate holder and/or property owner. Violation of any of the foregoing conditions constitutes grounds for revocation of this permit/certificate.
4. AS AN ONGOING MEASURE: The final development plans shall be in substantial compliance with Exhibit A (Site Plan), Exhibit B (Overall Site Plan), and Exhibit C (Landscape Plan).
5. AS AN ONGOING MEASURE: If the Planning Director determines the building design elements, including, but not limited to, color, finishes, or articulation are not substantially compliant with the approved Exhibits but are consistent with the development standards as assessed at permit issuance, the proposed changes will be reviewed and approved through a subsequent design review or equivalent process complying with Zoning Code Section 6.3.2. The level of design review will be assessed based upon the number or extent of the changes from the original approval.
6. AS AN ONGOING MEASURE: Minimize idling time either by shutting equipment off when not in use or reducing the time of idling to 5 minutes [California Code of Regulations, Title 13, sections 2449(d)(3) and 2485]. Provide clear signage that posts this requirement for workers at the entrances to the site.
7. AS AN ONGOING MEASURE: There shall be no loading or unloading of goods or materials within the 18 stalls located south of the building.
8. PRIOR TO ISSUANCE OF A BUILDING PERMIT: For new construction projects, landscape installation that equals or exceeds 500sf, or landscape rehabilitation that equals or exceeds 2,500 sf, the applicant shall submit complete landscape planting and irrigation plans to Planning and Environmental Review for approval. Plans shall be consistent with the requirements of the State of California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO) and applicable Sacramento County Zoning Code requirements for landscaping and parking lot shading.
9. PRIOR TO FINAL INSPECTIONS: Landscape and irrigation is to be installed per the approved plans and certified as required by the State of California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO).

Mitigation Measures

10. MITIGATION MEASURE A: Basic Construction Emissions Control Practices

Findings and Conditions of Approval

DRCP2022-00053

The following Basic Construction Emissions Control Practices are considered feasible for controlling fugitive dust from a construction site. The practices also serve as best management practices (BMPs), allowing the use of the non-zero particulate matter significance thresholds. Control of fugitive dust is required by District Rule 403 and enforced by District staff.

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

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

- Minimize idling time either by shutting equipment off when not in use or reducing the time of idling to 5 minutes [California Code of Regulations, Title 13, sections 2449(d)(3) and 2485]. Provide clear signage that posts this requirement for workers at the entrances to the site.
- Provide current certificate(s) of compliance for CARB's In-Use Off-Road Diesel-Fueled Fleets Regulation [California Code of Regulations, Title 13, sections 2449 and 2449.1]. For more information contact CARB at 877-593-6677, doors@arb.ca.gov, or www.arb.ca.gov/doors/compliance_cert1.html

Maintain all construction equipment in proper working condition according to manufacturer's specifications. The equipment must be checked by a certified mechanic.

11. MITIGATION MEASURE B: Participation In The SSHCP

Findings and Conditions of Approval

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To compensate for impacts to approximately 1.76 acres of Valley Grassland and potential impacts associated with Swainson's Hawk, western burrowing owl, and nesting raptors, the applicant shall obtain authorization through the SSHCO and conform with all applicable Avoidance and Minimization Measures (Appendix N), as well as payment of fees necessary to mitigate for impacts to species and habitat prior to construction.

12. MITIGATION MEASURE C: Inadvertent Discovery of Cultural Resources or Tribal Cultural Resources

In the event that human remains are discovered in any location other than a dedicated cemetery, work shall be halted and the County Coroner contacted. For all other potential tribal cultural resources [TCRs], archaeological, or cultural resources discovered during project's ground disturbing activities, work shall be halted until a qualified archaeologist and/or tribal representative may evaluate the resource.

- Unanticipated human remains. 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 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.
- Unanticipated cultural resources. In the event of an inadvertent discovery of cultural resources (excluding human remains) during construction, all work must halt within a 100-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.

Findings and Conditions of Approval

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- Work cannot continue within the 100-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 Historic Resources.
- If a potentially-eligible resource is encountered, then the archaeologist and/ or tribal monitor, Planning and Environmental Review 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 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.

Sacramento County Engineering - Site Improvement and Permit (SIPS)

13. PRIOR TO ISSUANCE OF IMPROVEMENT PLANS: Secure improvement plan approval to onsite civil improvements pursuant to the County Improvement Standards and to the satisfaction of the Site Improvement and Permits Section.
14. PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY: Construct improvements per approved civil improvement plan.

Sacramento County Department of Transportation (DOT)

15. PRIOR TO THE ISSUANCE OF IMPROVEMENT PLANS: Show on the plans the upgrade of driveways, if necessary, pursuant to the American Disabilities Act, the Sacramento County Improvement Standards and to the satisfaction of the Department of Transportation. Note: A letter of certification by the engineer will be required.
16. PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY: Upgrade driveways, if necessary, pursuant to the American Disabilities Act, the Sacramento County Improvement Standards and to the satisfaction of the Department of Transportation. Note: A letter of certification by the engineer will be required.

Sacramento County Department of Water Resources (DWR)

17. PRIOR TO SUBMITTAL OF IMPROVEMENT/ GRADING PLANS: Provide a design-level (Level 4) drainage study for review and approval by the Sacramento County Department of Water Resources (WR), consistent with the Sacramento County Hydrology Standards, Sacramento County Drainage Study Requirements, Sacramento County Improvement Standards, Sacramento Region Stormwater Quality Design Manual, and Sacramento County Floodplain Management Ordinance, as well as consistent with the approved Level 3

Findings and Conditions of Approval

DRCP2022-00053

Drainage Study dated 02/08/2023. The Drainage Study Requirements document also includes the general requirements for each level of study and can be found at the following link: <https://waterresources.saccounty.net/Documents/Reports/Final%20Drainage%20Requirements%203-18-20.pdf>

The design-level drainage study must be reviewed and approved concurrent with-improvement plans and shall at a minimum:

- a. Include a preliminary grading and drainage plan.
 - b. Identify the overland release path and point(s) of discharge.
 - c. Demonstrate the proposed development will have no adverse impacts to existing property upstream and downstream during the 100-year storm and if needed, identify size and location of flood control mitigation measures including, but not limited to, replacement in kind for loss of floodplain storage. Release of the 100-year storm shall be diverted towards the railroad and away from the trailer park to the south.
 - d. Demonstrate the capacity of the existing storm drain system downstream will not be exceeded.
 - e. Provide a Nolte analysis for any proposed connection to the public storm drain system. The 10-year maximum water surface elevation in the downstream channel shall be used as downstream boundary condition for the Nolte analysis.
 - f. Size the proposed pipe stub to accept drainage from the southern portions of APN:041-0092-014.
 - g. Identify the size and location of the necessary Low Impact Development (LID) and stormwater quality measures pursuant to the current version of the *Stormwater Quality Design Manual for the Sacramento Region*. Provide exhibits for the LID plan to the satisfaction of Water Resources.
 - h. Identify any proposed onsite storm drain facilities that will convey runoff from the public right-of-way. Private storm drain facilities that convey through drainage shall be designed pursuant to Sacramento County Improvement Standards.
18. PRIOR TO ISSUANCE OF IMPROVEMENT/ GRADING PLANS: With the initial submittal of the improvement plans, provide stormwater quality treatment and Low Impact Development (LID) calculations and design documentation including the following at a minimum:
- a. Existing and natural hydrologic features (i.e. creeks, open waterways, etc.)

Findings and Conditions of Approval

DRCP2022-00053

- b. Locations where the site discharges to the municipal storm drain system and/or receiving waters (compliance points for hydromodification).
 - c. Proposed contributing areas to each feature including the name of each shed, existing amount of pervious and impervious areas, proposed amount of pervious and impervious areas, and proposed treatment feature for each shed.
 - d. Volumes that will be parked within the bioretention planter specifically, Water Quality volume, LID treatment volume, and 100-year volume.
 - e. Include the size of the orifice and the flow rate that will release at Nolte rate into the public system.
 - f. Electronic copies of spreadsheet calculators used for LID features.
 - g. Water quality calculations if required pursuant to the LID spreadsheet calculator.
 - h. Construction details for proposed features.
19. PRIOR TO ISSUANCE OF IMPROVEMENT/ GRADING PLANS: Provide improvement/ grading plans for review and approval by Water Resources pursuant to current Improvement Standards, Water Agency Code, the Floodplain Management Ordinance, and the approved drainage study.
20. PRIOR TO ISSUANCE OF IMPROVEMENT/ GRADING PLANS: Provide drainage easements as needed and pay any fee required by the Sacramento County Water Agency Code. Easements must be recorded prior to plan approval.
21. PRIOR TO ISSUANCE OF IMPROVEMENT/ GRADING PLANS: All proposed structures, decorative paving, and trees shall be outside of the existing storm drain easement.
22. PRIOR TO ISSUANCE OF IMPROVEMENT/ GRADING PLANS: The private stormdrain system shall be labeled as such on the improvement plans and a copy of an approved private drainage facility maintenance declaration shall be provided to the Sacramento County Department of Water Resources.
23. PRIOR TO ISSUANCE OF IMPROVEMENT/ GRADING PLANS: Non-enclosed parking areas shall be constructed no lower than one-foot below the base flood elevation.
24. PRIOR TO ISSUANCE OF IMPROVEMENT/ GRADING PLANS: Provide full capture trash control in conformance with applicable County ordinances and standards, and state and federal law. Trash capture devices must be located outside the public right-of-way, drainage easements, or public-private transition junction structures.

Findings and Conditions of Approval

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25. PRIOR TO ISSUANCE OF IMPROVEMENT/GRADING PLANS: Incorporate on-site source control measures in accordance with the latest version of the *Stormwater Quality Design Manual for the Sacramento Region*.
26. PRIOR TO ISSUANCE OF IMPROVEMENT/ GRADING PLANS: Record a Water Resources – approved maintenance covenant for the required post-construction control measure devices.
27. PRIOR TO ISSUANCE OF IMPROVEMENT/ GRADING PLANS: Provide a Private Drainage Maintenance Agreement over the private drainage and the detention pond.
28. PRIOR TO ISSUANCE OF A BUILDING PERMIT: Fencing or walls along the southern project boundary shall be designed so that offsite runoff does not drain from the project site.
29. PRIOR TO ISSUANCE OF A BUILDING PERMIT: Install onsite drainage facilities pursuant to the approved improvement plans, Sacramento County Floodplain Management Ordinance, Sacramento County Water Agency Code, and Sacramento County Improvement Standards and the approved Level 4 drainage study.

Sacramento Area Sewer District (SASD)

30. AS AN ONGOING MEASURE: SASD Design Standards and Specifications require a minimum of 6-inch lower laterals for commercial and industrial buildings. Demolishing of the building may require replacing the existing 4-inch lower lateral to a 6-inch lower lateral.

ADVISORY NOTICES

These are advisories from County Departments or Agencies regarding fees or circumstances that may arise associated with the project requiring additional action by the applicant.

DOT

31. Any proposed project not incorporating an entry design that will accommodate access control gates pursuant to Sacramento County Code 17.04, (Section 503.6.1 of the International Fire Code, as amended by the County) shall be denied with respect to future access control gates. Note: Gate plan submittal is a separate process.
32. All building, parking, landscaping, monument sign, fence, and gate setbacks shall be based on the ultimate right-of-way, which must be shown on the project site exhibit, the civil improvement plans, and the building plans.
33. Any pavement work within the County right-of-way for construction of curb and gutter, corner ramps, driveways, utilities, etc. shall be subject to Section

Findings and Conditions of Approval

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14-3.01 Trench Restoration of the Sacramento County Construction Specifications.

Environmental Management Department (EMD)

34. There is one closed contaminated groundwater and soil contaminated site for diesel (T0606700048) within 1,000 feet of the site. Prior to any grading, demolition, or construction activities, please contact David Von Aspern at vonaspernd@saccounty.gov.
35. If an abandoned well is discovered on the property, it must be destroyed in at the parcel owner's cost. All well related activities must be performed in compliance with EMD's well permitting and inspection program requirements. Contact Derek Jacks at jacksd@saccounty.gov with any questions.
36. If an abandoned septic system tank is discovered on the property, it must be destroyed in compliance with EMD's liquid waste permitting and inspection program requirements. Contact Leana Nguyen at nguyenl@saccounty.gov with any questions.

Sacramento Air Quality Management District (SAQMD)

37. Consistent with Sacramento County General Plan Policy and UHI Project findings, all new pavement will have the highest albedo possible, but no less than 0.25.
38. All projects are subject to Sac Metro Air District rules and regulations at the time of construction and are required to implement Basic Construction Emission Control Practices (BCEP).
39. All projects are subject to Sac Metro Air District rules and regulations at the time of construction and are required to implement Basic Construction Emission Control Practices (BCECP). A list of the most common rules that apply at the construction phase of projects and a copy of the BCECP can be found at [RulesAttachment10-2020FinalRev \(airquality.org\)](http://RulesAttachment10-2020FinalRev.airquality.org).

ACRONYMS AND ABBREVIATIONS

Hearing Bodies and Advisory Committees			
COPC	Planning Commission	PRC	Project Review Committee
DRAC	Design Review Advisory Committee		
Entitlement			

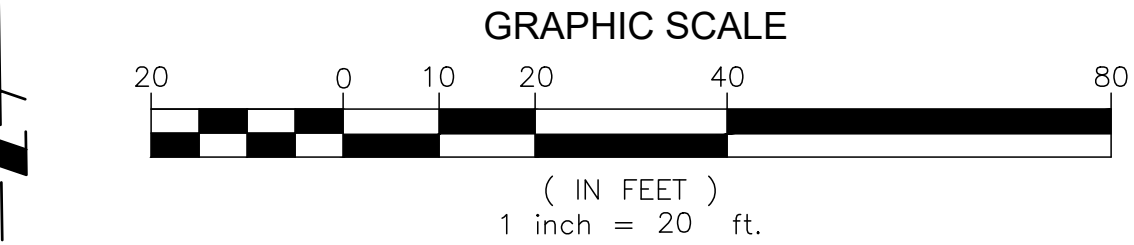
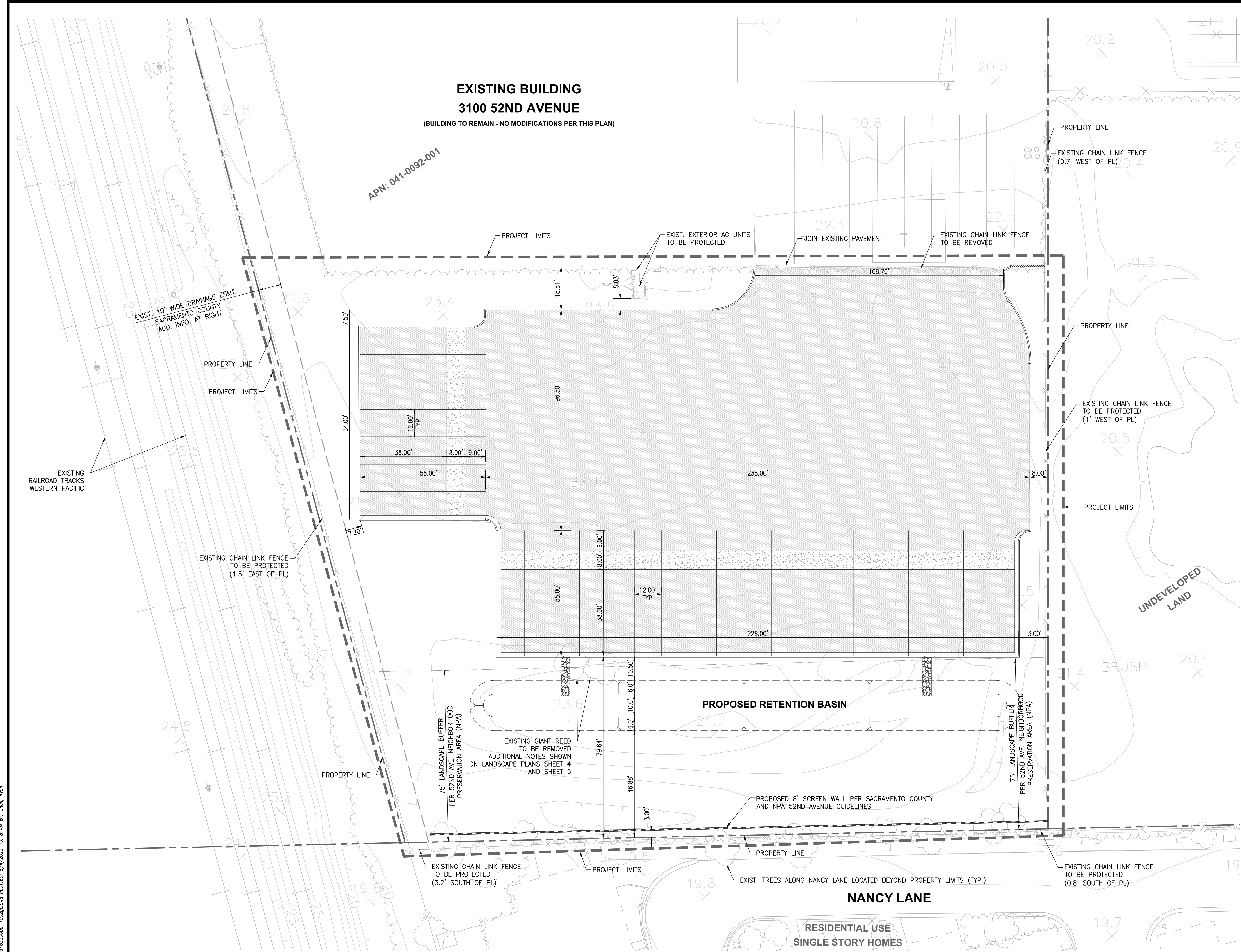
Findings and Conditions of Approval

DRCP2022-00053

PSS	Development Plan Review		
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NOTE: ALL STORM WATER QUALITY AND LOW IMPACT DEVELOPMENT FEATURES SHALL BE PER THE 2018 STORMWATER QUALITY DESIGN MANUAL FOR THE SACRAMENTO REGION.

SACRAMENTO COUNTY DRAINAGE EASEMENT
AN EASEMENT FOR DRAINAGE AND INCIDENTAL PURPOSES, RECORDED MAY 24, 1967 AS BOOK 670524, PAGE 147 OF OFFICIAL RECORDS, IN FAVOR OF COUNTY OF SACRAMENTO.



- EXISTING BUILDING INFORMATION**
EXISTING BUILDING TO REMAIN UNCHANGED PER THIS PROJECT
1. OCCUPANCY CLASS: ASSUMED B4
 2. CONSTRUCTION TYPE: III
 3. AREA: 150,933 GSF
 4. NUMBER OF STORIES: 1 STORY
 5. HEIGHT: 44' CLEAR HEIGHT
 6. FIRE SPRINKLERED: YES

SACRAMENTO COUNTY MUNICIPAL SERVICES AGENCY	
PROJECT TITLE:	TRUCK PARKING LOT EXPANSION US COLD STORAGE FACILITY
ASSESSOR'S PARCEL NO.:	041-0092-001
ZONING:	M-1 (NPA) - LIGHT INDUSTRIAL/NEIGHBORHOOD PRESERVATION AREA

UTILITY REPRESENTATIVES	
UTILITY	PHONE NO.
STORMWATER UTILITY DISTRICT SACRAMENTO COUNTY WATER RESOURCES	916-874-6851
FIRE DISTRICT PACIFIC FRUITRIDGE	916-428-1324
REFUSE DISTRICT SACRAMENTO COUNTY WASTE MANAGEMENT & RECYCLING	916-875-6789
LOCAL SEWER DISTRICT SACRAMENTO AREA SEWER DISTRICT	916-876-7526
WATER DISTRICT CALIFORNIA AMERICAN WATER	916-568-4205

NO.	DATE	DESCRIPTION	ENGR INIT	COUNTY APPROVAL APPROVED BY DATE

BENCHMARK: CCS83 NAD83 ZONE 2 EPOCH 2017.50
BASIS OF BEARINGS: THE BEARING OF N89°44'00"E BEING THE CENTERLINE OF 52ND AVENUE AS SHOWN ON PARCEL MAP FILED IN BOOK 146, PAGE 19 OF PARCEL MAPS IN THE COUNTY OF SACRAMENTO, STATE OF CALIFORNIA
ASSESSOR'S PARCEL NO: 04100920010000

DESIGNED BY: RC	PREPARED BY: Stantec 38 TECHNOLOGY DRIVE, SUITE 200 IRVINE, CA 92618 949.923.6000 stantec.com
DRAFTED BY: RK	
CHECKED BY: RC	RYAN S. CHEN R.C.E. 87256 (EXP. 09/30/23)

DEVELOPER: LBA REALTY LLC 3347 MICHELSON DRIVE, SUITE 200 IRVINE, CA 92612
--

DESIGN REVIEW PACKAGE OVERALL SITE PLAN TRUCK PARKING LOT EXPANSION - US COLD STORAGE 3100 52ND AVENUE, SACRAMENTO, CA 95823	PROJECT NO. 2042 633000
SACRAMENTO COUNTY, CALIFORNIA	SHEET 2 OF 5

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DESIGN REVIEW PACKAGE

TRUCK PARKING LOT EXPANSION - US COLD STORAGE

3100 52ND AVENUE

SACRAMENTO COUNTY, CALIFORNIA

LIST OF ABBREVIATIONS

AB	AGGREGATE BASE
AC	ASPHALTIC CONCRETE
BVC	BEGIN VERTICAL CURVE
CB	CATCH BASIN
CF	CURB FACE
CONC	CONCRETE
CSP	CORRUGATE STEEL PIPE
CY	CUBIC YARDS
DF	DEEPEDED FOOTING
DWY	DRIVEWAY
ELEV	ELEVATION
EP	EDGE OF PAVEMENT
EVC	END VERTICAL CURVE
FF	FINISH FLOOR ELEVATION
FG	FINISH GRADE
FL	FLOWLINE ELEVATION
FS	FINISH SURFACE
GB	GRADE BREAK
GFF	GARAGE FINISH FLOOR
INV	INVERT OF PIPE
L	LENGTH
MIN	MINIMUM
MAX	MAXIMUM
MH	MANHOLE
NTS	NOT TO SCALE
P= or PAD=	PAD ELEVATION
PCC	PORTLAND CEMENT CONCRETE
PI	POINT OF INTERSECTION
RCP	REINFORCED CONCRETE PIPE
RD	ROOF DRAIN
RG	ROUGH GRADE
TC	TOP OF CURB
TF	TOP OF FOOTING ELEVATION
TG	TOP OF GRATE
TW	TOP OF WALL ELEVATION
TYP	TYPICAL

LEGEND

	PROP. SANITARY SEWER MAIN
	EXIST. SANITARY SEWER MAIN
	PROP. SEWER SERVICE
	EXIST. SEWER SERVICE
	PROP. MANHOLE
	EXIST. MANHOLE
	PROP. STORM DRAIN
	EXIST. STORM DRAIN
	PROP. DROP INLET
	EXIST. DROP INLET
	PROP. WATER MAIN
	EXIST. WATER MAIN
	PROP. WATER SERVICE
	EXIST. WATER SERVICE
	PROP. WATER GATE VALVE
	EXIST. WATER GATE VALVE
	PROP. WATER BUTTERFLY VALVE
	EXIST. WATER BUTTERFLY VALVE
	PROP. FIRE HYDRANT ASSEMBLY
	EXIST. FIRE HYDRANT ASSEMBLY
	PROP. FIRE DEPARTMENT CONNECTION
	DRAINAGE DIRECTION
	EXIST. SPOT ELEVATION
	PROP. SPOT ELEVATION
	PROP. FINISHED GRADE
	PERVIOUS PAVERS
	DECORATIVE PAVING
	GREASE TRAP
	CONTECH STORM FILTER
	OVERLAND RELEASE

POTHOLE INSTRUCTIONS NOTE:

TWO WEEKS PRIOR TO BEGINNING CONSTRUCTION OF PROPOSED UTILITIES, THE CONTRACTOR SHALL POTHOLE THE EXISTING UTILITIES SHOWN ON THESE PLANS AND ALLOW STANTEC TO SURVEY AND DETERMINE ELEVATIONS, SIZE AND LOCATION OF THE UTILITIES. CONTRACTOR SHALL COORDINATE TIMING OF THE POTHOLES WORK WITH STANTEC SURVEY DEPARTMENT. THE SURVEY DEPARTMENT SHALL BE NOTIFIED (2) WORKING DAYS PRIOR TO POTHOLES.

IMPORT/EXPORT NOTE:

PRIOR TO BEGINNING THE IMPORT OR EXPORT OF MATERIAL THE OWNER/CONTRACTOR SHALL PROVIDE THE PROPOSED HAUL ROUTE, SIZE OF TRUCKS BEING USED FOR TRANSPORT, DURATION OF HAUL OPERATION AND THE DATES/TIMES OF THE PROPOSED HAUL. THE OWNER/CONTRACTOR SHALL NOT COMMENCE THE IMPORT OR EXPORT OF MATERIAL UNTIL THE INFORMATION PROVIDED HAS BEEN REVIEWED AND APPROVED BY THE COUNTY. EXPORT MATERIAL SHALL BE DISPOSED OR STOCKPILED AT AN APPROVED SITE. A SEPARATE COUNTY GRADING PERMIT MAY BE REQUIRED IF DISPOSAL OR STOCKPILE SITE IS LOCATED WITHIN THE UNINCORPORATED AREA OF THE COUNTY. OWNER/CONTRACTOR SHALL VERIFY WITH THE CONSTRUCTION MANAGEMENT & INSPECTION DIVISION PRIOR TO HAULING ANY MATERIAL OUT OF THIS PROJECT SITE.

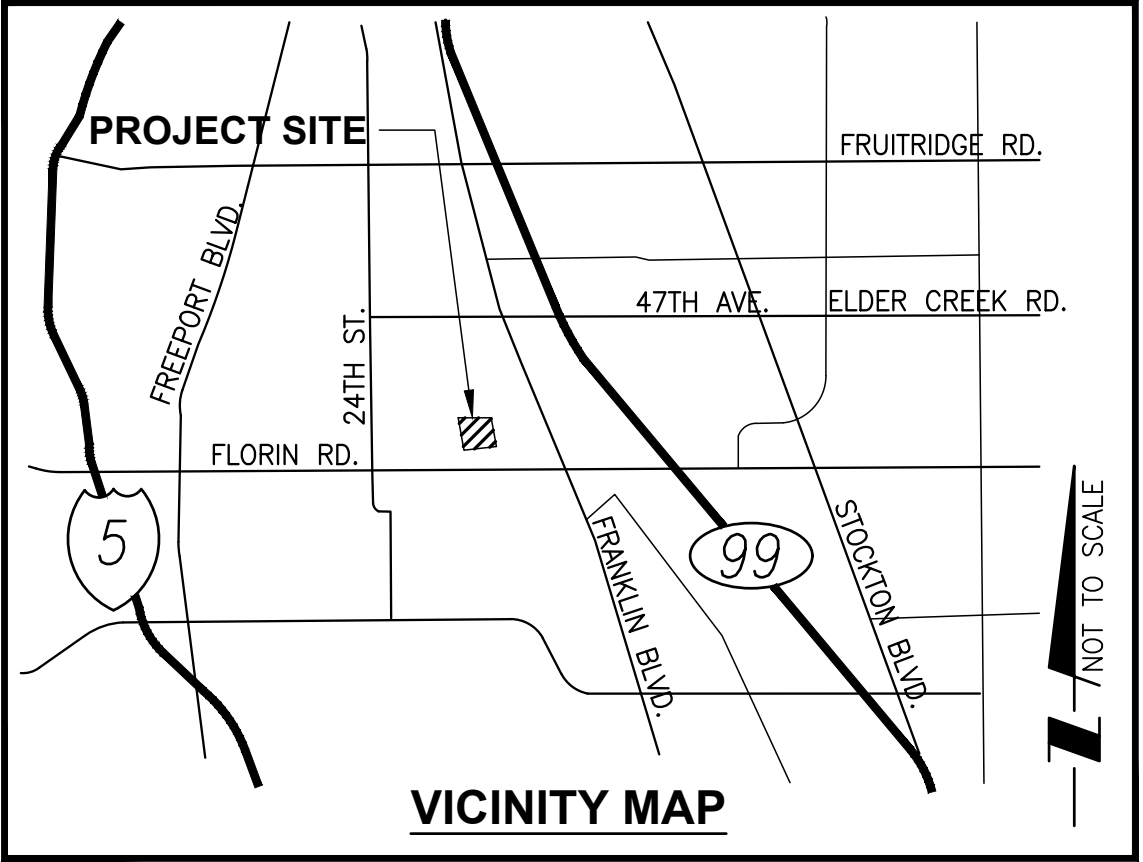
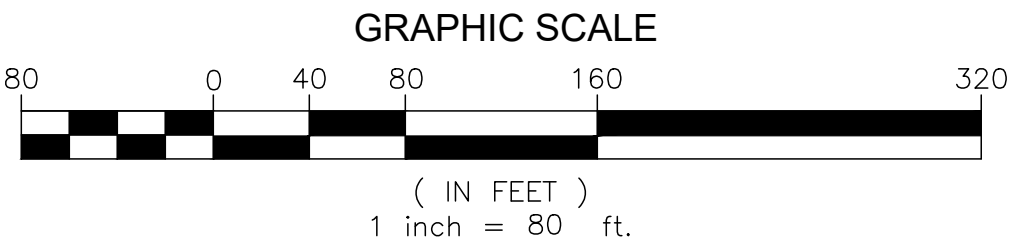
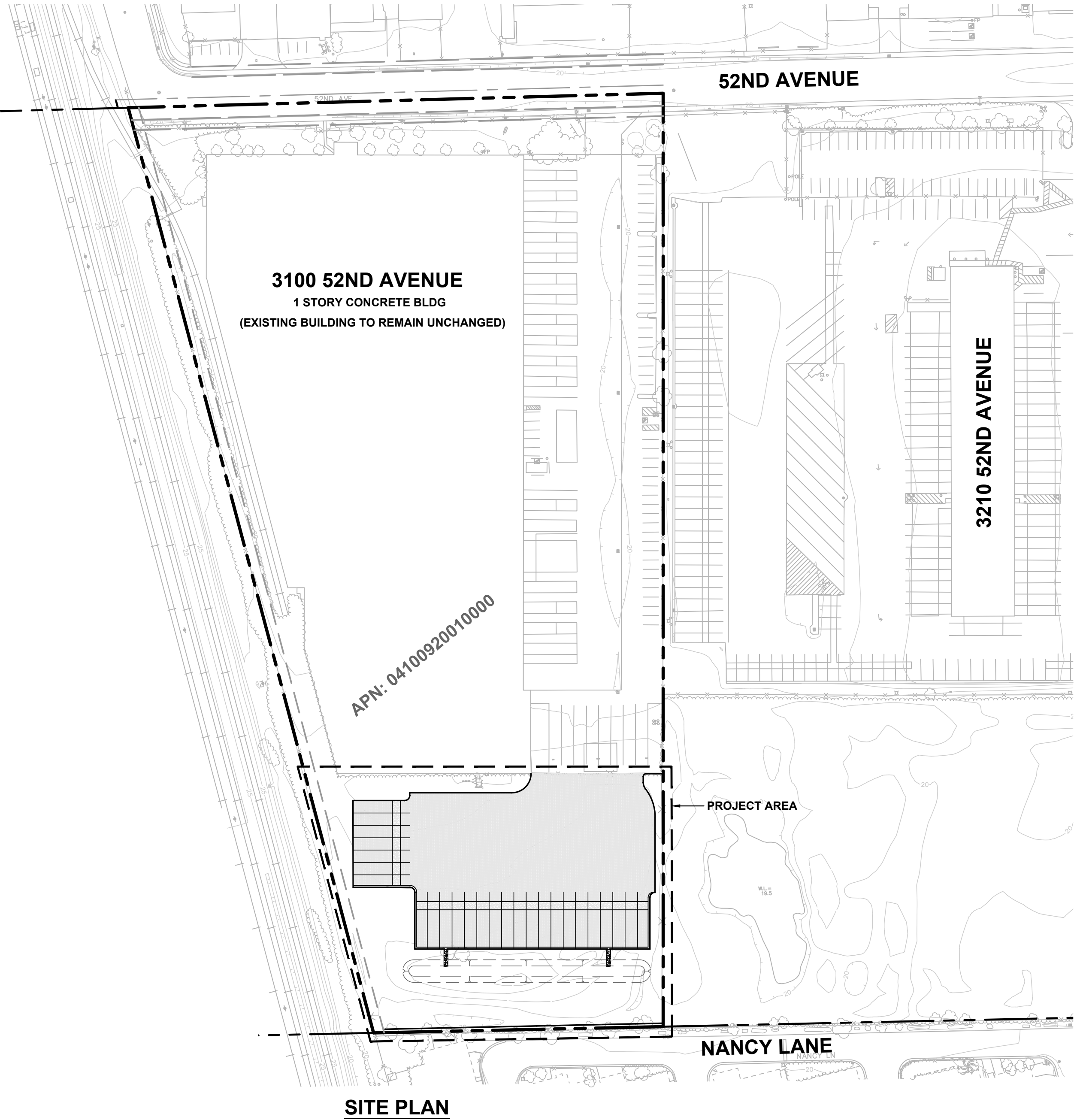
PRIVATE DRAINAGE MAINTENANCE NOTE:

OWNER, AT OWNERS SOLE COST AND EXPENSE, SHALL MAINTAIN THE PRIVATE DRAINAGE PIPELINES IN GOOD WORKING ORDER AND REPAIR COMMENSURATE WITH THE COUNTY'S STANDARDS FOR SIMILAR DRAINAGE PIPELINES SUCH THAT WATER FLOWS FREELY THROUGH THE SYSTEM AS AND WHEN WEATHER EVENTS OR OTHER SOURCES OF SURFACES WATER RUNOFF OCCUR. OWNER SHALL AT ALL TIMES TAKE ALL NECESSARY ACTION TO KEEP THE DRAINAGE PIPELINE FREE FROM DEBRIS, TRASH, FOLIAGE AND ANY OTHER OBSTRUCTION WHICH MAY DISRUPT, ALTER, IMPEDE OR CHANGE THE FLOW OF WATER. OWNER SHALL ALSO PERFORM ANY RELOCATION OF DRAINAGE PIPELINE PURSUANT TO THE STANDARD SPECIFICATIONS OF THE COUNTY SHOULD RELOCATION BE NECESSARY DUE TO PIPE FAILURE OR BLOCKAGE, AS DETERMINED NECESSARY BY THE COUNTY.

EXISTING BUILDING INFORMATION

EXISTING BUILDING TO REMAIN UNCHANGED PER THIS PROJECT

1. OCCUPANCY CLASS: ASSUMED B4
2. CONSTRUCTION TYPE: III
3. AREA: 150,933 GSF
4. NUMBER OF STORIES: 1 STORY
5. HEIGHT: 44' CLEAR HEIGHT
6. FIRE SPRINKLERED: YES



SHEET INDEX

1	TITLE SHEET
2	OVERALL SITE PLAN
3	PRELIMINARY GRADING PLAN
4	PRELIMINARY LANDSCAPE PLAN
5	PRELIMINARY LANDSCAPE PLAN

UTILITY REPRESENTATIVES	
UTILITY	PHONE NO.
STORMWATER UTILITY DISTRICT SACRAMENTO COUNTY WATER RESOURCES	916-874-6851
FIRE DISTRICT PACIFIC FRUITRIDGE	916-428-1324
REFUSE DISTRICT SACRAMENTO COUNTY WASTE MANAGEMENT & RECYCLING	916-875-6789
LOCAL SEWER DISTRICT SACRAMENTO AREA SEWER DISTRICT	916-876-7526
WATER DISTRICT CALIFORNIA AMERICAN WATER	916-568-4205

SACRAMENTO COUNTY MUNICIPAL SERVICES AGENCY	
PROJECT TITLE:	TRUCK PARKING LOT EXPANSION US COLD STORAGE FACILITY
ASSESSOR'S PARCEL NO.:	041-0092-001
CALIFORNIA MAP COORDINATES:	N: 1,944,704 E: 6,712,848 (CCS83 ZONE 2)


NO.	DATE	DESCRIPTION	ENGR INIT	COUNTY APPROVAL APPROVED BY DATE	BENCHMARK: CCS83 NAD83 ZONE 2 EPOCH 2017.50	DESIGNED BY: RC	PREPARED BY: 38 TECHNOLOGY DRIVE, SUITE 200 IRVINE, CA 92618 949.923.6000 stantec.com	DEVELOPER: LBA REALTY LLC 3347 MICHELSON DRIVE, SUITE 200 IRVINE, CA 92612	DESIGN REVIEW PACKAGE TITLE SHEET TRUCK PARKING LOT EXPANSION - US COLD STORAGE 3100 52ND AVENUE, SACRAMENTO, CA 95823	PROJECT NO. 2042 633000
					BASIS OF BEARINGS: THE BEARING OF N89°44'00"E BEING THE CENTERLINE OF 52ND AVENUE AS SHOWN ON PARCEL MAP FILED IN BOOK 146, PAGE 19 OF PARCEL MAPS IN THE COUNTY OF SACRAMENTO, STATE OF CALIFORNIA	DRAFTED BY: RK				
					ASSESSOR'S PARCEL NO: 04100920010000	CHECKED BY: RC	RYAN S. CHEN R.C.E. 87256 (EXP. 09/30/23)		SACRAMENTO COUNTY, CALIFORNIA	SHEET OF 1 5

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PLANT SCHEDULE NEW WORK							
TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	HT X WIDTH	WATER USE	NATIVE
	8	CALOCEDRUS DECCURENS	INCENSE CEDAR	24"BOX	50X15	MOD	Y
	4	EXISTING OFF-SITE TREE TO REMAIN AND PROTECT. SEE VEGETATION TABLE SHEET 5		EXISTING			
	7	EXISTING ON-SITE TREE TO REMOVE. SEE VEGETATION TABLE SHEET 5		EXISTING			
	9	QUERCUS WISLIZENI	INTERIOR LIVE OAK	24"BOX	35 X40'	LOW	Y
	5	UMBELLULARIA CALIFORNICA, STD	BAY LAUREL	24"BOX	50'X25'	MOD	Y
DECIDUOUS TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	HT X WIDTH	WATER USE	NATIVE
	6	QUERCUS ILEX	HOLLY OAK	15 GAL	60'X30'	LOW	N
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	HT X WIDTH	WATER USE	NATIVE
	18	FRANGULA CALIFORNICA	CALIFORNIA COFFEEBERRY	5 GAL	6'X8'	LOW	Y
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT	HT X WIDTH	WATER USE	NATIVE
	41	ARCTOSTAPHYLOS X 'JOHN DOURLEY'	JOHN DOURLEY MANZANITA	1 GAL	2'X8'	LOW	Y
	165	BACCHARIS PILULARIS 'PIGEON POINT'	PIGEON POINT COYOTE BRUSH	1 GAL	2'X8'	LOW	Y
	7,215 SF	BIORETENTION AREA 20% EA. CHONDROPETALUM TECTORUM, DESCHAMPSIA CESPIGOSA, HORDEUM BRACHYANTHERUM, BOULELOUA GRACILIS 'BLOND AMBITION' AND FESTUCA CALIFORNICA.		HYDRO SEED	18"	LOW	
	96	CEANOTHUS GRISSEUS HORIZONTALIS 'YANKEE POINT'	YANKEE POINT CARMEL CREEPER	1 GAL	2'X8'	LOW	Y
	728	MUHLENBERGIA RIGENS	DEER GRASS	1 GAL	3'X3'	LOW	Y
	186	ROSA CALIFORNICA	CALIFORNIA WILD ROSE	1 GAL	3'X5'	LOW	Y
TOTAL LANDSCAPE AREA: 34,900 SF							

PROPOSED PLANTS

* CALIFORNIA NATIVES


QUERCUS WISLIZENI *



CALOCEDRUS *



UMBELLULARIA *


QUERCUS ILEX


MUHLENBERGIA *

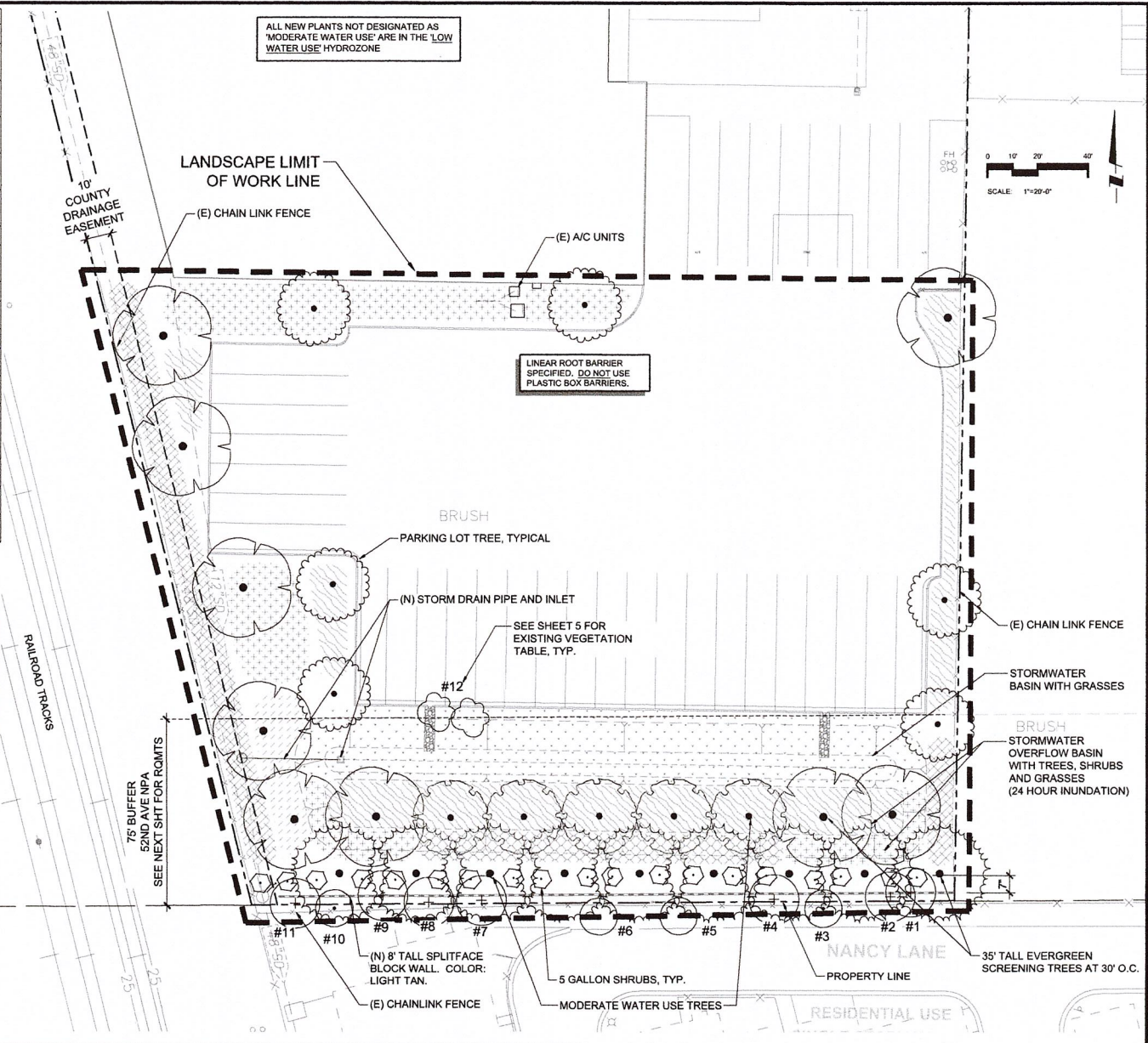

CEANOTHUS *



ROSA *


ARCTOSTAPHYLOS *


FRANGULA *


BACCHARIS *



NO.	DATE	DESCRIPTION	ENGR	COUNTY APPROVAL	BENCHMARK: CCS83 NAD83 ZONE 2 EPOCH 2017.50	DESIGNED BY:	PREPARED BY:	DEVELOPER:	PROJECT NO.
			INT	APPROVED BY DATE	BASIS OF BEARINGS: THE BEARING OF N89°44'00"E BEING THE CENTERLINE OF 52ND AVENUE AS SHOWN ON PARCEL MAP FILED IN BOOK 148, PAGE 19 OF PARCEL MAPS IN THE COUNTY OF SACRAMENTO, STATE OF CALIFORNIA. ASSessor's PARCEL NO: 04100920010000	RC	 38 TECHNOLOGY DRIVE, SUITE 200 IRVINE, CA 92618 949.723.6000 stantec.com	LBA REALTY LLC 3347 MICHELSON DRIVE, SUITE 200 IRVINE, CA 92612	2042 633000
						DRAFTED BY:			
						RC			
						CHECKED BY:			
						RC	RYAN S. CHEN	R.C.E. 87256 (EXP. 09/30/23)	SHEET 4 OF 5

GENERAL NOTES

- ALL PLANTING AREAS SHALL HAVE A 2" LAYER OF ORGANIC COMPOST ROTOTILLED TO A DEPTH OF 4", THEN COVERED WITH RECYCLED PAPER AS A BIODEGRADABLE WEED SUPPRESSANT AND TOPDRESSED WITH A 3" (MINIMUM) DEEP LAYER OF 3/4" MINUS WOOD CHIP MULCH.
- REFER TO ARCHITECTURAL AND CIVIL PLANS FOR DESCRIPTIONS OF ELEMENTS NOT IDENTIFIED ON THIS PLAN.
- OBSERVE THE FOLLOWING MINIMUM SETBACK DISTANCES FOR TREE PLANTING :
 - BETWEEN STREET TREES = 30 FT.
 - DRIVEWAY CUTS AND FIRE HYDRANTS = 7 FT.
 - UTILITY BOXES, MANHOLE AND OTHER UTILITY VAULTS, TELEPHONE = 5 FT.
 - AND OTHER UTILITY POLES, GAS AND WATER METER, AND MAINS
- ALL SURFACE AND SUB-SURFACE SWALES, DRAINAGE STRUCTURES AND PATTERNS SHALL BE MAINTAINED.
- A LICENSED LANDSCAPE MAINTENANCE CONTRACTOR WILL BE RETAINED TO PERFORM ROUTINE MAINTENANCE DUTIES.
- LOCATIONS AND QUANTITIES OF EXISTING LANDSCAPE MATERIALS ARE APPROXIMATE.
- PLANTER SOIL SHALL BE AMENDED AS DESCRIBED BY A LABORATORY SOIL ANALYSIS. ORGANIC COMPOST AND AMENDMENT TO BE USED.
- LANDSCAPE CONSTRUCTION WASTE TO BE RECYCLED PER LOCAL CODES AND REQUIREMENTS.
- NO PLANTS SELECTED REQUIRE SHEARING
- OBTAIN ALL MATERIALS LOCALLY (WITHIN 50 MILES) AS POSSIBLE.
- CONTRACTOR TO ARRANGE FOR CERTIFICATION AND AUDIT PER CITY REQUIREMENTS.
- EROSION CONTROL MATTING TO BE USED ON ALL SLOPES 3:1 AND GREATER.

COUNTY REQUIREMENTS MET

- ☒ **52ND AVENUE NPA REQUIREMENTS:**
- 75' LANDSCAPE BUFFER
(STORMWATER BASIN W/ GRASSES IS ACCEPTABLE)
- 7' BUFFER OF SHRUBS AND 35' TALL TREES @ 30' O.C.
- 8' TALL CMU/MASONRY WALL
- ☒ **ZONING CODE CHAPTER 5.2.4.B**
- REQUIRED: 30% MIN 24" BOX TREES, REMAINDER TO BE 15 GALLON TREES
PROVIDED: 18 OF 29 TREES ARE 24" BOX = 62%
- REQUIRED: 70% MIN SHRUBS 5 GALLON, REMAINDER TO BE 1 GALLON SHRUBS
PROVIDED: 100% SHRUBS ARE 5 GALLON
- REQUIRED: GROUNDCOVER 1 GALLON MIN
PROVIDED: 100% GROUNDCOVER IS 1 GALLON
- REQUIRED: 40% EVERGREEN TREES MIN.
PROVIDED: 100% EVERGREEN TREES
- SPECIES DIVERSITY: NO SPECIES GREATER THAN 75% USAGE
- WATER EFFICIENT IRRIGATION TO BE PROVIDED WITH SEPARATE VALVES FOR TREES.
- ☒ **SACRAMENTO COUNTY - COUNTYWIDE DESIGN GUIDELINES AND CASE STUDIES 5-B-18**
- SECTION 5.3 LANDSCAPING/SITE ELEMENTS:
- PARKING LOT SCREENING 30" HEIGHT
- DROUGHT TOLERANT LANDSCAPING
- STORM WATER QUALITY TREATMENT
- AUTOMATIC IRRIGATION
- RETAIN EXISTING TREES AS POSSIBLE
- ☒ **REQUIREMENTS FROM 1ST ROUND COMMENTS**
- PROVIDE PARKING LOT TREES
- PROVIDE 2 ROWS OF TREES AT SOUTH PERIMETER WALL, INCLUDING CALIFORNIA INCENSE CEDAR OR OAKS FROM THE SAQMD LIST OF TREES FOR AIR POLLUTANT REDUCTION
- REPLACE LACEBARK ELM WITH A TREE FROM SAQMD LIST.

ESTIMATED TOTAL WATER USE

$$ETWU = (ETo) \times (0.62) \times ((PF \times HA)/IE + SLA)$$

Irrigation Efficiency Value =	0.81
Bubblers	0.81
Laser Tube (Drip)	0.75
Rotary / Rotor	0.75
Spray	0.75

Plant Water Use Type	Plant Factor
Low	0.10 0.20 0.30
Moderate	0.40 0.50 0.60
High	0.70 0.80 0.90
SLA	1.00

HYDROZONE TABLE

Hydrozone	Plant Water Use Type(s) (low, moderate, high)	Plant Factor (PF)	Irrigation Type	Hydrozone Area (HA) (sq ft)	PF x HA (sq ft)	100 CF/Year (gallons)	ETWU (gallons/year)
1	Low	0.10	DRIP ONDCVR	28,157	2,816	138.93	103.923
2	MOD	0.50	TREE BUBBLERS	324	162	8.60	6.436
3	Low	0.30	DRIP BIOSWALE	8,419	2,526	144.88	106.376
4	Low	0.10		0	0	0.00	0
5	Low	0.10		0	0	0.00	0
6	Low	0.10		0	0	0.00	0
7	Low	0.10		0	0	0.00	0
8	Low	0.10		0	0	0.00	0
	SLA						
			Sum	34,900	5,304	292.42	218.735

RESULTS		ETWU =	(ETo) x (0.62) x ((PF x HA)/IE + SLA)	100 CF/Year	Gal/year
MAWA =	505,355	ETWU =		292	218,735

ETWU must be less than or equal to MAWA ETWU complies with MAWA

MAXIMUM APPLIED WATER ALLOWANCE

$$MAWA = (ETo) \times (0.62) \times [(0.45 \times LA) + (0.55 \times SLA)]$$

ETo**	51.90	ETo (inches/year)
Enter total project Landscaped Area	34,900.00	LA (square feet)
Enter Special Landscaped Area	0.00	SLA (square feet)
RESULTS:		
	505,355	MAWA (gallons/year)
	675.61	MAWA (100 CF/year)

** Eto Values derived from Appendix A of the CA Model Water Efficient Landscape Ordinance, CA Dept. of Water

MAWA Maximum applied water allowance (gallons per year)
Eto Reference Evapotranspiration (inches per year)
0.45 ET Adjustment Factor (ETAF) per AS1881
LA Planted landscaped area including SLA and not including hardscapes. Also include surface area of water features not hardscapes. Also include surface area of water features not hardscapes. Also include surface area of water features not hardscapes.
0.62 Conversion Factor (to gallons per square foot)
SLA Portion of the Landscaped Area identified as Special Landscaped Area. Also include surface area of water features using recycled
0.55 The additional ET Adjustment Factor for SLA (1.0 - 0.45 = 0.55)

WATER CONSERVATION CONCEPT

A COMBINATION OF SUB-SURFACE LOW FLOW DRIP, BUBBLERS, AND/OR LOW VOLUME HUNTER MP ROTATOR SPRAYS SHALL BE INSTALLED IN ALL PLANTERS.

PLANTS ARE GROUPED INTO "HYDROZONES" AND IRRIGATED SEPARATELY FROM THOSE WITH DIFFERENT WATER REQUIREMENTS.

IRRIGATION SYSTEM SHALL BE EQUIPPED WITH A WEATHER TRACK CONTROLLER CAPABLE OF DUAL PROGRAMMING. FLOW SENSOR LEAK DETECTION AND AUTOMATIC SHUT-OFF TO BE PROVIDED AT POC.

PROJECT: LBA TRUCK PARKING SACRAMENTO COUNTY

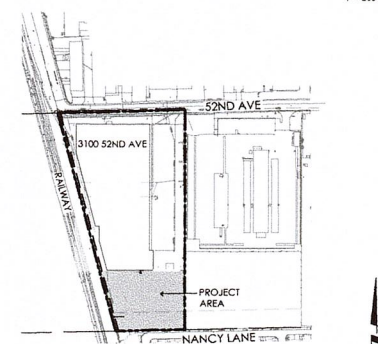
MAWA = 505,355.00 Maximum Allowable Water Use
ETWU = 218,735 Estimated total water use per year
ETo = 51.90 Reference Evapotranspiration (inches per year)
PF = See Table at Left Plant Factor from WUCOLS* or equivalent reference
HA = See Table Below Hydrozone Area (square feet)
SLA = 0 Special Landscaped Area (square feet)
0.62 = Conversion Factor (to gallons per square foot)
IE = See Table at Left Irrigation Efficiency (minimum 0.75)

EXISTING VEGETATION IDENTIFICATION (WITHIN WORK AREA)				
TREE #	VEGETATION TYPE	IDENTIFICATION	NOTES	DISPOSITION
1	TREE	CHINESE FIRE THORN	ON-SITE	REMOVE FOR CONSTRUCTION
2	TREE	CHINESE FIRE THORN	ON-SITE	REMOVE FOR CONSTRUCTION
3	TREE	MONTEREY PINE	OFF-SITE	PROTECT IN PLACE
4	TREE	CHINESE FIRE THORN	ON-SITE	REMOVE FOR CONSTRUCTION
5	TREE	MONTEREY PINE	OFF-SITE	PROTECT IN PLACE
6	TREE	MONTEREY PINE	OFF-SITE	PROTECT IN PLACE
7	TREE	VELVET ASH	ON-SITE	REMOVE FOR CONSTRUCTION
8	TREE	SCARLETT FIRETHORN	ON-SITE	REMOVE FOR CONSTRUCTION
9	TREE	OLIVE	ON-SITE	REMOVE FOR CONSTRUCTION
10	TREE	TORREY PINE	OFF-SITE	PROTECT IN PLACE
11	TREE	OLIVE	ON-SITE	REMOVE FOR CONSTRUCTION
12	PERENNIAL GRASS	GIANT REED	ON-SITE	REMOVE FOR CONSTRUCTION

FIELD ID, LOCATION, TYPE, AND NOTES PROVIDED ON 7-28-22 BY:
ALECIA MILWETH, MILLIE AND SEVERSON GENERAL CONTRACTORS, SACRAMENTO, CA (925)466-9912

KEY PLAN

1" = 200'-0"



NO.	DATE	DESCRIPTION	ENR INT	COUNTY APPROVAL APPROVED BY DATE	BENCHMARK: CCSB3 NAD83 ZONE 2 EPOCH 2017.50	DESIGNED BY: RC	PREPARED BY: Stantec	DEVELOPER:	DESIGN REVIEW PACKAGE LANDSCAPE NOTES & CALCULATIONS TRUCK PARKING LOT EXPANSION - US COLD STORAGE 3100 52ND AVENUE, SACRAMENTO, CA 95823	PROJECT NO. 2042 633000
					BASIS OF BEARINGS: THE BEARING OF N89°44'00"E BEING THE CENTERLINE OF 52ND AVENUE AS SHOWN ON PARCEL MAP FILED IN BOOK 146, PAGE 19 OF PARCEL MAPS IN THE COUNTY OF SACRAMENTO, STATE OF CALIFORNIA	DRAFTED BY: RK	38 TECHNOLOGY DRIVE, SUITE 200 IRVINE, CA 92618 949.923.6000 stantec.com	LBA REALTY LLC 3347 MICHELSON DRIVE, SUITE 200 IRVINE, CA 92612		SHEET OF
					ASSESSOR'S PARCEL NO: 04100920010000	CHECKED BY: RC			SACRAMENTO COUNTY, CALIFORNIA	5 5
							RYAN S. CHEN	R.C.E. 87256 (EXP. 09/30/23)		

Use Regulation and Development Standard Consistency Table

Topic	Standard	Source	Proposed	In Compliance?
<i>52nd Avenue Neighborhood Preservation Area</i>				
Development Plan Review	No development shall take place on any property to which the ordinance applies until final development plans have been approved by the Project Planning Commission.	Section 530-30	Development Plan Review requested by the application.	Yes.
Height Regulations	No building or structure on the property in the NPA shall have a height greater than 40 feet.	Section 530-33	No vertical development proposed.	N/A
Setbacks Adjacent to Residential Zone	<p>When adjacent to any residential land use zone (City or Unincorporated area):</p> <ul style="list-style-type: none"> The abutting yard shall be at least 75 feet. The common boundary between said residential land use zone and the industrial land use zone to which this Ordinance applies shall be demarcated by an 8 foot high solid barrier wall constructed of wood, rock, brick, or other masonry material. The required 75-foot setback shall be fully landscaped and include a combination of trees and shrubs designed to screen industrial uses from the view of adjoining residential uses. The planter shall be provided with a permanent irrigation system. Trees capable of reaching a height of at least 30 feet at maturity shall be planted at least every 30 feet within seven feet of the required barrier wall. 	Section 530-33	<ul style="list-style-type: none"> The project proposes an abutting yard area at its industrial – residential interface of 75 feet. An 8 foot CMU masonry wall is proposed at the industrial-residential interface. setback landscaped with trees and shrubs. The project proposes that the 75-foot setback be fully landscaped with a combination of trees and shrubs designed to screen the proposed truck parking from the adjacent residential use. The project proposes trees spaced 30 feet on center with trees capable of reaching a height of 30 feet (Holly Oak, Interior Live Oak) within seven feet of the proposed CMU Wall. 	Yes.

Development Standards for Walls and Fences				
Commercial Fences				
Front and Side Street Yards	Fences are not permitted, except that open ornamental fences such as wrought iron are permitted on the property line along a public right-of-way. Any fence located along a public right-of-way shall be placed behind sidewalks and required landscaping.	5.2.5.D.1	Open ornamental fencing is proposed along the front property line behind sidewalks and required landscaping.	Yes.

Front and Side Street Yards	Fences are not permitted, except that open ornamental fences such as wrought iron are permitted on the property line along a public right-of-way. Any fence located along a public right-of-way shall be placed behind sidewalks and required landscaping.	5.2.5.D.1	Open ornamental fencing is proposed along the front property line behind sidewalks and required landscaping.	Yes.
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52nd AVENUE NEIGHBORHOOD PRESERVATION AREA

530-30. INTENT. It is the intent of the Board of Supervisors in adopting this Neighborhood Preservation Area Ordinance to provide for the continued and future industrial use of property described in Section 3 above, while at the same time protecting and preserving existing residential uses abutting properties from adverse and incompatible impacts of said industrial uses. It is the further intent of the Board of Supervisors to provide the greatest protection possible to residential uses (Mobilehome Park located within the City of Sacramento), while recognizing the existing and potential industrial use of abutting properties. Section 530-35, attached to this Ordinance, is incorporated herein and made a part of this Ordinance for all purposes.

530-31. PERMITTED USES. Uses permitted in this Neighborhood Preservation Area shall include those permitted in the underlying industrial land use code as described in Section 230-10 through 230-13 of the Zoning Code of Sacramento County.

530-32. DEVELOPMENT PLAN REVIEW. No development shall take place on any property to which this Ordinance applies until final development plans have been approved by the Project Planning Commission as provided herein. The Planning Commission shall approve the development plan if the location and design of the proposed use mitigates potential adverse effect, consistent with development standards, below. The Planning Commission shall not approve development plans under provisions of this section unless it first finds that the proposed development will not create adverse noise, visual, air quality, health, or safety impacts on adjoining residentially zoned uses.

530-33 DEVELOPMENT STANDARDS.

- (a) Reference to Underlying Land Use Zone. All lot requirements, building setbacks, parking requirements, sign regulations, or other regulations not specifically described herein, shall conform to those regulations in the Zoning Code of Sacramento County for the particular underlying land use zone.
- (b) Height Regulations. No building or structure on property in this Neighborhood Preservation Area shall have a height greater than 40 feet.
- (c) Setback Adjacent to Residential Zone. When adjacent to any residential land use zone (City or Unincorporated area), the abutting yard shall be at least 75 feet. The common boundary between said residential land use zone and the industrial land use zone to which this Ordinance applies shall be demarcated by an 8 foot high solid barrier wall constructed of wood, rock, brick, or other masonry material. Chain-link fence with slats shall not be permitted. If the elevations of the residential and industrial properties are different, the Commission may require a higher wall during development plan review. The required 75-foot setback (25 feet for office uses) shall be fully landscaped and shall include a combination of trees and shrubs designed to screen industrial used from the view of adjoining residential uses. The planter shall be provided with a permanent irrigation

system. Trees capable of reaching a height of at least 30 feet at maturity shall be planted at least every 30 feet within seven feet of the required barrier wall.

- (d) Landscaping. Excluding driveways, all front yard and side street yard setbacks included within this Neighborhood Preservation Area shall include a minimum four foot wide landscaping planter adjacent to the public and private street rights-of-way. The planter shall include live landscaping and a permanent irrigation system. At least one tree shall be provided per fifty (50) feet of frontage on public and private streets. All plantings shall be kept in a healthy and growing condition. Irrigation systems shall be kept in working order.
- (e) Uncovered Storage. Uncovered storage shall be permitted in the buildable portion of the lot, provided that stored materials will not be visible from adjoining residential areas or public and private streets. Development standards for uncovered storage shall include, but not be limited, to the following:
 - (1) Storage areas shall be enclosed by a minimum six foot high solid wood, rock, brick, or other masonry fence, excepting that storage areas which are located in an interior portion of the lot (i.e., not visible from the street) may be fenced with a chain-link fence. All required fences shall be maintained in a manner which provides the desired screening of stored materials.
 - (2) Stored material shall not be stacked in such a manner that it extends above the height of the required fence.
- (f) Loading Areas. Loading areas shall be provided as required in Section 330-120 of the Sacramento County Zoning Code. Loading areas, including space necessary for maneuvering vehicles, shall not be located in the required 75-foot setback from abutting residential land use zones and shall not extend into required landscape areas. The Commission shall not approve a development plan which includes a loading area, unless it finds that the location will not result in a significant noise impact on adjoining residential uses.
- (g) Lighting. No unshielded reflectors, spotlights, floodlights, or other sources of illumination shall be located and directed such that they shine toward or are directly visible from adjacent residential property.
- (h) Signs. On-site signs shall be permitted as provided in Section 335-20 (Signs in Industrial Zones) of the Sacramento County Zoning Code. Off-site signs shall be permitted as provided in Section 335-12 (Standards for Off-site Signs) of the Sacramento County Zoning Code, except that no off-site sign shall be located such that it is visible from any adjoining residential land use zone.

530-34 FINDINGS.

- (a) Residential neighborhoods and the adjoining industrial areas subject to this NPA Ordinance are unique in that the two uses are juxtaposed in a manner which does not provide the necessary buffering between uses normally provided for by gradual transition of compatible land use zones. The existing residential use is a mobilehome park, and the potential for noise and visual conflicts between these uses is very high. Regulations and standards contained herein will provide sufficient buffering to preserve and protect both residential and industrial uses.
- (b) The area to which this NPA Ordinance applies encompasses and would affect an existing identifiable neighborhood (Mobilehome Park located in the City limits of Sacramento) in the South Sacramento Community Plan area.
- (c) The NPA Ordinance provides for a reasonable use of industrial property located adjacent to residential uses in a manner which will encourage its long-term individual use and, therefore, does not constitute undue hardship on property owners within the zone.



Todd Smith, Planning Director
Planning and Environmental
Review



PC ATTACHMENT 6
Troy Givans, Director
Department of Community
Development

County of Sacramento

November 11, 2022

Control Number: DRCP2022-00053
Project Name: US Cold Storage Parking Lot
Expansion
3100 52nd Avenue.
Sacramento, CA 95823
APN: 041-0092-001

Sacramento County Planning Commission
700 H Street
Sacramento, CA 95814

SUBJECT: DESIGN REVIEW RECOMMENDATION

Dear Commissioners,

On November 11, 2022, by the authority granted by Section 6.3.2.E.2 of the Sacramento County Zoning Code, the Design Review Advisory Committee recommended that the proposed project known as the US Cold Storage Parking Lot Expansion, located within the South Sacramento Community and the 52nd Avenue Neighborhood Preservation Area, be found in substantial compliance with the Countywide Design Guidelines. This recommendation is based on the following exhibits:

- Stantec- Sheet No. 1 – Overall Site Plan [received 09.15.22]
- Stantec- Sheet No. 2 – Site Plan [received 09.15.22]
- Stantec - Sheet No.4 – Landscape Plan [received 09.15.22]

Dustin Littrell, AIA
Design Review Administrator
Planning and Environmental Review
827 7th Street, Room 225, Sacramento, CA 95814
(916) 874-7966
littrell@sacounty.gov

Todd Smith, Planning Director
Planning and Environmental
Review



Troy Givans, Director
Department of Community
Development

County of Sacramento

March 26, 2024

TO: County Planning Commission (COPC)

FROM: Julie Newton, Environmental Coordinator *JLN*
Planning and Environmental Review

Subject: US Cold Storage Parking Lot Expansion at Southgate Industrial Park IS/MND
(DRCP2022-00053)

Overview

The US Cold Storage Parking Lot Expansion at Southgate Industrial Park Initial Study/Mitigated Negative Declaration (IS/MND) (DRCP2023-00053) was released on December 26, 2023 with a 30-day public comment period that ended on January 24, 2024. During the 30-day public comment period, Planning and Environmental Review (PER) received comment letters from the following agencies:

- Central Valley Regional Water Quality Control Board Letter dated January 24, 2024
- Sacramento Metropolitan Air Quality District (SMAQMD) E-mail dated January 19, 2024

The comments received did not warrant the preparation of response to comments due to the comments being generally regulatory in nature (not project specific) or stated minor formatting errors related to the IS/MND Document. The IS/MND was updated to correct references to table numbers and Appendix D within the document. Also, a new sentence was added to Mitigation Measure D: Inadvertent Discovery of Cultural Resources and Tribal Cultural Resources, clarifying a timeframe for recommendation and preferences for treatment in the event any potential resources are discovered.

Conclusion

Pursuant to Title 14, California Code of Regulation, Section 15162, the Environmental Coordinator has determined that there are no substantial changes in the project or in the circumstances under which the project is to be undertaken and that the project involves no new significant impacts that were not considered in the IS/MND. The proposed project is within the scope of the released IS/MND and pursuant to Title 14, California Code of Regulations, Section 15168(c)(2) no further Environmental Documents are required.



County of Sacramento

Mitigated Negative Declaration

Pursuant to Title 14, Division 6, Chapter 3, Article 6, Sections 15070 and 15071 of the California Code of Regulations and pursuant to the Procedures for Preparation and Processing of Environmental Documents adopted by the County of Sacramento pursuant to Sacramento County Ordinance No. SCC-116, the Environmental Coordinator of Sacramento County, State of California, does prepare, make, declare, publish, and cause to be filed with the County Clerk of Sacramento County, State of California, this Mitigated Negative Declaration re: The Project described as follows:

1. Control Number: DRCP2022-00053

2. Title and Short Description of Project: US Cold Storage Parking Lot Expansion at Southgate Industrial Park

1. A Development Plan Review to allow the expansion of a parking lot within the 52nd Avenue Neighborhood Preservation Area pursuant to Section 530-32 of the 52nd Avenue Neighborhood Preservation Area Ordinance (NPA).

The project proposes to expand the existing truck parking lot for a cold storage warehouse food distribution business on an approximately 8.06-acre parcel. Project improvements will include only the southerly portion of the parcel consisting of approximately 1.80 acres. The parking lot expansion is for the parking/storage of tractor trailers. Project improvements include expanding the parking lot asphalt paving area with the addition of eighteen (18) new truck stalls sized 12-foot by 55-foot each, new tree and landscaping plantings, and a bioretention basin at the southerly end of the property. The site currently has eight (8) truck parking stalls that will be relocated to the expansion area. The total number of truck parking stalls will be twenty-six. Access to the proposed project will continue from an existing on-site driveway off 52nd Avenue. No idling will occur within the expansion area. This will be a condition of approval on the project entitlement. The limits of truck delivery will remain at the existing parking lot located at the eastern end of the site, away from the existing residences (mobile home park). The southern 75-feet of the project site will not be developed in compliance with Section 530-83 of the NPA. A proposed bioretention basin, located adjacent to the expansion area, will be approximately 2,269 square feet (10-foot x 227-feet) with 12-inch gravel depth. The purpose of the bioretention basin is to treat stormwater flows from the existing site and proposed expansion area. Although currently vacant, the use of the building is set up as a food/beverage cold storage facility. No manufacturing or processing are associated with business operations; it consists only of food distribution. The project itself is not altering the existing use of the business.

Although currently vacant, the use of the building is set up as a food/beverage cold storage facility. No manufacturing or processing are associated with business operations; it consists only of food distribution. The project itself is not altering the existing use of the business.

2. Assessor's Parcel Number: 041-0092-001-0000

3. Location of Project: The project site is located at 3100 52nd Avenue, at the south corner of the intersection of 52nd Street and Connector Street, in the Southgate Industrial Park of the South Sacramento community.

4. Project Applicant: Stantec Consulting Services, Inc. (Stantec)

5. Said project will not have a significant effect on the environment for the following reasons:

- a. It will not have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory.

- b. It will not have the potential to achieve short-term, to the disadvantage of long-term, environmental goals.
 - c. It will not have impacts, which are individually limited, but cumulatively considerable.
 - d. It will not have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly.
6. As a result thereof, the preparation of an environmental impact report pursuant to the Environmental Quality Act (Division 13 of the Public Resources Code of the State of California) is not required.
7. The attached Initial Study has been prepared by the Sacramento County Office of Planning and Environmental Review in support of this Mitigated Negative Declaration. Further information may be obtained by contacting the Planning and Environmental Review at 827 Seventh Street, Room 225, Sacramento, California, 95814, or phone (916) 874-6141.



Julie Newton
Environmental Coordinator
County of Sacramento, State of California

COUNTY OF SACRAMENTO
PLANNING AND ENVIRONMENTAL REVIEW
INITIAL STUDY

PROJECT INFORMATION

CONTROL NUMBER: DRCP2022-00053

NAME: US Cold Storage Parking Lot Expansion at Southgate Industrial Park

LOCATION: The project site is located at 3100 52nd Avenue, at the south corner of the intersection of 52nd Street and Connector Street, in the Southgate Industrial Park of the South Sacramento community.

ASSESSOR'S PARCEL NUMBER: 041-0092-001-0000

OWNER: LBA Realty
3347 Michelson Drive, Suite 200
Irvine, CA 92612
Attention: Mark Kennedy

APPLICANT: Stantec Consulting Services, Inc. (Stantec)
38 Technology Drive, Suite 200
Irvine, CA 92618
Attention: Ryan Chen

PROJECT DESCRIPTION

The project consists of the following entitlement requests:

1. A **Development Plan Review** to allow the expansion of a parking lot within the 52nd Avenue Neighborhood Preservation Area pursuant to Section 530-32 of the 52nd Avenue Neighborhood Preservation Area Ordinance (NPA).

The project proposes to expand the existing truck parking lot for a cold storage warehouse food distribution business on an approximately 8.06-acre parcel. Project improvements will include only the southerly portion of the parcel consisting of approximately 1.80 acres. The parking lot expansion is for the parking/storage of tractor trailers. Project improvements include expanding the parking lot asphalt paving area with the addition of eighteen (18) new truck stalls sized 12-foot by 55-foot each, new tree and landscaping plantings, and a bioretention basin at the southerly end of the property. The site currently has eight (8) truck parking stalls that will be relocated to the expansion area. The total number of truck parking stalls will be twenty-six. Access to the proposed project will continue from an existing on-site driveway off 52nd

Avenue. No idling will occur within the expansion area. This will be a condition of approval on the project entitlement. The limits of truck delivery will remain at the existing parking lot located at the eastern end of the site, away from the existing residences (mobile home park). The southern 75-feet of the project site will not be developed in compliance with Section 530-83 of the NPA. A proposed bioretention basin, located adjacent to the expansion area, will be approximately 2,269 square feet (10-foot x 227-feet) with 12-inch gravel depth. The purpose of the bioretention basin is to treat stormwater flows from the existing site and proposed expansion area.

Although currently vacant, the use of the building is set up as a food/beverage cold storage facility. No manufacturing or processing are associated with business operations; it consists only of food distribution. The project itself is not altering the existing use of the business.

ENVIRONMENTAL SETTING

The proposed project site is located within an urban-industrial and residential area in the southcentral portion of unincorporated Sacramento County (Plate IS-1). The proposed project site is located on the south side of 52nd Avenue, within the Southgate Industrial Park, in the community of South Sacramento. The site is also located adjacent to the City of Sacramento to the west and south. A Sacramento Regional Transit (RT) Light Rail line runs along the west of the site. The project area is confined to the southerly end of the subject industrial parcel. This portion of the parcel is currently vacant, flat, and consists of annual grasses and non-native trees, particularly along the southern border of the parcel.

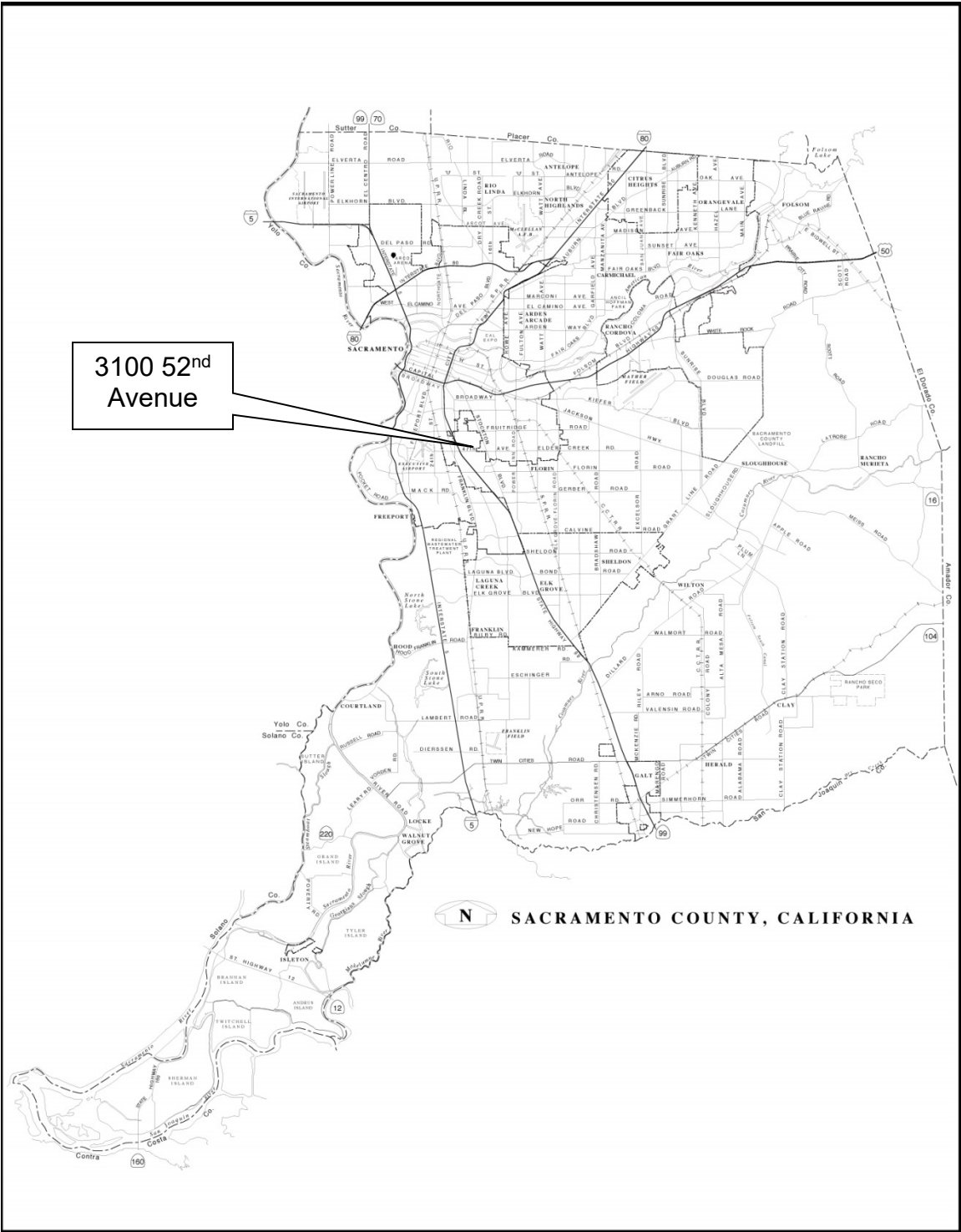
The property is located within the 52nd Avenue Neighborhood Preservation Area (NPA). With the NPA zoning, the subject parcel also has an underlying zoning of M-1 (Light Industrial). Surrounding land uses consist of various light industrial uses to the north, a mobile home park to the south, industrial truck/transit terminal to the east, and a vacant parcel directly to the west of the site. Zoning of the parcels to the north across 52nd Avenue and to the west are M-1 (Light Industrial) and NPA. Parcels to the south and west of the site are within the City of Sacramento limits. See Plate IS-2 and Plate IS-3 to review project location and zoning maps.

The project site is developed with a two-story, vacant industrial warehouse storage building of approximately 145,020 square feet. The eastern portion of the site is where the existing parking lot is located with approximately eight (8) truck parking stalls, 20 truck loading dock stalls, 50 automobile parking stalls, and two (2) handicapped accessible automobile parking stalls. See **Plate IS-4** and **Plate IS-5** for the proposed project's overall site plan and preliminary landscape plan.

The project site is relatively flat, with elevations ranging from between 22 to 24 feet at the southerly end of the parcel. Landscaping and trees are located along the property frontage, within the existing parking lot, and at the southern boundary of the property.

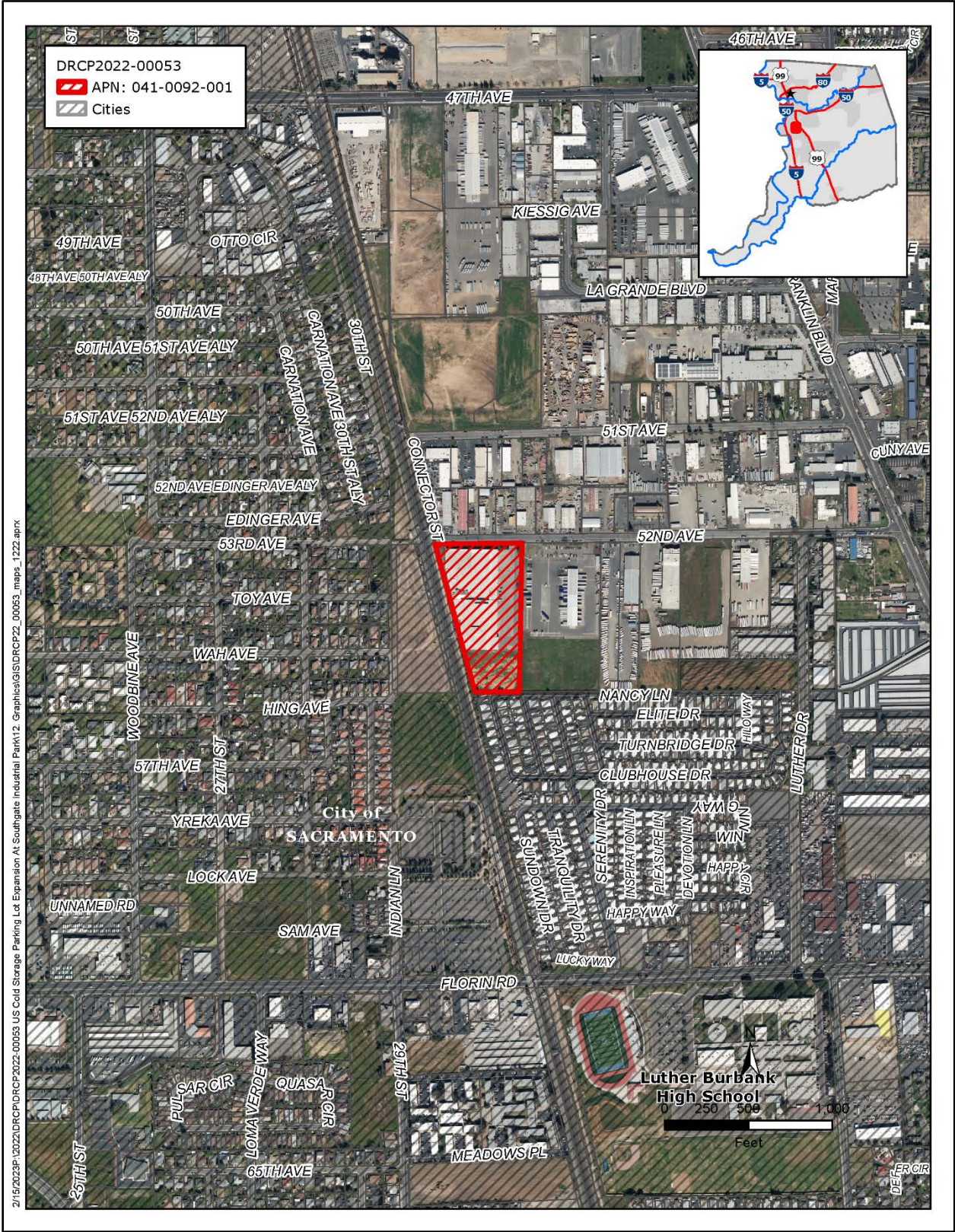
US Cold Storage Parking Lot Expansion at Southgate Industrial Park

Plate IS-1: County Vicinity Map



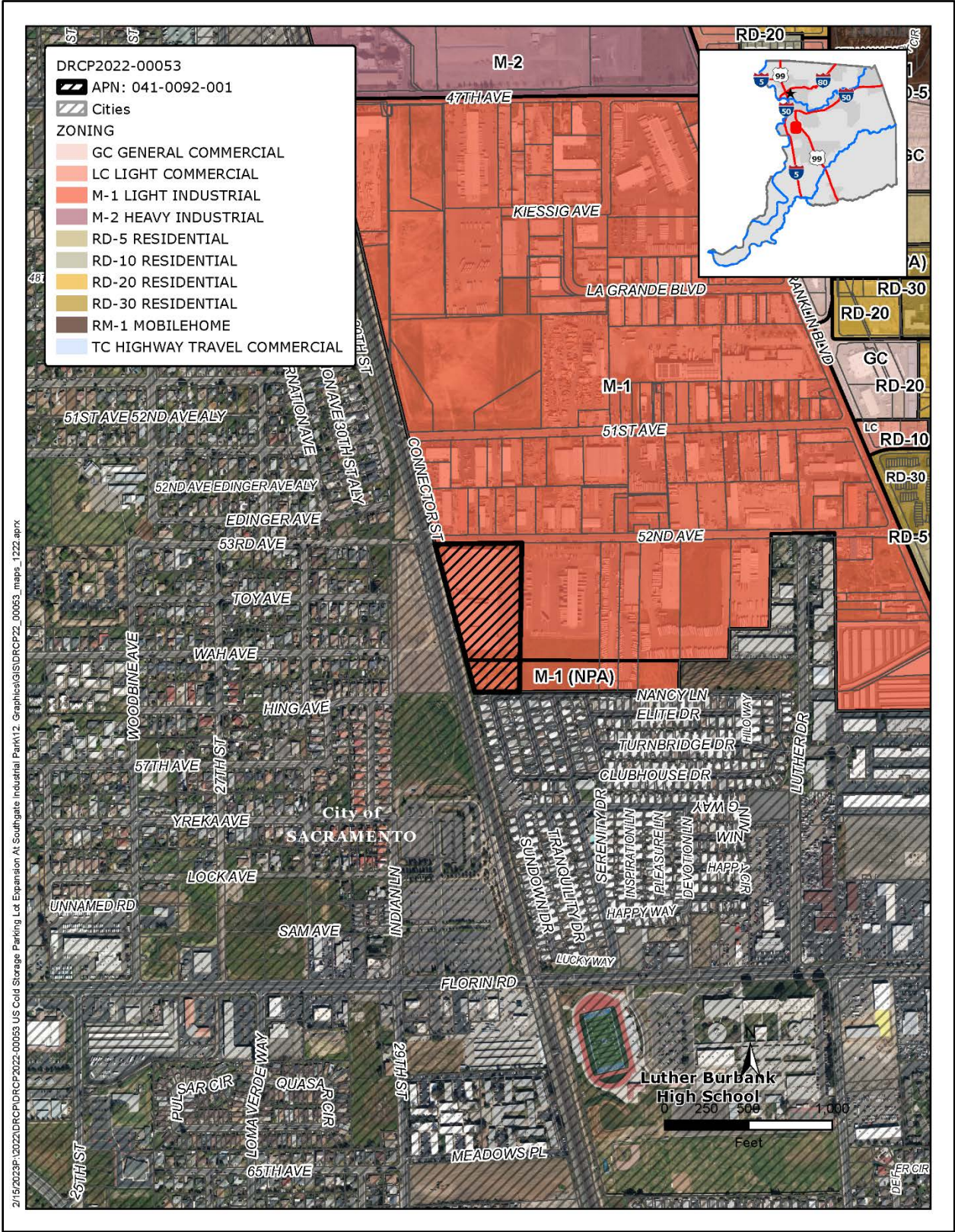
US Cold Storage Parking Lot Expansion at Southgate Industrial Park

Plate IS-2: Location Map



US Cold Storage Parking Lot Expansion at Southgate Industrial Park

Plate IS-3: Zoning Map



[illegible]

PLANT SCHEDULE NEW WORK

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	HT X WIDTH	WATER USE	NATIVE
	9	QUERCUS FULVESCENS	COASTAL OAK	24"X36"	50X15	MOD	Y
	4	EXISTING OFF-SITE TREE TO REMAIN AND PROTECT SEE VEGETATION TABLE SHEET 5		EXISTING			
	7	EXISTING ON-SITE TREE TO REMOVE SEE VEGETATION TABLE SHEET 5		EXISTING			
	5	QUERCUS VARIETAL	INTERIOR LIVE OAK	15 GAL	35 X 40	LOW	Y
	4			24"X36"			
	5	UMBELLULARIA CALIFORNICA	BAY LAUREL	24"X36"	50 X 25	MOD	Y
	5			24"X36"			
	8	QUERCUS ILEX	HOLLY OAK	15 GAL	60 X 30	LOW	N
	10	FRANGULA CALIFORNICA	CALIFORNIA DOGWOOD	5 GAL	5 X 8	LOW	Y
	174	ARCTOSTAPHYLOS 'JOHN DOUGLEY	JOHN DOUGLEY MANGONIA	1 GAL	2 X 8	LOW	Y
	149	BACCHARIS VILLAMIS 'PIGION POINT	PIGION POINT DOGWOOD BRUSH	1 GAL	2 X 8	LOW	Y
	8,330 SF	BIODETENTION AREA - TURF HYDROSEED	SEED MIX PER COUNTY OF CALIFORNIA	1 HYDRO SEED		LOW	
	38	GLANDORHUS GRISSEUS	YANKEE POINT CARMEL GREENER	1 GAL	2 X 8	LOW	Y
	252	MULLENBERGIA HIGGINS	DEER GRASS	1 GAL	3 X 3	LOW	Y

TOTAL LANDSCAPE AREA: 34,500 SF

PROPOSED PLANTS * CALIFORNIA NATIVES

QUERCUS WISLIZENI *
 CALOCEDRUS *
 UMBELLULARIA *
 QUERCUS ILEX

MUHLENBERGIA *
 GLANDORHUS *

ARCTOSTAPHYLOS *
 FRANGULA *
 BACCHARIS *

PLANT SCHEDULE EXISTING WORK

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	HT X WIDTH	WATER USE	NATIVE
	1	QUERCUS FULVESCENS	COASTAL OAK	24"X36"	50X15	MOD	Y
	1	QUERCUS ILEX	HOLLY OAK	15 GAL	60 X 30	LOW	N
	1	QUERCUS VARIETAL	INTERIOR LIVE OAK	15 GAL	35 X 40	LOW	Y
	1	QUERCUS FULVESCENS	COASTAL OAK	24"X36"	50X15	MOD	Y
	1	QUERCUS ILEX	HOLLY OAK	15 GAL	60 X 30	LOW	N
	1	QUERCUS VARIETAL	INTERIOR LIVE OAK	15 GAL	35 X 40	LOW	Y
	1	QUERCUS FULVESCENS	COASTAL OAK	24"X36"	50X15	MOD	Y
	1	QUERCUS ILEX	HOLLY OAK	15 GAL	60 X 30	LOW	N
	1	QUERCUS VARIETAL	INTERIOR LIVE OAK	15 GAL	35 X 40	LOW	Y
	1	QUERCUS FULVESCENS	COASTAL OAK	24"X36"	50X15	MOD	Y
	1	QUERCUS ILEX	HOLLY OAK	15 GAL	60 X 30	LOW	N
	1	QUERCUS VARIETAL	INTERIOR LIVE OAK	15 GAL	35 X 40	LOW	Y
	1	QUERCUS FULVESCENS	COASTAL OAK	24"X36"	50X15	MOD	Y
	1	QUERCUS ILEX	HOLLY OAK	15 GAL	60 X 30	LOW	N
	1	QUERCUS VARIETAL	INTERIOR LIVE OAK	15 GAL	35 X 40	LOW	Y
	1	QUERCUS FULVESCENS	COASTAL OAK	24"X36"	50X15	MOD	Y
	1	QUERCUS ILEX	HOLLY OAK	15 GAL	60 X 30	LOW	N
	1	QUERCUS VARIETAL	INTERIOR LIVE OAK	15 GAL	35 X 40	LOW	Y
	1	QUERCUS FULVESCENS	COASTAL OAK	24"X36"	50X15	MOD	Y
	1	QUERCUS ILEX	HOLLY OAK	15 GAL	60 X 30	LOW	N
	1	QUERCUS VARIETAL	INTERIOR LIVE OAK	15 GAL	35 X 40	LOW	Y
	1	QUERCUS FULVESCENS	COASTAL OAK	24"X36"	50X15	MOD	Y
	1	QUERCUS ILEX	HOLLY OAK	15 GAL	60 X 30	LOW	N
	1	QUERCUS VARIETAL	INTERIOR LIVE OAK	15 GAL	35 X 40	LOW	Y
	1	QUERCUS FULVESCENS	COASTAL OAK	24"X36"	50X15	MOD	Y
	1	QUERCUS ILEX	HOLLY OAK	15 GAL	60 X 30	LOW	N
	1	QUERCUS VARIETAL	INTERIOR LIVE OAK	15 GAL	35 X 40	LOW	Y
	1	QUERCUS FULVESCENS	COASTAL OAK	24"X36"	50X15	MOD	Y
	1	QUERCUS ILEX	HOLLY OAK	15 GAL	60 X 30	LOW	N
	1	QUERCUS VARIETAL	INTERIOR LIVE OAK	15 GAL	35 X 40</		

ENVIRONMENTAL EFFECTS

Appendix G of the California Environmental Quality Act (CEQA) provides guidance for assessing the significance of potential environmental impacts. Based on this guidance, Sacramento County has developed an Initial Study Checklist (located at the end of this report). The Checklist identifies a range of potential significant effects by topical area. The topical discussions that follow are provided only when additional analysis beyond the Checklist is warranted.

LAND USE

This section supplements the Initial Study Checklist by analyzing if the proposed project would:

- Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including but not limited to a general plan, specific plan or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?

As proposed, the Development Plan Review will allow construction of eighteen new (18) truck stalls, new tree and landscaping plantings, and a bio-retention basin at the southerly end of the property (Plate IS-4 and Plate IS-5). The project is subject to the policies of the Sacramento County General Plan, 52nd Avenue Neighborhood Preservation Area (NPA) and the Sacramento County Zoning Code. The site is designated for Intensive Industrial uses by the Sacramento County General Plan, Light Industrial (M-1) by the South Sacramento Community Plan and is within the M-1 land use zone as designated by the Sacramento County Zoning Maps. In addition, the property is located within the 52nd Avenue Neighborhood Preservation Area (NPA). According to the Land Use Element of the Sacramento County General Plan:

The Intensive Industrial designation provides for manufacturing and related activities including research, processing, warehousing, and supporting commercial uses, the intensive nature of which require urban services. Areas within this designation are located within the urban portion of the county and receive an urban level of public infrastructure and services. Floor Area Ratios range from 0.15 to 0.80.

The Light Industrial (M-1) zoning designation provides for development of industrial uses that include fabrication, manufacturing, assembly, or processing of materials. The subject property is located within the 52nd Avenue Neighborhood Preservation Area (NPA). The Neighborhood Preservation Area provides for the continued and future industrial uses of the properties, while protecting and preserving the existing residential neighborhoods on abutting properties from adverse impacts of nearby industrial uses. The NPA requires a Development Plan Review to the Planning Commission for the development of the property. The Planning Commission shall not approve development plans under provisions of this section unless it first finds that the proposed development will not create adverse noise, vibration, visual, air quality, health or safety impacts.

These impacts are addressed in the appropriate topical areas throughout this document.

The proposed project is consistent with the Sacramento County General Plan, South Sacramento Community Plan, and the Sacramento County Zoning Code for permitted uses. The project is consistent with the 52nd Avenue NPA based on the site design the applicant has proposed to prevent adverse effects to the residential properties located to the south.

The proposed project is not expected to significantly alter current land uses in the area or create a use that is incompatible with current designations. Additionally, the project does not conflict with any applicable land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect nor does the project divide an established community. Land use related environmental impacts associated with the proposed project are considered ***less than significant***.

AESTHETICS

This section supplements the Initial Study Checklist by analyzing if the proposed project would:

- If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?
- Create a new source of substantial light, glare, or shadow that would result in safety hazards or adversely affect day or nighttime views in the area?

CONSISTENCY WITH ADOPTED REGULATIONS FOR SCENIC QUALITY

NEIGHBORHOOD PRESERVATION AREA (NPA) CONSISTENCY

The project is subject to the regulations of the 52nd Avenue Industrial NPA (530-30):

The intent of the 52nd Avenue NPA is to provide for the continued and future industrial uses of the properties, while protecting and preserving the existing residential neighborhoods (530-30). The NPA includes the following development standards (530-33) that pertain to the proposed project:

1. Setback adjacent to Residential zone. When abutting any residential land use zone (City or Unincorporated Area), the abutting yard shall be at least 75 feet in width. The common boundary between said residential land use zone and the industrial land use zone to which this Ordinance applies shall be demarcated by an eight (8) foot high solid barrier wall constructed of wood, rock, brick or other masonry material. The required 75-foot setback shall be fully landscaped and shall include a combination of trees and shrubs designed to screen industrial uses from the view of abutting residential uses. The planter shall be provided with a permanent irrigation system. Trees capable of reaching a height of at least 30 feet at maturity shall be planted at least every 30 feet within seven (7) feet of the required barrier wall.

2. Loading Areas. Loading areas shall be provided as required in Section 330-120 of the Sacramento County Zoning Code. Loading areas, including space necessary for maneuvering vehicles, shall not be located in the required 75-foot setback from abutting residential land use zones and shall not extend into required landscape areas. The Commission shall not approve a development plan which includes a loading area, unless it finds that the location will not result in a significant noise impact on adjoining residential uses.

DISCUSSION OF PROJECT IMPACTS

The project would introduce a new parking area on 1.8 acres of the subject parcel and is subject to standards of the NPA for addressing potential aesthetic impacts as outlined above. The proposed project meets the 75-foot setback along the southern property line adjacent to the single-family residences (mobile home park). A new 8-foot-high split face concrete block wall will be located along the southern property line adjacent to the single-family residences (mobile home park).

A double row of 35-foot-tall trees planted every 30-feet on-center with 5-gallon shrubs planted within the first row are proposed along the southern property line (Plate IS-5). The following trees are proposed: Interior Live Oak, Incense Cedar, and Bay Laurel. The proposed project is consistent with the 52nd Avenue Industrial regulations designed to reduce aesthetic impacts. Impacts are ***less than significant***.

LIGHTING

ZONING CODE CONSISTENCY

This project is subject to the regulations of the Sacramento County Zoning Code Section 5.9.4.G.:

1. Pursuant to Section 5.9.4.G. of the Zoning Code, the requirements for parking area lighting within proposed parking lots includes:
 1. Lighting shall be constructed with full shielding and/or recessed to reduce light trespass to adjoining properties. Each fixture shall be directed downward and away from adjoining properties and public right-of-way, so that no light fixture directly illuminates an area outside of the site, and the light source is not visible from residential properties.
 2. The minimum lighting level shall be one (1) foot-candle of maintained illumination on the parking surface during the hours of use between one-half (1/2) hour before dusk and one-half (1/2) hour after dawn.
 3. According to Figure 5-15 (shielding provisions for outdoor lighting) in the Zoning Code, light poles are limited to 18-feet in height when located on non-residential property abutting residential property. However, the light poles not abutting residential property have a height limit of 24-feet.

The 52nd Avenue NPA also includes the following development standard related to lighting: Section 530-33(g): Lighting. No unshielded reflectors, spotlights, floodlights, or other sources of illumination shall be located and directed such that they shine or are directly visible from adjacent residential property.

Adjacent residential uses are considered to be light-sensitive because they are typically occupied during the evening hours. Artificial light sources can be potentially invasive and interfere with residential privacy by intruding into an individual's living environment, disrupting evening views and potentially changing neighborhood character.

Artificial light impacts are of two types: (1) aesthetics and (2) exposure. Light aesthetics refers to the viewer's general aesthetic perception of light sources and their environment and focuses on the visual changes, which take place as seen by an individual. Light exposure refers to the quantity of light or light intensity, emitted by light sources and received by an individual. Light aesthetics and light exposure are each evaluated using different criteria, as described later in this Section.

Light aesthetics are evaluated based on the following criteria:

- Proximity to light sources (i.e., a lit area within close proximity to a certain location would have a greater impact upon that location than a lit area further away); and
- Changes in large areas from unlit to lit conditions.

Glare is a lighting condition that causes an observer to experience visual discomfort as a result of high brightness. Lighting may also result in nighttime glare.

DISCUSSION OF PROJECT IMPACTS

The area of the parking lot typically determines the height of the light poles. In densely populated areas, shorter light poles will ensure that glare does not become an issue, but more light poles are required in order to offer adequate coverage. However, taller and fewer light poles can achieve the same uniformity without the concern of glare due to less public interaction.

According to Figure 5-15 (shielding provisions for outdoor lighting) in the Sacramento County Zoning Code, light poles are limited to 18-feet in height when located on non-residential property abutting residential property. However, the light poles not abutting residential property have a height limit of 24-feet. The closest light poles to the residential property (mobile home park) will have a maximum height of 18-feet. It is assumed the remainder of the proposed light poles will be a maximum of 24-feet high where the portion of the property does not back up to the mobile home park. One (1) mobile home backs up to the southern property line and two (2) mobile homes are separated from the southern property line by a private road (Nancy Lane).

. The residential property adjacent to the subject parcel is a mobile home park located in the City of Sacramento.. The southern 75-feet of the project site will not be

developed in compliance with Section 530-83 of the NPA. The average distance from the single-family homes to the proposed light standards on the subject property is 80±-feet. In addition, an 8-foot-high split face block concrete wall and a double row of 35-foot-tall trees with shrubs is proposed along the southern property line (Plate IS-5). The project will maintain the required setback from the mobile home park, pursuant to the NPA development standards. . The 8-foot-high concrete masonry wall and 75-foot buffer with landscaping will visually and audibly buffer the truck parking lot and associated lighting from the adjacent residential neighborhood. Compliance with Zoning Code Section 5.9.4.G. will ensure the impact of light and glare to the surrounding residential homes and impacts are ***less than significant***.

TRANSPORTATION/TRAFFIC

This section supplements the Initial Study Checklist by analyzing if the proposed project would:

- Conflict with or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b) – measuring transportation impacts individually or cumulatively, using a vehicles miles traveled standard established by the County?

VMT ANALYSIS

The passage of Senate Bill 743 (SB 743) in the Fall of 2013 led to a change in the way that transportation impacts are measured under CEQA. Starting on July 1, 2020, automobile delay and Level of Service (LOS) may no longer be used as the performance measure to determine the transportation impacts of land development projects under CEQA. Instead, an alternative metric that supports the goals of the SB 743 legislation will be required. Although there is no requirement to use any particular metric, the use of VMT has been recommended by the Governor's Office of Planning and Research. This requirement does not modify the discretion lead agencies have to develop their own methodologies or guidelines, or to analyze impacts to other components of the transportation system, such as walking, bicycling, transit, and safety. SB 743 also applies to transportation projects, although agencies were given flexibility in the determination of the performance measure for these types of projects.

The intent of SB 743 is to bring CEQA transportation analyses into closer alignment with other statewide policies regarding greenhouse gases, complete streets, and smart growth. Using VMT as a performance measure instead of LOS is intended to discourage suburban sprawl, reduce greenhouse gas emissions, and encourage the development of smart growth, complete streets, and multimodal transportation networks.

Sacramento County Department of Transportation (SacDOT) has updated the Sacramento County Transportation Analysis Guidelines to reflect the new analysis requirements. The updated guidelines can be viewed at:

US Cold Storage Parking Lot Expansion at Southgate Industrial Park

<https://sacdot.saccounty.net/Documents/A%20to%20Z%20Folder/Traffic%20Analysis/Transportation%20Analysis%20Guidelines%2009.10.20.pdf#search=transportation%20guidelines>

SacDOT has developed screening criteria for development projects. The screening criteria for VMT thresholds of significance are summarized in Table IS-1.

Table IS-1: Screening Criteria for CEQA Transportation Analysis

Type	Screening Criteria
Small Projects	<ul style="list-style-type: none"> Projects generating less than 237 average daily traffic (ADT)
Local-Serving Retail ¹	<ul style="list-style-type: none"> 100,000 square feet of total gross floor area or less; <u>OR</u> if supported by a market study with a capture area of 3 miles or less; <u>AND</u> Local Serving: Project does not have regional-serving characteristics.
Local-Serving Public Facilities/Services	<ul style="list-style-type: none"> Transit centers Day care center Public K-12 schools Neighborhood park (developed or undeveloped) Community center Post offices Police and fire facilities Branch libraries Government offices (primarily serving customers in-person) Utility, communications, and similar facilities Water sanitation, waste management, and similar facilities
Projects Near Transit Stations	<ul style="list-style-type: none"> High-Quality Transit: Located within ½ a mile of an existing major transit stop² or an existing stop along a high-quality transit corridor³; <u>AND</u> Minimum Gross Floor Area Ratio (FAR) of 0.75 for office projects or components; <u>AND</u> Parking: Provides no more than the minimum number of parking spaces required⁴; <u>AND</u> Sustainable Communities Strategy (SCS): Project is not inconsistent with the adopted SCS; <u>AND</u> Affordable Housing: Does not replace affordable residential units with a smaller number of moderate- or high-income residential units; <u>AND</u> Active Transportation: Project does not negatively impact transit, bike or pedestrian infrastructure.

US Cold Storage Parking Lot Expansion at Southgate Industrial Park

Restricted Affordable Residential Projects	<ul style="list-style-type: none"> • Affordability: Screening criteria only apply to the restricted affordable units; AND • Restrictions: Units must be deed-restricted for a minimum of 55 years; AND • Parking: Provides no more than the minimum number of parking spaces required⁴; AND • Transit Access: Project has access to transit within a ½ mile walking distance; AND • Active Transportation: Project does not negatively impact transit, bike or pedestrian infrastructure.
<p>¹ See Appendix A for land use types considered to be retail.</p> <p>² Defined in the Pub. Resources Code § 21064.3 ("Major transit stop" means a site containing an existing rail transit station, a ferry terminal served by either a bus or rail transit service, or the intersection of two or more major bus routes with a frequency of service interval of 15 minutes or less during the morning and afternoon peak commute periods").</p> <p>³ Defined in the Pub. Resources Code § 21155 ("For purposes of this section, a high-quality transit corridor means a corridor with fixed route bus service with service intervals no longer than 15 minutes during peak commute hours").</p> <p>⁴ Sacramento County Zoning Code Chapter 5: Development Standards</p>	

VMT: DISCUSSION OF IMPACTS

Projects that are within VMT efficient areas (area that produces VMT equal to or less than the average regional VMT) are considered to have a less than significant VMT impact. The Sacramento Area Council of Governments (SACOG) Work VMT Screening Map shows the project site is located in a VMT efficient area. Thus, a VMT analysis is not required for the project and impacts related to VMT are ***less than significant***.

AIR QUALITY

This section supplements the Initial Study Checklist by analyzing if the proposed project would:

- Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable federal or state ambient air quality standard?

The proposed project site is located in the Sacramento Valley Air Basin (SVAB). The SVAB's frequent temperature inversions result in a relatively stable atmosphere that increases the potential for pollution. Within the SVAB, the Sacramento Metropolitan Air Quality Management District (SMAQMD) is responsible for ensuring that emission standards are not violated. Project related air emissions would have a significant effect if they would result in concentrations that either violate an ambient air quality standard or contribute to an existing air quality violation (Table IS-2). Moreover, SMAQMD has established significance thresholds to determine if a proposed project's emission contribution significantly contributes to regional air quality impacts (Table IS-3).

Table IS-2: Air Quality Standards Attainment Status

Pollutant	Attainment with State Standards	Attainment with Federal Standards
Ozone	Non-Attainment (1 hour Standard ¹ and 8 hour standard)	Non-Attainment, Classification = Severe -15* (8 hour ³ Standards) Attainment (1 hour standard ²)
Particulate Matter 10 Micron	Non-Attainment (24 hour Standard and Annual Mean)	Attainment (24 hour standard)
Particulate Matter 2.5 Micron	Attainment (Annual Standard)	Non-Attainment (24 hour Standard) and Attainment (Annual)
Carbon Monoxide	Attainment (1 hour and 8 hour Standards)	Attainment (1 hour and 8 hour Standards)
Nitrogen Dioxide	Attainment (1 hour Standard and Annual)	Unclassified/Attainment (1 hour and Annual)
Sulfur Dioxide ⁴	Attainment (1 hour and 24 hour Standards)	Attainment/unclassifiable ⁵
Lead	Attainment (30 Day Standard)	Attainment (3-month rolling average)
Visibility Reducing Particles	Unclassified (8 hour Standard)	No Federal Standard
Sulfates	Attainment (24 hour Standard)	No Federal Standard
Hydrogen Sulfide	Unclassified (1 hour Standard)	No Federal Standard
<p>1. Per Health and Safety Code (HSC) § 40921.59(c), the classification is based on 1989-1001 data, and therefore does not change.</p> <p>2. Air Quality meets Federal 1-hour Ozone standard (77 FR 64036). EPA revoked this standard, but some associated requirements still apply. The SMAQMD attained the standard in 2009.</p> <p>3. For the 1997, 2008 and the 2015 Standard.</p> <p>4. Cannot be classified</p> <p>5. Designation was made as part of EPA's designations for the 2010 SO₂ Primary National Ambient Air Quality Standard – Round 3 Designation in December 2017</p> <p>* Designations based on information from http://www.arb.ca.gov/desig/changes.htm#reports Source: SMAQMD. "Air Quality Pollutants and Standards". Web. Accessed: December 3, 2018. http://airquality.org/air-quality-health/air-quality-pollutants-and-standards</p>		

Table IS-3: SMAQMD Significance Thresholds

	ROG ¹ (lbs/day)	NO _x (lbs/day)	CO (µg/m ³)	PM ₁₀ (lbs/day)	PM _{2.5} (lbs/day)
Construction (short-term)	None	85	CAAQS ²	80 ^{3*}	82 ^{3*}
Operational (long-term)	65	65	CAAQS	80 ^{3*}	82 ^{3*}
1. Reactive Organic Gas 2. California Ambient Air Quality Standards 3*. Only applies to projects for which all feasible best available control technology (BACT) and best management practices (BMPs) have been applied. Projects that fail to apply all feasible BACT/BMPs must meet a significance threshold of 0 lbs/day.					

In order to use the non-zero thresholds of significance for operational PM emissions, SMAQMD requires projects to employ the following Best Management Practices (BMPs). It should be noted that the implementation of Best Available Control Technologies (BACT) are only required for stationary source operational emissions. BACT can be determined through consultation with SMAQMD permitting staff.

The following list from Chapter 4 of the SMAQMD “Guide to Air Quality Assessment in Sacramento County” (December 2009, as amended, hereinafter called the SMAQMD Guide) identifies the BMPs for operational PM emissions for land use development projects:

1. Compliance with District rules that control operational PM and NO_x emissions. Reference rules regarding wood burning devices, boilers, water heaters, generators and other PM control rules that may apply to equipment to be located at the project. Current rules can be found on the District’s website: <http://www.airquality.org/Businesses/Rules-Regulations>.
2. Compliance with mandatory measures in the California Building Energy Efficiency Standards (Title 24, Part 6) that pertain to efficient use of natural gas for space and water heating and other uses at a residential or non-residential land use. The current standards can be found on the California Energy Commissions website: <http://www.energy.ca.gov/title24>.
3. Compliance with mandatory measures in the California Green Building Code (Title 24, Part 11). The California Building Standards Commission provides helpful checklists showing the required and voluntary measures for residential and non-residential projects on its website: <http://www.bsc.ca.gov/Home/CALGreen.aspx>.

Current mandatory measures related to operational PM include requirements for bicycle parking, parking for fuel efficient vehicles, electric vehicle charging, and fireplaces for non-residential projects. Residential project measures include requirements for electric vehicle charging and fireplaces.

4. Compliance with anti-idling regulations for diesel powered commercial motor vehicles (greater than 10,000 gross vehicular weight rating). This BMP focuses on non-residential land use projects (retail and industrial) that would attract these vehicles. The current requirements include limiting idling time to 5 minutes and installing technologies on the vehicles that support anti-idling. Information can be found on the California Air Resources Board's website: <http://ww2.arb.ca.gov/capp-resource-center/heavy-duty-diesel-vehicle-idling-information>.

Additionally, the California ARB adopted a regulation that applies to transport refrigeration units (TRUs) that are found on many delivery trucks carrying food. Information on the TRU regulation can be found on the California Air Resources Board's website: <http://ww2.arb.ca.gov/our-work/programs/transport-refrigeration-unit/tru-compliance-information>.

Since retail and industrial land use projects may not have control over the anti-idling technologies installed on commercial vehicles coming to the project, the BMP is to provide notice of the anti-idling regulations at the delivery/loading dock and to neighbors. The notice to the neighbors should also include whom at the retail or industrial project can be contacted to file a complaint regarding idling and the California Air Resources Vehicle Complaint Hotline 1-800-363-7664.

CONSTRUCTION EMISSIONS/SHORT-TERM IMPACTS

Short-term air quality impacts are mostly due to dust (PM₁₀ and PM_{2.5}) generated by construction and development activities, and emissions from equipment and vehicle engines (NO_x) operated during these activities. Dust generation is dependent on soil type and soil moisture, as well as the amount of total acreage actually involved in clearing, grubbing and grading activities. Clearing and earthmoving activities comprise the major source of construction dust generation, but traffic and general disturbance of the soil also contribute to the problem. Sand, lime or other fine particulate materials may be used during construction, and stored on-site. If not stored properly, such materials could become airborne during periods of high winds. The effects of construction activities include increased dust fall and locally elevated levels of suspended particulates. PM₁₀ and PM_{2.5} are considered unhealthy because the particles are small enough to inhale and damage lung tissue, which can lead to respiratory problems.

CONSTRUCTION PARTICULATE MATTER EMISSIONS

The Guide to Air Quality Assessment in Sacramento County (SMAQMD Guide) includes screening criteria for construction-related particulate matter. Projects that are 35 acres or less in size will generally not exceed the SMAQMD's construction PM₁₀ or PM_{2.5} thresholds of significance provided that the project does not:

- Include buildings more than 4 stories tall;
- Include demolition activities;

- Include significant trenching activities;
- Have a construction schedule that is unusually compact, fast-paced, or involves more than 2 phases (i.e., grading, paving, building construction, and architectural coatings) occurring simultaneously;
- Involve cut-and-fill operations (moving earth with haul trucks and/or flattening or terracing hills); or,
- Require import or export of soil materials that will require a considerable amount of haul truck activity.

Some PM₁₀ and PM_{2.5} emissions during project construction can be reduced through compliance with institutional requirements for dust abatement and erosion control. These institutional measures include the SMAQMD “District Rule 403-Fugitive Dust” and measures in the Sacramento County Code relating to land grading and erosion control [Title 16, Chapter 16.44, Section 16.44.090(K)].

The project site is less than 35 acres (6.22 acres of existing development and 1.8 acres proposed for the parking lot) and does not involve buildings more than 4 stories tall; demolition activities; significant trenching activities; an unusually compact construction schedule; cut-and-fill operations; or, import or export of soil materials requiring a considerable amount of haul truck activity. The project will require a minimal amount of grading, trenching, and excavation for the proposed truck parking lot expansion area and retention basin. Thus, the project falls below the SMAQMD Guide screening criteria for PM₁₀ and PM_{2.5}.

The SMAQMD Guide includes a list of Basic Construction Emissions Control Practices that should be implemented on all projects, regardless of size. Dust abatement practices are required pursuant to SMAQMD Rule 403 and California Code of Regulations, Title 13, Sections 2449(d)(3) and 2485; the SMAQMD Guide simply lays out the basic practices needed to comply. These requirements are already required by existing rules and regulations, and have also been included as mitigation.

CONSTRUCTION OZONE PRECURSOR EMISSIONS (NO_x)

The SMAQMD Guide currently provides screening criteria for construction-related ozone precursor emissions (NO_x) similar to those which will be implemented for particulate matter. Projects that are 35 acres or less in size will generally not exceed the SMAQMD’s construction NO_x thresholds of significance provided that the project does not:

- Include buildings more than 4 stories tall;
- Include demolition activities;
- Include significant trenching activities;
- Have a construction schedule that is unusually compact, fast-paced, or involves more than 2 phases (i.e., grading, paving, building construction, and architectural coatings) occurring simultaneously;

- Involve cut-and-fill operations (moving earth with haul trucks and/or flattening or terracing hills);
- Require import or export of soil materials that will require a considerable amount of haul truck activity; or,
- Require soil disturbance (i.e., grading) that exceeds 15 acres per day. Note that 15 acres is a screening level and shall not be used as a mitigation measure.

CONSTRUCTION EMISSIONS CONCLUSION

The screening criteria for construction emissions related to both particulate matter and ozone precursors are almost identical, as shown above. As noted, the project site is less than 35 acres (1.80 acres for the proposed parking lot) and does not involve buildings more than 4 stories tall; demolition activities; significant trenching activities; an unusually compact construction schedule; or, import or export of soil materials requiring a considerable amount of haul truck activity. Thus, the project falls below the SMAQMD Guide screening criteria for construction emissions related to both Particulate Matter and Ozone precursors. Impacts associated with emissions for air quality standards are ***less than significant***.

OPERATIONAL EMISSIONS/LONG-TERM IMPACTS

Once a project is completed, additional pollutants are emitted through the use, or operation, of the site. Land use development projects typically involve the following sources of emissions: motor vehicle trips generated by the land use; fuel combustion from landscape maintenance equipment; natural gas combustion emissions used for space and water heating; evaporative emissions of ROG associated with the use of consumer products; and, evaporative emissions of ROG resulting from the application of architectural coatings.

Typically, a project must be comprised of large acreages or intense uses in order to result in significant operational air quality impacts. The proposed project consists of the expansion of an existing parking lot area with 18 new truck parking stalls and will not be increasing building square footage. Through CalEEMod analysis (Appendix D), it was determined that the project will generate negligible operational emissions because there is not an expansion of the facility, and the parking area will be utilized for trailer storage. Thus, the proposed project is below these screening thresholds. Impacts related to operational emissions are ***less than significant***.

CONCLUSION

The project will not exceed emissions significance thresholds during the operational period. Since the emissions of the proposed project are significantly below the operational thresholds adopted by SMAQMD listed in Table IS-3, impacts to Air Quality are anticipated to be ***less than significant***.

TOXIC AIR CONTAMINANTS

The CARB indicates that one of the highest public health priorities is the reduction of diesel particulate matter generated by vehicles on California's highways, as it is one of the primary toxic air contaminants (TAC). Other potential TAC generators within the County of Sacramento are associated with specific types of facilities, such as dry cleaners, gas stations, and chrome plating facilities, and are the focus of CARB's control efforts.

SMAQMD and the County have not established a quantitative threshold of significance for construction-related TAC emissions. Therefore, SMAQMD recommends that lead agencies address this issue on a case-by-case basis, taking into consideration the specific construction-related characteristics of each project and its proximity to off-site receptors.

DISCUSSION OF PROJECT IMPACTS

The project does not propose a change to the baseline operational use of the site. The site is an existing cold storage facility. The project is proposing the expansion of an existing truck parking lot with 18 new spaces. The proposed project improvements are for trailer parking. Thus, no idling will occur within the expanded asphalt parking lot area. The limits of truck delivery loading will remain unchanged at the existing parking lot located at the eastern end of the site, away from the existing residences (mobile home park).

The CARB guidelines indicate TAC are of primary concerns around large volume truck distribution centers, utilizing 100 or more trucks per day or more than 40 trucks with operating refrigeration units per day. Long hauler trucks have the potential of negatively affecting sensitive receptors due to trucks idling in the parking lot. The project has been designed such that truck delivery loading will remain unchanged and utilize the eastern portion of the subject property, while the southern side closest to existing residents, will only be used for trailer parking. The project will implement a 75± setback consisting of the proposed retention basin consistent with the NPA requirements. The site has been designed such that truck delivery loading would remain approximately 380 feet away from the nearest residences (mobile home park), and an eight-foot-high split-face concrete block masonry wall will be located along the southern property line. See Plate IS-6, Project Location Map, to illustrate the spatial relations between the proposed project and the adjacent mobile home park residential uses. Additionally, the project will not exceed operational air quality and greenhouse gas emission thresholds per the CalEEMOD analysis (see Appendix D).

SMAQMD provided comments on the project specific to truck parking adjacent residential uses, indicating that the project should follow best practices for vegetation barriers to reduce air pollution exposure where sensitive receptors (in this case, residential homes) are located near sources of toxic air contaminants (diesel trucks using the parking lot). The document is tailored for situations near roadways, but the concepts can easily be applied to this project. The document provides guidelines for evaluating a potential vegetation barrier site, gives planting and species recommendations appropriate to the Sacramento region. New landscaping will be installed, providing a buffer between existing residences and the proposed truck parking lot expansion area (see Plate IS-5). The landscape buffer will consist of a double row of 35-foot-tall trees with shrubs. All of the trees and shrubs proposed for planting are listed in SMAQMD's Landscape Guidance for Improving Air Quality Near Roadways.

CONCLUSION

The project does not change the existing operational functions of the project site, in that commercial truck vehicles will continue to be located on the eastern side of the property, away from adjacent residential uses. The parking lot expansion area will only be used for trailer parking. The project would also install an eight-foot high split face concrete block masonry wall and landscaping, which provide additional buffers between possible emissions on the project site and the adjacent residences. All landscaping proposed for planting is listed in SMAQMD's Landscape Guidance for Improving Air Quality Near Roadways. Impacts with regards to TACs are ***less than significant***.

Plate IS-6: Project Location Map



ODORS

CEQA and the SMAQMD Guide consider objectionable odors as a potentially significant environmental impact. SMAQMD Rule 402 prohibits the discharge of air contaminants that could be a nuisance or an annoyance. This prohibition includes potential odors.

DISCUSSION OF PROJECT IMPACTS

Odors that may be generated at the project site include exhaust emissions from the diesel trucks. Generally, these odors are only detectable on the project site and will readily dissipate. Additionally, no idling of trucks will occur within the expanded asphalt parking lot area. In accordance with SMAQMD Rules 448 and 449, vapor recovery systems would be required, if applicable to the project. These regulations relate to gasoline transfer into stationary storage containers and transfer of gasoline into vehicle fuel tanks. The project applicant shall be required to implement all standard regulatory measures, including any requirements from SMAQMD. Project impacts related to odors are considered ***less than significant***.

CRITERIA POLLUTANT HEALTH RISKS

All criteria air pollutants can have human health effects at certain concentrations. Air Districts develop region-specific CEQA thresholds of significance in consideration of existing air quality concentrations and attainment designations under the national ambient air quality standards (NAAQS) and California Ambient Air Quality Standards (CAAQS). The NAAQS and CAAQS are informed by a wide range of scientific evidence, which demonstrates that there are known safe concentrations of criteria air pollutants. Because the NAAQS and CAAQS are based on maximum pollutant levels in outdoor air that would not harm the public's health, and air district thresholds pertain to attainment of these standards, the thresholds established by air districts are also protective of human health. Sacramento County is currently in nonattainment of the NAAQS and CAAQS for ozone. Projects that emit criteria air pollutants in exceedance of SMAQMD's thresholds would contribute to the regional degradation of air quality that could result in adverse human health impacts.

Acute health effects of ozone exposure include increased respiratory and pulmonary resistance, cough, pain, shortness of breath, and lung inflammation. Chronic health effects include permeability of respiratory epithelia and the possibility of permanent lung impairment (EPA 2016).

HEALTH EFFECTS SCREENING

In order to estimate the potential health risks that could result from the operational emissions of ROG, NO_x, and PM_{2.5}, PER staff implemented the procedures within SMAQMD's *Instructions for Sac Metro Air District Minor Project and Strategic Area Project Health Effects Screening Tools* (SMAQMD's Instructions). To date, SMAQMD has published three options for analyzing projects: small projects may use the Minor Project Health Screening Tool, while larger projects may use the Strategic Area Project Health Screening Tool, and practitioners have the option to conduct project-specific modeling.

Both the Minor Project Health Screening Tool and Strategic Area Project Health Screening Tool are based on the maximum thresholds of significance adopted within the five air district regions contemplated within SMAQMD's *Guidance to Address the Friant Ranch Ruling for CEQA Projects in the Sac Metro Air District* (SMAQMD's Friant Guidance; October 2020). The air district thresholds considered in SMAQMD's Friant Guidance included thresholds from SMAQMD as well as the El Dorado County Air Quality Management District, the Feather River Air Quality Management District, the Placer County Air Pollution Control District, and the Yolo Solano Air Quality Management District. The highest allowable emission rates of NO_x, ROG, PM₁₀, and PM_{2.5} from the five air districts is 82 pounds per day (lbs/day) for all four pollutants. Thus, the Minor Project Health Screening Tool is intended for use by projects that would result in emissions at or below 82 lbs/day, while the Strategic Area Project Health Screening Tool is intended for use by projects that would result in emissions between two and eight times greater than 82 lbs/day. The Strategic Area Project Screening Model was prepared by SMAQMD for five locations throughout the Sacramento region for two scenarios: two times and eight times the threshold of significance level (2xTOS and 8xTOS). The corresponding emissions levels included in the model for 2xTOS were 164 lb/day for ROG and NO_x, and 656 lb/day under the 8xTOS for ROG and NO_x (SMAQMD 2020).

As noted in SMAQMD's Friant Guidance, "each model generates conservative estimates of health effects, for two reasons: The tools' outputs are based on the simulation of a full year of exposure at the maximum daily average of the increases in air pollution concentration... [and] [t]he health effects are calculated for emissions levels that are very high" (SMAQMD 2020).

The model derives the estimated health risk associated with operation of the project based on increases in concentrations of ozone and PM_{2.5} that were estimated using a photochemical grid model (PGM). The concentration estimates of the PGM are then applied to the U.S. Environmental Protection Agency's Benefits Mapping and Analysis Program (BenMAP) to estimate the resulting health effects from concentration increases. PGMs and BenMAP were developed to assess air pollution and human health impacts over large areas and populations that far exceed the area of an average land use development project. These models were never designed to determine whether emissions generated by an individual development project would affect community health or the date an air basin would attain an ambient air quality standard. Rather, they are used to help inform regional planning strategies based on cumulative changes in emissions within an air basin or larger geography.

It must be cautioned that within the typical project-level scope of CEQA analyses, PGMs are unable to provide precise, spatially defined pollutant data at a local scale. In addition, as noted in SMAQMD's Friant Guidance, "BenMAP estimates potential health effects from a change in air pollutant concentrations, but does not fully account for other factors affecting health such as access to medical care, genetics, income levels, behavior choices such as diet and exercise, and underlying health conditions" (2020). Thus, the modeling conducted for the health risk analysis is based on imprecise

mapping and only takes into account one of the main public health determinants (i.e., environmental influences).

DISCUSSION OF PROJECT IMPACTS: CRITERIA POLLUTANT HEALTH RISKS

Since the project was below the daily operational thresholds for criteria air pollutants, the Minor Project Health Screening Tool was used to estimate health risks. The results are shown in Table IS-4 and Table IS-5.

Table IS-4: PM_{2.5} Health Risk Estimates

PM_{2.5} Health Endpoint	Age Range¹	Incidences Across the Reduced Sacramento 4-km Modeling Domain Resulting from Project Emissions (per year)^{2,5}	Incidence s Across the 5-Air-District Region Resulting from Project Emissions (per year)²	Percent of Background Health Incidences Across the 5-Air-District Region³	Total Number of Health Incidences Across the 5-Air-District Region (per year)⁴
		(Mean)	(Mean)		
Respiratory					
Emergency Room Visits, Asthma	0 - 99	1.1	1.0	0.0056%	18419
Hospital Admissions, Asthma	0 - 64	0.075	0.069	0.0037%	1846
Hospital Admissions, All Respiratory	65 - 99	0.35	0.31	0.0016%	19644
Cardiovascular					
Hospital Admissions, All Cardiovascular (less Myocardial Infarctions)	65 - 99	0.19	0.17	0.00073%	24037
Acute Myocardial Infarction, Nonfatal	18 - 24	0.000010	0.000088	0.0023%	4
Acute Myocardial Infarction, Nonfatal	25 - 44	0.0086	0.0080	0.0026%	308

US Cold Storage Parking Lot Expansion at Southgate Industrial Park

Acute Myocardial Infarction, Nonfatal	45 - 54	0.021	0.020	0.0026%	741
Acute Myocardial Infarction, Nonfatal	55 - 64	0.034	0.032	0.0026%	1239
Acute Myocardial Infarction, Nonfatal	65 - 99	0.12	0.11	0.0022%	5052
Mortality					
Mortality, All Cause	30 - 99	2.3	2.1	0.0047%	44766
Notes:					
<ol style="list-style-type: none"> 1. Affected age ranges are shown. Other age ranges are available, but the endpoints and age ranges shown here are the ones used by the USEPA in their health assessments. The age ranges are consistent with the epidemiological study that is the basis of the health function. 2. Health effects are shown in terms of incidences of each health endpoint and how it compares to the base (2035 base year health effect incidences, or "background health incidence") values. Health effects are shown for the Reduced Sacramento 4-km Modeling Domain and the 5-Air-District Region. 3. The percent of background health incidence uses the mean incidence. The background health incidence is an estimate of the average number of people that are affected by the health endpoint in a given population over a given period of time. In this case, the background incidence rates cover the 5-Air-District Region (estimated 2035 population of 3,271,451 persons). Health incidence rates and other health data are typically collected by the government as well as the World Health Organization. The background incidence rates used here are obtained from BenMAP. 4. The total number of health incidences across the 5-Air-District Region is calculated based on the modeling data. The information is presented to assist in providing overall health context. 5. The technical specifications and map for the Reduced Sacramento 4-km Modeling Domain are included in Appendix A, Table A-1 and Appendix B, Figure B-2 of the <i>Guidance to Address the Friant Ranch Ruling for CEQA Projects in the Sac Metro Air District</i>. 					

Table IS-5: Ozone Health Risk Estimates

Ozone Health Endpoint	Age Range ¹	Incidences Across the Reduced Sacramento 4-km Modeling Domain Resulting from Project Emissions (per year) ^{2,5}	Incidences Across the 5-Air-District Region Resulting from Project Emissions (per year) ²	Percent of Background Health Incidences Across the 5-Air-District Region ³	Total Number of Health Incidences Across the 5-Air-District Region (per year) ⁴
		(Mean)	(Mean)		
Respiratory					
Hospital Admissions, All Respiratory	65 - 99	0.088	0.071	0.00036%	19644
Emergency Room Visits, Asthma	0 - 17	0.48	0.41	0.0071%	5859

US Cold Storage Parking Lot Expansion at Southgate Industrial Park

Emergency Room Visits, Asthma	18 - 99	0.74	0.64	0.0051%	12560
Mortality					
Mortality, Non-Accidental	0 - 99	0.055	0.047	0.00015%	30386
Notes: 1. Affected age ranges are shown. Other age ranges are available, but the endpoints and age ranges shown here are the ones used by the USEPA in their health assessments. The age ranges are consistent with the epidemiological study that is the basis of the health function. 2. Health effects are shown in terms of incidences of each health endpoint and how it compares to the base (2035 base year health effect incidences, or "background health incidence") values. Health effects are shown for the Reduced Sacramento 4-km Modeling Domain and the 5-Air-District Region. 3. The percent of background health incidence uses the mean incidence. The background health incidence is an estimate of the average number of people that are affected by the health endpoint in a given population over a given period of time. In this case, the background incidence rates cover the 5-Air-District Region (estimated 2035 population of 3,271,451 persons). Health incidence rates and other health data are typically collected by the government as well as the World Health Organization. The background incidence rates used here are obtained from BenMAP. 4. The total number of health incidences across the 5-Air-District Region is calculated based on the modeling data. The information is presented to assist in providing overall health context. 5. The technical specifications and map for the Reduced Sacramento 4-km Modeling Domain are included in Appendix A, Table A-1 and Appendix B, Figure B-2 of the <i>Guidance to Address the Friant Ranch Ruling for CEQA Projects in the Sac Metro Air District</i> .					

Again, it is important to note that the "model outputs are derived from the numbers of people who would be affected by [the] project due to their geographic proximity and based on average population through the Five-District-Region. The models do not take into account population subgroups with greater vulnerabilities to air pollution, except for ages for certain endpoints" (SMAQMD 2020). Therefore, it would be misleading to correlate the levels of criteria air pollutant and precursor emissions associated with project implementation to specific health outcomes. While the effects noted above could manifest in individuals, actual effects depend on factors specific to each individual, including life stage (e.g., older adults are more sensitive), preexisting cardiovascular or respiratory diseases, and genetic polymorphisms. Even if this specific medical information was known about each individual, there are wide ranges of potential outcomes from exposure to ozone precursors and particulates, from no effect to the effects listed in the tables. Ultimately, the health effects associated with the project, using the SMAQMD guidance "are conservatively estimated, and the actual effects may be zero" (SMAQMD 2020).

CONCLUSION: CRITERIA POLLUTANT HEALTH RISKS

Neither SMAQMD nor the County of Sacramento have adopted thresholds of significance for the assessment of health risks related to the emission of criteria pollutants. Furthermore, an industry standard level of significance has not been adopted or proposed. Due to the lack of adopted thresholds of significance for health risks, this data is presented for informational purposes and does not represent an attempt to arrive at any level-of-significance conclusions.

NOISE

This section supplements the Initial Study Checklist by analyzing if the proposed project would:

- Result in exposure of persons to, or generation of, noise levels in excess of standards established by the local general plan, noise ordinance or applicable standards of other agencies and results in a substantial temporary increase in ambient noise levels in the project vicinity?

Noise is defined as unwanted sound. Sound is a rapid fluctuation of air pressure above and below atmospheric pressure. Sound levels are measured and expressed in decibels (dB) and 0 dB corresponding roughly to the threshold of hearing. The ambient noise level is defined as the noise from all sources near and far, and refers to the noise levels that are present before a noise source being studied is introduced. A synonymous term is pre-project noise level. To protect citizens and visitors of the County from unhealthy or inappropriate noise levels, the General Plan contains a Noise Element with policies designed to control or abate noise.

COUNTY GENERAL PLAN NOISE ELEMENT

The goals of the Sacramento County General Plan Noise Element are to: (1) protect the citizens of Sacramento County from exposure to excess noise and (2) protect the economic base of Sacramento County by preventing incompatible land uses from encroaching upon existing planned noise-producing uses. The General Plan defines a noise sensitive outdoor area as the primary activity area associated with any given land use at which noise sensitivity exists. Noise sensitivity generally occurs in locations where there is an expectation of relative quiet, or where noise could interfere with the activity which takes place in the outdoor area. An example is a backyard, where loud noise could interfere with the ability to engage in normal conversation.

The Noise Element of the Sacramento County General Plan establishes noise exposure criteria to aid in determining land use compatibility by defining the limits of noise exposure for sensitive land uses. There are policies for noise receptors or sources, transportation or non-transportation noise, and interior and exterior noise. The following policies from the Noise Element apply to the project:

NO-5. The interior and exterior noise level standards for noise-sensitive areas of new uses affected by existing non-transportation noise sources in Sacramento County are shown by Table 2 (see Table IS-6). Where the noise level standards of Table 2 (see Table IS-6) are predicted to be exceeded at a proposed noise-sensitive area due to existing non-transportation noise sources, appropriate noise mitigation measures shall be included in the project design to reduce projected noise levels to a state of compliance with the Table 2 (see Table IS-6) standards within sensitive areas.

Table IS-6: Noise Element Table 2
Non-Transportation Noise Standards Median (L₅₀)/Maximum (L_{max})

New Land Use	Outdoor Area		Interior
	Daytime	Nighttime	Day and Night
All Residential	55 / 75	50 / 70	35 / 55
Transient lodging ⁴	55 / 75	---	35 / 55
Hospitals and nursing homes ^{5,6}	55 / 75	---	35 / 55
Theaters and auditoriums ⁶	---	---	30 / 50
Churches, meeting halls, schools, libraries, etc. ⁶	55 / 75	---	35 / 60
Office buildings ⁶	60 / 75	---	45 / 65
Commercial buildings ⁶	---	---	45 / 65
Playgrounds, parks, etc ⁶	65 / 75	---	---
Industry ⁶	60 / 80	---	50 / 70
<ol style="list-style-type: none"> 1. The Table 2 standards shall be reduced by 5 dB for sounds consisting primarily of speech or music, and for recurring impulsive sounds. If the existing ambient noise level exceeds the standards of Table 2, then the noise level standards shall be increased at 5 dB increments to encompass the ambient. 2. Sensitive areas are defined in the acoustic terminology section. 3. Interior noise level standards are applied within noise-sensitive areas of the various land uses, with windows and doors in the closed positions. 4. Outdoor activity areas of transient lodging facilities are not commonly used during nighttime hours. 5. Hospitals are often noise-generating uses. The exterior noise level standards for hospitals are applicable only at clearly identified areas designated for outdoor relaxation by either hospital staff or patients. 6. The outdoor activity areas of these uses (if any), are not typically utilized during nighttime hours. 7. Where median (L₅₀) noise level data is not available for a particular noise source, average (Leq) values may be substituted for the standards of this table provided the noise source in question operates for at least 30 minutes of an hour. If the source in question operates less than 30 minutes per hour, then the maximum noise level standards shown would apply. 			

- NO-6. Where a project would consist of or include non-transportation noise sources, the noise generation of those sources shall be mitigated so as not exceed the interior and exterior noise level standards of Table 2 (see Table IS-6) at existing noise-sensitive areas in the project vicinity.
- NO-7. The “last use there” shall be responsible for noise mitigation. However, if a noise-generating use is proposed adjacent to lands zoned for uses which may have sensitivity to noise, then the noise generating use shall be responsible for mitigating its noise generation to a state of compliance with the Table 2 (see Table IS-6) standards at the property line of the generating use in anticipation of the future neighboring development.
- NO-8. Noise associated with construction activities shall adhere to the County Code requirements. Specifically, Section 6.68.090(e) addresses construction noise within the County.
- NO-13. Where noise mitigation measures are required to satisfy the noise level standards of this Noise Element, emphasis shall be placed on the use of setbacks and site design to the extent feasible, prior to consideration of the use of noise barriers.

DISCUSSION OF PROJECT IMPACTS

According to a Noise Workshop Manual prepared by Bollard & Brennan, Inc. dated February 8, 2005, average noise levels for single idling trucks generally range from 60 to 65 dB L_{eq} at a distance of 100 feet and maximum noise levels associated with heavy truck passages range from 70 to 75 dB L_{max} at a distance of 100 feet. Maximum noise levels generated by passages of medium duty delivery trucks range from 55 to 65 dB at a distance of 100 feet, depending on whether or not the driver is accelerating.

With the expansion of the parking lot, potential noise impacts from the project would be closer to the existing mobile home park at the southern boundary. As noted, there is an existing 250± foot setback from the southern property line, that will be reduced to 80± with the proposed project. An 8-foot-high split face block concrete wall and a double row of 35-foot-tall trees with shrubs is proposed along the southern property line, which can further reduce noise attenuation. The proposed parking lot expansion is for the parking and storage of truck trailers. No truck idling, loading, or delivery will occur within the parking lot expansion area.

An FHWA Moving Noise Attenuation Model was prepared for the proposed project. Due to no truck idling, loading, or delivery occurring within the proposed parking lot expansion area, the lowest known noise level for trucking operations was used in the model at 55 dB from a distance of 80 feet. The model projected noise level indicated 56.45 dB. With an additional 5 to 10 dB reduction due to the 8-foot-high block soundwall, the projected noise levels will be further reduced to meet County Noise Standards.

CONCLUSION

The expansion of the existing parking lot is for the parking and storage of truck trailers only. Potential noise impacts from the project are not expected to exceed County Noise Standards. The 8-foot-high split face block concrete wall and double rows of 35-foot-tall trees with shrubs along the southern property line will further reduce noise attenuation from the proposed expansion area. Project impacts related to noise are considered ***less than significant***.

HYDROLOGY AND WATER QUALITY

This section supplements the Initial Study Checklist by analyzing if the proposed project would:

- Alter the existing drainage patterns in such a way that it causes flooding?
- Contribute runoff that would exceed the capacity of existing or planned stormwater infrastructure?
- Place structures in a 100-year floodplain that would cause substantial impacts as a result of impeding or redirecting flood flows?
- Expose people or structures to substantial loss of life, health, or property as a result of flooding?

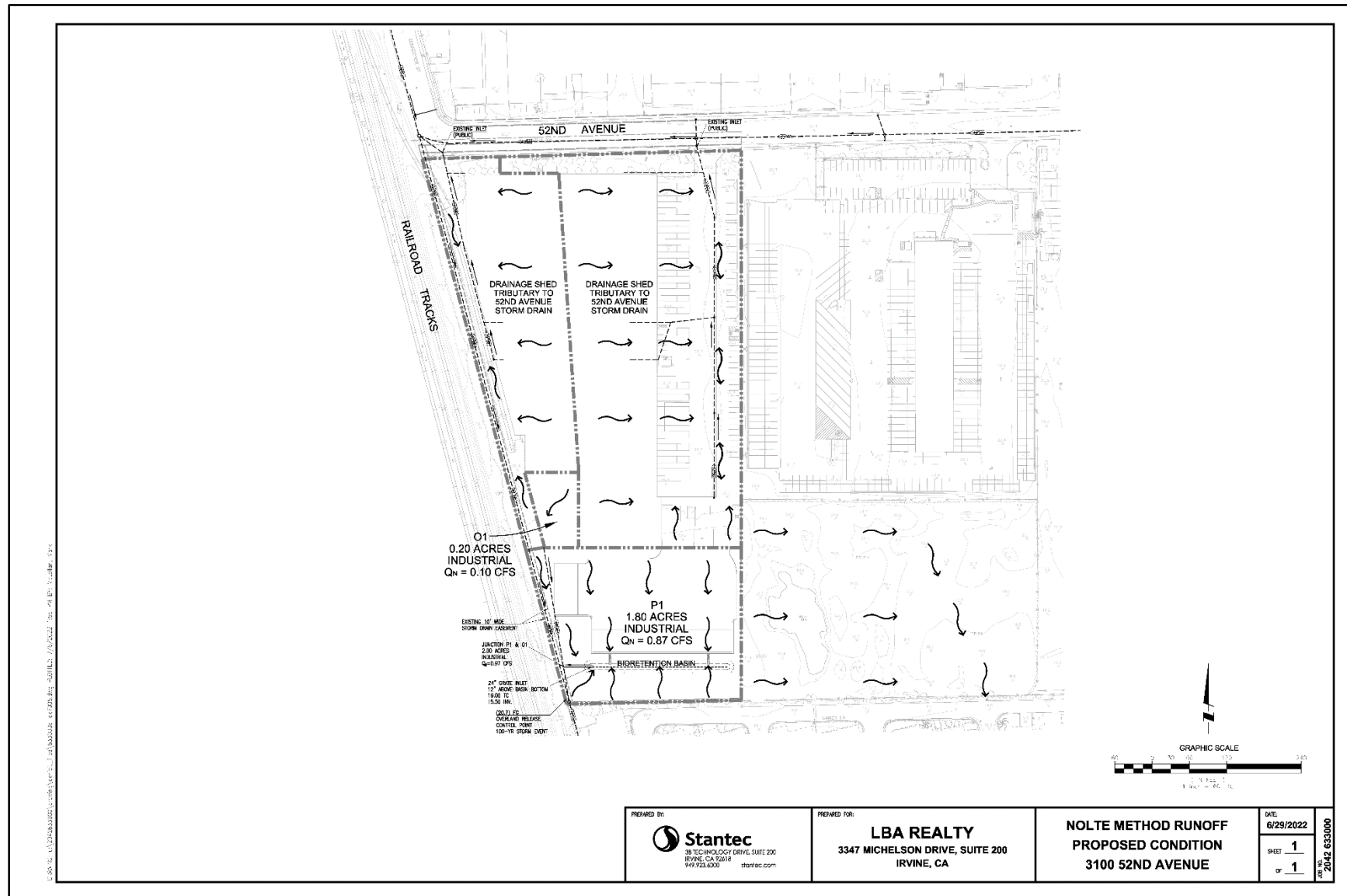
The project site is located within an area identified on the FEMA FIRM Panel Number 06067C0190H as “Zone X – Protected by Levee,” which indicates the site is protected by levee from a 100-year flood. The project site is also located within the Morrison Creek watershed. The project site and surrounding area is not located within the local flood hazard zone but is located within the 200-year ULOP (Levee Protected and Non-Levee Protected). A preliminary Level 3 drainage study was prepared for the proposed project by Stantec (Appendix A).

According to the drainage study, the site’s natural topography is relatively flat with a grade change of approximately three (3) feet. The surface gradient for the proposed parking lot expansion area will be uniform and slope in one direction. The existing 12-inch storm drain on-site will remain in place and continue to convey stormwater runoff from the existing building roof drain to the north. Proposed on-site storm drain infrastructure will connect to the existing 12-inch storm drain. Stormwater will sheet flow across the parking lot and will be intercepted by curb and gutter, which will convey the stormwater to the bioretention basin (see Plate IS-7: Proposed Drainage Condition exhibit). The outlet pipe from the bioretention basin will connect to the existing 12-inch storm drain system on-site. The bioretention basin will treat the required amount of stormwater while allowing higher stormwater flow rates to bypass treatment. The bioretention basin will have a 24-inch square inlet with the inlet grate elevated 12-inches above the basin bottom. The inlet will intercept and allow the higher flow rates to bypass treatment. The treated stormwater will be intercepted by perforated pipe within the basin’s gravel layer and conveyed to the invert of the grated inlet. The drainage

study concluded the proposed project and existing site conditions are well above the ponding water surface elevation expected to occur on-site during a 100-year storm event. Thus, the maximum flooding depth possible within the parking area expansion is less than 1 foot.

The proposed project and associated drainage study were reviewed by the County Department of Water Resources (DWR) for issues related to drainage on the project site and onto neighboring properties. DWR staff (Mezentsev) determined that the preliminary drainage study meets County requirements and demonstrates the project would not cause excess runoff to downstream and upstream properties. Conditions of approval for the project include a request for a more detailed (Level 4) drainage study for review and approval by DWR prior to submission of improvement and grading plans. A Level 4 drainage study is typically a refined planning level analysis that provides more detailed design information. No new drainage impacts are identified at this level of analysis. The project will also be subject to the County Improvement Standards, the Water Agency Code, and the Floodplain Management Ordinance. Additionally, conditions of approval are included that require fencing or walls along western/eastern project boundaries to be designed so that off-site runoff drains along these boundaries. Fencing or walls proposed along the southern project boundary adjacent to residential will be required to be designed so that on-site runoff does not drain from the project site. With DWR's review and conditions, project impacts related to drainage are ***less than significant***.

Plate IS-7: Proposed Drainage Condition Exhibit



WATER QUALITY**CONSTRUCTION WATER QUALITY: EROSION AND GRADING**

Construction on undeveloped land exposes bare soil, which can be mobilized by rain or wind and displaced into waterways or become an air pollutant. Construction equipment can also track mud and dirt onto roadways, where rains will wash the sediment into storm drains and thence into surface waters. After construction is complete, various other pollutants generated by site use can also be washed into local waterways. These pollutants include, but are not limited to, vehicle fluids, heavy metals deposited by vehicles, and pesticides or fertilizers used in landscaping.

Sacramento County has a National Pollutant Discharge Elimination System (NPDES) Municipal Stormwater Permit issued by the Regional Water Board. The Municipal Stormwater Permit requires the County to reduce pollutants in stormwater discharges to the maximum extent practicable and to effectively prohibit non-stormwater discharges. The County complies with this permit in part by developing and enforcing ordinances and requirements to reduce the discharge of sediments and other pollutants in runoff from newly developing and redeveloping areas of the County.

The County has established a Stormwater Ordinance (Sacramento County Code 15.12). The Stormwater Ordinance prohibits the discharge of unauthorized non-stormwater to the County's stormwater conveyance system and local creeks. It applies to all private and public projects in the County, regardless of size or land use type. In addition, Sacramento County Code 16.44 (Land Grading and Erosion Control) requires private construction sites disturbing one or more acres or moving 350 cubic yards or more of earthen material to obtain a grading permit. To obtain a grading permit, project proponents must prepare and submit for approval an Erosion and Sediment Control (ESC) Plan describing erosion and sediment control best management practices (BMPs) that will be implemented during construction to prevent sediment from leaving the site and entering the County's storm drain system or local receiving waters. Construction projects not subject to SCC 16.44 are subject to the Stormwater Ordinance (SCC 15.12) described above.

In addition to complying with the County's ordinances and requirements, construction sites disturbing one or more acres are required to comply with the State's General Stormwater Permit for Construction Activities (CGP). CGP coverage is issued by the State Water Resources Control Board (State Board) http://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.shtml and enforced by the Regional Water Board. Coverage is obtained by submitting a Notice of Intent (NOI) to the State Board prior to construction and verified by receiving a WDIID#. The CGP requires preparation and implementation of a site-specific Stormwater Pollution Prevention Plan (SWPPP) that must be kept on site at all times for review by the State inspector.

Applicable projects applying for a County grading permit must show proof that a WDIID# has been obtained and must submit a copy of the SWPPP. Although the County has no

enforcement authority related to the CGP, the County does have the authority to ensure sediment/pollutants are not discharged and is required by its Municipal Stormwater Permit to verify that SWPPPs include the minimum components. The project must include an effective combination of erosion, sediment and other pollution control BMPs in compliance with the County ordinances and the State's CGP.

Erosion controls should always be the *first line of defense*, to keep soil from being mobilized in wind and water. Examples include stabilized construction entrances, tackified mulch, 3-step hydroseeding, spray-on soil stabilizers and anchored blankets. Sediment controls are the *second line of defense*; they help to filter sediment out of runoff before it reaches the storm drains and local waterways. Examples include rock bags to protect storm drain inlets, staked or weighted straw wattles/fiber rolls, and silt fences.

In addition to erosion and sediment controls, the project must have BMPs in place to keep other construction-related wastes and pollutants out of the storm drains. Such practices include, but are not limited to: filtering water from dewatering operations, providing proper washout areas for concrete trucks and stucco/paint contractors, containing wastes, managing portable toilets properly, and dry sweeping instead of washing down dirty pavement.

It is the responsibility of the project proponent to verify that the proposed BMPs for the project are appropriate for the unique site conditions, including topography, soil type and anticipated volumes of water entering and leaving the site during the construction phase. In particular, the project proponent should check for the presence of colloidal clay soils on the site. Experience has shown that these soils do not settle out with conventional sedimentation and filtration BMPs. The project proponent may wish to conduct settling column tests in addition to other soils testing on the site, to ascertain whether conventional BMPs will work for the project.

If sediment-laden or otherwise polluted runoff discharges from the construction site are found to impact the County's storm drain system and/or Waters of the State, the property owner will be subject to enforcement action and possible fines by the County and the Regional Water Board. Project compliance with requirements outlined above, as administered by the County and the Regional Water Board will ensure that project-related erosion and pollution impacts are ***less than significant***.

OPERATION: STORMWATER RUNOFF

Development and urbanization can increase pollutant loads, temperature, volume, and discharge velocity of runoff over the predevelopment condition. The increased volume, increased velocity, and discharge duration of stormwater runoff from developed areas has the potential to greatly accelerate downstream erosion and impair stream habitat in natural drainage systems. Studies have demonstrated a direct correlation between the degree of imperviousness of an area and the degradation of its receiving waters. These impacts must be mitigated by requiring appropriate runoff reduction and pollution prevention controls to minimize runoff and keep runoff clean for the life of the project.

The County requires that projects include source and/or treatment control measures on selected new development and redevelopment projects. Source control BMPs are intended to keep pollutants from contacting site runoff. Examples include “No Dumping-Drains to Creek/River” stencils/stamps on storm drain inlets to educate the public, and providing roofs over areas likely to contain pollutants, so that rainfall does not contact the pollutants. Treatment control measures are intended to remove pollutants that have already been mobilized in runoff. Examples include vegetated swales and water quality detention basins. These facilities slow water down and allow sediments and pollutants to settle out prior to discharge to receiving waters. Additionally, vegetated facilities provide filtration and pollutant uptake/adsorption. The project proponent should consider the use of “low impact development” techniques to reduce the amount of imperviousness on the site, since this will reduce the volume of runoff and therefore will reduce the size/cost of stormwater quality treatment required. Examples of low impact development techniques include pervious pavement and bioretention facilities.

The County requires developers to utilize the *Stormwater Quality Design Manual for the Sacramento Region, 2018* (Design Manual) in selecting and designing post-construction facilities to treat runoff from the project. Regardless of project type or size, developers are required to implement the minimum source control measures (Chapter 4 of the Design Manual). Low impact development measures and Treatment Control Measures are required of all projects exceeding the impervious surface threshold defined in Table 3-2 and 3-3 of the Design Manual. Further, depending on project size and location, hydromodification control measures may be required (Chapter 5 of the Design Manual).

Updates and background on the County’s requirements for post-construction stormwater quality treatment controls, along with several downloadable publications, can be found at the following websites:

<http://www.waterresources.saccounty.net/stormwater/Pages/default.aspx>

<http://www.beriverfriendly.net/Newdevelopment/>

The final selection and design of post-construction stormwater quality control measures is subject to the approval of the County Department of Water Resources; therefore, they should be contacted as early as possible in the design process for guidance. Project compliance with the requirements outlined above will ensure that project-related stormwater pollution impacts are ***less than significant***.

BIOLOGICAL RESOURCES

This section supplements the Initial Study Checklist by analyzing if the proposed project would:

- Have a substantial effect on a special status species, sensitive habitat, or protected wetland?
- If it would interfere substantially with the movement of wildlife? or;

- If it would conflict with applicable ordinances, policies, or conservation plans?

SOUTH SACRAMENTO COUNTY HABITAT CONSERVATION PLAN (SSHCP)

The SSHCP is a regional approach to addressing development, habitat conservation, and agricultural lands within the south Sacramento County region, including the cities of Galt and Rancho Cordova. The specific geographic scope of the SSHCP includes U.S. Highway 50 to the north, the Sacramento River levee and County Road J11 (connects the towns of Walnut Grove and Thornton, it is known as the Walnut Grove-Thornton Road) to the west, the Sacramento County line with El Dorado and Amador counties to the east, and San Joaquin County to the south. The SSHCP Project area excludes the City of Sacramento, the City of Folsom, the City of Elk Grove, most of the Sacramento-San Joaquin Delta, and the Sacramento community of Rancho Murieta.

The SSHCP covers 28 different species of plants and wildlife, including 10 that are state and/or federally-listed as threatened or endangered. The SSHCP has been developed as a collaborative effort to streamline permitting and protect covered species habitat.

On May 15, 2018, the Final SSHCP and EIS/EIR was published in the federal Register for a 30-day review period. Public hearings on the proposed adoption of the final SSHCP, final EIS/EIR, final Aquatic Resources Plan (ARP), and final Implementation Agreement (IA) began in August 2018, and adoption by the County occurred on September 11, 2018. The permit was received on June 12, 2019 from the U.S. Fish and Wildlife Service, July 25, 2019 from the U.S. Army Corps of Engineers, and August 20, 2019 from the California Department of Fish and Wildlife.

The proposed project is in the Urban Development Area (UDA) and considered a covered activity in the SSHCP; therefore, the Project must comply with the provisions of the SSHCP and associated permits. The proposed project's design and construction must comply with all SSHCP requirements including SSHCP avoidance and minimization measures (AMMs). The SSHCP is a habitat-based plan in which mitigation fees are based on impacts to habitat or land cover rather than impacts to individual species. The analysis contained below addresses the applicability of the SSHCP, and mitigation has been designed to comply with the SSHCP.

CONSISTENCY WITH THE SOUTH SACRAMENTO COUNTY HABITAT CONSERVATION PLAN

The baseline mapping for the SSHCP land covers is illustrated in Plate IS-8 and Table IS-7. The land cover types outlined in the baseline map are an interpretation of habitat based on remote sensing analysis over a number years prior to adoption of the SSHCP. Therefore, these land cover types are intended to serve as a guide as to what may be present on the project site and are intended to be updated. During the local impact authorization process, these land cover types will be refined, and calculation of project mitigation impact fees will be based on project specific survey and wetland delineation data. Plate IS-8 and Table IS-7 indicate the land cover habitat types the County has on record.

A Biological Resource Survey and Report was prepared by Stantec dated July 29, 2022 (Appendix B). A field survey of the project site was conducted on June 24, 2022. The entire property was surveyed on foot and reviewed for habitat types and suitability to

support special-status species. The field survey included a biological habitat assessment and an aquatic resources delineation. Observations recorded during the field survey illustrated that the project site was highly disturbed but illustrated an assortment of annual grasses and several ornamental trees characterized as Valley Grassland habitat. The report concluded seven (7) covered SSHCP species have the potential to occur on-site based upon the modeled habitat: tricolored blackbird, Swainson's hawk, western burrowing owl, loggerhead shrike, Northern harrier, white-tailed kite, and American badger. The County baseline map land cover habitat types were confirmed with the presence of valley grassland noted in Biological Report.

Table IS-7: SSHCP Landcover Types and Acreages

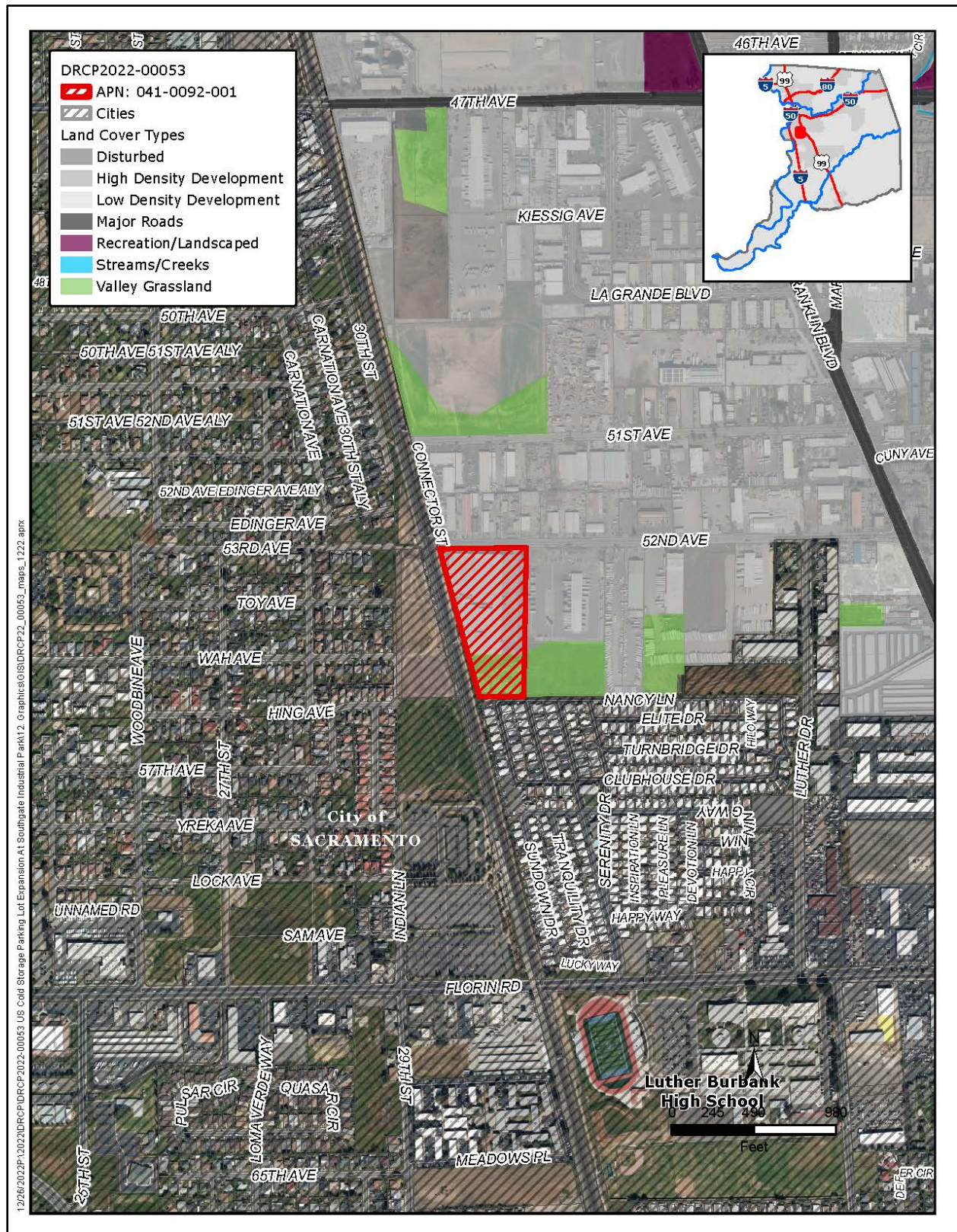
SSHCP Landcover Type	Acres
High Density Development	6.22
Valley Grassland	1.76
Note: Landcover types and acreages are subject to ground truthing and further refinement upon submittal of the SSHCP Authorization application and supporting materials.	

The analysis contained in this section is consistent with the protocol for covered species analysis under the SSHCP. Compliance with the SSHCP will ensure that impacts to covered species and their habitat will be less than significant. The mitigation contained in this chapter has been structured such that the required mitigation is consistent with the adopted SSHCP mitigation and monitoring protocols.

Upon submittal of an SSHCP Authorization application, final acreages will be determined during the permitting process. The applicant will be required to obtain a signed SSHCP authorization form from the Environmental Coordinator for potential impacts to terrestrial habitats. During the local impact authorization process, impact fees will be calculated utilizing the updated land cover data, as submitted with the SSHCP Authorization application. The project will comply with the requirements of the SSHCP, including adherence to the Avoidance and Minimization Measures (Appendix C), as well as payment of fees to support the overall SSHCP Conservation Strategy. The project is consistent with, and aids in the goals set forth in the proposed SSHCP. Impacts with regards to consistency with the proposed SSHCP are ***less than significant with mitigation***.

US Cold Storage Parking Lot Expansion at Southgate Industrial Park

Plate IS-8: SSHCP Baseline Land Cover Types



SPECIAL STATUS SPECIES

REGULATORY SETTING

The United States Congress passed the Federal Endangered Species Act (FESA) in 1973 to protect those species that are endangered or threatened with extinction. In 1984, the State of California enacted a similar law, the California Endangered Species Act (CESA), to protect species identified and listed by the California Fish and Wildlife Commission as endangered or threatened with extinction.

The state and federal Endangered Species Acts are intended to operate in conjunction with the California Environmental Quality Act (CEQA) and the National Environmental Policy Act (NEPA) to help protect ecosystems that endangered and threatened species depend upon. The United States Fish and Wildlife Service (USFWS) is responsible for implementation of the FESA while CDFW implements the CESA.

Accidental or intentional killing of a threatened or endangered species is labeled “take”. “Take” is defined as “to harass, harm, pursue, hunt, shoot, would, kill, trap, capture, or collect” any threatened or endangered wildlife species. Take may include significant habitat modification or degradation and is applied to threatened and endangered plant species as well.

The SSHCP permit strategy relies on the USFWS biological opinion (BO) that includes all future SSHCP covered activities requiring a CWA 404 permit, eliminating the need for individual project-by-project consultations under ESA Section 7. Compensatory mitigation for the loss of valley grassland habitat is satisfied through the SSHCP by payment of per acreage compensatory mitigation fees for the valley grassland (or other verified habitat) land cover type.

The SSHCP land cover type data from the Biological Resource Survey and Report (Appendix B) indicates that the project site contains 1.76 acres of Valley Grassland. As previously discussed, the exact acreage of land cover type is subject to ground-truthing and verification during the SSHCP permit authorization process. The species discussions below focus on those special status species that have probability to occur with the valley grassland land cover habitat requirements on-site or in the vicinity.

SWAINSON’S HAWK

The Swainson’s hawk (*Buteo swainsoni*) is listed as a threatened species by the State of California and is a candidate for federal listing as threatened or endangered. It is a migratory raptor typically nesting in or near valley floor riparian habitats during spring and summer months. Swainson’s hawks were once common throughout the state, but various habitat changes, including the loss of nesting habitat (trees) and the loss of foraging habitat through the conversion of native Central Valley grasslands to certain incompatible agricultural and urban uses has caused an estimated 90% decline in their population.

Swainson’s hawks feed primarily upon small mammals, birds, and insects. Their typical foraging habitat includes native grasslands, alfalfa, and other hay crops that provide

suitable habitat for small mammals. Certain other row crops and open habitats also provide some foraging habitat. The availability of productive foraging habitat near a Swainson's hawk's nest site is a critical requirement for nesting and fledgling success. In central California, about 85% of Swainson's hawk nests are within riparian forest or remnant riparian trees. CEQA analysis of impacts to Swainson's hawks consists of separate analyses of impacts to nesting habitat and foraging habitat.

The CEQA analysis provides a means by which to ascertain impacts to the Swainson's hawk. When the analysis identifies impacts, mitigation measures are established that will reduce impacts to the species to a less than significant level. Project proponents are cautioned that the mitigation measures are designed to reduce impacts and do not constitute an incidental take permit under the California Endangered Species Act (CESA). Anyone who directly or incidentally takes a Swainson's hawk, even when in compliance with mitigation measures established pursuant to CEQA, may violate the California Endangered Species Act.

NESTING BIRDS OF PREY

This section addresses raptors which are not listed as endangered, threatened, or of special concern, but are nonetheless afforded general protections by the Fish and Game Code. Raptors and their active nests are protected by the California Fish and Game Code Section 3503.5, which states: It is unlawful to take, possess, or destroy any birds in the orders Falconiformes or Strigiformes (birds of prey, or raptors) or to take, possess, or destroy the nest or eggs of any such bird except as otherwise provided by this code or any regulation adopted pursuant thereto. Section 3(18) of the Federal Endangered Species Act defines the term "take" means to harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect, or to attempt to engage in any such conduct. Causing a bird to abandon an active nest may cause harm to egg(s) or chick(s) and is therefore considered "take." Thus, take may occur both as a result of cutting down a tree or as a result of activities nearby an active nest which cause nest abandonment.

Raptors within the Sacramento region include tree-nesting species such as the red-tailed hawk and red-shouldered hawk, as well as ground-nesting species such as the northern harrier. The following raptor species are identified as "special animals" due to concerns over nest disturbance: Cooper's hawk, sharp-shinned hawk, golden eagle, northern harrier, and white-tailed kite.

To avoid impacts to nesting raptors, mitigation involves pre-construction nesting surveys to identify any active nests and to implement avoidance measures if nests are found – if construction will occur during the nesting season of March 1 to September 15. The purpose of the survey requirement is to ensure that construction activities do not agitate or harm nesting raptors, potentially resulting in nest abandonment or other harm to nesting success. If nests are found, the developer is required to contact California Fish and Wildlife to determine what measures need to be implemented in order to ensure that nesting raptors remain undisturbed. The measures selected will depend on many variables, including the distance of activities from the nest, the types of activities, and whether the landform between the nest and activities provides any kind of natural

screening. If no active nests are found during the focused survey, no further mitigation will be required.

DISCUSSION OF PROJECT IMPACTS

According to the Biological Resource Survey and Report (Appendix B), the ornamental trees on-site provide limited nesting habitat for SSHCP raptor species such as Swainson's Hawk, loggerhead strike, and white-tailed kite. No nesting birds, common or special-status, were observed on the project site during the time of the biological surveys. The CNDDB's nearest occurrence of nesting Swainson's hawks is approximately 1.14 miles west of the site. Special-status birds may fly over the area on occasion, but none would be expected to use the habitat on-site on more than an occasional or transitory basis. Nesting surveys are warranted due to the potential nesting habitat in mature trees on site and in the project vicinity. Participation in the SSHCP will ensure that project impacts are ***less than significant with mitigation***.

BURROWING OWL

According to the California Fish and Wildlife life history account for the species, burrowing owl (*Athene cunicularia*) habitat can be found in annual and perennial grasslands, deserts, and arid scrublands characterized by low-growing vegetation. Burrows are the essential component of burrowing owl habitat. Both natural and artificial burrows provide protection, shelter, and nesting sites for burrowing owls. Burrowing owls typically use burrows made by fossorial mammals, such as ground squirrels or badgers, but also use human-made structures such as cement culverts; cement, asphalt, or wood debris piles; or openings beneath cement or asphalt pavement. Burrowing owls are listed as a California Species of Special Concern due to loss of breeding habitat.

Burrowing owls may use a site for breeding, wintering, foraging, and/or migration stopovers. Breeding season is generally defined as spanning February 1 to August 31 and wintering from September 1 to January 31. Occupancy of suitable burrowing owl habitat can be verified at a site by detecting a burrowing owl, its molted feathers, cast pellets, prey remains, eggshell fragments, or excrement at or near a burrow entrance. Burrowing owls exhibit high site fidelity, reusing burrows year after year.

According to the California Fish and Wildlife "Staff Report on Burrowing Owl Mitigation" (March 2012), surveys for burrowing owl should be conducted whenever suitable habitat is present within 500 feet of a proposed impact area; this is also consistent with the "Burrowing Owl Survey Protocol and Mitigation Guidelines" published by The California Burrowing Owl Consortium (April 1993). Occupancy of burrowing owl habitat is confirmed whenever one burrowing owl or burrowing owl sign has been observed at a burrow within the last three years.

The California Fish and Wildlife Staff Report on Burrowing Owl Mitigation indicates that the impact assessment should address the factors which could impact owls, the type and duration of disturbance, the timing and duration of the impact, and the significance of the impacts. The assessment should also take into account existing conditions, such as the visibility and likely sensitivity of the owls in question with respect to the

disturbance area and any other environmental factors which may influence the degree to which an owl may be impacted (e.g. the availability of suitable habitat).

DISCUSSION OF PROJECT IMPACTS

According to the Biological Resource Survey and Report (Appendix B), no suitable burrows were observed on the project site. However, the project site is considered potential habitat for burrowing owl due to SSHCP Valley Grassland Land Cover Type. The nearest occurrence of nesting burrowing owls in the California Natural Diversity Database (CNDDDB) search area is approximately 0.21 miles north of the project site. If project construction occurs during the nesting season, mitigation is required for burrowing owl surveys. With participation in the SSHCP, project impacts related to burrowing owls are ***less than significant with mitigation***.

CONCLUSION

The Biological Resource Survey and Report (Appendix B) concluded that based upon the survey results and mitigation guidelines outlined in the SSHCP, AMMs are applicable to the project site for several species with potential to occur on-site, including tri-colored blackbird, Swainson's hawk, western burrowing owl, and nesting raptor species. The American Badger is unlikely to occur on-site, and specific AMMs related to this species were not included, other than AMMs for general species. SSHCP AMMs include mitigation for Swainson's Hawks, nesting raptors, and western burrowing owl. Participation in the SSHCP and compliance with the SSHCP AMMs (Appendix C) will ensure that project impacts to special status species are ***less than significant with mitigation***.

NON-NATIVE TREES AND TREE CANOPY

The Sacramento County General Plan Conservation and Environmental Justice Elements contain several policies aimed at preserving tree canopy within the County. These are:

CO-145. Removal of non-native tree canopy for development shall be mitigated by creation of new tree canopy equivalent to the acreage of non-native tree canopy removed. New tree canopy acreage shall be calculated using the 15-year shade cover values for tree species.

CO-146. If new tree canopy cannot be created on-site to mitigate for the non-native tree canopy removed for new development, project proponents (including public agencies) shall contribute to the Greenprint funding in an amount proportional to the tree canopy of the specific project.

CO-147. Increase the number of trees planted within residential lots and within new and existing parking lots.

CO-149. Trees planted within new or existing parking lots should utilize pervious cement and structured soils in a radius from the base of the tree necessary to maximize water infiltration sufficient to sustain the tree at full growth.

EJ-23. The County will achieve equitable tree canopy in EJ Communities.

The 15-year shade cover values for tree species referenced in policy CO-145 are also referenced by the Sacramento County Zoning Code, Chapter 30, Article 4, and the list is maintained by the Sacramento County Department of Transportation, Landscape Planning and Design Division. The list includes more than seventy trees and is available at <http://www.planning.saccounty.net/> under the “Environmental Documents CEQA/NEPA Overview heading. Policy CO-146 references the Greenprint program, which is run by the Sacramento Tree Foundation and has a goal of planting five million trees in the Sacramento region. Policy EJ-23 was adopted because there is a disproportionate lack of tree canopy cover in identified EJ communities. This policy is guided by an implementation measure which identifies that during California Environmental Quality Act review, project (public and private) tree impacts shall be mitigated by providing an extra 25 percent tree replacement in the same EJ community where the impact occurs (i.e.: 125 percent).

PROJECT TREE SETTING

A total of 12 non-native trees are located within the project area, the majority of which are located along the southern property line boundary adjacent to the mobile home park. Non-native tree species consist of Chinese Fire Thorn, Monterey Pine, Velvet Ash, Scarlett Fire Thorn, Olive, and Torey Pine. See Plate IS-5 for the specific location of all trees inventoried. See Table IS-8 for the listing of all trees inventoried. Seven (7) of the 12 non-native trees inventoried will be removed due to the development of the proposed project. Of the seven (7) non-native trees proposed for removal, the trees range in individual canopy size from 116 to 870 square feet.

County Planning and Environmental Review (PER) staff calculated the tree canopy for individual non-native trees proposed for removal from aerial photos of the site. Total non-native tree canopy loss on-site due to the proposed removal of seven (7) non-native trees will be approximately 2,213 square feet. To compensate for the loss of non-native tree canopy, tree plantings consistent with General Plan policy CO-145 will be required. This will be accomplished by planting enough trees from the County’s approved landscape tree list so that planted trees yield an equivalent amount of canopy utilizing the 15 year shade values. Mitigation will require either on-site replanting of non-native trees to the greatest extent feasible, or payment into the Greenprint program.

The preliminary landscape plan exhibit indicates that the total project tree planting (canopy replacement) will be approximately 27,898 square feet, which is well over the square footage amount proposed for removal. The preliminary landscape plan is also in compliance with Policy EJ-23. The onsite landscaping requirements will more than offset the equivalent mitigation requirements for non-native tree canopy replacement. Impacts associated with non-native tree canopy removal are ***less than significant***.

US Cold Storage Parking Lot Expansion at Southgate Industrial Park

Table IS-8: Non-Native Trees On-site/Off-site

Tree #	Common Name	Action	Mitigation
1	Chinese Fire Thorn	Proposed for Removal	345 sq. ft. replacement canopy loss
2	Chinese Fire Thorn	Proposed for Removal	345 sq. ft. replacement canopy loss
3	Monterey Pine (Off-site)	Protect in Place	None
4	Chinese Fire Thorn	Proposed for Removal	125 sq. ft. replacement canopy loss
5	Monterey Pine (Off-site)	Protect in Place	None
6	Monterey Pine (Off-site)	Protect in Place	None
7	Velvet Ash	Proposed for Removal	870 sq. ft. replacement canopy loss
8	Scarlett Firethorn	Proposed for Removal	116 sq. ft. replacement canopy loss
9	Olive	Proposed for Removal	206 sq. ft. replacement canopy loss
10	Torey Pine (Off-site)	Protect in Place	None
11	Olive	Proposed for Removal	206 sq. ft. replacement canopy loss
12	Perennial Grass (Giant Reed)	Proposed for Removal	None
Total Required = 2,213 square feet of canopy replacement			
Total Proposed Tree Planting (canopy replacement) = 27,898± square feet			

GREENHOUSE GAS EMISSIONS

This section supplements the Initial Study Checklist by analyzing if the proposed project would:

- Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

REGULATORY BACKGROUND

California has adopted statewide legislation addressing various aspects of climate change and GHG emissions mitigation. Much of this establishes a broad framework for the State's long-term GHG reduction and climate change adaptation program. Of particular importance is AB 32, which establishes a statewide goal to reduce GHG emissions back to 1990 levels by 2020, and Senate Bill (SB) 375 supports AB 32 through coordinated transportation and land use planning with the goal of more sustainable communities. SB 32 extends the State's GHG policies and establishes a near-term GHG reduction goal of 40% below 1990 emissions levels by 2030. Executive Order (EO) S-03-05 identifies a longer-term goal for 2050.¹

COUNTY OF SACRAMENTO CLIMATE ACTION PLANNING

In November of 2011, Sacramento County approved the Phase 1 Climate Action Plan Strategy and Framework document (Phase 1 CAP), which is the first phase of developing a community-level Climate Action Plan. The Phase 1 CAP provides a framework and overall policy strategy for reducing greenhouse gas emissions and managing our resources in order to comply with AB 32. It also highlights actions already taken to become more efficient, and targets future mitigation and adaptation strategies. This document is available at

http://www.green.saccounty.net/Documents/sac_030843.pdf. The CAP contains policies/goals related to agriculture, energy, transportation/land use, waste, and water.

Goals in the section on agriculture focus on promoting the consumption of locally-grown produce, protection of local farmlands, educating the community about the intersection of agriculture and climate change, educating the community about the importance of open space, pursuing sequestration opportunities, and promoting water conservation in agriculture. Actions related to these goals cover topics related to urban forest management, water conservation programs, open space planning, and sustainable agriculture programs.

Goals in the section on energy focus on increasing energy efficiency and increasing the usage of renewable sources. Actions include implementing green building ordinances

¹ EO S-03-05 has set forth a reduction target to reduce GHG emissions by 80 percent below 1990 levels by 2050. This target has not been legislatively adopted.

and programs, community outreach, renewable energy policies, and partnerships with local energy producers.

Goals in the section on transportation/land use cover a wide range of topics but are principally related to reductions in vehicle miles traveled, usage of alternative fuel types, and increases in vehicle efficiency. Actions include programs to increase the efficiency of the County vehicle fleet, and an emphasis on mixed use and higher density development, implementation of technologies and planning strategies that improve non-vehicular mobility.

Goals in the section on waste include reductions in waste generation, maximizing waste diversion, and reducing methane emissions at Kiefer landfill. Actions include solid waste reduction and recycling programs, a regional composting facility, changes in the waste vehicle fleet to use non-petroleum fuels, carbon sequestration at the landfill, and methane capture at the landfill.

Goals in the section on water include reducing water consumption, emphasizing water efficiency, reducing uncertainties in water supply by increasing the flexibility of the water allocation/distribution system, and emphasizing the importance of floodplain and open space protection as a means of providing groundwater recharge. Actions include metering, water recycling programs, water use efficiency policy, water efficiency audits, greywater programs/policies, river-friendly landscape demonstration gardens, participation in the water forum, and many other related measures.

The Phase 1 CAP is a strategy and framework document. The County adopted the Phase 2A CAP (Government Operations) on September 11, 2012. Neither the Phase 1 CAP nor the Phase 2A CAP are “qualified” plans through which subsequent projects may receive CEQA streamlining benefits. The Communitywide CAP (Phase 2B) has been in progress for some time (<https://planning.saccounty.net/PlansandProjectsIn-Progress/Pages/CAP.aspx>) but was placed on hold in late 2018 pending in-depth review of CAP-related litigation in other jurisdictions.

The commitment to a Communitywide CAP is identified in General Plan Policy LU-115 and associated Implementation Measures F through J on page 117 of the General Plan Land Use Element. This commitment was made in part due to the County’s General Plan Update process and potential expansion of the Urban Policy Area to accommodate new growth areas. General Plan Policies LU-119 and LU-120 were developed with SACOG to be consistent with smart growth policies in the SACOG Blueprint, which are intended to reduce VMT and GHG emissions. This second phase CAP is intended to flesh out the strategies involved in the strategy and framework CAP, and will include economic analysis, intensive vetting with all internal departments, community outreach/information sharing, timelines, and detailed performance measures. County Staff prepared a final draft of the CAP, which was heard at the Planning Commission on October 25, 2021. The CAP was brought to the Board of Supervisors (BOS) as a workshop item on March 23, 2022. The CAP was revised based upon input received from the BOS and a final CAP was brought back before the BOS for approval, on September 27, 2022, but was continued to a future hearing date.

THRESHOLDS OF SIGNIFICANCE

Addressing GHG generation impacts requires an agency to make a determination as to what constitutes a significant impact. Governor's Office of Planning and Research's (OPR's) Guidance does not include a quantitative threshold of significance to use for assessing a proposed development's GHG emissions under CEQA. Moreover, CARB has not established such a threshold or recommended a method for setting a threshold for proposed development-level analysis.

In April 2020, SMAQMD adopted an update to their land development project operational GHG threshold, which requires a project to demonstrate consistency with CARB's 2017 Climate Change Scoping Plan. The Sacramento County Board of Supervisors adopted the updated GHG threshold in December 2020. SMAQMD's technical support document, "Greenhouse Gas Thresholds for Sacramento County", identifies operational measures that should be applied to a project to demonstrate consistency.

All projects must implement Tier 1 Best Management Practices to demonstrate consistency with the Climate Change Scoping Plan. After implementation of Tier 1 Best Management Practices, project emissions are compared to the operational land use screening levels table (equivalent to 1,100 metric tons of CO_{2e} per year). If a project's operational emissions are less than or equal to 1,100 metric tons of CO_{2e} per year after implementation of Tier 1 Best Management Practices, the project will result in a less than cumulatively considerable contribution and has no further action. Tier 1 Best Management Practices include:

- BMP 1 – no natural gas: projects shall be designed and constructed without natural gas infrastructure.
- BMP 2 – electric vehicle (EV) Ready: projects shall meet the current CalGreen Tier 2 standards.
 - EV Capable requires the installation of "raceway" (the enclosed conduit that forms the physical pathway for electrical wiring to protect it from damage) and adequate panel capacity to accommodate future installation of a dedicated branch circuit and charging station(s)
 - EV Ready requires all EV Capable improvements plus installation of dedicated branch circuit(s) (electrical pre-wiring), circuit breakers, and other electrical components, including a receptacle (240-volt outlet) or blank cover needed to support future installation of one or more charging stations

Projects that implement BMP 1 and BMP 2 can utilize the screening criteria for operation emissions outlined in Table IS-3. Projects that do not exceed 1,100 metric tons per year are then screened out of further requirements. For projects that exceed 1,100 metric tons per year, then compliance with BMP 3 is also required:

- BMP 3 – Reduce applicable project VMT by 15% residential and 15% worker relative to Sacramento County targets, and no net increase in retail VMT. In areas with above-average existing VMT, commit to provide electrical capacity for 100% electric vehicles.

SMAQMD's GHG construction and operational emissions thresholds for Sacramento County are shown in Table IS-9.

Table IS-9: SMAQMD Thresholds of Significance for Greenhouse Gases

Land Development and Construction Projects		
	Construction Phase	Operational Phase
Greenhouse Gas as CO ₂ e	1,100 metric tons per year	1,100 metric tons per year
Stationary Source Only		
	Construction Phase	Operational Phase
Greenhouse Gas as CO ₂ e	1,100 metric tons per year	10,000 metric tons per year

METHODOLOGY

The resultant project GHG emissions were calculated using CalEEMod, version 2020.4.0 (see Appendix D). PER Staff conducted air quality modeling related to GHG emissions using CalEEMOD (see Appendix D). CalEEMod is a statewide land use emissions computer model designed to provide a uniform platform for the use of government agencies, land use planners, and environmental professionals. This model is the most current emissions model approved for use in California by the SMAQMD.

SITE SPECIFIC ANALYSIS

CONSTRUCTION-GENERATED GREENHOUSE GAS EMISSIONS

GHG emissions associated with the project would occur over the short term from construction activities, consisting primarily of emissions from equipment exhaust. Appendix D illustrates the specific construction generated GHG emissions that would result from construction of the project.

As shown in Appendix D, project construction would result in the generation of approximately 26.1 metric tons of CO₂e during construction. Once construction is complete, the generation of these GHG emissions would cease. Annual construction emissions generated by the development would not exceed the SMAQMD construction-related, numeric threshold of 1,100 metric tons of CO₂e. The project is within the screening criteria for construction related impacts related to air quality. Therefore, construction related GHG impacts are considered ***less than significant***.

OPERATIONAL-GENERATED GREENHOUSE GAS EMISSIONS

Operation of the project would result in GHG emissions predominantly associated with energy use. Appendix D summarizes all the direct and indirect annual GHG emissions level associated with the project. As shown in Appendix D, the project would produce 11.8 metric tons of CO₂e annually, primarily from energy use of the expansion area. This energy use is associated with electricity for the parking lot lighting. The project would not be subject to the Cal Green Tier 2 parking standards, as the project does not propose new buildings or structures. The new parking spaces would be utilized by trailers for storage, and thus not be utilized by vehicles that would benefit from electric vehicle charging.

The proposed project screens out for GHG emissions based upon the SMAQMD Operational Screening Levels and as illustrated in Appendix D. The operational emissions associated with the project are less than 1,100 MT of CO₂e per year. SMAQMD's operational GHG thresholds guidelines address a range of residential and commercial uses. SMAQMD clarifies that industrial projects are relatively unique and should be evaluated on a case-by-case basis. The majority of GHG emissions associated with the project would be from energy use. Site lighting would rely solely on electrical power. The project does not include any buildings, and therefore, would not utilize natural gas for heating or power. No additional trips would be generated as the project itself is not altering the existing use of the business. Project impacts from GHG emissions are ***less than significant*** and will not require mitigation due to the reasons noted above.

ENVIRONMENTAL MITIGATION MEASURES

Mitigation Measures are critical to ensure that identified significant impacts of the project are reduced to a level of less than significant. Pursuant to Section 15074.1(b) of the CEQA Guidelines, each of these measures must be adopted exactly as written unless both of the following occur: (1) A public hearing is held on the proposed changes; (2) The hearing body adopts a written finding that the new measure is equivalent or more effective in mitigating or avoiding potential significant effects and that it in itself will not cause any potentially significant effect on the environment.

As the applicant, or applicant's representative, for this project, I acknowledge that project development creates the potential for significant environmental impact and agree to implement the mitigation measures listed below, which are intended to reduce potential impacts to a less than significant level.

Applicant _____ Date: _____

MITIGATION MEASURE A: BASIC CONSTRUCTION EMISSIONS CONTROL PRACTICES

The following Basic Construction Emissions Control Practices are considered feasible for controlling fugitive dust from a construction site. The practices also serve as best management practices (BMPs), allowing the use of the non-zero particulate matter significance thresholds. Control of fugitive dust is required by District Rule 403 and enforced by District staff.

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

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

- Minimize idling time either by shutting equipment off when not in use or reducing the time of idling to 5 minutes [California Code of Regulations, Title 13, sections 2449(d)(3) and 2485]. Provide clear signage that posts this requirement for workers at the entrances to the site.
- Provide current certificate(s) of compliance for CARB's In-Use Off-Road Diesel-Fueled Fleets Regulation [California Code of Regulations, Title 13, sections 2449 and 2449.1]. For more information contact CARB at 877-593-6677, doors@arb.ca.gov, or www.arb.ca.gov/doors/compliance_cert1.html.

Maintain all construction equipment in proper working condition according to manufacturer's specifications. The equipment must be checked by a certified mechanic.

MITIGATION MEASURE B: PARTICIPATION IN THE SSHCP

To compensate for impacts to approximately 1.76 acres of Valley Grassland and potential impacts associated with Swainson's Hawk, western burrowing owl, and nesting raptors, the applicant shall obtain authorization through the SSHCP and conform with all applicable Avoidance and Minimization Measures (Appendix B), as well as payment of fees necessary to mitigate for impacts to species and habitat prior to construction.

MITIGATION MEASURE C: INADVERTENT DISCOVERY OF CULTURAL RESOURCES OR TRIBAL CULTURAL RESOURCES

In the event that human remains are discovered in any location other than a dedicated cemetery, work shall be halted and the County Coroner contacted. For all other potential tribal cultural resources [TCRs], archaeological, or cultural resources discovered during project's ground disturbing activities, work shall be halted until a qualified archaeologist and/or tribal representative may evaluate the resource.

1. **Unanticipated human remains.** 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 the Planning and Environmental Review 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.**
2. **Unanticipated cultural resources.** In the event of an inadvertent discovery of cultural resources (excluding human remains) during construction, all work must halt within a 100-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.

- a. Work cannot continue within the 100-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.
- b. If a potentially-eligible resource is encountered, then the archaeologist and/or tribal monitor, Planning and Environmental Review 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 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.

MITIGATION MEASURE COMPLIANCE

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

1. The proponent shall comply with the MMRP for this project, including the payment of a fee to cover the Planning and Environmental Review staff costs incurred during implementation of the MMRP. The MMRP fee for this project is \$3,100.00. This fee includes administrative costs of \$1,103.00.
2. Until the MMRP has been recorded and the administrative portion of the MMRP fee has been paid, no final parcel map or final subdivision map for the subject property shall be approved. Until the balance of the MMRP fee has been paid, no encroachment, grading, building, sewer connection, water connection or occupancy permit from Sacramento County shall be approved.

INITIAL STUDY CHECKLIST

Appendix G of the California Environmental Quality Act (CEQA) provides guidance for assessing the significance of potential environmental impacts. Based on this guidance, Sacramento County has developed the following Initial Study Checklist. The Checklist identifies a range of potential significant effects by topical area. The words "significant" and "significance" used throughout the following checklist are related to impacts as defined by the California Environmental Quality Act as follows:

- 1 Potentially Significant indicates there is substantial evidence that an effect MAY be significant. If there are one or more "Potentially Significant" entries an Environmental Impact Report (EIR) is required. Further research of a potentially significant impact may reveal that the impact is actually less than significant or less than significant with mitigation.
- 2 Less than Significant with Mitigation applies where an impact could be significant but specific mitigation has been identified that reduces the impact to a less than significant level.
- 3 Less than Significant or No Impact indicates that either a project will have an impact but the impact is considered minor or that a project does not impact the particular resource.

US Cold Storage Parking Lot Expansion at Southgate Industrial Park

	Potentially Significant	Less Than Significant with Mitigation	Less Than Significant	No Impact	Comments
1. LAND USE - Would the project:					
a. Cause a significant environmental impact due to a conflict with any applicable land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?			X		The project is consistent with the environmental policies of the Sacramento County General Plan, South Sacramento Community Plan, 52 nd Avenue Neighborhood Preservation Area (NPA), and Sacramento County Zoning Code. A less than significant impact will result. Refer to the Land Use discussion in the Environmental Effects section above.
b. Physically disrupt or divide an established community?			X		The project will not create physical barriers that substantially limit movement within or through the community. A less than significant impact will result.
2. POPULATION/HOUSING - Would the project:					
a. Induce substantial unplanned population growth in an area either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of infrastructure)?			X		The project will neither directly nor indirectly induce substantial unplanned population growth. The proposal is consistent with existing land use designations. A less than significant impact will result.
b. Displace substantial amounts of existing people or housing, necessitating the construction of replacement housing elsewhere?				X	The project will not result in the removal of existing housing, and thus will not displace substantial amounts of existing housing. No impact will occur.
3. AGRICULTURAL RESOURCES - Would the project:					
a. Convert Prime Farmland, Unique Farmland, Farmland of Statewide Importance or areas containing prime soils to uses not conducive to agricultural production?				X	The project site is not designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance on the current Sacramento County Important Farmland Map published by the California Department of Conservation. The site does not contain prime soils. No impact will occur.
b. Conflict with any existing Williamson Act contract?				X	No Williamson Act contracts apply to the project site. No impact will occur.

US Cold Storage Parking Lot Expansion at Southgate Industrial Park

	Potentially Significant	Less Than Significant with Mitigation	Less Than Significant	No Impact	Comments
c. Introduce incompatible uses in the vicinity of existing agricultural uses?				X	The project does not occur in an area of agricultural production. The site is located within an urbanized area (Southgate Industrial Park). No impact will occur.
4. AESTHETICS - Would the project:					
a. Substantially alter existing viewsheds such as scenic highways, corridors or vistas?			X		The project does not occur in the vicinity of any scenic highways, corridors, or vistas. The project is located in the South Sacramento community, which does not have any scenic corridors or vistas in the project area. A less than significant impact will result.
b. In non-urbanized area, substantially degrade the existing visual character or quality of public views of the site and its surroundings?				X	The project is not located in a non-urbanized area. No impact will occur.
c. If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?			X		It is acknowledged that aesthetic impacts are subjective and may be perceived differently by various affected individuals. Nonetheless, given the urbanized environment in which the project is proposed, it is concluded that the project would not substantially degrade the visual character or quality of the project site or vicinity. A less than significant impact will result. Refer to the Aesthetics discussion in the Environmental Effects section above.
d. Create a new source of substantial light, glare, or shadow that would result in safety hazards or adversely affect day or nighttime views in the area?			X		The project will result in a new source of lighting within the parking lot expansion area, but will not result in safety hazards or adversely affect day or nighttime views in the area. A less than significant impact will result.

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	Potentially Significant	Less Than Significant with Mitigation	Less Than Significant	No Impact	Comments
5. AIRPORTS - Would the project:					
a. Result in a safety hazard for people residing or working in the vicinity of an airport/airstrip?			X		A portion of the project site (northwest corner) is located within the Overflight Zone for the Sacramento Executive Airport. This portion of the project site is not located within the buildable area of the proposed project. Thus, the project occurs outside of any identified public or private airport/airstrip safety zones. A less than significant impact will result.
b. Expose people residing or working in the project area to aircraft noise levels in excess of applicable standards?			X		A portion of the project site (northwest corner) is located within the Overflight Zone for the Sacramento Executive Airport. This portion of the project site is not located within the buildable area of the proposed project. Thus, the project occurs outside of any identified public or private airport/airstrip safety zones. A less than significant impact will result.
c. Result in a substantial adverse effect upon the safe and efficient use of navigable airspace by aircraft?			X		The project does not affect navigable airspace. A less than significant impact will result.
d. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?			X		The project does not involve or affect air traffic movement. A less than significant impact will result.
6. PUBLIC SERVICES - Would the project:					
a. Have an adequate water supply for full buildout of the project?			X		The project will not result in increased demand for water supply. A less than significant impact will result.
b. Have adequate wastewater treatment and disposal facilities for full buildout of the project?				X	The project will not require wastewater services. No impact will occur.
c. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?			X		The Kiefer Landfill has capacity to accommodate solid waste until the year 2050. A less than significant impact will result.

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	Potentially Significant	Less Than Significant with Mitigation	Less Than Significant	No Impact	Comments
d. Result in substantial adverse physical impacts associated with the construction of new water supply or wastewater treatment and disposal facilities or expansion of existing facilities?				X	The project will not require construction or expansion of new water supply, wastewater treatment, or wastewater disposal facilities. No impact will occur.
e. Result in substantial adverse physical impacts associated with the provision of storm water drainage facilities?			X		Minor extension of infrastructure would be necessary to serve the proposed project. Existing stormwater drainage facilities are located within existing roadways and other developed areas, and the extension of facilities would take place within areas already proposed for development as part of the project. No significant new impacts would result from stormwater facility extension.
f. Result in substantial adverse physical impacts associated with the provision of electric or natural gas service?			X		Minor extension of utility lines may be necessary to serve the proposed project. Existing utility lines are located along existing roadways and other developed areas, and the extension of lines would take place within areas already proposed for development as part of the project. No significant new impacts would result from utility extension.
g. Result in substantial adverse physical impacts associated with the provision of emergency services?			X		The project would incrementally increase demand for emergency services, but would not cause substantial adverse physical impacts as a result of providing adequate service. A less than significant impact will result.
h. Result in substantial adverse physical impacts associated with the provision of public school services?				X	The project will not require the use of public school services. No impact will occur.
i. Result in substantial adverse physical impacts associated with the provision of park and recreation services?				X	The project will not require park and recreation services. No impact will occur.
7. TRANSPORTATION - Would the project:					

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	Potentially Significant	Less Than Significant with Mitigation	Less Than Significant	No Impact	Comments
a. Conflict with or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b) – measuring transportation impacts individually or cumulatively, using a vehicles miles traveled standard established by the County?			X		The project does not conflict with or is inconsistent with CEQA Guidelines Section 15064.3, Subdivision (b). The proposed truck parking lot itself is not increasing trip generation. A less than significant impact will result.
b. Result in a substantial adverse impact to access and/or circulation?			X		The project will be required to comply with applicable access and circulation requirements of the County Improvement Standards and the Uniform Fire Code. Upon compliance, impacts are less than significant.
c. Result in a substantial adverse impact to public safety on area roadways?			X		The project will be required to comply with applicable access and circulation requirements of the County Improvement Standards and the Uniform Fire Code. Upon compliance, impacts are less than significant.
d. Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?			X		The project does not conflict with alternative transportation policies of the Sacramento County General Plan, with the Sacramento Regional Transit Master Plan, or other adopted policies, plans or programs supporting alternative transportation. A less than significant impact will result.
8. AIR QUALITY - Would the project:					
a. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable federal or state ambient air quality standard?		X			The project does not exceed the screening thresholds established by the Sacramento Metropolitan Air Quality Management District and will not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment. A less than significant impact will result.
b. Expose sensitive receptors to pollutant concentrations in excess of standards?		X			See Response 8.a.
c. Create objectionable odors affecting a substantial number of people?			X		The project will not generate objectionable odors affecting a substantial number of people. Refer to the Air Quality Discussion, Odors Section, in the Environmental Effects Section above.

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	Potentially Significant	Less Than Significant with Mitigation	Less Than Significant	No Impact	Comments
9. NOISE - Would the project:					
a. Result in generation of a temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established by the local general plan, noise ordinance or applicable standards of other agencies?			X		The project is not in the vicinity of any uses that generate substantial noise, nor will the completed project generate substantial noise. The project will not result in exposure of persons to, or generation of, noise levels in excess of applicable standards. Refer to the Noise Discussion in the Environmental Effects Section above.
b. Result in a substantial temporary increase in ambient noise levels in the project vicinity?			X		Project construction will result in a temporary increase in ambient noise levels in the project vicinity. This impact is less than significant due to the temporary nature of the these activities, limits on the duration of noise, and evening and nighttime restrictions imposed by the County Noise Ordinance (Chapter 6.68 of the County Code). A less than significant impact will result.
c. Generate excessive groundborne vibration or groundborne noise levels.			X		The project will not involve the use of pile driving or other methods that would produce excessive groundborne vibration or noise levels at the property boundary. A less than significant impact will result.
10. HYDROLOGY AND WATER QUALITY - Would the project:					
a. Substantially deplete groundwater supplies or substantially interfere with groundwater recharge?			X		The project will not substantially increase water demand over the existing use. A less than significant impact will result.
b. Substantially alter the existing drainage pattern of the project area and/or increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?			X		Compliance with applicable requirements of the Sacramento County Floodplain Management Ordinance, Sacramento County Water Agency Code, and Sacramento County Improvement Standards will ensure that impacts are less than significant.

US Cold Storage Parking Lot Expansion at Southgate Industrial Park

	Potentially Significant	Less Than Significant with Mitigation	Less Than Significant	No Impact	Comments
c. Develop within a 100-year floodplain as mapped on a federal Flood Insurance Rate Map or within a local flood hazard area?			X		The project is within a 100-year floodplain as mapped on a federal Flood Insurance Rate Map (Flood Zone X – Protected by Levee). The Sacramento County Floodplain Management Ordinance, Sacramento County Water Agency Code, and Sacramento County Improvement Standards require that the project be located outside or above the floodplain, and will ensure that impacts are less than significant. Refer to the Hydrology discussion in the Environmental Effects section above.
d. Place structures that would impede or redirect flood flows within a 100-year floodplain?			X		Although the project is within a 100-year floodplain, compliance with the Sacramento County Floodplain Management Ordinance, Sacramento County Water Agency Code, and Sacramento County Improvement Standards will ensure that impacts are less than significant.
e. Develop in an area that is subject to 200 year urban levels of flood protection (ULOP)?			X		The project is located in an area subject to 200-year urban levels of flood protection (ULOP). Refer to the Hydrology discussion in the Environmental Effects section above. A less than significant impact will result.
f. Expose people or structures to a substantial risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?			X		The project will not expose people or structures to a substantial risk of loss, injury, or death involving flooding, including flooding as a result of the failure of a levee or dam. A less than significant impact will result.
g. Create or contribute runoff that would exceed the capacity of existing or planned stormwater drainage systems?			X		Adequate on- and/or off-site drainage improvements will be required pursuant to the Sacramento County Floodplain Management Ordinance and Improvement Standards. A less than significant impact will result.

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	Potentially Significant	Less Than Significant with Mitigation	Less Than Significant	No Impact	Comments
h. Create substantial sources of polluted runoff or otherwise substantially degrade ground or surface water quality?			X		Compliance with the Stormwater Ordinance and Land Grading and Erosion Control Ordinance (Chapters 15.12 and 14.44 of the County Code respectively) will ensure that the project will not create substantial sources of polluted runoff or otherwise substantially degrade ground or surface water quality. A less than significant impact will result.
11. GEOLOGY AND SOILS - Would the project:					
a. Directly or indirectly cause potential substantial adverse effects, including risk of loss, injury or death involving rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?			X		Sacramento County is not within an Alquist-Priolo Earthquake Fault Zone. Although there are no known active earthquake faults in the project area, the site could be subject to some ground shaking from regional faults. The Uniform Building Code contains applicable construction regulations for earthquake safety that will ensure less than significant impacts.
b. Result in substantial soil erosion, siltation or loss of topsoil?			X		Compliance with the County's Land Grading and Erosion Control Ordinance will reduce the amount of construction site erosion and minimize water quality degradation by providing stabilization and protection of disturbed areas, and by controlling the runoff of sediment and other pollutants during the course of construction.
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, soil expansion, liquefaction or collapse?			X		The project is not located on an unstable geologic or soil unit. A less than significant impact will result.
d. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available?				X	A public sewer system is available to serve the project. However, the proposal (parking lot expansion for trucks) is not expected to require connections to the existing sewer system. No impact will occur.

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	Potentially Significant	Less Than Significant with Mitigation	Less Than Significant	No Impact	Comments
e. Result in a substantial loss of an important mineral resource?				X	The project is not located within an Aggregate Resource Area as identified by the Sacramento County General Plan Land Use Diagram, nor are any important mineral resources known to be located on the project site. No impact will occur.
f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?			X		No known paleontological resources (e.g. fossil remains) or sites occur at the project location. A less than significant impact will result.
12. BIOLOGICAL RESOURCES - Would the project:					
a. Have a substantial adverse effect on any special status species, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, or threaten to eliminate a plant or animal community?		X			The project site contains possible suitable habitat for Swainson's Hawk, western burrowing owl, and nesting raptors. Mitigation (AMMs) is included to reduce impacts to less than significant levels. Refer to the Biological Resources discussion in the Environmental Effects section above.
b. Have a substantial adverse effect on riparian habitat or other sensitive natural communities?		X			According to the SSHCP land cover type, the project site contains 1.76 acres of suitable habitat (Valley Grassland). Mitigation is included to reduce impacts to less than significant levels. Refer to the Biological Resources discussion in the Environmental Effects section above.
c. Have a substantial adverse effect on streams, wetlands, or other surface waters that are protected by federal, state, or local regulations and policies?			X		No protected surface waters are located on or adjacent to the project site. A less than significant impact will result.
d. Have a substantial adverse effect on the movement of any native resident or migratory fish or wildlife species?			X		Resident and/or migratory wildlife may be displaced by project construction; however, impacts are not anticipated to result in significant, long-term effects upon the movement of resident or migratory fish or wildlife species, and no major wildlife corridors would be affected. A less than significant impact will result.

US Cold Storage Parking Lot Expansion at Southgate Industrial Park

	Potentially Significant	Less Than Significant with Mitigation	Less Than Significant	No Impact	Comments
e. Adversely affect or result in the removal of native or landmark trees?				X	No native and/or landmark trees occur on the project site, nor is it anticipated that any native and/or landmark trees would be affected by off-site improvement required as a result of the project. No impact will occur.
f. Conflict with any local policies or ordinances protecting biological resources?			X		With applicable avoidance and minimization measures outlined in the SSHCP, the project is consistent with local policies/ordinances protecting biological resources. A less than significant impact will result.
g. Conflict with the provisions of an adopted Habitat Conservation Plan or other approved local, regional, state or federal plan for the conservation of habitat?		X			The project is within the Urban Development Area of the South Sacramento Habitat Conservation Plan (SSHCP). The project will need to comply with the applicable avoidance and minimization measures outlined in the SSHCP. Refer to the Biological Resources discussion in the Environmental Effects section above.
13. CULTURAL RESOURCES - Would the project:					
a. Cause a substantial adverse change in the significance of a historical resource?			X		No historical resources would be affected by the proposed project. A less than significant impact will result.
b. Have a substantial adverse effect on an archaeological resource?			X		An archaeological survey was conducted on the project site. Standard unanticipated discovery mitigation is included so that a less than significant impact will result.
c. Disturb any human remains, including those interred outside of formal cemeteries?			X		No known human remains exist on the project site. Nonetheless, mitigation has been recommended to ensure appropriate treatment should remains be uncovered during project implementation. A less than significant impact will result.

US Cold Storage Parking Lot Expansion at Southgate Industrial Park

	Potentially Significant	Less Than Significant with Mitigation	Less Than Significant	No Impact	Comments
14. TRIBAL CULTURAL RESOURCES - Would the project:					
a. Would the project cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code 21074?			X		Notification pursuant to Public Resources Code 21080.3.1(b) was provided to the tribes and request for consultation was not received. Tribal cultural resources have not been identified in the project area. Standard unanticipated discovery mitigation is included so that a less than significant impact will result.
15. HAZARDS AND HAZARDOUS MATERIALS - Would the project:					
a. Create a substantial hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			X		The project does not involve the transport, use, and/or disposal of hazardous material. A less than significant impact will result.
b. Expose the public or the environment to a substantial hazard through reasonably foreseeable upset conditions involving the release of hazardous materials?			X		The project does not involve the transport, use, and/or disposal of hazardous material. A less than significant impact will result.
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances or waste within one-quarter mile of an existing or proposed school?			X		The project does not involve the use or handling of hazardous material. A less than significant impact will result.
d. Be located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5, resulting in a substantial hazard to the public or the environment?			X		The project is not located on a known hazardous materials site. A less than significant impact will result.
e. Impair implementation of or physically interfere with an adopted emergency response or emergency evacuation plan?			X		The project would not interfere with any known emergency response or evacuation plan. A less than significant impact will result.
f. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to or intermixed with urbanized areas?			X		The project is within the urbanized area of the unincorporated County. There is no significant risk of loss, injury, or death to people or structures associated with wildland fires. A less than significant impact will result.

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	Potentially Significant	Less Than Significant with Mitigation	Less Than Significant	No Impact	Comments
16. ENERGY – Would the project:					
a. Result in potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction?			X		While the project will expand an existing parking lot for truck parking and increase energy consumption, compliance with Title 24, Green Building Code, will ensure that all project energy efficiency requirements are met resulting in less than significant impacts.
b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?			X		The project will comply with Title 24, Green Building Code, for all project efficiency requirements. A less than significant impact will result.
17. GREENHOUSE GAS EMISSIONS – Would the project:					
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			X		The project meets the SMAQMD screening criteria for less than significant impacts as it relates to GHG. Refer to the Greenhouse Gas Discussion in the Environmental Effects section above.
b. Conflict with an applicable plan, policy or regulation for the purpose of reducing the emission of greenhouse gases?			X		The project is consistent with County policies adopted for the purpose of reducing the emission of greenhouse gases. A less than significant impact will result.

SUPPLEMENTAL INFORMATION

LAND USE CONSISTENCY	Current Land Use Designation	Consistent	Not Consistent	Comments
General Plan	Intensive Industrial	X		
Community Plan	M-1 (Light Industrial) and NPA (Neighborhood Preservation Area)	X		South Sacramento

US Cold Storage Parking Lot Expansion at Southgate Industrial Park

Land Use Zone	M-1 (Light Industrial) and NPA (Neighborhood Preservation Area)	X		Development Plan Review required for the proposed project to comply with the Neighborhood Preservation Area (NPA).
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INITIAL STUDY PREPARERS

Environmental Coordinator: Julie Newton

Associate Environmental Analyst: Carol Gregory

Office Manager: Belinda Wekesa-Batts

Administrative Support: Justin Maulit

APPENDICES

Appendix A: Drainage Study for 3100 52nd Avenue – Parking Lot Expansion Level 3 Analysis, Stantec, July 6, 2022.

Appendix B: Biological Resource Survey and Report for the 3100 52nd Avenue Truck Parking Lot Expansion Project (Assessor's Parcel Number: 041-0092-001), Stantec, July 29, 2022.

Appendix C: South Sacramento Habitat Conservation Plan (SSHCP) Avoidance and Minimization Measures (AMMs).

Appendix D: CalEEMOD Report for Annual and Summer GHG Emissions prepared by Planning and Environmental Review dated September 28, 2023

REVIEW:

The Appendices as well as other project documents and details may be reviewed on the internet and/or physical address below:

<https://planningdocuments.sacounty.net/projectdetails.aspx?projectID=8379&communityID=13>

Sacramento County
Planning and Environmental Review
827 7th Street, Room 225
Sacramento, California 95814
(916) 874-6141

Gregory. Carol

From: Newton. Julie
Sent: Friday, January 19, 2024 3:01 PM
To: Messerschmitt. Kevin; Gregory. Carol
Subject: FW: Project Comment - Draft MND for the US Cold Storage Parking Lot Expansion at Southgate Industrial Park (DRCP2022-00053)

FYI

From: Roberto Ramirez <RRamirez@airquality.org>
Sent: Friday, January 19, 2024 2:48 PM
To: Newton. Julie <newtonj@saccounty.gov>; PER-CEQA <CEQA@saccounty.gov>
Cc: Philley. Paul <PPhilley@airquality.org>
Subject: Project Comment - Draft MND for the US Cold Storage Parking Lot Expansion at Southgate Industrial Park (DRCP2022-00053)

EXTERNAL EMAIL: If unknown sender, **do not** click links/attachments.
 If you have concerns about this email, please report it via the Phish Alert button.

Hi Julie,

Thank you for giving us the opportunity to review the Draft MND for the US Cold Storage Parking Lot Expansion at Southgate Industrial Park (DRCP2022-00053). Although we don't have any comments regarding the Project, we do have a general comment about the structure of the MND. See below:

- Please consider revising the table references in the AQ Section/rest of document. When reading, it is a bit confusing because the discussion mistakenly references the wrong table on a few occasions. One example is at the top of page IS-20, which says the following, *"Since the emissions of the proposed project are significantly below the operational thresholds adopted by SMAQMD listed in **Table IS-4**, impacts to Air Quality are anticipated to be **less than significant**."* However, when reading the document, the SMAQMD thresholds are on **Table IS-3**. Please verify and update throughout AQ section/rest of document for consistency and clarity.

Please let me know if you have any questions.

Thank you,

Roberto Ramirez

Air Quality Planner/Analyst
 ISA Certified Arborist #WE-14276A
 Transportation & Climate Change
 Desk: (916) 704-4552

www.AirQuality.org







Central Valley Regional Water Quality Control Board

24 January 2024

Julie Newton
Sacramento County Planning
827 7th Street, Suite 225
Sacramento, CA 95814
newtonj@saccounty.net

COMMENTS TO REQUEST FOR REVIEW FOR THE MITIGATED NEGATIVE DECLARATION, DRCP2022-00053 US COLD STORAGE PARKING LOT EXPANSION AT SOUTHGATE INDUSTRIAL PARK PROJECT, SCH#2023120724, SACRAMENTO COUNTY

Pursuant to the State Clearinghouse's 26 December 2023 request, the Central Valley Regional Water Quality Control Board (Central Valley Water Board) has reviewed the *Request for Review for the Mitigated Negative Declaration* for the DRCP2022-00053 US Cold Storage Parking Lot Expansion at Southgate Industrial Park Project, located in Sacramento County.

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

I. Regulatory Setting

Basin Plan

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

The Basin Plan is subject to modification as necessary, considering applicable laws, policies, technologies, water quality conditions and priorities. The original Basin Plans were adopted in 1975, and have been updated and revised periodically as

required, using Basin Plan amendments. Once the Central Valley Water Board has adopted a Basin Plan amendment in noticed public hearings, it must be approved by the State Water Resources Control Board (State Water Board), Office of Administrative Law (OAL) and in some cases, the United States Environmental Protection Agency (USEPA). Basin Plan amendments only become effective after they have been approved by the OAL and in some cases, the USEPA. Every three (3) years, a review of the Basin Plan is completed that assesses the appropriateness of existing standards and evaluates and prioritizes Basin Planning issues. For more information on the *Water Quality Control Plan for the Sacramento and San Joaquin River Basins*, please visit our website:

http://www.waterboards.ca.gov/centralvalley/water_issues/basin_plans/

Antidegradation Considerations

All wastewater discharges must comply with the Antidegradation Policy (State Water Board Resolution 68-16) and the Antidegradation Implementation Policy contained in the Basin Plan. The Antidegradation Implementation Policy is available on page 74 at:

https://www.waterboards.ca.gov/centralvalley/water_issues/basin_plans/sacsjr_2018_05.pdf

In part it states:

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

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

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

II. Permitting Requirements

Construction Storm Water General Permit

Dischargers whose project disturb one or more acres of soil or where projects disturb less than one acre but are part of a larger common plan of development that in total disturbs one or more acres, are required to obtain coverage under the General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities (Construction General Permit), Construction General Permit Order No. 2009-0009-DWQ. Construction activity subject to this permit includes clearing, grading, grubbing, disturbances to the ground, such as stockpiling, or excavation, but does not include regular maintenance activities performed to restore the original line, grade, or capacity of the facility. The Construction General Permit

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24 January 2024

requires the development and implementation of a Storm Water Pollution Prevention Plan (SWPPP). For more information on the Construction General Permit, visit the State Water Resources Control Board website at:

http://www.waterboards.ca.gov/water_issues/programs/stormwater/constpermits.shtml

Clean Water Act Section 404 Permit

If the project will involve the discharge of dredged or fill material in navigable waters or wetlands, a permit pursuant to Section 404 of the Clean Water Act may be needed from the United States Army Corps of Engineers (USACE). If a Section 404 permit is required by the USACE, the Central Valley Water Board will review the permit application to ensure that discharge will not violate water quality standards. If the project requires surface water drainage realignment, the applicant is advised to contact the Department of Fish and Game for information on Streambed Alteration Permit requirements. If you have any questions regarding the Clean Water Act Section 404 permits, please contact the Regulatory Division of the Sacramento District of USACE at (916) 557-5250.

Clean Water Act Section 401 Permit – Water Quality Certification

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

https://www.waterboards.ca.gov/centralvalley/water_issues/water_quality/certification/

Waste Discharge Requirements – Discharges to Waters of the State

If USACE determines that only non-jurisdictional waters of the State (i.e., “non-federal” waters of the State) are present in the proposed project area, the proposed project may require a Waste Discharge Requirement (WDR) permit to be issued by Central Valley Water Board. Under the California Porter-Cologne Water Quality Control Act, discharges to all waters of the State, including all wetlands and other waters of the State including, but not limited to, isolated wetlands, are subject to State regulation. For more information on the Waste Discharges to Surface Water NPDES Program and WDR processes, visit the Central Valley Water Board website at: https://www.waterboards.ca.gov/centralvalley/water_issues/waste_to_surface_water/

Projects involving excavation or fill activities impacting less than 0.2 acre or 400 linear feet of non-jurisdictional waters of the state and projects involving dredging activities impacting less than 50 cubic yards of non-jurisdictional waters of the state

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may be eligible for coverage under the State Water Resources Control Board Water Quality Order No. 2004-0004-DWQ (General Order 2004-0004). For more information on the General Order 2004-0004, visit the State Water Resources Control Board website at:

https://www.waterboards.ca.gov/board_decisions/adopted_orders/water_quality/2004/wqo/wqo2004-0004.pdf

Dewatering Permit

If the proposed project includes construction or groundwater dewatering to be discharged to land, the proponent may apply for coverage under State Water Board General Water Quality Order (Low Threat General Order) 2003-0003 or the Central Valley Water Board's Waiver of Report of Waste Discharge and Waste Discharge Requirements (Low Threat Waiver) R5-2018-0085. Small temporary construction dewatering projects are projects that discharge groundwater to land from excavation activities or dewatering of underground utility vaults. Dischargers seeking coverage under the General Order or Waiver must file a Notice of Intent with the Central Valley Water Board prior to beginning discharge.

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

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

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

https://www.waterboards.ca.gov/centralvalley/board_decisions/adopted_orders/waivers/r5-2018-0085.pdf

Limited Threat General NPDES Permit

If the proposed project includes construction dewatering and it is necessary to discharge the groundwater to waters of the United States, the proposed project will require coverage under a National Pollutant Discharge Elimination System (NPDES) permit. Dewatering discharges are typically considered a low or limited threat to water quality and may be covered under the General Order for *Limited Threat Discharges to Surface Water* (Limited Threat General Order). A complete Notice of Intent must be submitted to the Central Valley Water Board to obtain coverage under the Limited Threat General Order. For more information regarding the Limited Threat General Order and the application process, visit the Central Valley Water Board website at:

https://www.waterboards.ca.gov/centralvalley/board_decisions/adopted_orders/general_orders/r5-2016-0076-01.pdf

NPDES Permit

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

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Central Valley Water Board to obtain a NPDES Permit. For more information regarding the NPDES Permit and the application process, visit the Central Valley Water Board website at: <https://www.waterboards.ca.gov/centralvalley/help/permit/>

If you have questions regarding these comments, please contact me at (916) 464-4684 or Peter.Minkel2@waterboards.ca.gov.

Peter Minkel

Peter Minkel
Engineering Geologist

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

RECORDING REQUESTED BY AND WHEN
RECORDED MAIL TO:

County of Sacramento
Department of Community Development
Planning and Environmental Review Division

COUNTY MAIL CODE: 01-225
No Fee – For the Benefit of County of
Sacramento (Code 6103)

SPACE ABOVE THIS LINE RESERVED FOR RECORDER’S USE

COUNTY OF SACRAMENTO

PLANNING AND ENVIRONMENTAL REVIEW

MITIGATION MONITORING AND REPORTING PROGRAM

CONTROL NUMBER: DRCP2022-00053

NAME: US Cold Storage Parking Lot Expansion at Southgate Industrial Park

LOCATION: The project site is located at 3100 52nd Avenue, at the south corner of the intersection of 52nd Street and Connector Street, in the Southgate Industrial Park of the South Sacramento community.

ASSESSOR’S PARCEL NUMBER: 041-0092-001-0000

OWNER: LBA Realty
3347 Michelson Drive, Suite 200
Irvine, CA 92612
Attention: Mark Kennedy

APPLICANT: Stantec Consulting Services
38 Technology Drive, Suite 200
Irvine, CA 92618
Attention: Ryan Chen

PROJECT DESCRIPTION:

1. A **Development Plan Review** to allow the expansion of a parking lot within the 52nd Avenue Neighborhood Preservation Area pursuant to Section 530-32 of the 52nd Avenue Neighborhood Preservation Area Ordinance (NPA).

TYPE OF ENVIRONMENTAL DOCUMENT: Mitigated Negative Declaration

US Cold Storage Parking Lot Expansion at Southgate Industrial Park

PREPARED BY: County of Sacramento
Planning and Environmental Review
827 7th Street, Room 225
Sacramento, CA 95814

PHONE: (916) 874-6141

DATE:

3

DECLARATION OF AGREEMENT

This Mitigation Monitoring and Reporting Program applies to certain real property, a Legal Description of which is attached as Exhibit A. I (We) the undersigned agree that this Mitigation Monitoring and Reporting Program applies to the real property described in Exhibit A. I (We) the undersigned am (are) the legal owner(s) of that property, and agree to comply with the requirements of this Mitigation Monitoring and Reporting Program (Summary and Mitigation Measures attached).

IN WITNESS WHEREOF, this declaration is hereby executed by the undersigned named legal owner(s) of the subject property on this ____ day of _____, 20____.

OWNER(S): _____
(Print name above) (title above)

Title: _____
(Print company, corporation, trust or organization name above, if applicable)

Signature: _____
(Signature above)

California All-Purpose Acknowledgment

Pursuant to SB 1050 (Chapter 197, Statutes of 2014), Civil Code section 1189 has been amended to provide that any certificate of acknowledgment taken within the State of California shall be in the following form:

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
)
 County of _____)

On _____ before me, _____, Notary Public,
(Insert name and title of officer)
 personally appeared _____ who proved to me on
 the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within
 instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized
 capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon
 behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

Witness my hand and official seal.

 (Signature) (Seal)

TABLE OF MEASURES

☐ **MITIGATION MEASURE A: BASIC CONSTRUCTION EMISSIONS CONTROL PRACTICES 9**

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☐ **MITIGATION MEASURE C: NON-NATIVE TREE CANOPY REPLACEMENT..... 14**

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TRIBAL CULTURAL RESOURCES 16**

PURPOSE AND PROCEDURES

Pursuant to Section 21081.6 of the Public Resources Code and Chapter 20.02 of the County of Sacramento Code, a Mitigation Monitoring and Reporting Program has been established for the project entitled US Cold Storage Parking Lot Expansion at Southgate Industrial Park (Control Number: DRCP2022-00053).

PURPOSE

The purpose of this program is to assure diligent and good faith compliance with the Mitigation Measures which have been recommended in the environmental document, and adopted as part of the project or made conditions of project approval, in order to avoid or mitigate potentially significant effects on the environment.

NOTIFICATION AND COMPLIANCE

It shall be the responsibility of the project applicant/owner to provide written notification to the Environmental Coordinator, in a timely manner, of the completion of each Mitigation Measure as identified on the following pages. The Environmental Coordinator will verify that the project is in compliance with the adopted Mitigation Monitoring and Reporting Program (MMRP). Any non-compliance will be reported to the project applicant/owner, and it shall be the project applicant's/owner's responsibility to rectify the situation by bringing the project into compliance and re-notifying the Environmental Coordinator. Any indication that the project is proceeding without good-faith compliance could result in the imposition of administrative, civil and/or criminal penalties upon the project applicant/owner in accordance with Chapter 20.02 of the County of Sacramento Code.

PAYMENT

1. The proponent shall comply with the MMRP for this project, including the payment of a flat fee to cover the Planning and Environmental Review staff costs incurred during implementation of the MMRP. The MMRP fee for this project is \$3,100.00. If the project is not expected to go to construction within the next two years, an administrative fee of \$1,103.00 may be paid. The administrative fee will be deducted from the total MMRP fee when construction plans are submitted.
2. Until the MMRP has been recorded and the administrative portion of the MMRP fee has been paid, no final parcel map or final subdivision map for the subject property shall be approved. Until the balance of the MMRP fee has been paid, no encroachment, grading, building, sewer connection, water connection or occupancy permit from County of Sacramento shall be approved.

RECORDATION

In order to record the adopted Mitigation Monitoring and Reporting Program with the County Recorder as required by Section 20.02.050(b)(2) of the County of Sacramento

Code, the project applicant/owner shall provide to the Planning and Environmental Review a Legal Description for the real property that is the subject of the project.

COMPLETION

Pursuant to Section 20.02.060 of the County of Sacramento Code, upon the determination of the Environmental Coordinator that compliance with the terms of the approved Mitigation Monitoring and Reporting Program has been achieved, and that there has been full payment of all fees for the project, the Environmental Coordinator shall record and issue a Program Completion Certificate for the project.

PROPERTY TRANSFER

The requirements of this adopted Program run with the real property that is the subject of the project, as described in Exhibit A. Successive owners, heirs and assigns of this real property are bound to comply with all of the requirements of the adopted Program.

Prior to any lease, sale, transfer or conveyance of any portion of the real property that is the subject of the project, the record owner(s) at the time of the application for the project, or his or her successor's in interest, shall provide a copy of the adopted Program to the prospective lessee, buyer, transferee, or one to whom the conveyance is made.

PENALTIES

Chapter 20.02 of the County of Sacramento Code permits civil remedies and criminal penalties to be imposed in the event of non-compliance with an adopted Mitigation Monitoring and Reporting Program. The civil remedies, which are found in Section 20.02.090 of the County of Sacramento Code, include injunctive relief, stop work orders, revocation of any special permit granted concurrently with the approval of a Program, and the abatement of any resulting nuisance. The criminal penalties, which are found in Section 20.02.080 of the County of Sacramento Code, include a fine not to exceed five hundred dollars or imprisonment in the County jail not to exceed six months, or both.

Plans that are inconsistent with the adopted Mitigation Measures will not be approved.

In the event of an ongoing, serious non-compliance issue, the Environmental Coordinator may call for a "stop work order" on the project.

STANDARD PROVISIONS

Page one of all Project Plans must include the following statement in a conspicuous location:

"All Plans associated with this project are subject to the conditions of Mitigation Monitoring and Reporting Program DRCP2022-00053. For any

questions regarding compliance with the MMRP document, contact MMRP staff at (916) 874-6141."

All Project Plans and any revisions to those Plans shall be in full compliance with the adopted Mitigation Monitoring and Reporting Program (MMRP). The project applicant/owner shall submit one copy of all such Plans and any revisions to the Environmental Coordinator prior to final approval by the County of Sacramento Building Permits and Inspection Division (BPID) or Site Improvement and Permit Section (SIPS). If the Environmental Coordinator determines that the Plans are not in full compliance with the adopted MMRP, the Plans shall be returned to the project applicant/owner with a letter specifying the items of non-compliance, and instructing the applicant/owner to revise the Plans, and then resubmit one copy of the revised Plans to the Environmental Coordinator, for determination of compliance, prior to final approval by BPID or SIPS.

Additionally, the project applicant/owner shall notify the Environmental Coordinator no later than 48 hours prior to the start of construction and no later than 24 hours after its completion. The applicant/owner shall notify the Environmental Coordinator no later than 48 hours prior to any/all Final Inspection(s) by the County of Sacramento.

☐ **MITIGATION MEASURE A: BASIC CONSTRUCTION EMISSIONS CONTROL PRACTICES**

The following Basic Construction Emissions Control Practices are considered feasible for controlling fugitive dust from a construction site. The practices also serve as best management practices (BMPs), allowing the use of the non-zero particulate matter significance thresholds. Control of fugitive dust is required by District Rule 403 and enforced by District staff.

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

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

- Minimize idling time either by shutting equipment off when not in use or reducing the time of idling to 5 minutes [California Code of Regulations, Title 13, sections 2449(d)(3) and 2485]. Provide clear signage that posts this requirement for workers at the entrances to the site.
- Provide current certificate(s) of compliance for CARB's In-Use Off-Road Diesel-Fueled Fleets Regulation [California Code of Regulations, Title 13, sections 2449 and 2449.1]. For more information contact CARB at 877-593-6677, doors@arb.ca.gov, or www.arb.ca.gov/doors/compliance_cert1.html.

Maintain all construction equipment in proper working condition according to manufacturer's specifications. The equipment must be checked by a certified mechanic.

Implementation and Notification (Action by Project Applicant):

1. Comply fully with the above measure.

2. Include the above measure verbatim as a Construction Note and incorporate it into all Plans and Specifications for the project, and submit one copy to the Environmental Coordinator for review and approval prior to the start of any construction work (including clearing and grubbing).

Verification (Action by the Environmental Coordinator):

1. Review the Project Plans prior to the start of construction. Approve Project Plans that are determined to be in compliance with all required mitigation.
2. Monitor compliance during periodic site inspections of the construction work.
3. Participate in any Final Inspection(s) as necessary.

Comments:

Completion of Mitigation Verified:

Signature: _____ **Date:** _____

☐ MITIGATION MEASURE B: PARTICIPATION IN THE SSHCP

To compensate for impacts to approximately 1.76 acres of Valley Grassland and potential impacts associated with Swainson's Hawk, trocolored blackbird, western burrowing owl, and nesting raptors, the applicant shall obtain authorization through the SSHCP and conform with all applicable Avoidance and Minimization Measures (Appendix B), as well as payment of fees necessary to mitigate for impacts to species and habitat prior to construction.

Implementation and Notification (Action by Project Applicant):

1. Comply fully with the above measure.
2. Include the above measure verbatim as a Construction Note and incorporate it into all Plans and Specifications for the project, and submit one copy to the Environmental Coordinator for review and approval prior to the start of any construction work (including clearing and grubbing).

Verification (Action by the Environmental Coordinator):

1. Review the Project Plans prior to the start of construction. Approve Project Plans that are determined to be in compliance with all required mitigation.
2. Monitor compliance during periodic site inspections of the construction work.
3. Participate in any Final Inspection(s) as necessary.

Comments:

Completion of Mitigation Verified:

Signature: _____ **Date:** _____

☐ MITIGATION MEASURE C: NON-NATIVE TREE CANOPY REPLACEMENT

Removal of non-native tree canopy for development shall be mitigated by creation of new tree canopy equivalent to the acreage of non-native tree canopy removed. New tree canopy acreage shall be calculated using the Sacramento County Department of Transportation 15-year shade cover values for tree species. In order to compensate for the loss of non-native urban tree canopy, approximately 2,213 square feet of tree canopy shall be provided on-site. The non-native trees remaining in place shall not be included as credit towards the tree canopy replacement amount. Note: The project's preliminary landscape plan states that approximately 27,898 square feet of tree canopy replacement will be provided. The preliminary analysis indicates that the remaining tree canopy replacement amount is 0 square feet, with compliance to the project's preliminary landscape plan.

Implementation and Notification (Action by Project Applicant):

1. Comply fully with the above measure.
2. Include the above measure verbatim as a Construction Note and incorporate it into all Plans and Specifications for the project, and submit one copy to the Environmental Coordinator for review and approval prior to the start of any construction work (including clearing and grubbing).

Verification (Action by the Environmental Coordinator):

1. Review the Project Plans prior to the start of construction. Approve Project Plans that are determined to be in compliance with all required mitigation.
2. Monitor compliance during periodic site inspections of the construction work.
3. Participate in any Final Inspection(s) as necessary.

Comments:

Completion of Mitigation Verified:

Signature: _____ **Date:** _____

☐ **MITIGATION MEASURE D: INADVERTENT DISCOVERY OF CULTURAL RESOURCES OR TRIBAL CULTURAL RESOURCES**

In the event that human remains are discovered in any location other than a dedicated cemetery, work shall be halted and the County Coroner contacted. For all other potential tribal cultural resources [TCRs], archaeological, or cultural resources discovered during project's ground disturbing activities, work shall be halted until a qualified archaeologist and/or tribal representative may evaluate the resource.

1. **Unanticipated human remains.** 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 the Planning and Environmental Review 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.
2. **Unanticipated cultural resources.** In the event of an inadvertent discovery of cultural resources (excluding human remains) during construction, all work must halt within a 100-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.
 - a. Work cannot continue within the 100-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.
 - b. If a potentially-eligible resource is encountered, then the archaeologist and/or tribal monitor, Planning and Environmental Review 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 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.

Implementation and Notification (Action by Project Applicant):

1. Comply fully with the above measure.
2. Include the above measure verbatim as a Construction Note and incorporate it into all Plans and Specifications for the project, and submit one copy to the Environmental Coordinator for review and approval prior to the start of any construction work (including clearing and grubbing).

Verification (Action by the Environmental Coordinator):

1. Review the Project Plans prior to the start of construction. Approve Project Plans that are determined to be in compliance with all required mitigation.
2. Monitor compliance during periodic site inspections of the construction work.
3. Participate in any Final Inspection(s) as necessary.

Comments:

Completion of Mitigation Verified:

Signature: _____ **Date:** _____

EXHIBIT A: LEGAL DESCRIPTION



US Cold Storage at Southgate Industrial Park

DRCP2022-00053

Planning and Environmental Review

May 6, 2024

David Oulrey-Urroz, Associate Planner

Location and Setting

Location:

- 3100 52nd Avenue
- Intersection of Connector Street and 52nd Avenue
- South Sacramento community
- 52nd Avenue Neighborhood Preservation Area (NPA)

Setting:

- Parcel currently occupied by existing 145,000 square foot cold storage building.
- Area of work proposed within an unimproved vacant portion of the site at its southern boundary.
- Total of 12 non-native trees located on the site.

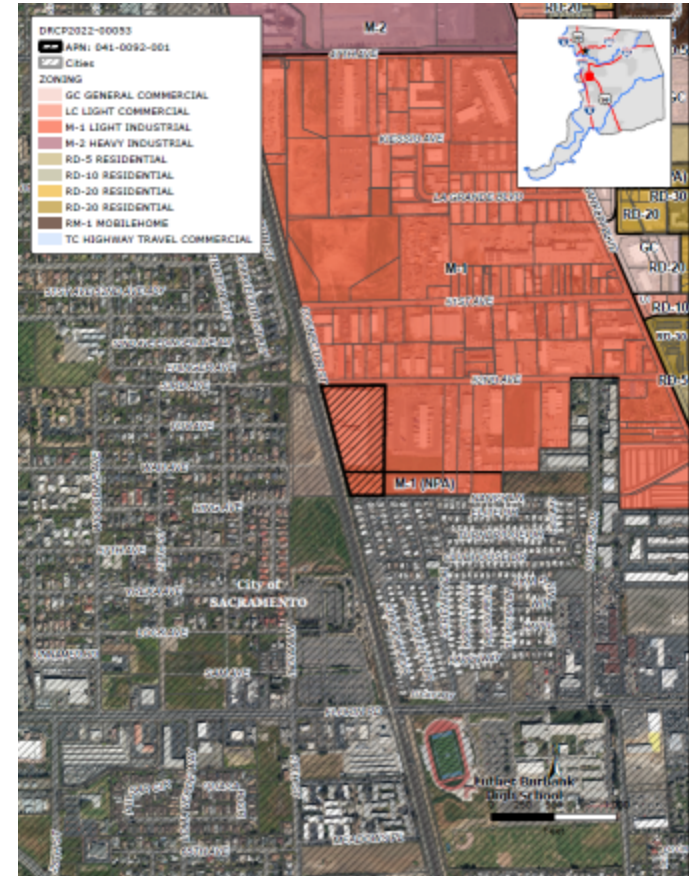


Community Context

- Light Industrial (M-1) Zoning District
- 52nd Avenue Neighborhood Preservation Area on portion of site.

Surrounding Land Uses:

- North: Processing and Warehousing
- South: Mobile Home Community
- East: Truck Terminal
- West: Western Pacific Railroad



Site and Entitlement History

- On November 30, 1978 a variance was granted to reduce the required front yard setback to 14 feet, 8 inches to construct a pump house.
- Development on the site dates to 1979 with the construction of a 75,000 square foot industrial building.
- Between 1985 and 1995 a 70,000 square foot addition was added.

Entitlement Request

- A **Development Plan Review** to allow for the expansion of a truck parking lot with 18 net new stalls, within the 52nd Avenue Neighborhood Preservation Area pursuant to Section 530-32 of the 52nd Avenue Neighborhood Preservation Area Ordinance (NPA).

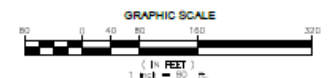
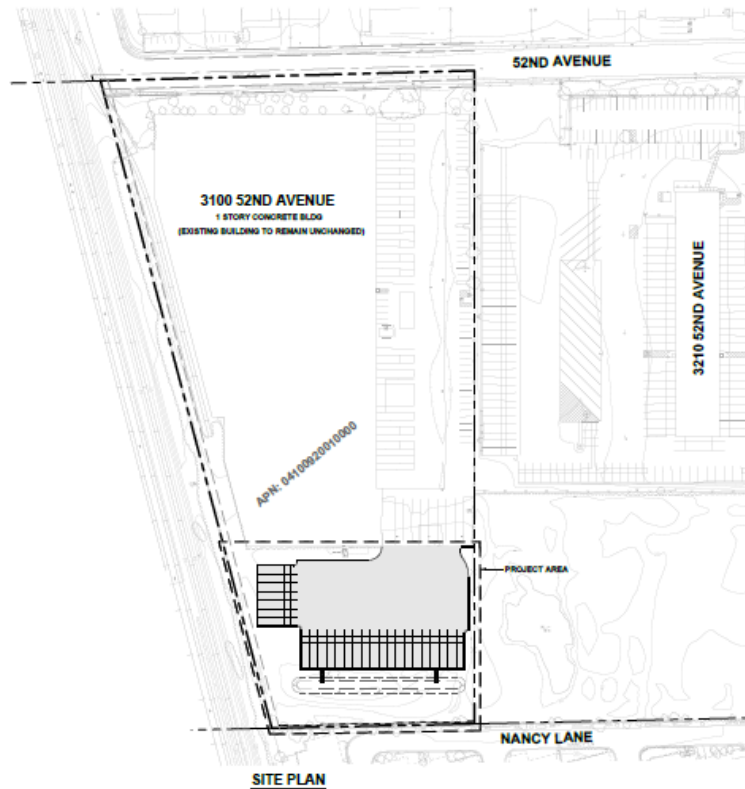
52nd Avenue Neighborhood Preservation Area

- Adopted by the Board on December 27, 1978.
- Applies to property within 250 feet of the industrial- residential zoning interface.
- Recognizes that industrial and residential are juxtaposed in a manner that would not provide the necessary buffering provided by standard zoning regulations.
- Provides NPA specific development standards to buffer uses including:
 - A 75-foot landscaped setback between industrial and residential uses with tree spaced a maximum of 30 feet on center with species capable of reach 30 feet in height a maturity.
 - An 8-foot-tall solid wall at the industrial-residential interface.
 - Maximum height of 40 feet
- Requires that the Planning Commission find that the proposed development will not create adverse noise, visual, air quality, health, or safety impacts on adjoining residential uses.

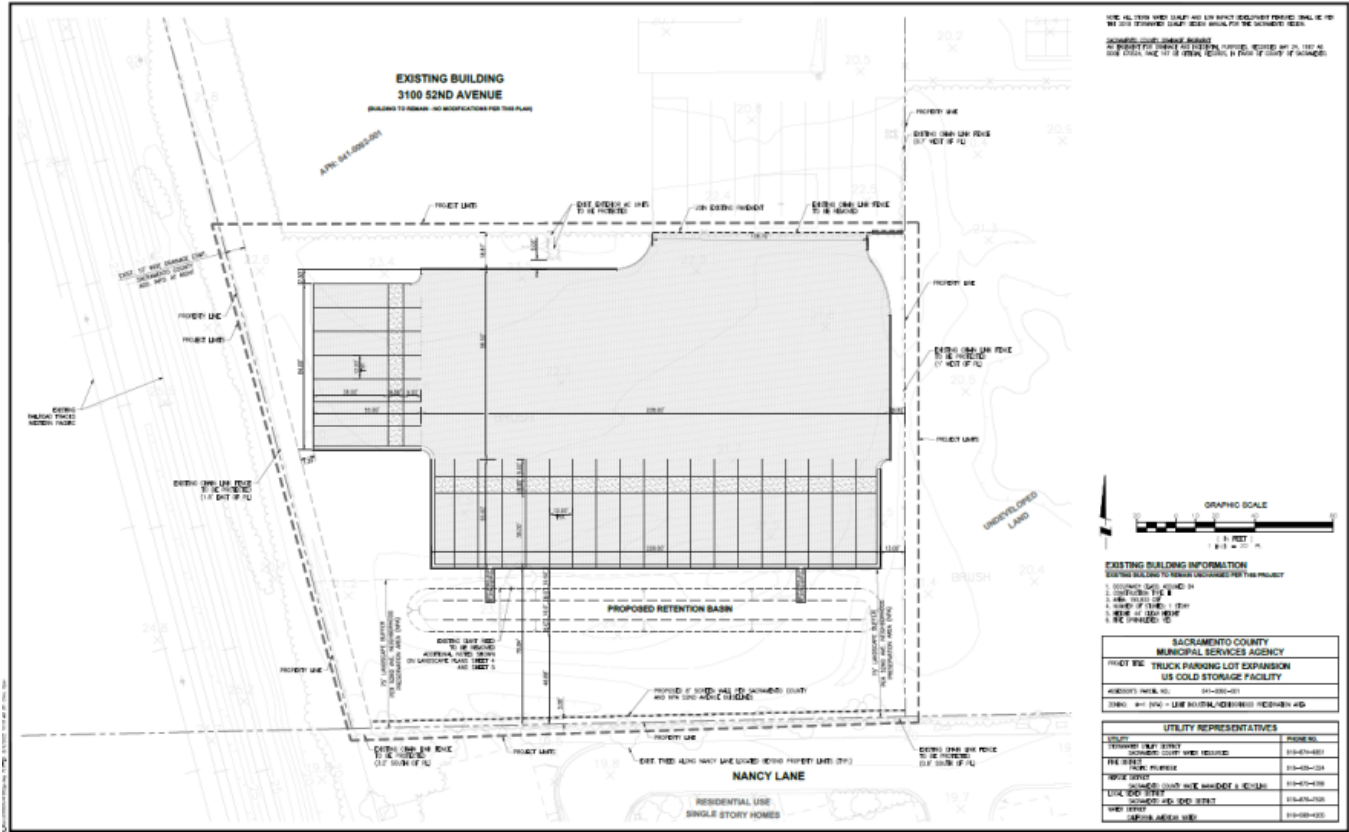
Environmental Review

- Environmental Document: Initial Study/Mitigated Negative Declaration
- Released for public review on December 26, 2023
- Impacts Discussed:
 - Land Use
 - Population/ housing
 - Agricultural Resources
 - Aesthetics
 - Airports
 - Public Services
 - Transportation
 - Air Quality
 - Noise
 - Hydrology and Water Quality
 - Geology and Soils
 - Biological Resources
 - Hazards and Hazardous Materials
 - Energy
 - Greenhouse Gas Emissions
- Project would result in a less-than-significant impact with the implementation of mitigation measures.

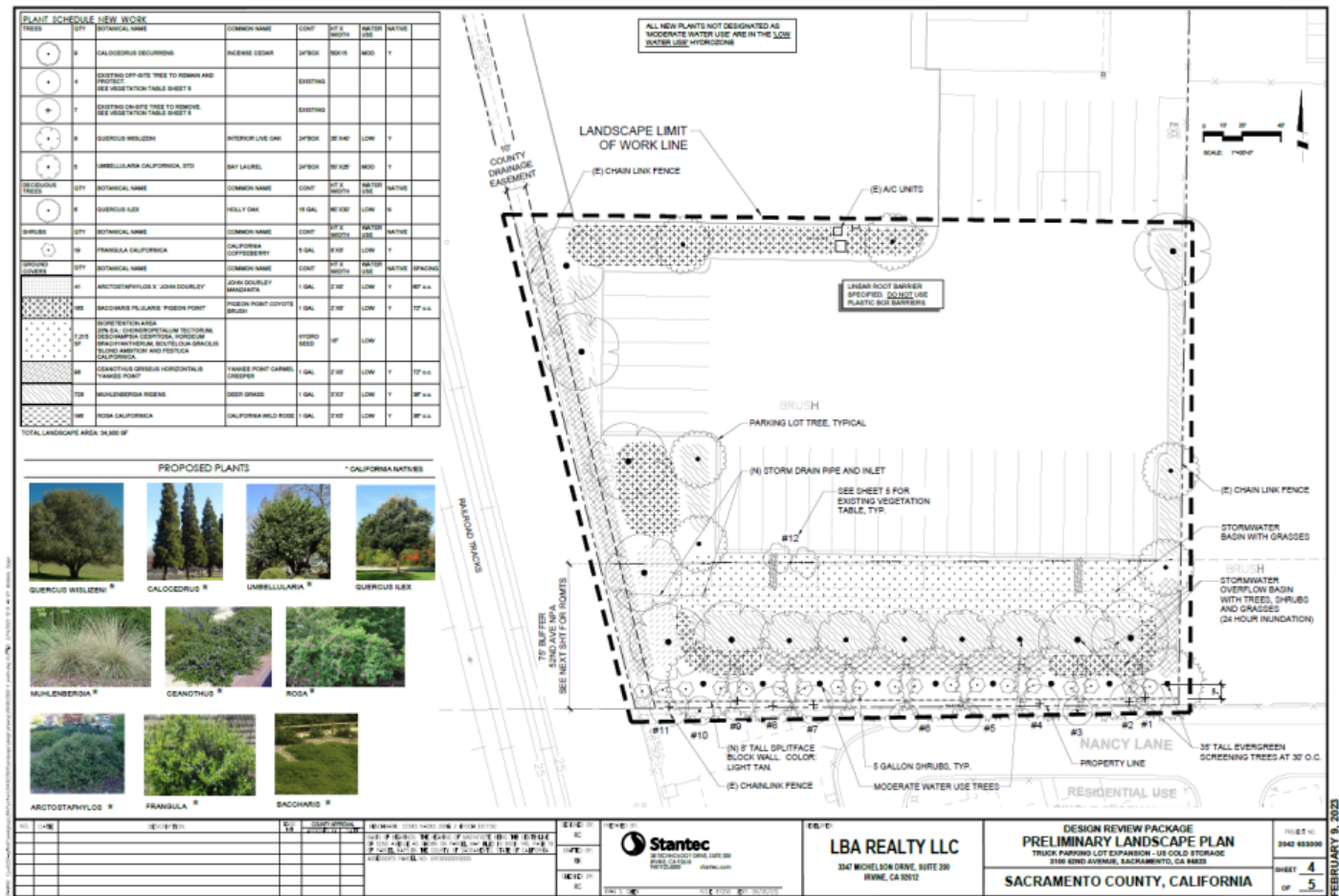
Overall Site Plan



Site Plan



Landscape Plan



Advisory Recommendations

- The South Sacramento CPAC met on November 16, 2022 and recommended denial of the requested entitlement (4 Yes – 1 No)
 - Key CPAC concerns included:
 - air pollution and its impact on public health for the southern adjacent residential
 - a high concentration of industrial uses and truck traffic in the vicinity.
- The DRAC met on November 10, 2022 and recommended that the project be found in substantial compliance with the Countywide Design Guidelines.

Project Analysis

- The project complies with all applicable development standards of the NPA.
- The project is consistent with the General Plan and South Sacramento Community Plan as conditioned.
- There are no significant environmental concerns.
- South Sacramento CPAC recommended denial of the request. The denial recommendation was based on the following:
 - Concern of air quality impacts from the project.
 - Subsequent Air Quality analysis performed has determined a less than significant impact with standard BMPs related to basic construction emissions control.
 - High concentration of industrial uses in the South Sacramento Community and truck traffic.
 - As proposed, the project would not be introducing new industrial use or expanding the square footage of existing industrial operations. The proposed project is solely for accessory truck parking to serve the existing facility.
- The DRAC recommended that the project be found substantially compliant with the Countywide Design Guidelines.

Staff Recommendation – Approval

- Planning and Environmental Review staff recommends the Planning Commission take the following actions:
 - Determine the environmental analysis prepared pursuant to CEQA is adequate and complete.
 - Adopt the Mitigation Monitoring and Reporting Program.
 - Approve the Development Plan Review, subject to the findings and conditions as provided for in Attachment 2.

**SACRAMENTO COUNTY PLANNING COMMISSION
LEGAL NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that a Public Hearing will be held before the County Planning Commission for the purpose of considering the following request, pursuant to provisions of Ordinance No. SZC 15-0003, for the following described property.

ASSESSOR'S PARCEL NO(s): 041-0092-001

LOCATION: 3100 52nd Avenue At The South Corner Of The Intersection Of 52nd Avenue and Connector Street In The Southgate Industrial Park Of The South Sacramento Community

OWNER:

LBA Realty
3347 Michelson Drive, Suite 200
Irvine, CA 92612
Attention: Mark Kennedy

APPLICANT:

Stantec Consulting Services
38 Technology Drive, Suite 200
Irvine, CA 92618
Attention: Ryan Chen

Details of Request:

Determine that the environmental analysis prepared pursuant to the California Environmental Quality Act is adequate and complete and adopt the Mitigation Monitoring and Reporting Program. Approve a Development Plan Review to allow for the expansion of a truck parking lot within the 52nd Avenue Neighborhood Preservation Area pursuant to Section 530-32 of the 52nd Avenue Neighborhood Preservation Area Ordinance, subject to findings and conditions.

ENVIRONMENTAL DOCUMENT: MITIGATED NEGATIVE DECLARATION

HEARING DATE: MAY 6, 2024 at 5:30 PM

The hearing will be held in room 1450 of the County Administration Building, 700 "H" Street, Sacramento, CA. All persons interested are invited to attend and be heard.

PUBLIC COMMENT PROCEDURES

The County fosters public engagement during the meeting and encourages public participation, civility and use of courteous language.

In-Person Public Comment

Speakers will be required to complete and submit a speaker request form to Clerk staff. The Chairperson will invite each individual to the podium to make a verbal comment.

Written Public Comment

Members of the public may send a written comment which is distributed to Board members and filed in the record. Contact information is optional and should include the meeting date and agenda/off agenda item number to be sent as follows:

- Email a comment to BoardClerk@sacounty.gov
- Mail a comment to 700 H Street, Suite 2450, Sacramento, CA 95814

VIEW MEETING

The meeting will be streamed live through Zoom. Members of the public may watch and/or listen to the meeting as follows:

Join Zoom Meeting

<https://saccounty-net.zoomgov.com/j/1616770122>

Webinar ID: **161 677 0122**

Dial by your location

(669) 254-5252

Webinar ID: **161 677 0122**

MEETING MATERIALS

The on-line version of the agenda and associated material is available at <http://bospublicmeetings.saccounty.gov>. Some documents may not be posted on-line because of size or format (maps, site plans, renderings). Contact the Clerk's Office at (916) 874-5411 to obtain copies of documents.

ACCOMMODATIONS

If there is a need for an accommodation pursuant to the Americans with Disabilities Act (ADA), medical reasons or for other needs, please contact the Clerk of the Board by telephone at (916) 874-5411 or Boardclerk@saccounty.gov prior to the meeting.

Contact Office of Planning and Environmental at (916) 874-6141 for questions related to the recommendations.

LYDIA FRAZIER, Clerk

**COUNTY OF SACRAMENTO
CALIFORNIA**

PLANNING COMMISSION REPORT

For the Agenda of:
May 6, 2024

To: Planning Commission

From: Planning and Environmental Review

Subject: PLNP2023-00155. First Net/AT&T Public Safety Wireless Communication Facility (UPP-SPP-DRS). A Use Permit, Special Development Permit, And Design Review For A Property Located At 6901 7th Street In The Rio Linda/Elverta Community. Applicant: Tower Engineering Professionals. APN: 206-0162-001. Environmental Document: Negative Declaration

Supervisory District: Serna

Contact: Austin Chan, Assistant Planner, (916) 874-3473,
chanau@saccounty.gov

Details of Request:

1. A **Use Permit** to allow a new Wireless Communication Facility (WCF).
2. A **Special Development Permit** to allow the proposed project to deviate from the following development standards:
 - Maximum allowable height (Section 3.6.7.A, Table 3.6.2): 55 feet. Proposed: 75 feet.
 - Minimum required separation from public right-of-way for equipment enclosure (Section 3.6.7.A, Table 3.6.2): 25 feet. Proposed: 6 feet.
 - Minimum required separation from Group 1 Zone property (Section 3.6.7.A, Table 3.6.2): three times height of tower, 225 feet. Proposed: 125 feet to the north and 116 feet to the west.
3. A **Design Review** to determine substantial compliance with the *Sacramento County Countywide Design Guidelines* (Design Guidelines).

Applicant:
Tower Engineering Professionals

Owner:
7th Street Properties Inc.

4710 East Elwood Street, Ste 9
Phoenix, AZ 5040
Contact: Carol Kincheloe

2475 Fawn Hill Lane
Auburn, CA 95603
Contact: Jim Lane

Summary of Key Points:

- The Decision Body - Final Approval for this item is the Planning Commission.
- Outdoor portions of the site are used for industrial equipment storage, with hundreds of small industrial equipment pieces and vehicles being parked on the site at any given time.
- The WCF will provide additional wireless coverage in the area, specifically for first responders in the area.
- The Design Review Advisory Committee (DRAC) met on December 14, 2023 and recommends the Planning Commission find the project in substantial compliance with the Design Guidelines.
- The Rio Linda/Elverta Community Planning Advisory Council (CPAC) met on January 24, 2024, and recommends the Planning Commission approve (6 Yes – 0 No, 1 Absent) the requested entitlements.
- Environmental Document: Negative Declaration

Recommendations:

Planning and Environmental Review staff recommends the Planning Commission take the following actions:

- Determine that the environmental analysis (Attachment 11) prepared pursuant to the California Environmental Quality Act (CEQA) is adequate and complete.
- Approve the Use Permit (Attachment 3), subject to findings and conditions (Attachment 2).
- Approve the Special Development Permit (Attachment 4), subject to findings and conditions.
- Find the project in substantial compliance with the Design Guidelines, subject to findings and conditions.

Project Setting

According to Sacramento County records, the subject parcel is 4.13 acres at the intersection of O Street and 7th Street in the Rio Linda/Elverta community. The subject parcel is currently developed with two industrial buildings, totaling approximately 25,500-square feet, and a defunct grain silo building. Outdoor portions of the site are used for industrial equipment storage, with cranes and hundreds of small industrial equipment pieces and vehicles being parked on

the site at any given time. The subject parcel is in the Downtown Rio Linda Special Planning Area (SPA), specifically the Village Center Subarea. The subject parcel has an SPA subzone of Village-Neighborhood Mixed Use (V-NMU). According to the SPA, this subzone typically allows for local-serving mixed-use areas that allow a variety of goods and services, employment, and housing supporting the Rio Linda community and nearby neighborhoods.

Surrounding uses include Village Center-Commercial Mixed Use (V-CMU) to the south, and single-family residential to the north, east, and west. All subzones within the SPA are considered Group 1 Zones for WCFs.

Table 1 provides the existing land use, General Plan designation, Community Plan designation, and zoning district of the subject parcel and surrounding parcels.

Table 1. Surrounding Land Uses and Designations

	Existing Land Use	General Plan Designation	Community Plan Designation	Zoning District
Subject Parcel	Industrial Storage Yard	INT IND	M-1	SPA
North	Vacant	LDR	RD-5	SPA
South	Contractor Yard	COMM/OFF	N/A	SPA
East	Single-family Residential	COMM/OFF	GC	SPA
West	Single-family Residential	LDR	RD-5	RD-5
Abbreviations: INT IND: Intensive Industrial COMM/OFF: Commercial and Offices RD-5: Residential 5 SPA: Special Planning Area LDR: Low Density Residential M-1: Light Industrial GC: General Commercial				

The project maps including aerial imagery and zoning map are included in this report package (Attachment 1).

Entitlement History

The project came in for a Pre-Application Meeting in 2022 (PAMP2022-00070), where feedback was provided on the proposed cell tower. There is also a history of code enforcement violations on the site related to unpermitted construction and changes of business use without approval. There is an open code enforcement case (COPC2019-00094) for unpermitted electrical fencing, new electrical added without a building permit, and requirement for safety covers, blank plates, plugs, and switches. The current business on the site was approved in 2014. According to the Downtown Rio

Linda SPA, existing uses that become non-conforming when this SPA is adopted may continue to exist in the SPA without the requirement of a Certificate of Non-Conforming Use. The property owner is working with building inspectors to remedy code violations.

Project Description

The applicant requests a Conditional Use Permit to allow a Wireless Communication Facility (WCF) in an SPA, a Special Development Permit to allow deviations to the maximum height standards and minimum separation requirements from a Group 1 Zone, and a Design Review to demonstrate compliance with the *Sacramento Countywide Design Guidelines* (Design Guidelines).

The proposed WCF is 75-foot tall with a total height of 80 feet, as a lightning rod would extend five feet above the tower itself. The WCF will be outside of the 33-foot by 33-foot enclosure area for a total distance of 74 feet from the north property line, 332 feet from the east property line and 67 feet from the west property line. Because the property is surrounded by streets the distance to the surrounding properties does increase by approximately 50 feet.

The lease area will include corresponding ground equipment atop a raised concrete pad enclosed by a chain link fence with slats. The lease area and the tower will be accessed from O Street for maintenance. The location will be in the northeast portion of the property approximately seven feet from the north property line; 321 feet to the east property line; 59 feet to the west property line and 588 feet to the south property line,

The application was submitted with a mono-broadleaf stealthing design. However, due to the lack of trees in the immediate vicinity area, the extra bulk that resulted from the proposed stealth design, and the use of tall cranes on the subject parcel, staff encouraged no stealth design to compliment the current industrial use of the property.

The tower would provide additional coverage to the community in areas where there is a deficit, as demonstrated by the coverage maps provided by the applicant (Attachment 7). The coverage maps show additional reliable service indoors and outdoors, whereas, without the tower, reliable coverage occurs outdoors only and less reliable indoor coverage surrounding the proposed tower site. The applicant also provided an alternate site analysis (Attachment 10), which discusses the constraints of the other properties in the area that were ultimately rejected in favor of the project site.

The applicant provided the following Justification Statement included with the application:

We are proposing a new Public Safety Tower to provide FirstNet to enhance emergency service for first responders at 6941 7th Street in

Rio Linda. We submitted for a Conditional Use Permit along with a Special Development Permit for the height, setbacks, and separations from adjacent Group 1 zone properties. To meet the gap coverage objective, we need a height of an 80 feet monopole. This height also allows other carriers to collocate which reduces the number of towers needed in the area. The proposed tower location was selected on the property where business is not conducted and only space for the proposed tower in which we are requesting deviations from the group 1 Zone Property minimum of three times the height of tower as this will push the tower location to where the existing building is located. During the building permit review, we will provide a passing structural analysis that ensures the safety of the tower. The zoning codes for heights and setbacks are set for a building and this is a tower that we are trying to obtain exemptions to meet the coverage objectives.

The project exhibits including the site plan, compound plan, elevations, antenna plan, and equipment details are included in this report package (Attachment 5, Exhibits A-D). Photo simulations are also included in this report package (Attachment 6).

General Plan and Community Plan Consistency

The following discussion describes the project's consistency with applicable land use plans.

General Plan Consistency

The *Sacramento County General Plan of 2005-2030* (General Plan) is a set of policies, goals, and maps that form a blueprint for physical development in the unincorporated County areas. The General Plan addresses important community issues such as new growth, housing needs, and environmental protection. These policies are instrumental in planning infrastructure to accommodate future growth. The General Plan land use designation for the subject parcel is Intensive Industrial (INT IND).

As described in the General Plan, the Intensive Industrial land use designation provides for manufacturing and related activities including research, processing, warehousing, and supporting commercial uses, the intensive nature of which require urban services.

Table 2 presents General Plan policies applicable to the project and provides a consistency analysis of the project in relation to these policies.

Table 2. Consistency with General Plan Policies

General Plan Policies	Consistency
<i>Land Use (LU)-17. Support implementation of the design review program on a project-by-project basis to ensure that all development</i>	Consistent. As described in the Design Guidelines Consistency section below, DRAC recommended that the project be

PLNP2023-00155. First Net AT&T Wireless Communication Facility

applications positively contribute to the immediate neighborhood and the surrounding community.	found in substantial compliance with the Design Guidelines.
<i>LU-18. Encourage development that complements the aesthetic style and character of existing development nearby to help build a cohesive identity for the area.</i>	Consistent. The project was found to be in substantial compliance with the Sacramento Countywide Design Guidelines by the Design Review Advisory Committee.
<i>LU-19. Incompatible land uses should be buffered from one another by methods that retain community character, and do not consume large land areas or created pedestrian barriers.</i>	Consistent. While the applicant requests a Special Development Permit to allow a reduced separation for a Group 1 Zone, the WCF design reduces the attention to the WCF by proposing the monopole that blends in with the surrounding, industrial uses on the parcel. The photo simulations prepared by the applicant demonstrate how the cell tower blends in with surrounding cranes on the site. Lastly, the WCF would provide cellular coverage to support the surrounding rural residential community. As such, the facility can be considered compatible with the surrounding context and land uses.
<i>LU-94. Use design review to ensure that new commercial and residential development projects are designed to be compatible with existing neighborhoods and improve quality of life.</i>	Consistent. See consistency analysis presented for Policy LU-17.

Based on staff's evaluation of the project and relevant General Plan policies, the Planning Commission can find the project consistent with the General Plan.

Community Plan Consistency

The subject parcel is located within the *Rio Linda Community Plan* (Community Plan). The plan identifies goals, objectives, and policies related to community identity, land use, transportation, recreation and open space, public facilities and utilities, neighborhood services, and public safety to guide development in community. The Community Plan land use designation for the subject parcel is Light Industrial (M-1).

Table 3 presents the Community Plan goals applicable to the project and provides a consistency analysis of the project in relation to these policies.

Table 3. Consistency with Community Plan Policies

Community Plan Policies	Consistency
<i>LU-1. Support flexibility in development standards to promote the continued investment of private funds into commercial</i>	Consistent. <i>The project is in a developed area and would provide additional coverage to the adjacent residential uses surrounding the area.</i>

<i>and residential developments in the existing urban area.</i>	
<i>LU-5. Small expansions of the urban area should be integrated into the existing urban fabric and their design shall contribute positively to the existing neighborhoods.</i>	Consistent. <i>The project is located on an existing industrial site, providing additional use on the site, as well as providing coverage to residential uses surrounding the area.</i>

Based on staff's evaluation of the project and relevant Community Plan policies, the Zoning Administrator can find the project consistent with the Community Plan.

Special Planning Area Consistency

The subject parcel is located within the Rio Linda Downtown SPA. The Rio Linda Downtown SPA was adopted by the Board for the revitalization of Downtown Rio Linda according to the community's vision of establishing an attractive and vibrant Downtown main street environment that draws people, activities, and commerce while maintaining the community's historic small town charm. According to the Downtown Rio Linda SPA, existing uses that become non-conforming when this SPA is adopted may continue to exist in the SPA without the requirement of a Certificate of Non-Conforming Use. The industrial use began prior to the adoption of the Downtown Rio Linda SPA, and therefor does not require Non-Conforming status. The Downtown Rio Linda SPA does not provide development standards for the WCF. Therefore, the project is subject to development standards in the *Sacramento County Zoning Code* for WCF.

Zoning Code Consistency

The following discussion describes the project's consistency with use regulations and development standards defined in the *Sacramento County Zoning Code* (Zoning Code). The project is in the SPA. However, the SPA does not provide specific development standards for this project. Therefore, the project is subject to the Use Standards for Wireless Communications Facilities in Zoning Code Section 3.6.7

Zoning Code Use Regulations

Pursuant to Zoning Code Section 3.6.7.A, Table 3.6.1. a WCF in SPA zoning is permitted subject to issuance of a Use Permit from the Planning Commission. Given the subject property's zoning, the WCF is subject to the Group 1 development standards for new towers, provided in Section 3.6.7.A.4, Table 3.6.2 and the findings as outlined in Sections 6.4.3.E.3 and 6.4.3.E.4. Staff's analysis of the proposal's consistency with applicable development standards

and analysis of required findings is provided in the Zoning Code Development Standards and Conditional Use Permit Findings sections to follow.

Conditional Use Permit Findings

Pursuant to Zoning Code Section 6.4.3.E.1, to grant a Conditional Use Permit, the appropriate authority shall find and record in writing that the establishment maintenance, or operation of the use, building, or structure applied for will not under the circumstances of the project be detrimental to the health, safety, peace, morals, comfort, or general welfare of persons residing or working in the neighborhood of such proposed use or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.

Table 4 provides an analysis of the required findings that can be made in support of the Conditional Use Permit.

Table 4. Conditional Use Permit Finding Analysis

Findings	Analysis
The proposed use is consistent with the General Plan and all applicable provisions of this Code and applicable state and federal regulations.	This finding can be made. As shown in Tables 2 and 3, the project with the deviations as requested, would not conflict with any applicable General Plan or Community Plan policies. As such, the project would carry out the intent of the General Plan and Community Plan.
The proposed use is consistent with the purpose and intent of the zoning district in which it is located.	This finding can be made. The project is in the Downtown Rio Linda SPA. The purpose of the revitalization of Downtown Rio Linda according to the community's vision of establishing an attractive and vibrant Downtown main street environment that draws people, activities, and commerce while maintaining the community's historic small town charm. The new tower will provide additional coverage for the area, which is consistent with the purpose of the SPA. The Zoning Code permits new WCFs in SPA's pursuant to the approval of a Conditional Use Permit.
The proposed use is consistent with any applicable use-specific standards, set forth in Chapter 3, "Use Regulations."	This finding can be made with approval of the Special Development Permit. The project with deviations as requested under a Special Development Permit for increased height and reduced separation from Group 1 zones, would not conflict with applicable use regulations. See the Special Development Permit finding analysis to follow.
The proposed use is compatible with adjacent uses in terms of scale, site design, and operating characteristics (hours of operation,	This finding can be made. While no employees are regularly reporting to the WCF as a jobsite, the facility would be routinely maintained. The project would not result in additional traffic, lighting, noise,

PLNP2023-00155. First Net AT&T Wireless Communication Facility

traffic generation, lighting, noise, odor, dust, and other external impacts).	odor or dust. The height of the tower will allow for increased coverage in the area for the surrounding residential uses.
Any significant adverse impacts anticipated to result from the use will be mitigated or offset to the maximum extent practicable.	This finding can be made. Staff does not anticipate any adverse impacts to the environment. The applicant provided a radio frequency emissions report showing significantly lower levels than allowed by the FCC (Attachment 8).
Facilities and services (including sewage and waste disposal, water, gas, electricity, sheriff and fire protection, and roads and transportation, as applicable) will be available to serve the subject property while maintaining adequate levels of service for existing development.	This finding can be made. Utility and public service providers, including the regional and local sewer service (Sacramento Regional County Sanitation District [Regional San] and Sacramento Area Sewer District [SASD]), water service (Carmichael Water District), electricity and gas service (Sacramento Municipal Utilities District [SMUD]), and fire protection service (Sacramento Metropolitan Fire District [SMFD]) have reviewed the proposed development and provided comments in the form of conditions of approval and advisories for the project. No utility or public service providers have indicated inability to serve the project site or inadequate capacities.
Adequate assurances of continued maintenance has been provided.	This finding can be made. The project will be accessed from O Street to the lease area, to allow for continued maintenance. Further Condition 3 requires ongoing maintenance of the facility in compliance with any permits issued.
Any significant adverse impacts on the natural environment will be mitigated pursuant to CEQA unless overridden.	This finding can be made. Pursuant to the California Environmental Quality Act, an Initial Study and Negative Declaration was prepared for the project which concluded that the project will not have a significant effect on the environment (Attachment 11).
The proposed use is consistent with any applicable development standards set forth in Chapter 5, "Development Standards."	This finding can be made. While no employees are regularly reporting to the WCF as a jobsite, the facility would be routinely maintained. The project would not result in additional traffic, lighting, noise, odor or dust. The facility would utilize a WCF without a stealthing design to match the industrial use of the parcel. The height of the tower will allow for increased coverage in the area for the surrounding residential uses.

Special Development Permit General Findings

Zoning Code Section 6.4.6.A states that a Special Development Permit may be granted by the appropriate authority to provide greater flexibility from and alternatives to development standards as necessary to carry out the purposes described in Zoning Code Section 6.4.6.B. The project requires a Special Development Permit to deviate from the following development standards:

- Maximum allowable height (Section 3.6.7.A, Table 3.6.2): Group 1 towers have a maximum height of 55 feet. This tower has a proposed height of 75 feet and a total of 80 feet with a lightning rod. The applicant has indicated that to meet the gap coverage objective the tower needs a height of 75 feet. It also allows other carriers to collocate reducing the number of towers in the area. Further the coverage maps (Attachment 7) illustrate three scenarios. The existing coverage, coverage with a 45-foot WCF, and coverage with a 71-foot WCF. The applicant has indicated this height provides the most coverage in an area with a coverage gap.
- Minimum required separation from public right-of-way (Section 3.6.7.A, Table 3.6.2): Group 1 towers and equipment enclosure 25 feet. Proposed: 7 feet. The equipment enclosure is 6 feet from the right of way. The equipment enclosure is in this location due to constraints from the existing uses on the parcel. The applicant indicates this location was chosen for the tower because meeting the separation requirements would put the WCF where structures are located or equipment is being stored.
- Minimum required separation from Group 1 Zone property for equipment enclosure (Section 3.6.7.A, Table 3.6.2): three times height of tower, 225 feet. There are Group 1 Zoned properties (SPA) to the north and west. Proposed: 125 feet to the north and 116 feet to the west. The applicant indicates this location was chosen for the tower because meeting the separation requirements would put the WCF where structures are located or equipment is being stored. The applicant did move the tower away from the northern property line significantly from an original proposed location, to provide as much setback as possible with the constraints of the site.

The appropriate authority shall not issue a Special Development Permit unless it makes the general findings provided in Zoning Code Section 6.4.6.H.1. Table 5 provides an analysis of these general findings that can be made in support of the Special Development Permit.

Table 5. General Findings for Special Development Permit

Findings	Analysis
That the proposed development will carry out the intent of the General Plan and Community Plan.	This finding can be made. As shown in Tables 2 and 3 the project with the deviations as requested, would not conflict with any applicable General Plan or Community Plan policies. As such, the project would carry out the intent of the General Plan and Community Plan.
That the proposed development is of sufficient size and is designed so as	This finding can be made. The proposed development is of sufficient size and is designed to

PLNP2023-00155. First Net AT&T Wireless Communication Facility

to provide a desirable environment within its own boundaries.	provide a desirable environment within the proposed lot boundaries. The WCF does not include a stealthing mechanism in order to match the tall cranes and surrounding industrial uses of the parcel and reduce the visual bulk of the facility. Lastly, the height of the tower will allow for increased coverage in the area for the surrounding residential uses.
That the proposed development is compatible with existing and proposed land uses in the surrounding area.	This finding can be made. The project proposes the WCF to provide additional coverage in a mostly residential area, which is compatible with the current land use. The additional height will provide coverage to a greater radius of the community than what the allowed height would provide. Additionally, the allowed height will allow opportunities for co-location reducing the need for additional antennas in the area.
That there is adequate assurance that all necessary infrastructure will be installed at the scheduled times.	This finding can be made. Attachment 2 includes conditions of approval for the project. All site improvements are required to be installed by the specific timing identified by said County departments and agencies.
That the existing or proposed utility services are adequate for the uses and population densities proposed.	This finding can be made. No utility or public service providers have indicated inability to serve the project site or inadequate capacities.
That the proposed development is justified by the project design or by the substantial energy savings proposed pursuant to this Section.	This finding can be made. The proposed development exceeds the height requirements in to meet the coverage needs in this area. As demonstrated in the photo simulations provided by the applicant, the facility does not use a stealthing design, which in this circumstance allows it to be more inconspicuous and match the surrounding industrial uses of the area. Attachment 7, the coverage maps, illustrates three scenarios. The existing coverage, coverage with a 45 foot WCF and coverage with a 71 foot WCF. To achieve the same coverage, the carrier would require several shorter towers. As shown in the alternatives analysis, other sites were rejected due to a lack of interest from property owners in contracting with the carrier. The applicant indicates this location was chosen for the tower because meeting the separation requirements would put the WCF where structures are located or equipment is being stored.
That the proposed development will not be materially detrimental to the environment or to the health, safety, or general welfare of the residents of the development and the County.	This finding can be made. The facility would not be materially detrimental to the environment. A Negative Declaration was prepared for this project. In addition, the applicant provided a Radio Frequency Emissions report demonstrating that the proposed facility complies with the FCC limits for safe exposure.

WCF Findings

In addition to the Special Development Permit general findings, deviations from development standards for WCF shall make one or more of the findings listed in Zoning Code Section 6.4.6.H.5. Based on staff's review of the proposed project and deviations, finding "a" reading, "The WCF will be located adjacent to a nonresidential use." can be made to support the Special Development Permit request. The proposed WCF is adjacent to a contractor yard to the south and a vacant lot to the north. The tower is located on the northern side of the parcel. Additionally, finding "b" reading "The size, shape, topography, or existing development of the site would restrict the installation of a WCF in compliance with the standards of Section 3.6.7.A.4." can also be made in support of the Special Development Permit Request. The trapezoidal shape of the property, as well as the existing buildings and equipment limits the area, in which the WCF placement. The location was chosen for the tower because meeting the separation requirements would put the WCF where structures are located or equipment is being stored. This requires deviations to the tower and equipment area. Because of the surrounding non-residential uses and existing development on the parcel the appropriate findings can be made to support the deviation to WCF height and separation development standards.

Based on staff's evaluation of the project and relevant Zoning Code use regulations, the Planning Commission can find the project consistent with the Zoning Code.

Design Review

The Design Review Program and the Design Guidelines were developed with the intent to provide consistent design principles for implementing the General Plan, to provide high quality development, strengthen economic viability in all areas of the County, and to encourage new projects to contribute to and enhance the existing and future surrounding communities. The Design Review Program is implemented from a site design and building design perspective with varying levels of review, dependent on the intensity of each project.

The proposed project was reviewed by the DRAC on December 14, 2023. DRAC members asked several questions regarding the location of the cell tower on the parcel and the proximity to residential uses.

The DRAC recommends the Planning Commission find the project in substantial compliance with the Design Guidelines.

Prior to DRAC providing recommendation, staff encouraged the applicant to remove the mono-broad leaf stealthing and moving the location of the cell tower away from the right-of-way and closer to the middle of the parcel. The change in location is consistent with DRAC members' concerns of the cell tower location.

Environmental Determination

An Initial Study and Negative Declaration was prepared pursuant to CEQA for this project and released for public review on April 8, 2024 (Attachment 11). The environmental analysis discussed impacts related to aesthetics, noise, water quality, hazards and hazardous materials amongst other topics. The Initial Study concluded that the project would result in less-than-significant impacts to most environmental topics and includes mitigation measures related to construction emissions and cultural resources.

Public Outreach, Community Response, and Community Planning Advisory Council Review

Public Outreach

It is County policy to encourage applicants to conduct community outreach for projects prior to or concurrent with the filing of a planning application, and to provide a written description of the outreach. The Applicant indicated in their application that no prior community outreach had been conducted.

As part of the planning process, the County provided written notice to all property owners and renters within a 500-foot radius of the subject parcel. Additionally, a sign posting was placed on the subject parcel at the inception of the application process to notify members of the public that the property was the subject of a development proposal.

Community Response

As of the date writing this report, staff has not received any public comments.

Community Planning Advisory Council Review

The Rio Linda/Elverta CPAC met on January 24, 2023 to hear and consider this project. The CPAC made several comments regarding the proximity to residential properties, height, and aesthetic. The applicant provided additional clarification on the purpose of the tower to enhance emergency services for first responders. The property owner also provided additional information on the history of the subject parcel, cleanliness of the site, and providing zoning history (parcel previously in an industrial zoning district). There were three public comments made. One member of the public was in opposition to the project due the many deviations. Two other members of the public made comments in favor of additional emergency services in the area due to number of elderly in the community.

The CPAC voted (6 Yes – 0 No, 1 Absent) to recommend the Planning Commission approve the requested entitlements.

Conclusion

The applicant requests a Conditional Use Permit, a Special Development Permit, and a Design Review to allow a 75-foot WCF in the Downtown Rio Linda SPA.

The proposed project is consistent with the General Plan and Community Plan as conditioned. The project is compatible with surrounding zoning and land uses. There are no significant environmental concerns. The project was supported by the Rio Linda/Elverta CPAC and found consistent with the Design Guidelines by the DRAC. For these reasons, staff recommends approval of this entitlement package with the attached findings and conditions.

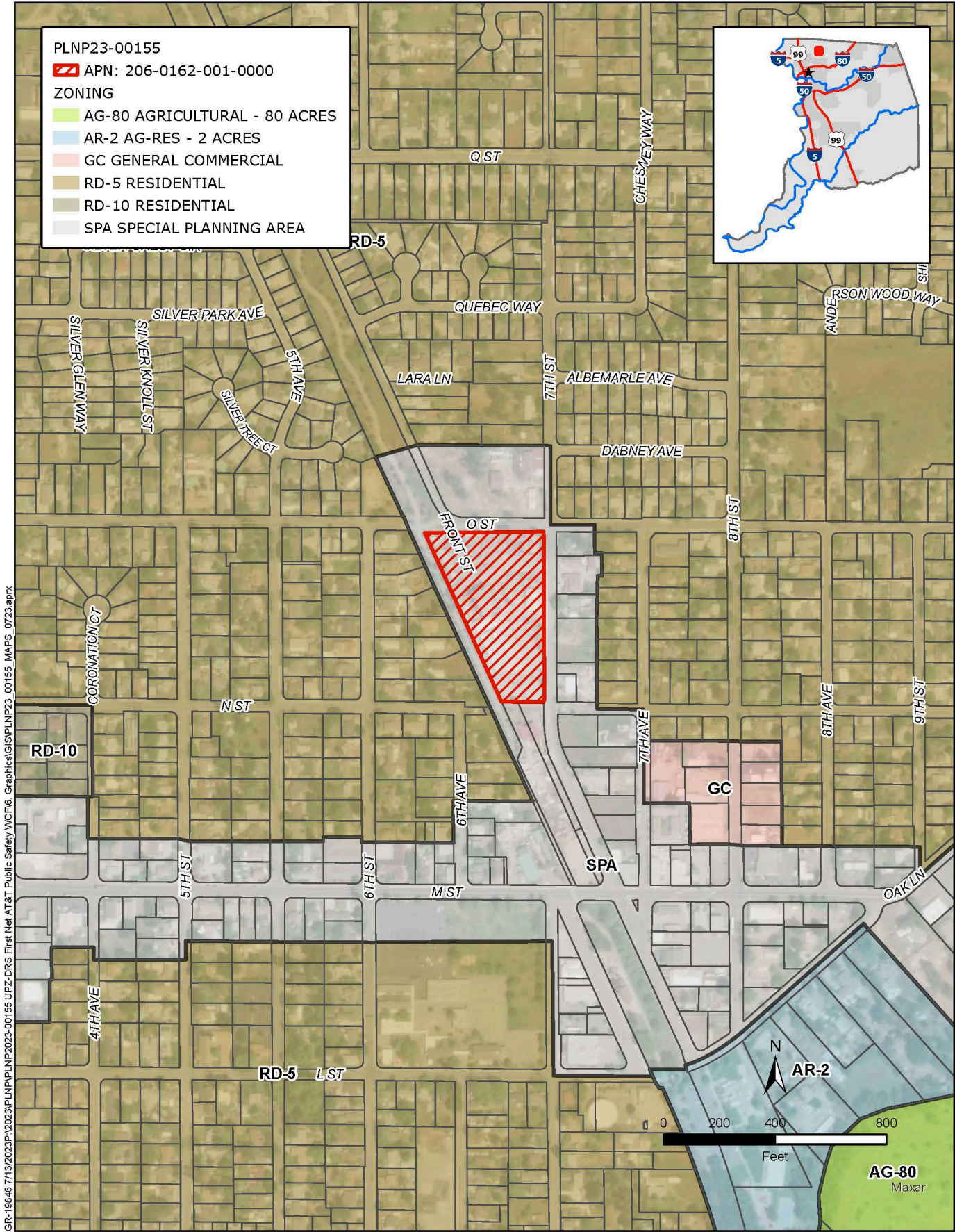
Attachments

- ATT 1 Project Maps (Aerial Imagery and Zoning Map)
- ATT 2 Findings and Conditions
- ATT 3 Use Permit
- ATT 4 Special Development Permit
- ATT 5 Exhibits A through E (Site Plan, Compound Plan, Elevations, Antenna Plan and Equipment Details)
- ATT 6 Photo Simulations
- ATT 7 Coverage Maps
- ATT 8 Radio Frequency Emissions Report
- ATT 9 Use Regulations and Development Standards Table
- ATT 10 Alternative Site Analysis
- ATT 11 Initial Study and Negative Declaration

Project Maps: Aerial Imagery



Project Maps: Zoning Map



GR-18846 7/13/2023P 12023PLNP23-00155 UPZ-DRS First Net AT&T Public Safety WCR6 GraphicsGISPLNP23_00155_MAPS_0723.aprx

Findings and Conditions of Approval
Control Number PLNP2023-00155
Use Permit, Special Development Permit, and Design Review

PROJECT FINDINGS

California Environmental Quality Act (CEQA)

1. In accordance with the California Environmental Quality Act and the Guidelines, an Initial Study was prepared to analyze the potential impacts of the proposed project. The study determined the project, as proposed, could have a significant impact on the environment; however, with the mitigation measures identified in the Initial Study, all potential impacts will be reduced to a level of less than significant. No written comments have been received which present evidence the project will have a significant impact on the environment. Therefore, the proposed Negative Declaration attached to this staff report is adequate under CEQA.
2. The Planning Commission has reviewed, analyzed, and considered the Initial Study and Negative Declaration prior to its adoption of the project and finds the Negative Declaration reflects the independent judgment of the County of Sacramento and has been prepared in accordance with CEQA.

Conditional Use Permit (UPP)

1. The establishment, maintenance, or operation of the use, building, or structure applied for will not under the circumstances of the project be detrimental to the health, safety, peace, morals, comfort, or general welfare of persons residing or working in the neighborhood of such proposed use or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County in that:
 - a. The proposed use is consistent with the General Plan including policies and all applicable provisions of this Code and applicable state and federal regulations;
 - b. The request is consistent with the Rio Linda Community Plan in that no conflicts have been identified;
 - c. The proposed use is consistent with the purpose and intent of the zoning district in which it is located;
 - d. The proposed use is consistent with any applicable use-specific standards, set forth in Sacramento County Zoning Code, Chapter 3, "Use Regulations;"
 - e. The proposed use is compatible with adjacent uses in terms of scale, site design, and operating characteristics (hours of operation, traffic generation, lighting, noise, odor, dust, and other external impacts);

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- f. Any significant adverse impacts anticipated to result from the use will be mitigated or offset to the maximum extent practicable;
- g. Facilities and services (including sewage and waste disposal, water, gas, electricity, sheriff and fire protection, and roads and transportation, as applicable) will be available to serve the subject property while maintaining adequate levels of service for existing development; and
- h. Adequate assurances of continued maintenance have been provided;
- i. Any significant adverse impacts on the natural environment will be mitigated pursuant to CEQA unless overridden;
- j. The proposed use is consistent with the findings listed in Section 3.6.0;
- k. The proposed use is consistent with any applicable development standards set forth in Sacramento County Zoning Code, Chapter 5, "Development Standards."

(Sacramento County Zoning Code §6.4.3.E.1)

Design Review (DRS)

1. Substantially complies with the Countywide Design Guidelines.

Special Development Permits (SPP)

1. The establishment, maintenance, or operation of the use, building, or structure applied for will not under the circumstances of the project be detrimental to the health, safety, peace, morals, comfort, or general welfare of persons residing or working in the neighborhood of such proposed use or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County in that:
 - a. The proposed development will carry out the intent of the General Plan and any applicable community plan;
 - b. The proposed development is of sufficient size and is designed so as to provide a desirable environment within its own boundaries;
 - c. The proposed development is compatible with existing and proposed land uses in the surrounding area;
 - d. The proposed development is justified by the project design or by the substantial energy savings proposed;
 - e. There is adequate assurance that all necessary infrastructure will be installed at the scheduled times;
 - f. And the existing or proposed utility services are adequate for the uses and density proposed; and

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- g. The proposed development will not be materially detrimental to the environment or to the health, safety, or general welfare of the residents of the development and the County.

(Sacramento County Zoning Code §6.4.6.H.1)

2. Wireless Communication Facilities (WCFs)

- a. The WCF will be located adjacent to a nonresidential use.
- b. The size, shape, topography, or existing development of the site would restrict the installation of a WCF in compliance with the standards of Zoning Code Section 3.6.7.A.4.

(Sacramento County Zoning Code §6.4.6.H.5)

CONDITION/MITIGATION MEASURE AND RESPONSIBLE AGENCY

The conditions are formatted with the Responsible Agency as headings. The timing or implementation of the condition is at the beginning of the condition in ALL CAPITAL LETTERS. The entitlement that the condition is for is denoted at the end of the condition as an abbreviation (i.e. **UPP**, **SPP**, **DRS**) or if the condition is for all entitlements then it will be indicated by "**All**".

Sacramento County Planning and Environmental Review (PER)

1. AS AN ONGOING MEASURE: This action does not relieve the applicant of the obligation to comply with all ordinances, statutes, regulations, and procedures. Any required subsequent procedural actions shall take place within 36 months of the date on which the permit became effective or this action shall automatically be null and void. **All**
2. AS AN ONGOING MEASURE: The Owner, and/or Project Applicant, shall defend, indemnify and hold harmless the County, its Board of Supervisors, officers, directors, employees, volunteers, and its agents, including consultants, from any claim, demand, cause of action, proceeding brought by an individual or other entity to challenge, attack, set aside, void, or annul the approval of this entitlement and/or adoption of the environmental document which accompanies it. **All**
3. AS AN ONGOING MEASURE: The approved use will not be conducted in a manner that creates or constitutes either a public or private nuisance. All costs incurred by the County to enforce the conditions listed in this permit/certificate shall be the responsibility of the permit/certificate holder and/or property owner. Violation of any of the foregoing conditions constitutes grounds for revocation of this permit/certificate. **All**

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4. AS AN ONGOING MEASURE: The final development plans shall be in substantial compliance with Attachment 5 Exhibit A (Site Plan) Exhibit B (Compound Plan) and Exhibit C (Elevations). **All**
5. AS AN ONGOING MEASURE: If the Planning Director determines the building design elements, including, but not limited to, color, finishes, or articulation are not substantially compliant with the approved Exhibits but are consistent with the development standards as assessed at permit issuance, the proposed changes will be reviewed and approved through a subsequent design review or equivalent process complying with Zoning Code Section 6.3.2. The level of design review will be assessed based upon the number or extent of the changes from the original approval. **All**
6. AS AN ONGOING MEASURE: Set electrical equipment at least on foot above the ground to allow for surface water flow. **All**
7. AS AN ONGOING MEASURE: The cellular communication tower/ antennas shall comply with the safety requirements of the Uniform Building Code, as well as all other applicable regulations and permit, including those of the Public Utilities Commission (PUC) of the State of California and the Federal Communication Commission (FCC). **All**
8. AS AN ONGOING MEASURE: Identification signs, including emergency phone numbers of utility provider, shall be posted at all tower and equipment sites. **All**
9. AS AN ONGOING MEASURE: All unused or obsolete towers/ antennas and equipment shall be removed from their respective sites within six months after their operation has ceased **All**
10. AS AN ONGOING MEASURE: The project proponent shall agree to allow other cellular carriers to use the transmission tower. All uses may be subject to a Use Permit to be approved by the Project Planning Commission, as regulated by the Zoning Code at the time of application. **All**
11. PRIOR TO ISSUANCE OF A BUILDING PERMIT: For new construction projects, landscape installation that equals or exceeds 500sf, or landscape rehabilitation that equals or exceeds 2,500 sf, the applicant shall submit complete landscape planting and irrigation plans to Planning and Environmental Review for approval. Plans shall be consistent with the requirements of the State of California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO) and applicable Sacramento County Zoning Code requirements for landscaping and parking lot shading. **All**
12. PRIOR TO FINAL INSPECTIONS: Landscape and irrigation is to be installed per the approved plans and certified as required by the State of California

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Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO). **All**

Mitigation Measures

13. Mitigation Measure A: Basic Construction Emissions Control Practices:

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

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

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

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

- Minimize idling time either by shutting equipment off when not in use or reducing the time of idling to 5 minutes [California Code of Regulations, Title 13, sections 2449(d)(3) and 2485]. Provide clear signage that posts this requirement for workers at the entrances to the site.
- Provide current certificate(s) of compliance for CARB's In-Use Off-Road Diesel-Fueled Fleets Regulation [California Code of Regulations, Title 13, sections 2449 and 2449.1]. For more information contact CARB at

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877-593-6677, doors@arb.ca.gov, or
www.arb.ca.gov/doors/compliance_cert1.html.

- Maintain all construction equipment in proper working condition according to manufacturer's specifications. The equipment must be checked by a certified mechanic **All**

14. Mitigation Measure B: Cultural Resources Unanticipated Discovery:

In the event that human remains are discovered in any location other than a dedicated cemetery, work shall be halted and the County Coroner contacted. For all other unexpected cultural resources discovered during project construction, work shall be halted until a qualified archaeologist may evaluate the resource encountered.

1. 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 the Office of Planning and Environmental Review 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.
2. In the event of an inadvertent discovery of cultural resources (excluding human remains) during construction, all work must halt within a 100-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.
 - a) Work cannot continue within the 100-foot radius of the discovery site until the archaeologist and/or tribal monitor

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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.

- b) If a potentially-eligible resource is encountered, then the archaeologist and/or tribal monitor, Planning and Environmental Review 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 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. **All**

Sacramento Metropolitan Fire District (SMFD)

15. PRIOR TO ISSUANCE OF A BUILDING PERMIT: The applicant shall meet the following: Architectural Plans shall be submitted and approved prior to Final Building Permit being issued. **All**

Sacramento Municipal Utility District (SMUD)

16. AS AN ONGOING MEASURE: SMUD has existing overhead 12kV facilities in the middle of the parcel that will need to remain. The Applicant shall be responsible for maintaining all CalOSHA and State of California Public Utilities Commission General Order No. 95 safety clearances during construction and upon building completion. If the required clearances cannot be maintained, the Applicant shall be responsible for the cost of relocation. **All**
17. AS AN ONGOING MEASURE: SMUD has existing underground 12kV facilities in the middle of the parcel that will need to remain. The Applicant shall be responsible for maintaining all CalOSHA and State of California Public Utilities Commission General Order No. 128 safety clearances during construction and upon building completion. If the required clearances cannot be maintained, the Applicant shall be responsible for the cost of relocation. **All**
18. AS AN ONGOING MEASURE: SMUD reserves the right to use any portion of its easements on or adjacent to the subject property that it reasonably needs and shall not be responsible for any damages to the developed property within said easement that unreasonably interferes with those needs. **All**
19. AS AN ONGOING MEASURE: The Applicant shall comply with SMUD siting requirements (e.g., panel size/location, clearances from SMUD equipment, transformer location, service conductors). Information regarding SMUD siting

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requirements can be found at: <https://www.smud.org/en/Business-Solutions-and-Rebates/Design-and-Construction-Services>. **All**

20. PRIOR TO APPROVAL OF IMPROVEMENT PLANS: Any necessary future SMUD facilities located on the Applicant's property shall require a dedicated SMUD easement. This will be determined prior to SMUD performing work on the Applicant's property. **All**
21. PRIOR TO APPROVAL OF IMPROVEMENT PLANS: The Applicant shall not place any building foundations within 5-feet of any SMUD trench to maintain adequate trench integrity. The Applicant shall verify specific clearance requirements for other utilities (e.g., Gas, Telephone, etc.). **All**
22. PRIOR TO APPROVAL OF IMPROVEMENT PLANS: In the event the County requires an Irrevocable Offer of Dedication (IOD) for future roadway improvements, the Applicant shall dedicate a 12.5-foot public utility easement (PUE) for overhead and/or underground facilities and appurtenances adjacent to the County's IOD. **All**
23. PRIOR TO APPROVAL OF IMPROVEMENT PLANS: The Applicant shall dedicate a 12.5-foot public utility easement for overhead and/or underground facilities and appurtenances adjacent to all public street rights-of-ways. **All**
24. PRIOR TO APPROVAL OF IMPROVEMENT PLANS: The Applicant shall dedicate and provide all-weather vehicular access for service vehicles that are up to 26,000 pounds. At a minimum: (a) the drivable surface shall be 20-feet wide; and (b) all SMUD underground equipment and appurtenances shall be within 15-feet from the drivable surface. **All**
25. PRIOR TO APPROVAL OF IMPROVEMENT PLANS: In the event the Applicant requires the relocation or removal of existing SMUD facilities on or adjacent to the subject property, the Applicant shall coordinate with SMUD. The Applicant shall be responsible for the cost of relocation or removal. **All**

Department of Transportation (DOT)

26. PRIOR TO ISSUANCE OF A BUILDING PERMIT: Process an abandonment for the right of direct vehicular access to the County of Sacramento for the project driveway along O Street to the satisfaction of the Department of Transportation. Otherwise, there are currently no ingress/egress rights along O Street to the satisfaction of the Department of Transportation. As an alternative, provide evidence of prior abandonment of access rights to the property owner. **All**

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ADVISORY NOTICES

These are advisories from County Departments or Agencies regarding fees or circumstances that may arise associated with the project requiring additional action by the applicant.

Environmental Management Department (EMD)

27. If an abandoned well is found on the property, it must be issued an inactivation permit (subject to review and approval from EMD), repaired and brought back into service, or it must be destroyed at the parcel owner's cost. All well related activities must be performed in compliance with EMD's well permitting and inspection program requirements. Contact Derek Jacks at jacksd@saccounty.gov with any questions.
28. If an abandoned septic system tank is discovered on the property, it must be destroyed in compliance with EMD's liquid waste permitting and inspection program requirements. Contact Leana Nguyen at nguyenl@saccounty.gov with any questions.
29. Any facility in Sacramento County that handles and/or stores a hazardous material equal to or greater than the minimum reportable quantities (55 gallons for liquids, 500 pounds for solids and 200 cubic feet (at standard temperature and pressure) for compressed gases) must obtain a permit and submit a Hazardous Materials Business Plan (HMBP) to EMD. The purpose of the HMBP Program is to protect public health and the environment and groundwater from risks or adverse effects associated with the storage of hazardous materials. Contact Thomas Vohoska at vohoskat@saccounty.gov with any questions.
30. Any facility in Sacramento County that generates hazardous waste must obtain a permit from EMD. The purpose of the program is to ensure compliance with the Waste Control Act, verify Hazardous Waste accumulation, labeling, container and tank management standards, and waste generator status, respond to complaints of illegal disposal of hazardous waste, and issue permits and inspects businesses that treat hazardous waste pursuant to permit by rule, conditional authorization, or conditional exemption laws and regulations. Contact Thomas Vohoska at vohoskat@saccounty.gov with any questions.
31. Any facility in Sacramento County that stores petroleum products in above ground tanks in quantities 1,320 gallons or greater must obtain a permit from EMD per the Above Ground Petroleum Storage Act (APSA). You must also develop and implement the Spill Prevention Control and Countermeasures (SPCC) Plan requirements per Code of Federal Regulations, Title 40, Part 112. Contact Thomas Vohoska at vohoskat@saccounty.gov with any questions.

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SMFD

32. The applicant shall meet the following: Architectural Plans shall be submitted and approved prior to Final Building Permit being issued.

DOT

33. Obtain an encroachment permit if upgrading existing driveway, or, if constructing a secondary driveway, and for any other work performed in the right-of-way (i.e. installation of a drainage culvert under the proposed driveway) pursuant to Sacramento County Improvement Standards.
34. Any proposed project not incorporating an entry design that will accommodate access control gates pursuant to Sacramento County Code 17.04, (Section 503.6.1 of the International Fire Code, as amended by the County) shall be denied with respect to for future access control gates. Note: Gate plan submittal is a separate submittal process. The Department of Transportation recommends that gate plans be submitted and approved prior to the submittal of improvement plans because gate plans can impact civil design.
35. All building, fence, and gate setbacks shall be based on the ultimate right-of-way, which must be shown on the project site exhibit, the civil improvement plans, and the building plans.
36. Any pavement work within the County right-of-way for construction of curb and gutter, corner ramps, driveways, utilities, etc. shall be subject to Section 14-3.01 Trench Restoration of the Sacramento County Construction Specifications.

Department of Water Resources (DWR)

37. Improvement plans, if required, shall comply with current Sacramento County Improvement Standards, Sacramento County Floodplain Management Ordinance; and applicable stormwater quality requirements set forth by the Stormwater Quality Design Manual for the Sacramento Region and applicable state and federal law.

ACRONYMS AND ABBREVIATIONS

Hearing Bodies and Advisory Committees	
PC	Planning Commission
PRC	Project Review Committee

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DRAC	Design Review Advisory Committee		
Entitlements			
SPP	Special Development Permit – PC		
DRS	Design Review	UPP	Use Permit – PC

THE FOLLOWING IS A COMPLETE SET OF CONDITIONS, INCLUDING APPLICABLE AMENDMENTS, APPROVED BY THE PLANNING COMMISSION ON MAY 6, 2024.

USE PERMIT

Sacramento County
County Planning Commission

Hearing Date: May 6, 2024
Control No.: PLNP2023-00155
Assessor's 203-0162-001
Parcel No.:
Zoning: SPA (Special Planning Area)
Property The property is located at 6901 7th Street in the Rio
Location: Linda/Elverta community.

<u>APPLICANT:</u>	<u>OWNER:</u>
Tower Engineering Professionals	7 th Street Properties Inc.
4710 East Elwood Street, Ste 9	2475 Fawn Hill Lane
Phoenix, AZ 5040	Auburn, CA 95603
Contact: Carol Kincheloe	Contact: Jim Lane

PERMISSION IS GRANTED TO USE THE SUBJECT LOCATION FOR THE FOLLOWING DESCRIBED USE:

A Wireless Cellular Facility, as described in Chapter 7 of the Sacramento County Zoning Code.

ENVIRONMENTAL DOCUMENT: Negative Declaration

CONDITIONS:

Refer to applicable conditions in Attachment 2, Findings and Conditions of Approval.

FINDINGS:

Refer to applicable findings in Attachment 2, Findings and Conditions of Approval.

CAUTION: THIS USE PERMIT IS OF NO FORCE AND EFFECT UNTIL THE EXPIRATION OF A 10-DAY APPEAL PERIOD FROM AND AFTER THE DATE OF THE HEARING ON THE USE PERMIT.

This action does not relieve the applicant of the obligation to comply with all ordinances, statutes, regulations and procedures. All costs incurred by the County to enforce the conditions listed in this permit shall be the responsibility of the permit holder and/or property owner. The above use will not be conducted to constitute either a public or private nuisance. Violation of any of the foregoing conditions will constitute grounds for revocation of this permit. Building permits are required in the event any construction is planned.

A Use Permit, if not used for the purpose for which it was granted, shall lapse and shall become void three years following the date on which the permit became effective, unless by condition of the permit a greater time is allowed, or upon the expiration date of a valid building permit obtained after the grant of the use permit, whichever date is last to occur.

SACRAMENTO COUNTY PLANNING COMMISSION

BY: _____
FLORENCE EVANS, *Secretary*

THE FOLLOWING IS A COMPLETE SET OF CONDITIONS, INCLUDING APPLICABLE AMENDMENTS,
APPROVED BY THE PLANNING COMMISSION ON May 6, 2024.

SPECIAL DEVELOPMENT PERMIT

Sacramento County
County Planning Commission

Hearing Date: May 6, 2024
Control No.: PLNP2023-00155
Assessor's 203-0162-001
Parcel No.:
Zoning: SPA (Special Planning Area)
Property The property is located at 6901 7th Street in the Rio
Location: Linda/Elverta community.

APPLICANT:

Tower Engineering Professionals
4710 East Elwood Street, Ste 9
Phoenix, AZ 5040
Contact: Carol Kincheloe

OWNER:

7th Street Properties Inc.
2475 Fawn Hill Lane
Auburn, CA 95603
Contact: Jim Lane

**ACTION: ON MAY 6, 2024 THE COUNTY PLANNING COMMISSION
APPROVED A SPECIAL DEVELOPMENT PERMIT WITH CONDITIONS TO
ALLOW THE FOLLOWING ALTERNATIVE DEVELOPMENT STANDARDS:**

A **Special Development Permit** to allow the proposed project to deviate from the following development standards:

- Maximum allowable height (Section 3.6.7.A, Table 3.6.2): 55 feet.
Proposed: 75 feet.
- Minimum required separation from public right-of-way for equipment enclosure (Section 3.6.7.A, Table 3.6.2): 25 feet.
Proposed: 6 feet.
- Minimum required separation from Group 1 Zone property (Section 3.6.7.A, Table 3.6.2): three times height of tower, 225 feet.
Proposed: 125 feet to the north and 116 feet to the west.

**ATTACHMENTS THAT DEMONSTRATE ALTERNATIVE DEVELOPMENT
STANDARDS:**

- A. Site Plan (Exhibit "A")

- B. Compound Plan (Exhibit "B")
- C. Elevations (Exhibit "C")
- D. Antenna Layout (Exhibit "D")
- E. Electrical Details (Exhibit "E")

ENVIRONMENTAL DOCUMENT: Negative Declaration

CONDITIONS:

Refer to applicable conditions in Attachment 2, Findings and Conditions of Approval.

FINDINGS:

Refer to applicable findings in Attachment 2, Findings and Conditions of Approval.

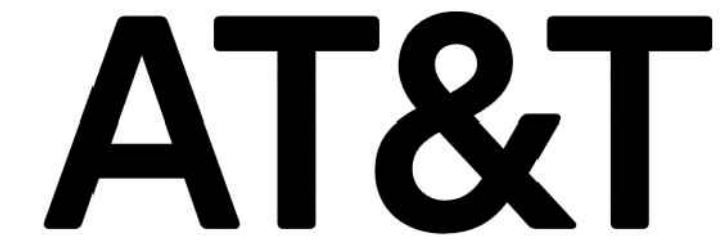
CAUTION: THIS SPECIAL DEVELOPMENT PERMIT IS OF NO FORCE AND EFFECT UNTIL THE EXPIRATION OF A 10-DAY APPEAL PERIOD FROM AND AFTER THE DATE OF THE HEARING ON THE SPECIAL DEVELOPMENT PERMIT.

This action does not relieve the applicant of the obligation to comply with all ordinances, statutes, regulations and procedures. All costs incurred by the County to enforce the conditions listed in this permit shall be the responsibility of the permit holder and/or property owner. The above use will not be conducted to constitute either a public or private nuisance. Violation of any of the foregoing conditions will constitute grounds for revocation of this permit. Building permits are required in the event any construction is planned.

A Special Development Permit, if not used for the purpose for which it was granted, shall lapse and shall become void three years following the date on which the permit became effective, unless by condition of the permit a greater time is allowed, or upon the expiration date of a valid building permit obtained after the grant of the special development permit, whichever date is last to occur.

SACRAMENTO COUNTY PLANNING COMMISSION

BY: _____
FLORENCE EVANS, Secretary



PSTC SITE #:	CANC-RLIN01
SITE ADDRESS:	6941 7TH STREET RIO LINDA, CA 95673
COUNTY:	SACRAMENTO
SITE TYPE:	MONOPOLE
TOWER HEIGHT:	80'-0"



1

PROJECT NOTES:

1. ALL REFERENCES MADE TO OWNER IN THESE DOCUMENTS SHALL BE CONSIDERED PUBLIC SAFETY TOWERS, LLC OR ITS DESIGNATED REPRESENTATIVE.
2. ALL WORK PRESENTED ON THESE DRAWINGS MUST BE COMPLETED BY THE CONTRACTOR UNLESS NOTED OTHERWISE. THE CONTRACTOR MUST HAVE CONSIDERABLE EXPERIENCE IN THE PERFORMANCE OF WORK SIMILAR TO THAT DESCRIBED HEREIN. BY ACCEPTANCE OF THIS ASSIGNMENT, THE CONTRACTOR IS ATTESTING TO HAVE SUFFICIENT EXPERIENCE AND ABILITY, IS KNOWLEDGEABLE OF THE WORK TO BE PERFORMED AND THAT IS PROPERLY LICENSED AND PROPERLY REGISTERED TO DO THIS WORK IN THE STATE THE TOWER IS LOCATED.
3. THE STRUCTURE SHALL BE DESIGNED IN ACCORDANCE WITH ANSI/TIA-222-H AND CONFORM TO THE REQUIREMENTS OF THE 2022 CALIFORNIA BUILDING CODE.
4. WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE 2022 CALIFORNIA BUILDING CODE.
5. UNLESS SHOWN OR NOTED OTHERWISE ON THE CONTRACT DRAWINGS, OR IN THE SPECIFICATIONS, THE FOLLOWING NOTES SHALL APPLY TO THE MATERIALS LISTED HEREIN, AND TO THE PROCEDURES TO BE USED ON THIS PROJECT.
6. ALL HARDWARE ASSEMBLY MANUFACTURER'S INSTRUCTION SHALL BE FOLLOWED EXACTLY AND SHALL SUPERSEDE ANY CONFLICTING NOTES ENCLOSED HEREIN.
7. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE ERECTION PROCEDURE AND SEQUENCE TO ENSURE THE SAFETY OF THE STRUCTURE AND ITS COMPONENT PARTS DURING ERECTION AND/OR FIELD MODIFICATIONS. THIS INCLUDES, BUT NOT LIMITED TO, THE ADDITION OF TEMPORARY BRACING, GUYS OR TIE DOWNS THAT MAY BE NECESSARY. SUCH MATERIAL SHALL BE REMOVED AND SHALL REMAIN THE PROPERTY OF THE CONTRACTOR AFTER THE COMPLETION OF THE PROJECT.
8. ALL DIMENSIONS, ELEVATIONS, AND EXISTING CONDITIONS SHOWN ON THE DRAWINGS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO BEGINNING ANY MATERIALS ORDERING, FABRICATION OF CONSTRUCTION WORK ON THIS PROJECT. CONTRACTOR SHALL NOT SCALE CONTRACT DRAWINGS IN LIEU OF FIELD VERIFICATION. ANY DISCREPANCIES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTIONS OF THE OWNER AND THE OWNER'S ENGINEER. THE DISCREPANCIES MUST BE RESOLVED BEFORE THE CONTRACTOR IS TO PROCEED WITH THE WORK. THE CONTRACT DOCUMENTS DO NOT INDICATE THE METHOD OF CONSTRUCTION THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES. OBSERVATION VISITS TO THE SITE BY THE OWNER AND/OR THE ENGINEER SHALL NOT INCLUDE INSPECTION OF THE PROTECTIVE MEASURES OR THE PROCEDURES.
9. ALL MATERIALS AND EQUIPMENT FURNISHED SHALL BE NEW AND OF GOOD QUALITY, FREE FROM FAULTS AND DEFECTS AND IN CONFORMANCE WITH THE CONTRACT DOCUMENTS. ANY AND ALL SUBSTITUTIONS MUST BE PROPERLY APPROVED AND AUTHORIZED IN WRITING BY THE OWNER AND ENGINEER PRIOR TO INSTALLATION. THE CONTRACTOR SHALL FURNISH SATISFACTORY EVIDENCE AS TO THE KIND AND QUALITY OF THE MATERIALS AND EQUIPMENT BEING SUBSTITUTED.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING, AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT THIS PROJECT AND RELATED WORK COMPLIES WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL SAFETY CODES AND REGULATIONS GOVERNING THIS WORK. RENTAL CHARGES, SAFETY, PROTECTION, AND MAINTENANCE OF RENTED EQUIPMENT SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
11. ACCESS TO THE PROPOSED WORK SITE MAY BE RESTRICTED. THE CONTRACTOR SHALL COORDINATE INTENDED CONSTRUCTION ACTIVITY, INCLUDING WORK SCHEDULE AND MATERIALS ACCESS, WITH THE OWNER PROJECT MANAGER. THIS INCLUDES ALL SPECIFIC MILITARY INSTALLATION INSTRUCTIONS INCLUDING STAFF ACCESS AND GATE SPECIFIC INSTRUCTIONS.
12. BILL OF MATERIALS AND PART NUMBERS LISTED ON CONSTRUCTION DRAWINGS ARE INTENDED TO AID CONTRACTOR/OWNER. CONTRACTOR/OWNER SHALL VERIFY PARTS AND QUANTITIES WITH MANUFACTURER PRIOR TO BIDDING AND/OR ORDERING MATERIALS.
13. ALL PERMITS THAT MUST BE OBTAINED ARE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR WILL BE RESPONSIBLE FOR ABIDING BY ALL CONDITIONS AND REQUIREMENTS OF THE PERMITS.
14. 24 HOURS PRIOR TO THE BEGINNING OF ANY CONSTRUCTION, THE CONTRACTOR MUST NOTIFY THE APPLICABLE JURISDICTIONAL (STATE, COUNTY OR CITY) ENGINEER AS WELL AS ANY REQUIRED NOTICES SPECIFIC TO THE MILITARY INSTITUTION.
15. THE CONTRACTOR SHALL REWORK (DRY, SCARIFY, ETC.) ALL MATERIAL NOT SUITABLE FOR SUBGRADE IN ITS PRESENT STATE. AFTER REWORKING, IF THE MATERIAL REMAINS UNSUITABLE, THE CONTRACTOR SHALL UNDERCUT THIS MATERIAL AND REPLACE WITH APPROVED MATERIAL. ALL SUBGRADES SHALL BE PROOFROLLED WITH A FULLY LOADED TANDEM AXLE DUMP TRUCK PRIOR TO PAVING. ANY SOFT MATERIALS HALL BE REWORKED OR REPLACED.
16. THE CONTRACTOR IS REQUIRED TO MAINTAIN ALL PIPES, DITCHES, AND OTHER DRAINAGE STRUCTURES FREE FROM OBSTRUCTION UNTIL WORK IS ACCEPTED BY THE OWNER. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGES CAUSED BY FAILURE TO MAINTAIN DRAINAGE STRUCTURE IN OPERABLE CONDITION.
17. THE OWNER OR OWNERS REPRESENTATIVE SHALL HAVE A SET OF APPROVED PLANS AVAILABLE AT THE SITE AT ALL TIMES WHILE WORK IS BEING PERFORMED. A DESIGNATED RESPONSIBLE EMPLOYEE SHALL BE AVAILABLE FOR CONTACT BY GOVERNING AGENCY INSPECTORS.

18. ANY BUILDINGS ON THIS SITE ARE INTENDED TO SHELTER EQUIPMENT WHICH WILL ONLY BE PERIODICALLY MAINTAINED AND ARE NOT INTENDED FOR HUMAN OCCUPANCY.
19. TEMPORARY FACILITIES FOR PROTECTION OF TOOLS AND EQUIPMENT SHALL CONFORM TO LOCAL REGULATIONS AND SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
20. THE CONTRACTOR AND ITS SUBCONTRACTORS SHALL CARRY LIABILITY INSURANCE IN THE AMOUNTS AND FORM IN ACCORDANCE WITH OWNER SPECIFICATIONS. CERTIFICATES DEMONSTRATING PROOF OF COVERAGE SHALL BE PROVIDED TO OWNER PRIOR TO THE START OF THE WORK ON THE PROJECT.
21. THE CONTRACTOR SHALL CONTACT ALL APPLICABLE UTILITY SERVICES TO VERIFY LOCATIONS OF EXISTING UTILITIES AND REQUIREMENTS FOR NEW UTILITY CONNECTIONS PRIOR TO EXCAVATING.
22. THE CONTRACTOR SHALL MAINTAIN THE JOB CLEAR OF TRASH AND DEBRIS. ALL WASTE MATERIALS SHALL BE REMOVED FROM THE SITE PRIOR TO THE SUBSTANTIAL COMPLETION AND PRIOR TO FINAL ACCEPTANCE. THE CONTRACTOR SHALL FURNISH ONE 55 GALLON BARREL OR EQUIVALENT, AND TRASH BAGS, AND SHALL REMOVE TRASH, DEBRIS, ETC., ON A DAILY BASIS.
23. THE CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH ALL CONDITIONS PRIOR TO SUBMITTING THE PROPOSAL. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS SHOWN ON THESE DRAWINGS WITH THOSE AT THE SITE. ANY VARIATION WHICH REQUIRES PHYSICAL CHANGE SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER PROJECT ENGINEER FOR FACILITIES/CONSTRUCTION.
24. THE CONTRACTOR SHALL GUARANTEE THE WORK PERFORMED ON THE PROJECT BY THE CONTRACTOR AND ANY OR ALL OF THE SUBCONTRACTORS WHO PERFORMED WORK FOR THE CONTRACTOR ON THIS PROJECT. THE GUARANTEE SHALL BE FOR A FULL YEAR FOLLOWING ISSUANCE OF THE FINAL PAYMENT OF RETAINAGE. ALL MATERIALS AND WORKMANSHIP SHALL BE WARRANTED FOR ONE YEAR FROM ACCEPTANCE DATE.
25. THE CONTRACTOR SHALL PROVIDE DAILY UPDATES IN THE FORM OF WRITTEN NOTIFICATION VIA EMAIL OR APP PHOTOS TO THE BOINGO CONSTRUCTION MANAGER.

UTILITY NOTES:

1. APPLY FOR THE UTILITY SERVICE (ELECTRIC) NO LATER THAN THE NEXT BUSINESS DAY FOLLOWING AWARD OF CONTRACT. COORDINATE WITH THE ELECTRIC UTILITY COMPANY FOR EXACT TRANSFORMER LOCATION, METERING REQUIREMENTS, AND THE SERVICE ROUTING. COORDINATE WITH THE TELEPHONE UTILITY COMPANY FOR EXACT TELEPHONE REQUIREMENTS AND ROUTING OF SERVICE.
2. ALL UTILITY RELATED WORK SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE UTILITY REQUIREMENTS. FIELD TO VERIFY EXISTING UTILITY LOCATIONS PRIOR TO CONSTRUCTION.
3. THE CONTRACTOR SHALL CONTACT UTILITIES AND LOCATOR SERVICE A MINIMUM OF 72 HOURS PRIOR TO THE START OF CONSTRUCTION.
4. CONTRACTOR SHALL PROVIDE TRENCHING AND CONDUITS AS SHOWN OR AS REQUIRED BY LOCAL UTILITY.
5. NO PENETRATIONS TO THE TOWER FOUNDATION OF ANY KIND.



1903 WRIGHT PLACE, SUITE 140
CARLSBAD, CA 92008



5005 EXECUTIVE PARKWAY
SAN RAMON, CA 94583



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FRONT & O STREET

PSTC #: CANC-RLIN01
AERIAL LIFT SERVICES

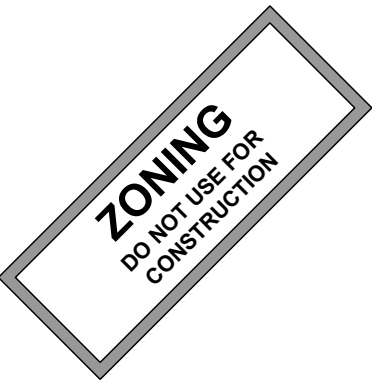
6941 7TH STREET
RIO LINDA, CA 95673
(SACRAMENTO COUNTY)

PROPOSED 80'-0"
MONOPOLE TOWER

ISSUED FOR:

REV	DATE	DRWN	DESCRIPTION	QA
D	06-01-23	SSO	ZONING	HMM
E	08-10-23	CAM	ZONING	HMM
F	08-14-23	SSO	ZONING	HMM
G	10-11-23	KBA	ZONING	HMM
H	11-07-23	GBP	ZONING	HMM
I	03-19-24	SRZ	ZONING	HMM

SEAL:



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TO ALTER THIS DOCUMENT.

SHEET TITLE:

GENERAL NOTES

SHEET NUMBER:

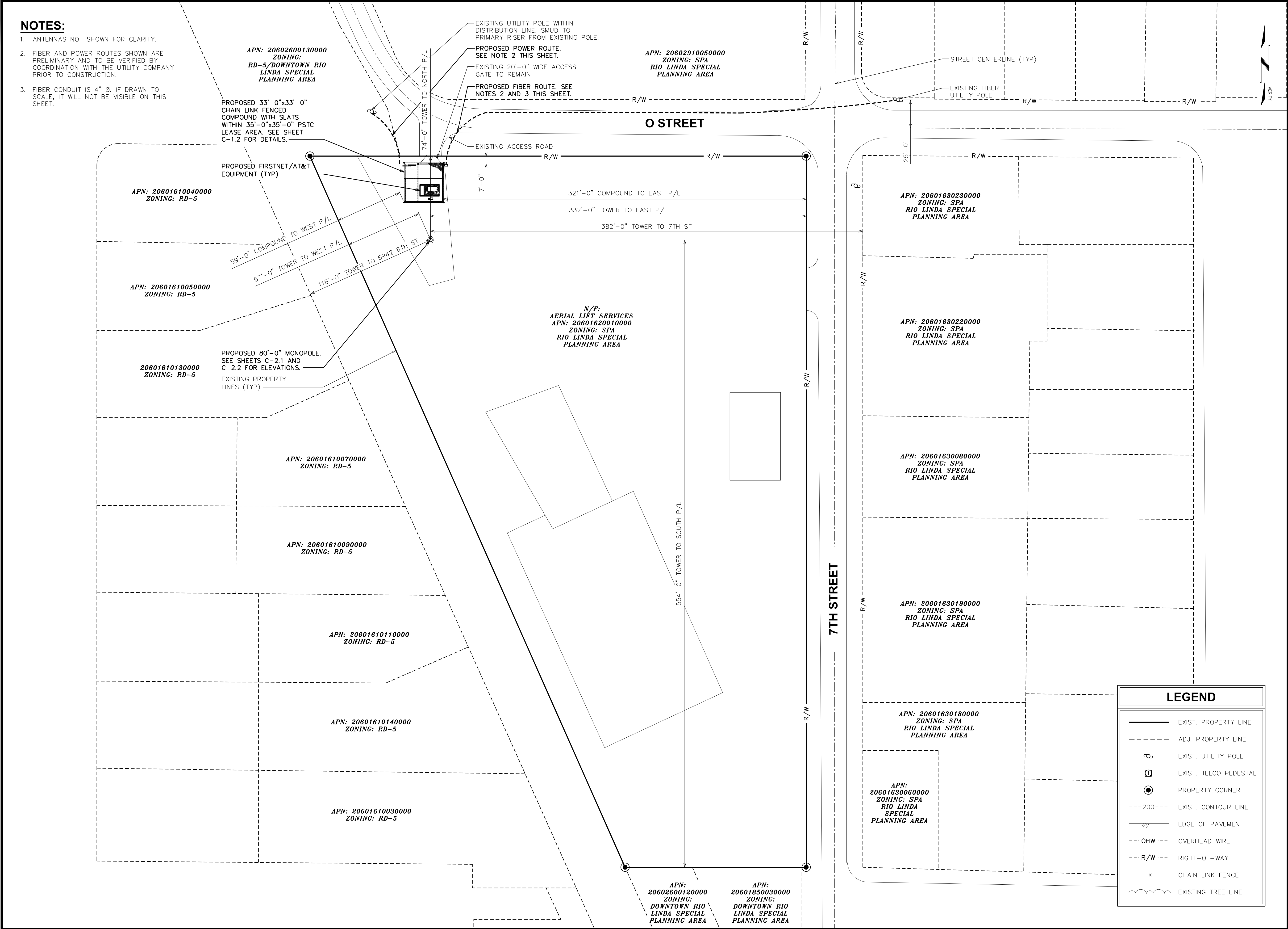
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REVISION:

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TEP #:

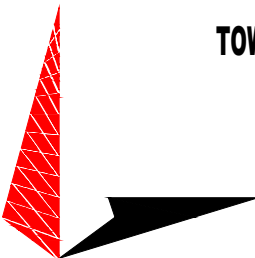
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SAN RAMON, CA 94583



TOWER ENGINEERING PROFESSIONALS
4710 E ELWOOD ST, STE 9
PHOENIX, AZ 85040
OFFICE: (480) 285-0036
www.tepgroup.net

**FIRSTNET/AT&T ID: CVL06565
FRONT & O STREET**

**PSTC #: CANC-RLIN01
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SITE PLAN

SHEET NUMBER:

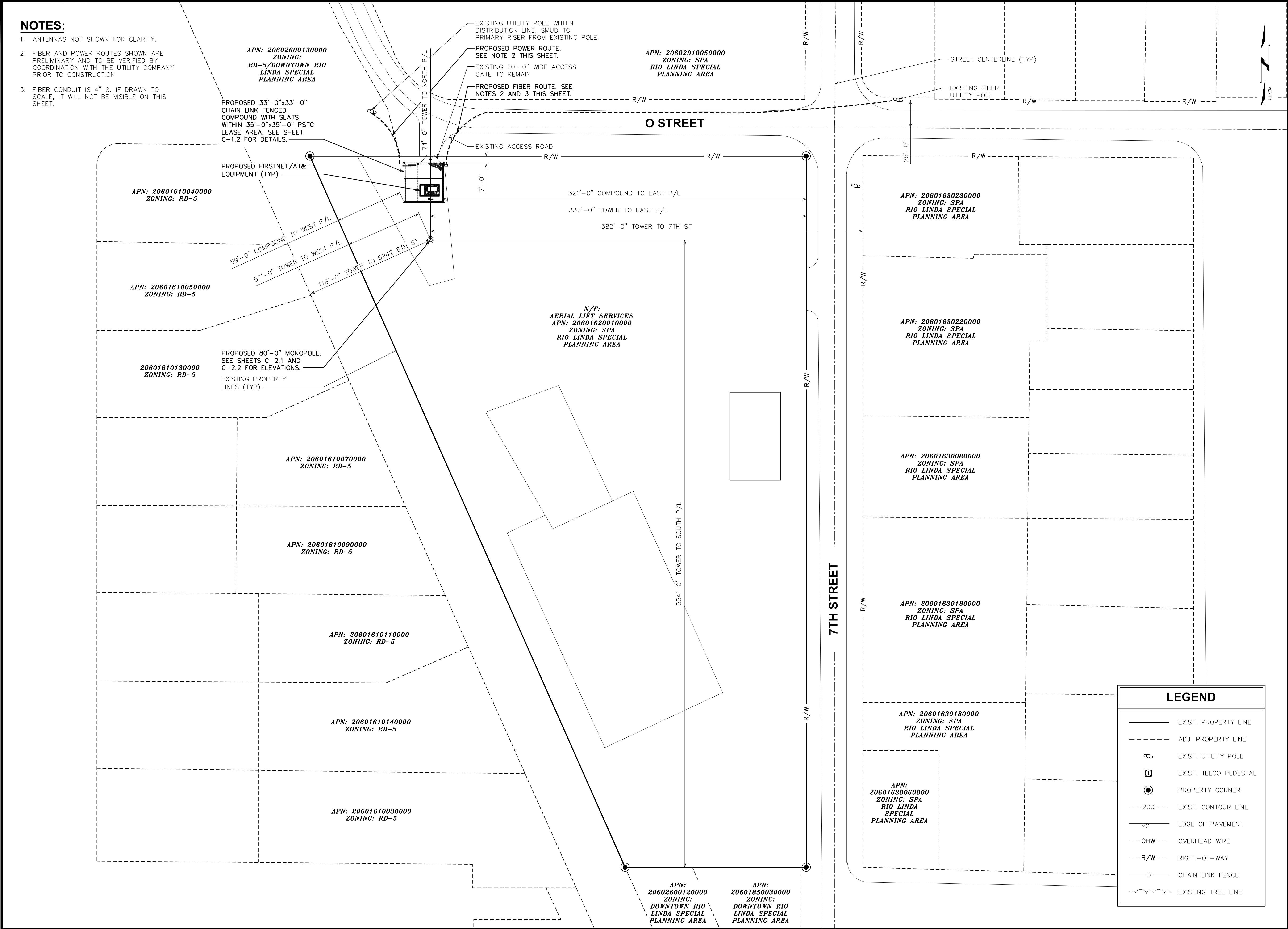
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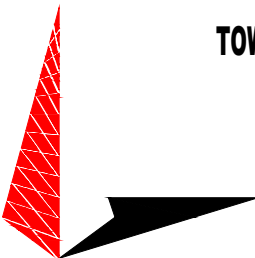
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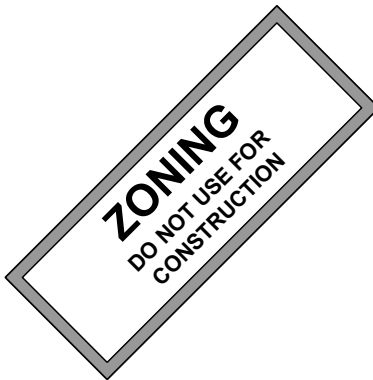
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SITE PLAN

SHEET NUMBER:

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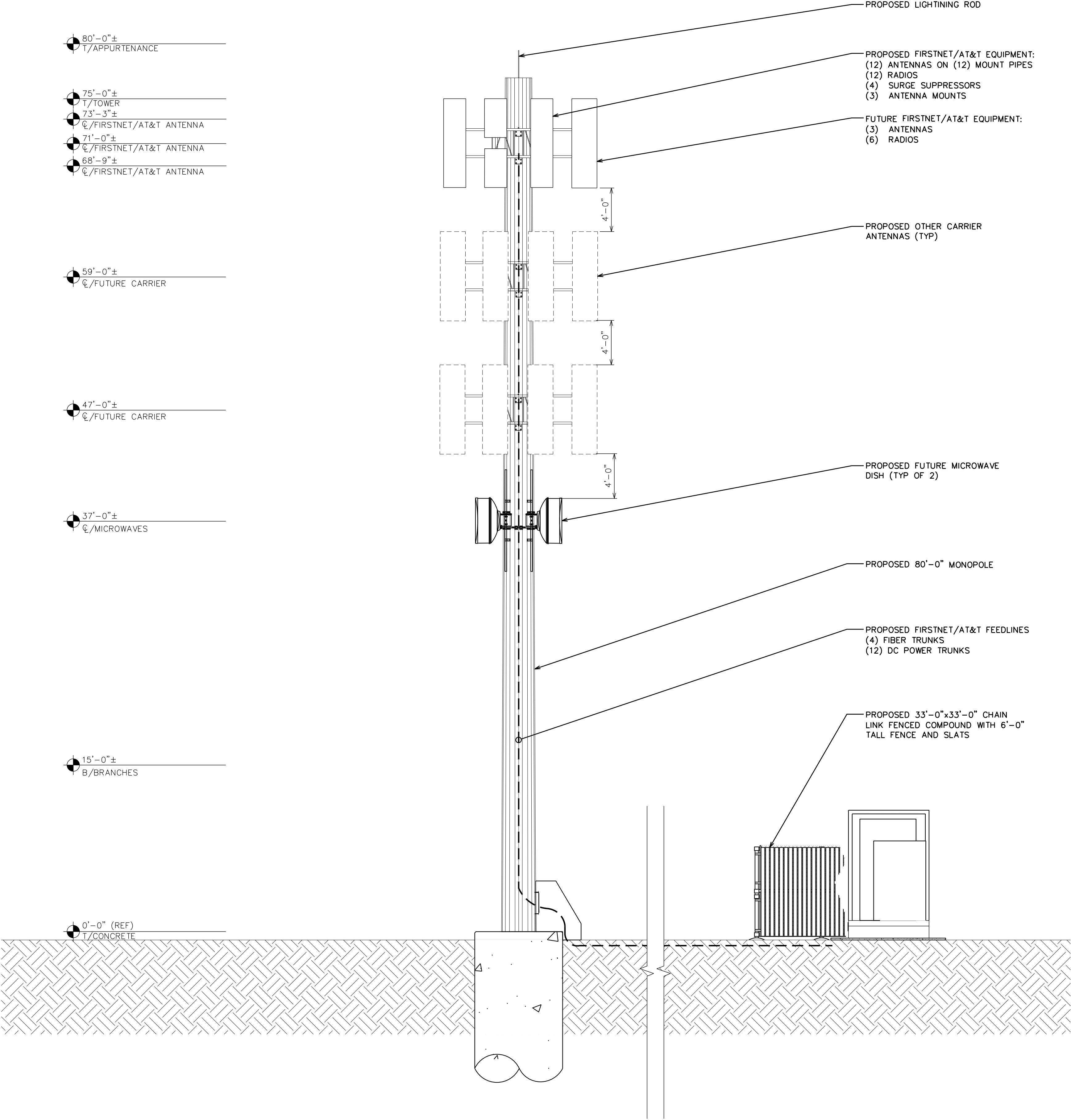
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TEP #:

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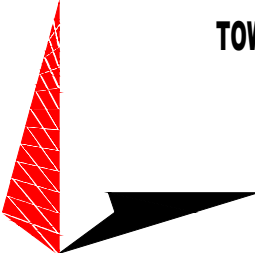
1. PROPOSED CABLES TO BE ROUTED PER SPECIFICATIONS OF PASSING STRUCTURAL ANALYSIS.
2. TOWER ELEVATION IS FOR SCHEMATIC PURPOSES ONLY. TEP DID NOT CONFIRM EXISTING SITE CONDITIONS INCLUDING, BUT NOT LIMITED TO ANTENNA HEIGHTS, ANTENNA AZIMUTHS, AND MOUNT CONFIGURATIONS.
3. CONTRACTOR TO VERIFY PROPOSED LOADING WITH PASSING STRUCTURAL ANALYSIS PRIOR TO CONSTRUCTION. CONTRACTOR TO CONTACT FIRSTNET/AT&T OR PSTC IMMEDIATELY IN THE EVENT OF ANY DISCREPANCIES.



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TOWER ELEVATION

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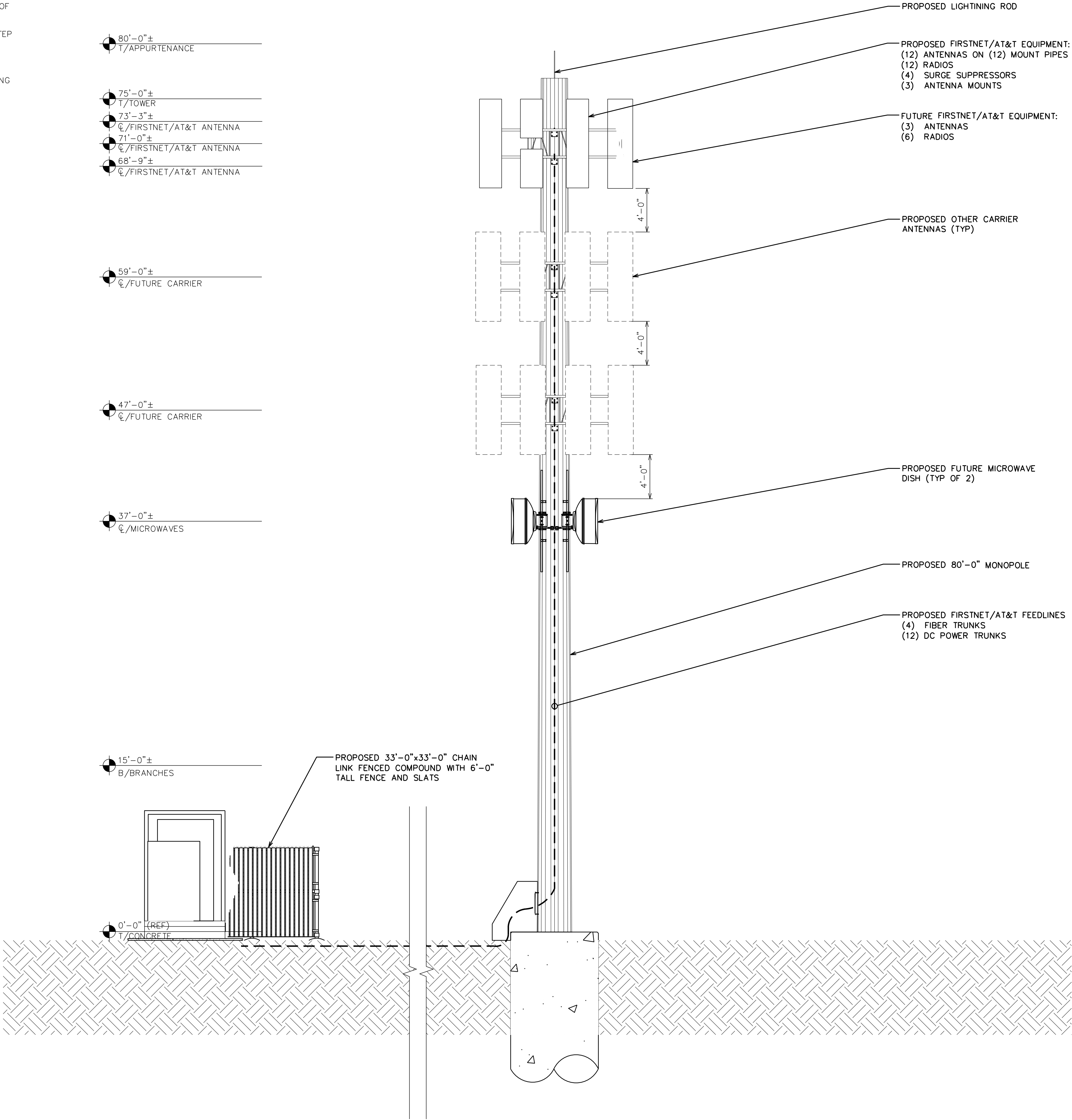
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TEP #:

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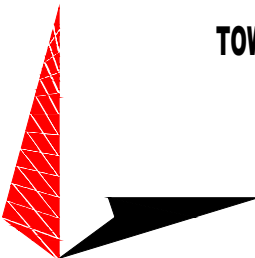
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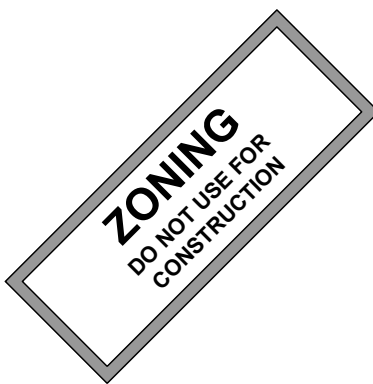
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SHEET TITLE:

TOWER ELEVATION

SHEET NUMBER:

C-2.2

REVISION:

I

TEP #:

314187.336170

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FINAL WEST ELEVATION

SCALE: 3/16" = 1'-0" (24x36)

SCALE: 3/32" = 1'-0" (11x17)



2.2 System Configuration

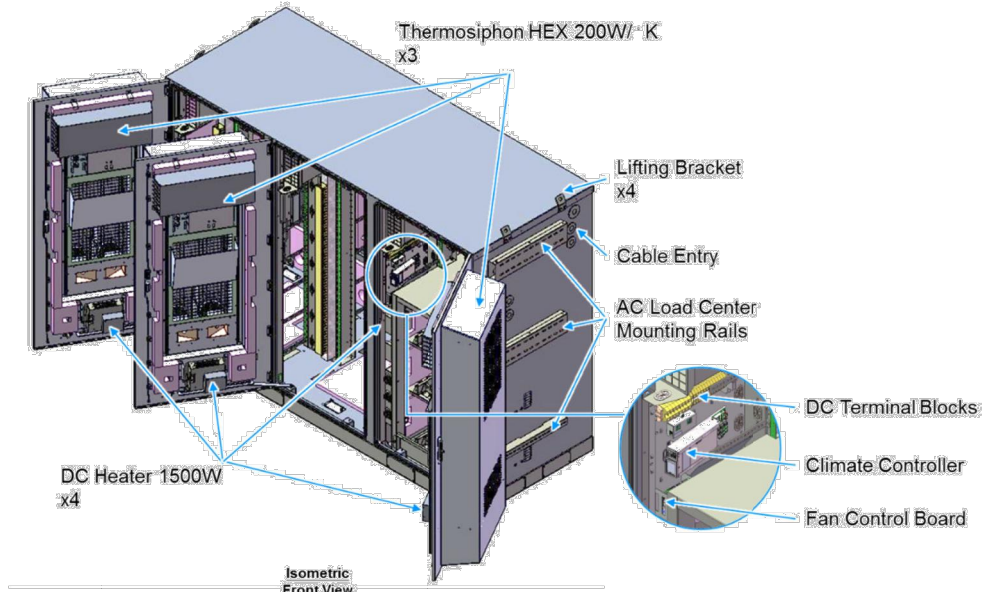
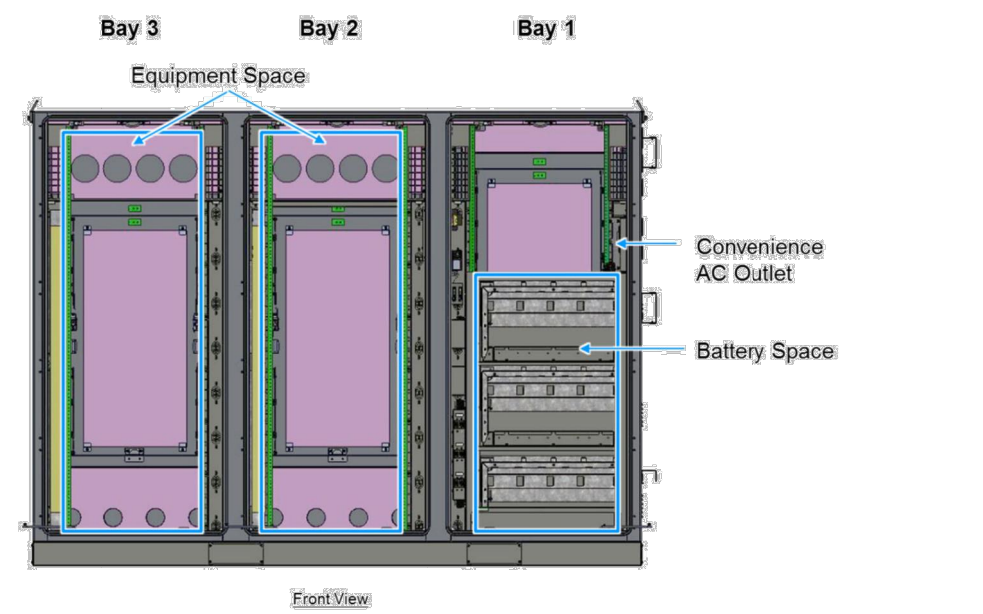


Figure 2-2 Multi-Bay Cabinet (Front View)

Installation and Operation Manual

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2.3 Cabinet Specifications

The cabinet is arranged for installation of a Delta or third-party AC Load Center and front access DC Power System. Table 2-1 below contains the input power specifications.

Table 2-1 Cabinet Specifications	
Item	Specification/Function
AC Input Range	
AC Input Voltage	1W+N+FG 100~120V _{AC}
AC Input Current (maximum)	12A (Max.)
AC Input Frequency	50/60Hz
DC Input Range	
DC Input Voltage	40 - 60V _{DC} (54V typical)
DC Input Current Rating	224A (max)
Battery Section	
Battery Trays	(3) Trays arranged for -48V battery strings, designed for: GNB Marathon M12V180FT Energys SBS190F Energys SBS170F
Climate Control	
Control & Supervisor Unit	Delta controller
Cooling	(3) 200W/K Thermosiphon HEX Cooling Capacity 9.1kW Maintains equipment inlet <65°C with exterior ambient <46°C
Heating	(4) 1500W DC Heaters
Environmental	
Operating Temperature	-40°C to +46°C (-40°F to +115°F)
Storage Temperature	-40°C to +75°C (-40°F to +167°F)
Relative Humidity	0~95% Relative Humidity, Non-Condensing
Altitude	~100 feet to +10,000 feet
Acoustic noise	≤ 65dBA @ +40°C equipment inlet
Protection Class	IP55 (EN 60529) NEBS III (GR-487)

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Installation and Operation Manual

2.4 Dimensions and Weight

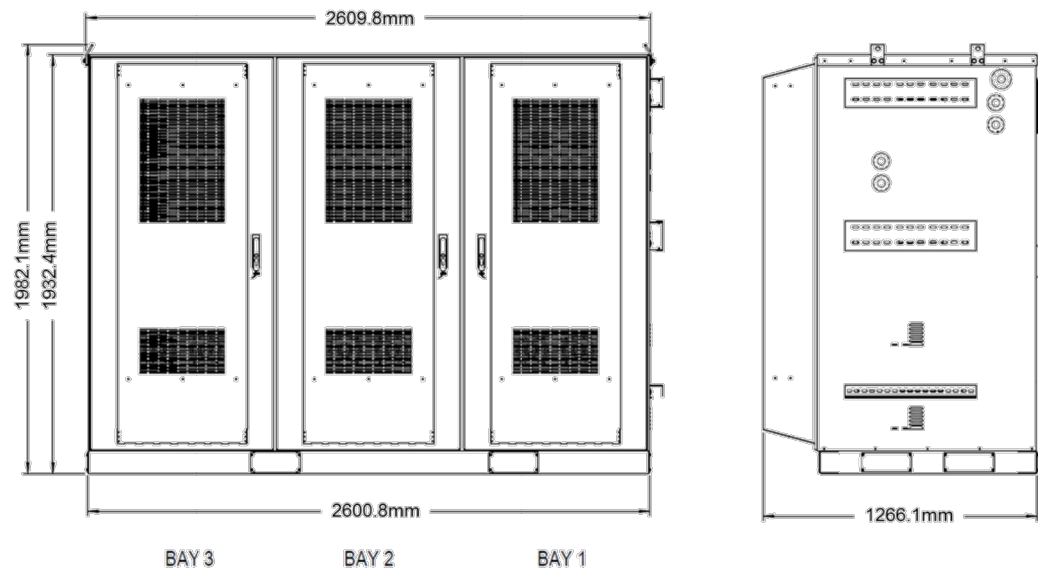


Figure 2-3 Cabinet Dimensions

Item	Specification/Function
Dimensions	2600.8W x 1932.4H x 1266.1D mm (102"W x 72"H x 49.5"D + 4" plinth)
Weight	2270" lbs. (* Batteries, Power System and Load Equipment excluded)

Installation and Operation Manual

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3.6 Cabinet Installation

Use the following steps to install the cabinet.

Step 1 Use the provided Template to mark anchor hole locations.

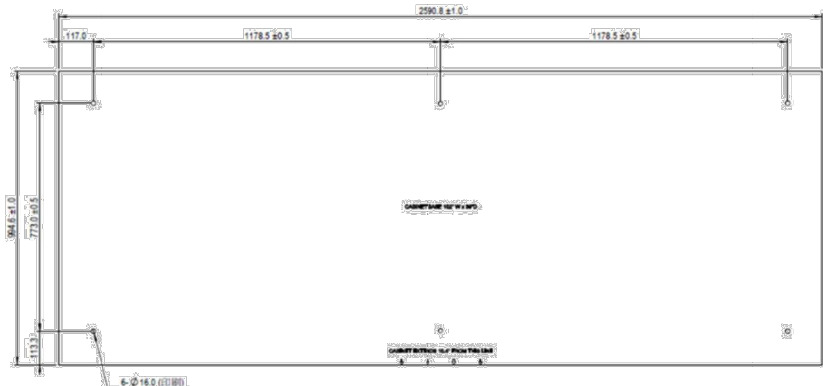


Figure 3-11 Mounting Template

Step 2 Drill anchor holes per specifications from the anchor manufacturer.

Step 3 Install anchors per instructions from the anchor manufacturer.

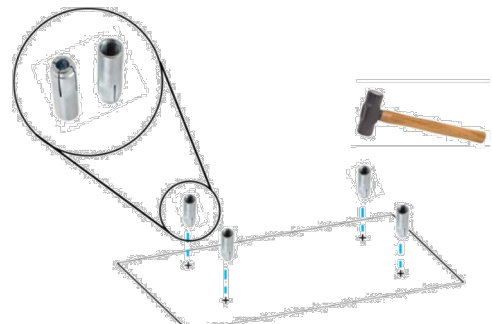


Figure 3-12 Insert anchors

Step 4 Place the pad separator (not provided) on the concrete pad aligned with the mounting holes. (A pad separator provides separation between the concrete pad and the base of the cabinet to prevent corrosion of the cabinet metal.)

Step 5 Mount the cabinet to the concrete pad with anchor bolts, lock washers and flat washers (not provided) per instructions from the anchor manufacturer.

Step 6 Close and secure hinged anchor access covers.

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Installation and Operation Manual

3.8 AC Load Center Installation

The cabinet provides mounting rails for AC Load Center mounting and corresponding cable entry ports for wiring from the AC Load Center into the cabinet. Follow Load Center requirements for installation.

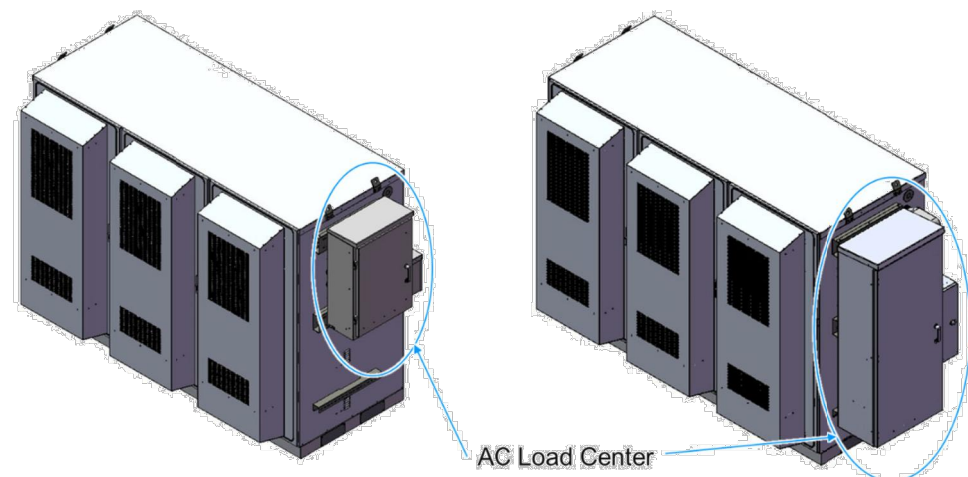


Figure 3-16 Cabinet with AC Load Center

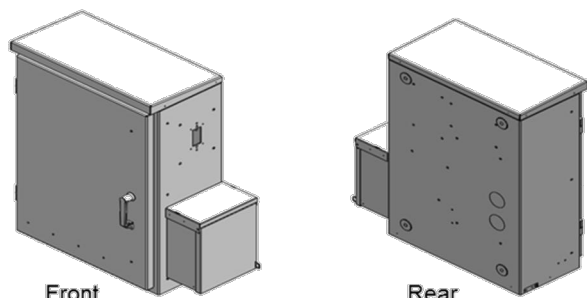


Figure 3-17 AC Load Center - MTS

Installation and Operation Manual

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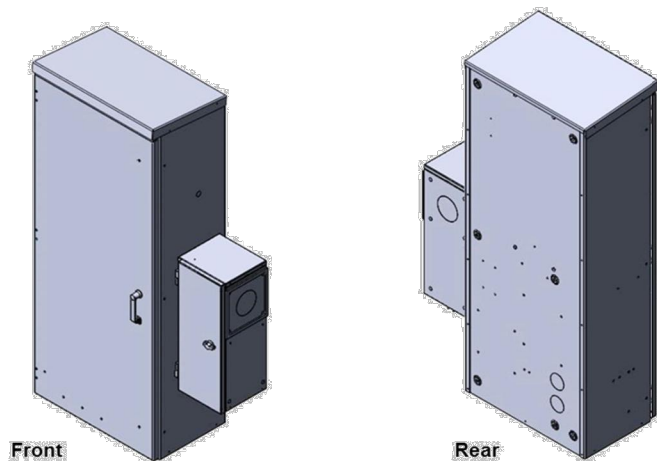


Figure 3-18 AC Load Center - ATS



Note! The cabinet provides mounting rails and AC cable entry ports arranged for mounting of Intersect PTLC-MTS-12200-CL or equivalent AC Load Center. An AC Load Center and related fittings are not provided with the cabinet and must be provided as integration or site materials.

Use the following steps to install the Load Center on the cabinet:

Step 1 Provide suitable sealed fittings from the AC Load Center for entry into the Cabinet. Install on the Load Center before installing the Load Center onto the Cabinet. Delta recommends using Size 2" x 4" long outdoor rated pipe nipples and sealing conduit nuts (not provided)

Step 2 Provide Intersect PTLC-MTS-12200-CL or equivalent AC Load Center. Secure the Load Center to mounting rails per Load Center vendor instructions.

Step 3 Secure and seal fittings from the AC Load Center into entry ports on the cabinet

Step 4 Confirm the Site Utility and Load Center Main AC input breakers are in the 'off' position

Step 5 Connect Site Utility 2W+N+G to the Load Center per Load Center vendor instructions, NEC, and local codes.



Note! Detailed AC Load Center position planning should include future equipment additions and changes

30

Installation and Operation Manual



1903 WRIGHT PLACE, SUITE 140
CARLSBAD, CA 92008



5005 EXECUTIVE PARKWAY
SAN RAMON, CA 94583



FIRSTNET/AT&T ID: CVL06565
FRONT & O STREET

PSTC #: CANC-RLIN01
AERIAL LIFT SERVICES

6941 7TH STREET
RIO LINDA, CA 95673
(SACRAMENTO COUNTY)

PROPOSED 80'-0"
MONOPOLE TOWER

ISSUED FOR:

REV	DATE	DRWN	DESCRIPTION	QA
D	06-01-23	SSO	ZONING	HMM
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SEAL:



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TO ALTER THIS DOCUMENT.

SHEET TITLE:

WALK-UP-CABINET
DETAILS

SHEET NUMBER:

C-4

REVISION:

I

TEP #:

314187.336170

1

3-BAY WALK-UP-CABINET (WUC) DETAIL

SCALE: N.T.S.

NOTES:

1. DETAILS SHOWN WERE PROVIDED BY OTHERS AND ARE NOT CARRIED UNDER SIGNATURE AND SEAL OF TOWER ENGINEERING PROFESSIONALS ENGINEERING SERVICES AND/OR ITS ENGINEERS
2. REFER TO MANUFACTURER'S INSTALLATION SPECIFICATIONS FOR FURTHER DETAILS ON INSTALLATION OF EXTENSION KIT.
3. INSTALL EXHAUST VENT EXTENSION AS REQUIRED TO PROVIDE 12" CLEARANCE FROM GROUND LEVEL IN ACCORDANCE WITH CALIFORNIA STATE CODE.

SD030 | 2.2L | 30 kW
INDUSTRIAL DIESEL GENERATOR SET
EPA Certified Stationary Emergency

GENERAC INDUSTRIAL POWER

Standby Power Rating
30 kW, 38 kVA, 60 Hz

Prime Power Rating*
27 kW, 34 kVA, 60 Hz



*EPA Certified Prime ratings are not available in the US or its Territories

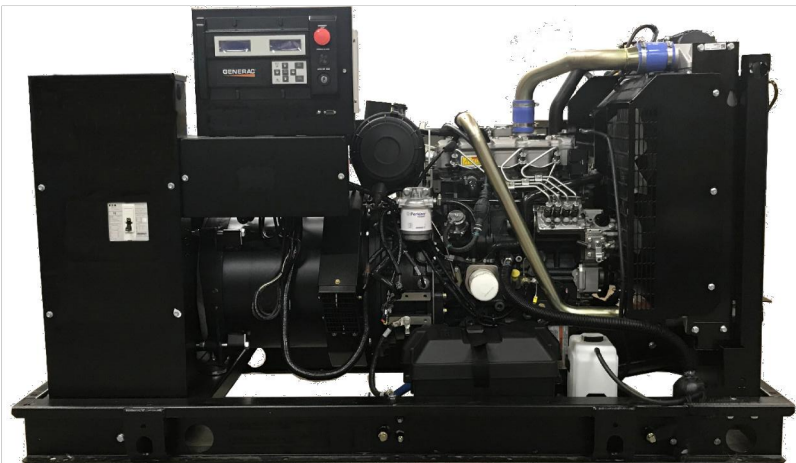


Image used for illustration purposes only

Codes and Standards

Not all codes and standards apply to all configurations. Contact factory for details.



Powering Ahead

For over 60 years, Generac has provided innovative design and superior manufacturing.

Generac ensures superior quality by designing and manufacturing most of its generator components, including alternators, enclosures and base tanks, control systems and communications software.

Generac gensets utilize a wide variety of options, configurations and arrangements, allowing us to meet the standby power needs of practically every application.

Generac searched globally to ensure the most reliable engines power our generators. We choose only engines that have already been proven in heavy-duty industrial applications under adverse conditions.

Generac is committed to ensuring our customers' service support continues after their generator purchase.

SD030 | 2.2L | 30 kW
INDUSTRIAL DIESEL GENERATOR SET
EPA Certified Stationary Emergency

GENERAC INDUSTRIAL POWER

APPLICATION AND ENGINEERING DATA

ENGINE SPECIFICATIONS

General		Cooling System	
Make	Perkins	Cooling System Type	Closed Recovery
EPA Emissions Compliance	Stationary Emergency	Water Pump Type	Pre Lubed, Self Sealing
EPA Emissions Reference	See Emission Data Sheet	Fan Type	Pusher
Cylinder #	4	Fan Speed - RPM	1,980
Type	In-Line	Fan Diameter - in (mm)	18 (457)
Displacement - in ³ (L)	135 (2.22)	Fuel System	
Bore - in (mm)	3.3 (84)	Fuel Type	Ultra Low Sulfur Diesel Fuel #2
Stroke - in (mm)	3.9 (100)	Fuel Specifications	ASTM
Compression Ratio	23.3:1	Fuel Filtering (Microns)	5
Intake Air Method	Turbocharged	Fuel Inject Pump	Distribution Injection Pump
Cylinder Head	Cast Iron	Fuel Pump Type	Engine Driven Gear
Piston Type	Aluminum	Injector Type	Mechanical
Crankshaft Type	Forged Steel	Fuel Supply Line - in (mm)	0.31 (7.9) ID
Engine Governing		Fuel Return Line - in (mm)	0.2 (4.8) ID
Governor	Electronic Isochronous	Engine Electrical System	
Frequency Regulation (Steady State)	±0.5%	System Voltage	12 VDC
Lubrication System		Battery Charger Alternator	Standard
Oil Pump Type	Gear	Battery Size	See Battery Index 016197058Y
Oil Filter Type	Full-Flow	Battery Voltage	12 VDC
Crankcase Capacity - qt (L)	11.2 (10.6)	Ground Polarity	Negative

ALTERNATOR SPECIFICATIONS

Standard Model	K0035124Y21	Standard Excitation	Synchronous Brushless
Poles	4	Bearings	Single Sealed
Field Type	Revolving	Coupling	Direct vs Flexible Disc
Insulation Class - Rotor	H	Load Capacity - Standby	100%
Insulation Class - Stator	H	Prototype Short Circuit Test	Yes
Total Harmonic Distortion	<5% (3-Phase Only)	Voltage Regulator Type	Digital
Telephone Interference Factor (TIF)	<50	Number of Sensed Phases	All
		Regulation Accuracy (Steady State)	±0.25%

SD030 | 2.2L | 30 kW
INDUSTRIAL DIESEL GENERATOR SET
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GENERAC INDUSTRIAL POWER

STANDARD FEATURES

ENGINE SYSTEM

- Oil Drain Extension
- Air Cleaner
- Level 1 Fan and Belt Guards (Open Set Only)
- Stainless Steel Flexible Exhaust Connection
- Factory Filled Oil and Coolant
- Radiator Duct Adapter (Open Set Only)
- Critical Silencer (Enclosed Unit Only)
- Engine Coolant Heater

FUEL SYSTEM

- Fuel Lockoff Solenoid
- Primary Fuel Filter

COOLING SYSTEM

- Closed Coolant Recovery System
- UV/Czone Resistant Hoses
- Factory-Installed Radiator
- Radiator Drain Extension
- S0/S0 Ethylene Glycol Antifreeze

ELECTRICAL SYSTEM

- Battery Charging Alternator
- Battery Cables
- Battery Tray
- Rubber-Booted Engine Electrical Connections
- Solenoid Activated Starter Motor

CONTROL SYSTEM



Digital H Control Panel- Dual 4x20 Display

Program Functions

- Programmable Crank Limiter
- 7-Day Programmable Exerciser
- Special Applications Programmable Logic Controller
- RS-232/485 Communications
- All Phase Sensing Digital Voltage Regulator
- 2-Wire Start Capability
- Date/Time Fault History (Event Log)
- Fan Diameter - in (mm)
- Fan Diameter - in (mm)
- Fuel Type
- Fuel Specifications
- Fuel Filtering (Microns)
- Fuel Inject Pump
- Fuel Pump Type
- Injector Type
- Fuel Supply Line - in (mm)
- Fuel Return Line - in (mm)
- System Voltage
- Battery Charger Alternator
- Battery Size
- Battery Voltage
- Ground Polarity

ALTERNATOR SYSTEM

- UL2200 GENprotec™
- Class H Insulation Material
- 2/3 Pitch
- Skewed Stator
- Brushless Excitation
- Sealed Bearing
- Rotor Dynamically Spin Balanced
- Amortisseur Winding (3-Phase Only)
- Fuel Load Capacity Alternator
- Protective Thermal Switch

ENCLOSURE (If Selected)

- Rust-Proof Fasteners with Nylon Washers to Protect Finish
- High Performance Sound-Absorbing Material (Sound Attenuation Enclosures)
- Gasketed Doors
- Upward Facing Discharge Hoods (Radiator and Exhaust)
- Stainless Steel Lift Off Door Hinges
- Stainless Steel Lockable Handles
- RhinoCoat™ - Textured Polyester Powder Coat Paint

FUEL TANKS (If Selected)

- UL 142/ULC S601
- Double Wall
- Normal and Emergency Vents
- Sloped Top
- Sloped Bottom
- Factory Pressure Tested
- Rupture Basin Alarm
- Fuel Level
- Check Valve In Supply and Return Lines
- RhinoCoat™ - Textured Polyester Powder Coat Paint
- Stainless Steel Hardware

SD030 | 2.2L | 30 kW
INDUSTRIAL DIESEL GENERATOR SET
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GENERAC INDUSTRIAL POWER

OPERATING DATA

POWER RATINGS

		Standby	
Single-Phase 120/240 VAC @1.0pf	30 kW	Amps: 125	
Three-Phase 120/208 VAC @0.8pf	30 kW	Amps: 104	
Three-Phase 120/240 VAC @0.8pf	30 kW	Amps: 90	
Three-Phase 277/480 VAC @0.8pf	30 kW	Amps: 45	
Three-Phase 346/600 VAC @0.8pf	30 kW	Amps: 36	

MOTOR STARTING CAPABILITIES (skVA)

		skVA vs. Voltage Dip	
120/240 VAC 1Ø	30%	277/480 VAC 3Ø	30%
A0035044N21	20	K0035124Y21	61
A0040044N21	24	K0040124Y21	76
A0050044N21	31	K0050124Y21	98

FUEL CONSUMPTION RATES*

		Diesel - gph (Lph)	
Fuel Pump Lift- ft (m)	3 (1)	Percent Load	Standby
		25%	1.0 (3.7)
		50%	1.4 (5.2)
		75%	2.0 (7.5)
		100%	2.8 (10.5)
Total Fuel Pump Flow (Combustion + Return) - gph (Lph)	16.8 (63)		

COOLING

		Standby	
Coolant Flow	gpm (Lpm)	14.9 (55.2)	
Coolant System Capacity	gal (L)	2.5 (9.5)	
Heat Rejection to Coolant	BTU/hr (kW)	128,638 (136)	
Inlet Air	cfm (m ³ /hr)	2,800 (4,757)	
Maximum Operating Ambient Temperature	°F (°C)	122 (50)	
Maximum Operating Ambient Temperature (Before Derate)		See Bulletin No. 0196280SSD	
Maximum Additional Radiator Backpressure	in H ₂ O (kPa)	0.5 (0.12)	

COMBUSTION AIR REQUIREMENTS

		Standby
Flow at Rated Power - cfm (m ³ /min)		88 (2.5)

ENGINE

		Standby	EXHAUST	Standby
Rated Engine Speed	RPM	1,800	Exhaust Flow (Rated Output)	cfm (m ³ /min)
Horsepower at Rated kW**	hp	49	Max. Allowable Backpressure (Post Turbocharger)	inHg (kPa)
Piston Speed	f/min (m/min)	1,181 (360)	Exhaust Temperature (Rated Output)	°F (°C)
BMEP	psi (kPa)	159 (1,096)		

** Refer to "Emissions Data Sheet" for maximum BMEP for EPA and SCAQM permitting purposes.

Deration - Operational characteristics consider maximum ambient conditions. Derate factors may apply under atypical site conditions.
Please contact a Generac Power Systems Industrial Dealer for additional details. All performance ratings in accordance with ISO3046, BS5514, ISO8528, and DIN6271 standards.
Standby - See Bulletin 0167500SSB
Prime - See Bulletin 0167510SSB

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GENERAC INDUSTRIAL POWER

CONFIGURABLE OPTIONS

ENGINE SYSTEM

- Oil Heater
- Critical Silencer (Open Set Only)
- Radiator Stone Guard
- Level 1 Fan and Belt Guards (Enclosed Units Only)

FUEL SYSTEM

- NPT Flexible Fuel Line

ELECTRICAL SYSTEM

- 10A UL Listed Battery Charger
- Battery Warmer

ALTERNATOR SYSTEM

- Alternator Upsizing
- Anti-Condensation Heater
- Tropical Coating
- Permanent Magnet Excitation

GENERATOR SET

- Extended Factory Testing
- 8 Position Load Center
- Pad Vibration Isolation

CIRCUIT BREAKER OPTIONS

- Main Line Circuit Breaker
- 2nd Main Line Circuit Breaker
- Shunt Trip and Auxiliary Contact
- Electronic Trip Breakers

ENCLOSURE

- Weather Protected Enclosure
- Level 1 Sound Attenuation
- Level 2 Sound Attenuation with Motorized Dampers
- Steel Enclosure
- Aluminum Enclosure
- Up to 200 MPH Wind Load Rating (Contact Factory for Availability)
- A/D/C Enclosure Lighting Kit
- Door Open Alarm Switch
- Enclosure Heater
- Damper Alarm Contacts

WARRANTY (Standby Gensets Only)

- 2 Year Extended Limited Warranty
- 5 Year Extended Limited Warranty
- 7 Year Extended Limited Warranty
- 10 Year Extended Limited Warranty

CONTROL SYSTEM

- NFPA 110 Compliant 21-Light Remote Annunciator
- Remote Relay Assembly (8 or 16)
- Oil Temperature Indication and Alarm
- Remote E-Stop (Break Glass-Type, Surface Mount)
- Remote E-Stop (Red Mushroom-Type, Surface Mount)
- Remote E-Stop (Red Mushroom-Type, Flush Mount)
- 100 dB Alarm Horn
- Ground Fault Annunciation
- 120V GFCI and 240V Outlets
- Remote Communication - Modern
- 10A Engine Run Relay

FUEL TANKS (Size On Last Page)

- 8 in (203.2 mm) Fill Extension
- 13 in (330.2 mm) Fill Extension
- 19 in (482.6 mm) Fill Extension
- Overflow Protection Valve
- 5 Gallon Spill Box Return Hose
- 5 Gallon Spill Box
- Tank Risers
- Fuel Level Switch and Alarm
- 12" Vent System
- Fire Rated Stainless Steel Fuel Hose

ENGINEERED OPTIONS

ENGINE SYSTEM

- Coolant Heater Isolation Ball Valves
- Fluid Containment Pan

CONTROL SYSTEM

- Spare Inputs (x4) / Outputs (x4)
- Battery Disconnect Switch

ALTERNATOR SYSTEM

- 3rd Breaker System

GENERATOR SET

- Special Testing

FUEL TANKS

- UL2085 Tank
- Stainless Steel Tanks
- Special Fuel Tanks
- Vent Extensions

SD030 | 2.2L | 30 kW
INDUSTRIAL DIESEL GENERATOR SET
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GENERAC INDUSTRIAL POWER

DIMENSIONS AND WEIGHTS*

		OPEN SET	
Run Time - Hours	Usable Capacity - Gal (L)	L x W x H - in (mm)	Weight - lbs (kg)
No Tank	-	76.0 (1,930) x 37.4 (950) x 44.8 (1,138)	1,456 - 1,641 (661 - 745)
19	54 (204)	76.0 (1,930) x 37.4 (950) x 57.8 (1,468)	1,936 - 2,121 (879 - 963)
47	132 (500)	76.0 (1,930) x 37.4 (950) x 69.5 (1,767)	2,166 - 2,351 (983 - 1,067)
67	190 (719)	76.0 (1,930) x 37.4 (950) x 79.3 (2,014)	2,380 - 2,565 (1,081 - 1,165)
75	211 (799)	76.0 (1,930) x 37.4 (950) x 81.8 (2,076)	2,375 - 2,560 (1,078 - 1,162)
107	300 (1,136)	92.9 (2,360) x 37.4 (950) x 85.3 (2,167)	2,438 - 2,623 (1,106 - 1,190)

		WEATHER PROTECTED ENCLOSURE	
Run Time - Hours	Usable Capacity - Gal (L)	L x W x H - in (mm)	Weight - lbs (kg)
No Tank	-	94.8 (2,409) x 38.0 (965) x 49.5 (1,258)	Enclosure Only Steel Aluminum
19	54 (204)	94.8 (2,409) x 38.0 (965) x 62.5 (1,588)	372 241
47	132 (500)	106.0 (2,692) x 38.0 (965) x 84.0 (2,134)	(169)
67	190 (719)	94.8 (2,409) x 38.0 (965) x 84.0 (2,134)	
75	211 (799)	76.0 (1,930) x 38.0 (965) x 86.5 (2,198)	
107	300 (1,136)	92.9 (2,360) x 38.0 (965) x 90.0 (2,287)	

		LEVEL 1 SOUND ATTENUATED ENCLOSURE	
Run Time - Hours	Usable Capacity - Gal (L)	L x W x H - in (mm)	Weight - lbs (kg)
No Tank	-	112.5 (2,857) x 38.0 (965) x 49.5 (1,258)	Enclosure Only Steel Aluminum
19	54 (204)	112.5 (2,857) x 38.0 (965) x 62.5 (1,588)	372 241
47	132 (500)	112.5 (2,857) x 38.0 (965) x 74.5 (1,893)	505 338
67	190 (719)	112.5 (2,857) x 38.0 (965) x 84.0 (2,134)	(229)
75	211 (799)	112.5 (2,857) x 38.0 (965) x 86.5 (2,198)	
107	300 (1,136)	112.5 (2,857) x 38.0 (965) x 90.0 (2,287)	

		LEVEL 2 SOUND ATTENUATED ENCLOSURE	
Run Time - Hours	Usable Capacity - Gal (L)	L x W x H - in (mm)	Weight - lbs (kg)
No Tank	-	94.8 (2,409) x 38.0 (965) x 49.5 (1,258)	Enclosure Only Steel Aluminum
19	54 (204)	94.8 (2,409) x 38.0 (965) x 62.5 (1,588)	510 341
47	132 (500)	94.8 (2,409) x 38.0 (965) x 74.5 (1,893)	(231)
67	190 (719)	106.0 (2,692) x 38.0 (965) x 84.0 (2,134)	
75	211 (799)	94.8 (2,409) x 38.0 (965) x 86.5 (2,198)	
107	300 (1,136)	94.8 (2,409) x 38.0 (965) x 90.0 (2,287)	

* All measurements are approximate and for estimation purposes only. Specification characteristics may change without notice. Please contact a Generac Power Systems Industrial Dealer for detailed installation drawings.

Generac Power Systems, Inc. | P.O. Box 8 | Waukesha, WI 53190
P: (262) 544-4811 ©2020 Generac Power Systems, Inc. All rights reserved. All specifications are subject to change without notice.

Part No. 10000024842
Rev. C: 10/19/2020

1 PROPOSED GENERATOR DETAILS
SCALE: N.T.S.

PUBLIC SAFETY TOWERS COMPANY
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AT&T
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SEAL:

ZONING
DO NOT USE FOR
CONSTRUCTION

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TO ALTER THIS DOCUMENT.

SHEET TITLE:
GENERATOR DETAILS

SHEET NUMBER: **C-5**
REVISION: **I**

TEP #: 314187.336170

connect@alpinepowersystems.com
877-993-8855



Click to view product web page



PowerSafe[®] SBS Front Terminal

Telecommunications NEBS[™] Certified

Battery Range Summary

The PowerSafe[®] SBS[®] Front Terminal battery further extends the technical leadership of PowerSafe SBS battery product line: not only do PowerSafe SBS Front Terminal monoblocs retain the benefits typically associated with Thin Plate Pure Lead (TPPL) Technology such as long life, high energy density, superior shelf life, etc., they also deliver exceptional cyclic performance in both float and fast charge applications, even in the hottest and harshest operating environments.

Where conventional Valve Regulated Lead Acid (VRLA)/Absorbed Glass Mat (AGM) batteries struggle to cope with harsh conditions and frequent power outages, cutting edge (TPPL) technology makes PowerSafe 12V batteries the perfect solution for the challenging operating conditions of today's telecommunication networks.

PowerSafe SBS batteries are designed to high quality standards and a unique manufacturing methods means superior energy and power, high performance and proven reliability, there is no substitute to PowerSafe SBS Front Terminal batteries.

Features and Benefits

- Capacity range 31-190Ah
- 12V monobloc configurations
- Multiple string configurations available
- Two year shelf life
- SR4228 compliant
- Proven long service life
- High energy density and cycling capability

Construction

- Robust positive plates are designed to prolong service life and enhance corrosion resistance
- Separators are low resistance microporous (AGM). The electrolyte is absorbed within the AGM, preventing acid spills in case of accidental damage
- Container and cover in flame retardant UL94-V0 material, highly resistant to shock and vibration
- Terminals are stainless steel front access with top access copper alloy insert. Top and front access terminations provide maximum conductivity
- Self-regulating one way pressure relief valves prevents ingress of atmospheric oxygen

Installation and Operation

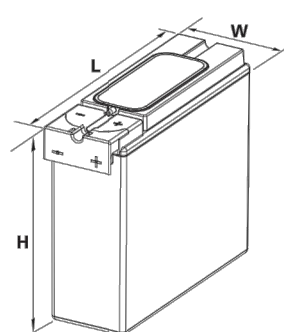
- Space efficient footprint
- VRLA design, reduces maintenance requirements
- Lifting handles for easy handling
- Greater than 10 year life expectancy in float service at 77°F (25°C)
- Increased active material surface area yields great cycling capability
- Operating temperature: -40°F (-40°C) to 122°F (50°C)
Recommended temperature: 68°F (20°C) to 86°F (30°C)

Standards

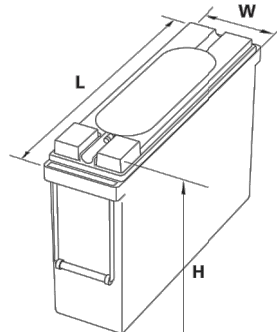
- Meets criteria for "non-spillable" batteries
- Complies with Telcordia[®] SR-4228, Network Equipment Building System (NEBS[™]) Criteria Levels
- The management systems governing the manufacture of this product are ISO 9001:2008 and ISO 14001:2004 certified

General Specifications

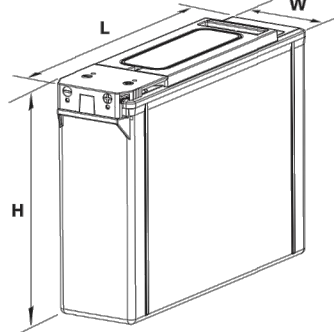
Cell Type	Nominal Capacity (Ah)		Nominal Dimensions						Weight - Volumes	
	10 hr rate to 1.80Vpc @20°C	8 hr rate to 1.75Vpc @77°F	in	Length mm	in	Width mm	in	Height mm	lbs	Unpacked kg
SBS B8F	31	31	11.9	303	3.8	97	6.3	159	22.7	10.3
SBS B10F	38	38	11.9	303	3.8	97	7.2	184	28.2	12.8
SBS B14F	62	62	11.9	303	3.8	97	10.4	264	42.0	19.1
SBS C11F	92	91	16.4	417	4.1	105	10.1	256	61.6	28.0
SBS 100F	100	100	15.6	395	4.3	108	11.3	287	71.9	32.6
SBS 112F	112	112	22.1	561	4.9	125	9.0	228	90.4	41.1
SBS 145F	145	145	17.9	455	6.8	173	9.4	238	105.0	47.7
SBS 165F	165	165	17.9	455	6.8	173	10.8	273	117.4	53.3
SBS 170F	170	170	22.1	561	4.9	125	11.1	283	115.7	52.5
SBS 190F	190	190	22.1	561	4.9	125	12.4	316	132.3	60.0



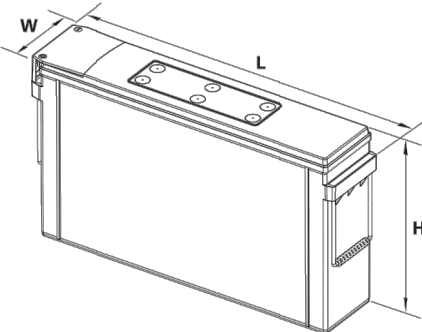
SBS B8F-B14F



SBS C11F



SBS 100F-112F



SBS 145F - 190F

MANUFACTURER:	ALPINE POWER SYSTEMS
MODEL:	POWERSAFE SBS 190F
BATTERY QTY.:	8 UNITS
TOTAL BATTERY KWH:	18.24
TOTAL BATTERY WEIGHT (KG/LBS):	480 / 1058.4
TOTAL ELECTROLYTE VOLUME (GAL):	18.72
TOTAL ELECTROLYTE WEIGHT (KG/LBS):	129.5 / 285.4



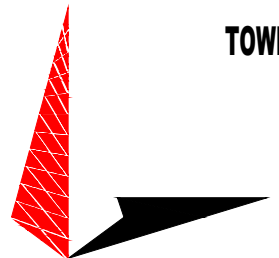
Publication No: US-SBSF-RS-004 - January 2014



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AERIAL LIFT SERVICES

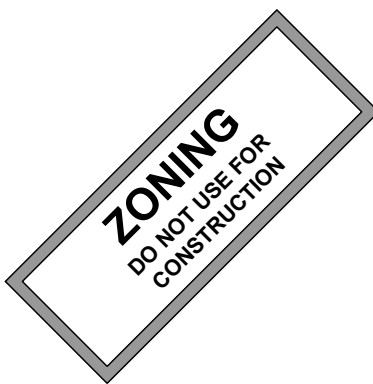
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OF A LICENSED PROFESSIONAL ENGINEER,
TO ALTER THIS DOCUMENT.

SHEET TITLE:

BATTERY DETAILS

SHEET NUMBER:

C-6

REVISION:

I

TEP #:

314187.336170

1

PROPOSED BATTERY DETAILS

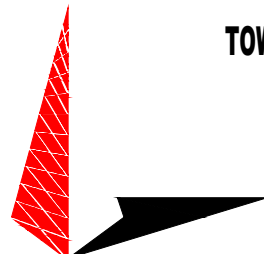
SCALE: N.T.S.



1903 WRIGHT PLACE, SUITE 140
CARLSBAD, CA 92008



5005 EXECUTIVE PARKWAY
SAN RAMON, CA 94583



TOWER ENGINEERING PROFESSIONALS
4710 E ELWOOD ST, STE 9
PHOENIX, AZ 85040
OFFICE: (480) 285-0036
www.tepgroup.net

FIRSTNET/AT&T ID: CVL06565
FRONT & O STREET

PSTC #: CANC-RLIN01
AERIAL LIFT SERVICES

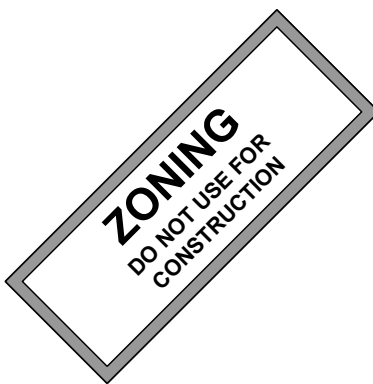
6941 7TH STREET
RIO LINDA, CA 95673
(SACRAMENTO COUNTY)

PROPOSED 80'-0"
MONOPOLE TOWER

ISSUED FOR:

REV	DATE	DRWN	DESCRIPTION	QA
D	06-01-23	SSO	ZONING	HMM
E	08-10-23	CAM	ZONING	HMM
F	08-14-23	SSO	ZONING	HMM
G	10-11-23	KBA	ZONING	HMM
H	11-07-23	GBP	ZONING	HMM
I	03-19-24	SRZ	ZONING	HMM

SEAL:



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SHEET TITLE:

AC PANEL
SCHEDULE

SHEET NUMBER:

E-1

REVISION:

I

TEP #:

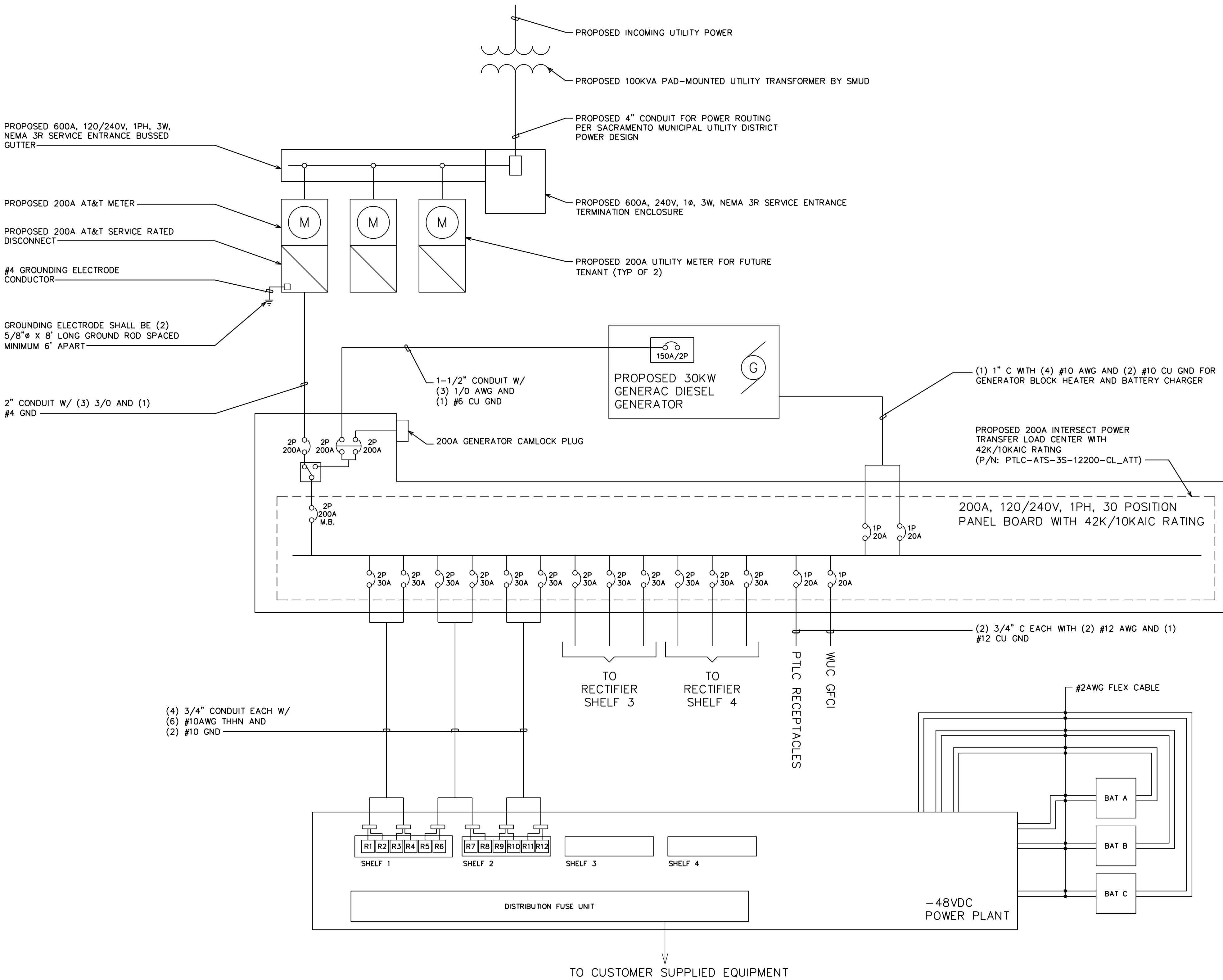
314187.336170

AC POWER PANEL A (PROPOSED)											
120/240 VOLTS, 1-PHASE, 3-WIRE, 200A											
MAIN BREAKER RATING (A) :					200		SYSTEM VOLTAGE (V) :				240
DESCRIPTION	VA	c/nc	BKR	POSN	L1	L2	POSN	BKR	c/nc	VA	DESCRIPTION
RECTIFIERS #1 & 2	1410	c	30/2	1	2820		2	30/2	c	1410	RECTIFIERS #3 & 4
	1410	c		3		2820	4		c	1410	
RECTIFIERS #5 & 6	1410	c	30/2	5	2820		6	30/2	c	1410	RECTIFIERS #7 & 8
	1410	c		7		2820	8		c	1410	
RECTIFIERS #9 & 10	1410	c	30/2	9	2820		10	30/2	c	1410	RECTIFIERS #11 & 12
	1410	c		11		2820	12		c	1410	
SPARE / OFF	0	nc	30/2	13	0		14	30/2	nc	0	SPARE / OFF
	0	nc		15		0	16		nc	0	
SPARE / OFF	0	nc	30/2	17	0		18	30/2	nc	0	SPARE / OFF
	0	nc		19		0	20		nc	0	
SPARE / OFF	0	nc	30/2	21	0		22	30/2	nc	0	SPARE / OFF
	0	nc		23		0	24		nc	0	
BLANK				25	1000		26	20/1	nc	1000	*GEN BLOCK HEATER
BLANK				27		650	28	20/1	nc	650	*GEN BATT CHARGER
PTLC RECEPTACLES	720	nc	20/1	29	900		30	20/1	nc	180	WUC GFCI
PHASE TOTALS (VA):					10360	9110					
PHASE TOTALS (A):					86	76					
CURRENT PER PHASE W/ 125% Continuous Loads(A):					104	94	Amperes/phase cannot exceed main breaker rating				
PANEL TOTAL (VA):					19470	Legend: c = continuous, nc = non-continuous					
PANEL TOTAL W/ 125% Continuous Loads (VA):					23700						
TOTAL LOAD FOR GEN OPERATION:					17820	*Generator loads are not in operation while generator is running					

PROPOSED LOADING = 23.7 KVA

NOTES:

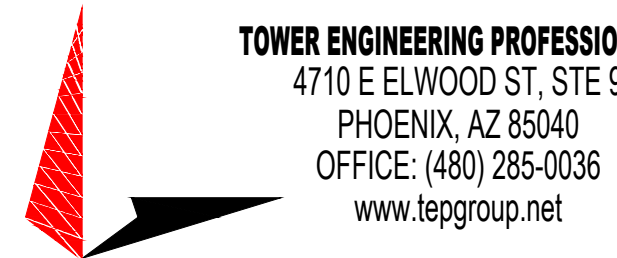
1. CONTRACTOR SHALL VERIFY AVAILABLE FAULT CURRENT WITH POWER COMPANY AND ENSURE ALL ELECTRICAL EQUIPMENT IS SUITABLE FOR AVAILABLE FAULT CURRENT.
2. CONTRACTOR SHALL COORDINATE UTILITY SERVICES WITH LOCAL UTILITY COMPANIES. VERIFY ALL REQUIREMENTS WITH UTILITY COMPANY STANDARDS.
3. ONE-LINE DIAGRAM IS FOR SCHEMATIC PURPOSES ONLY AND IS NOT INDICATIVE OF THE ACTUAL EQUIPMENT LAYOUT.
4. CONTRACTOR SHALL LABEL METER SOCKET WITH SERVICE OWNER NAMEPLATE WITH 1/2" HEIGHT MINIMUM LETTERS.
5. CONTRACTOR TO DETERMINE AVAILABLE FAULT CURRENT BEFORE ENERGIZING EQUIPMENT. THE AMOUNT OF AVAILABLE FAULT CURRENT SHALL BE MARKED ON THE SERVICE EQUIPMENT PER NEC 110.24.
6. CONTRACTOR WILL NOTIFY UTILITY COMPANY OF CHANGES IN ELECTRICAL LOAD.



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**FIRSTNET/AT&T ID: CVL06565
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**PSTC #: CANC-RLIN01
AERIAL LIFT SERVICES**

**6941 7TH STREET
RIO LINDA, CA 95673
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**PROPOSED 80'-0"
MONOPOLE TOWER**

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REV	DATE	DRWN	DESCRIPTION	QA
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SEAL:



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SHEET TITLE:

**ONE-LINE
DIAGRAM**

SHEET NUMBER:

E-2

REVISION:

I

TEP #:

314187.336170

VIEW 1



EXISTING



PROPOSED MONOPOLE

PROPOSED

LOOKING WEST FROM O STREET

VIEW 2



EXISTING



PROPOSED LOOKING NORTHEAST FROM 6TH STREET

VIEW 3



EXISTING



PROPOSED

LOOKING SOUTHEAST FROM FRONT STREET

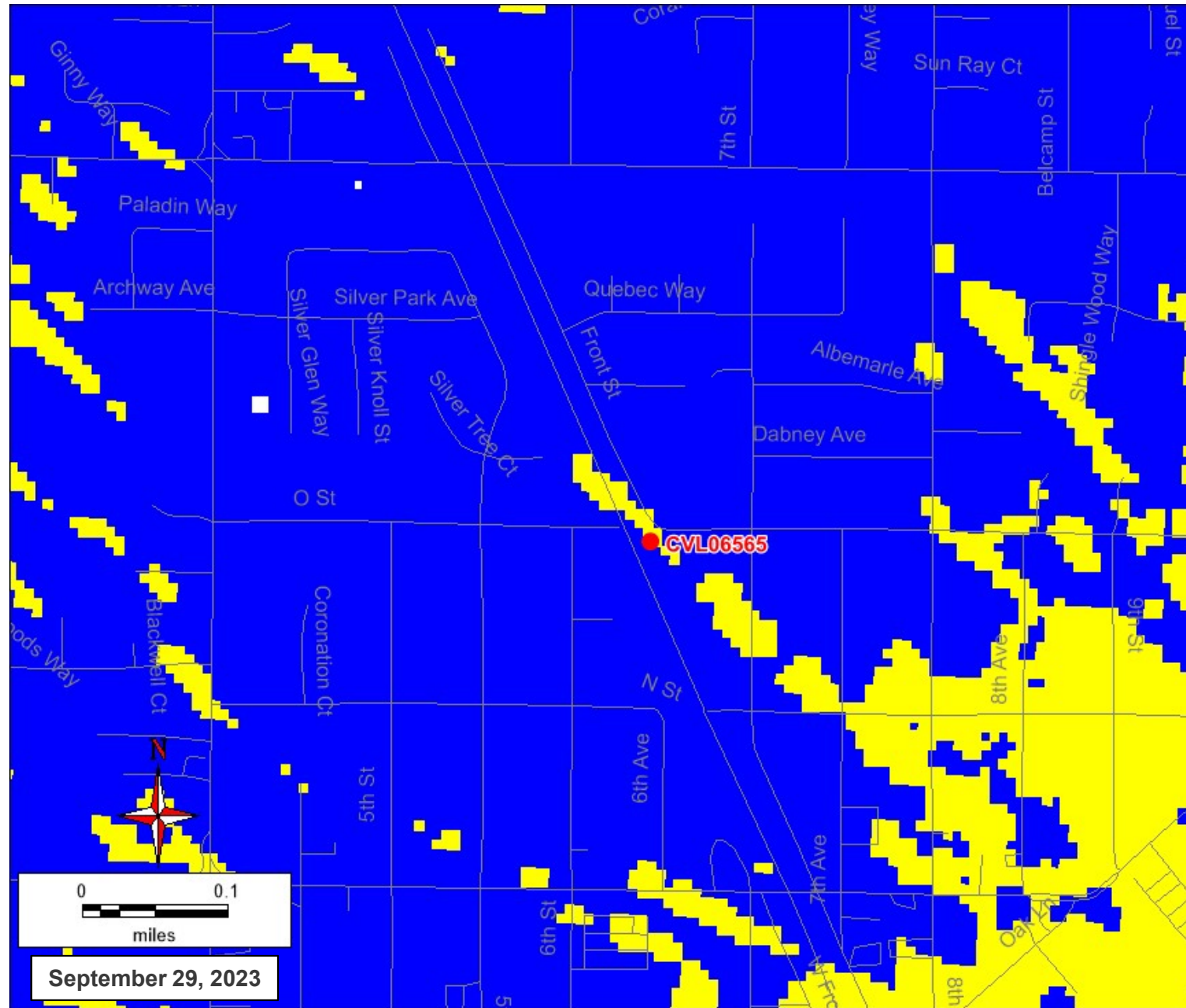
CVL06565 Zoning Propagation Map

September 29, 2023

Existing LTE 700 Coverage

Legend

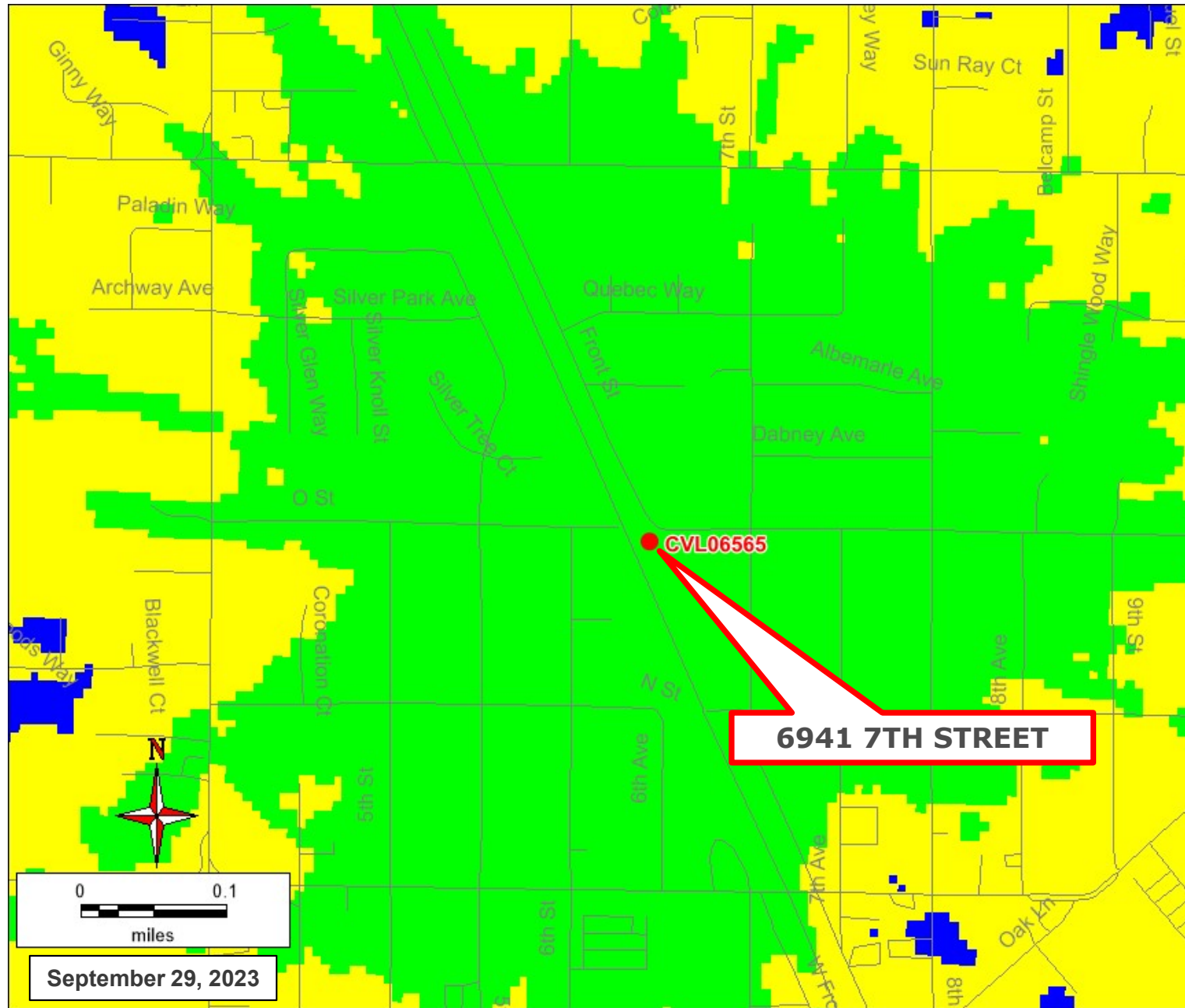
- Reliable Service Indoors/Outdoors
- Reliable Coverage in Transit
Indoor Coverage Less Reliable
- Reliable Coverage Outdoors Only
Indoor Coverage Less Reliable
- Existing site
- Proposed site



Proposed LTE 700 Coverage (RC = 45')








Legend

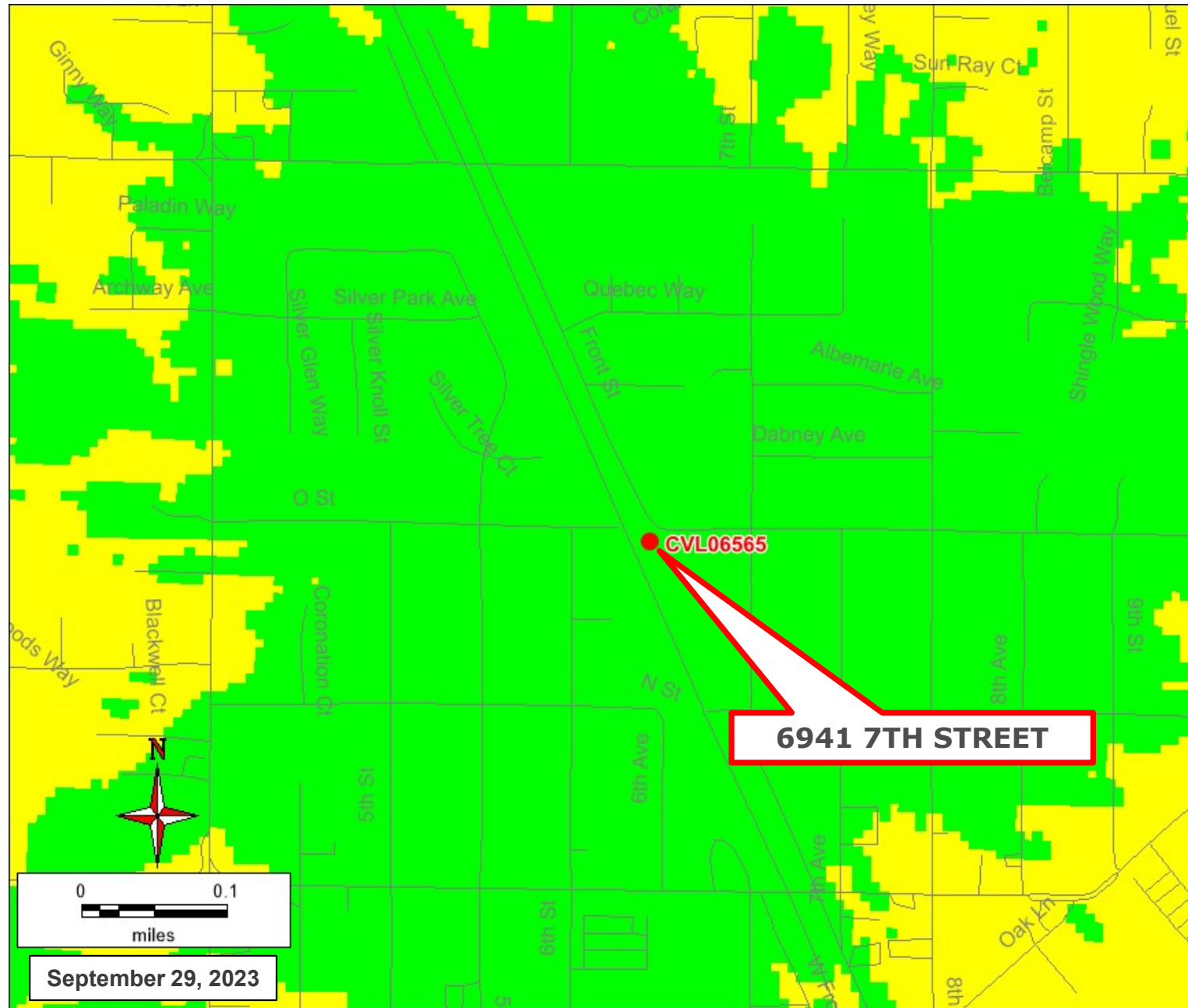
- Reliable Service Indoors/Outdoors
- Reliable Coverage in Transit
Indoor Coverage Less Reliable
- Reliable Coverage Outdoors Only
Indoor Coverage Less Reliable
- Existing site
- Proposed site



Proposed LTE 700 Coverage (RC = 71')

Legend

-  Reliable Service Indoors/Outdoors
-  Reliable Coverage in Transit
-  Indoor Coverage Less Reliable
-  Reliable Coverage Outdoors Only
-  Indoor Coverage Less Reliable
-  Existing site
-  Proposed site




WATERFORD

Radio Frequency Emissions Compliance Report for AT&T Mobility

Site Name: CANC RLIN01
 Address: 6941 7th Street
 Rio Linda, CA 95673
 Report Date: May 18, 2023

Site Structure Type: Monopole
 Latitude: 38.694551
 Longitude: -121.451216
 Project: New Build

Compliance Statement

Based on information provided by AT&T Mobility and predictive modeling, the CANC RLIN01 installation proposed by AT&T Mobility will be compliant with Radiofrequency Radiation Exposure Limits of 47 C.F.R. §§ 1.1307(b)(3) and 1.1310. RF alerting signage at the base of the Monopole and restricting access to authorized climbers that have completed RF safety training is required for Occupational environment compliance. The proposed operation will not expose members of the General Public to hazardous levels of RF energy at ground level or in adjacent structures.

Certification

I, David C. Cotton, Jr., am the reviewer and approver of this report and am fully aware of and familiar with the Rules and Regulations of both the Federal Communications Commissions (FCC) and the Occupational Safety and Health Administration (OSHA) with regard to Human Exposure to Radio Frequency Radiation, specifically in accordance with FCC's OET Bulletin 65. I have reviewed this Radio Frequency Exposure Assessment report and believe it to be both true and accurate to the best of my knowledge.



David Charles Cotton, Jr.
 David Charles Cotton, Jr.
 Registered Professional Engineer (Electrical)
 State of California, 18838

General Summary

The compliance framework is derived from the Federal Communications Commission (FCC) Rules and Regulations for preventing human exposure in excess of the applicable Maximum Permissible Exposure ("MPE") limits. At any location at this site, the power density resulting from each transmitter may be expressed as a percentage of the frequency-specific limits and added to determine if 100% of the exposure limit has been exceeded. The FCC Rules define two tiers of permissible exposure differentiated by the situation in which the exposure takes place and/or the status of the individuals who are subject to exposure. General Population / Uncontrolled exposure limits apply to those situations in which persons may not be aware of the presence of electromagnetic energy, where exposure is not employment-related, or where persons cannot exercise control over their exposure. Occupational / Controlled exposure limits apply to situations in which persons are exposed as a consequence of their employment, have been made fully aware of the potential for exposure, and can exercise control over their exposure. Based on the criteria for these classifications, the FCC General Population limit is considered to be a level that is safe for continuous exposure time. The FCC General Population limit is 5 times more restrictive than the Occupational limits.

In situations where the predicted MPE exceeds the General Population threshold in an accessible area as a result of emissions from multiple transmitters, FCC licensees that contribute greater than 5% of the aggregate MPE share responsibility for mitigation.

CANC RLIN01 - New Build 05.18.2023

Table 1: FCC Limits

Frequency (MHz)	<i>Limits for General Population/ Uncontrolled Exposure</i>		<i>Limits for Occupational/ Controlled Exposure</i>	
	Power Density (mW/cm ²)	Averaging Time (minutes)	Power Density (mW/cm ²)	Averaging Time (minutes)
30-300	0.2	30	1	6
300-1500	f/1500	30	f/300	6
1500-100,000	1.0	30	5.0	6

f=Frequency (MHz)

Based on the computational guidelines set forth in FCC OET Bulletin 65, Waterford Consultants, LLC has developed software to predict the overall Maximum Permissible Exposure possible at any location given the spatial orientation and operating parameters of multiple RF sources. The power density in the Far Field of an RF source is specified by OET-65 Equation 5 as follows:

$$S = \frac{EIRP}{4 \cdot \pi \cdot R^2} \text{ (mW/cm}^2\text{)}$$

where EIRP is the Effective Radiated Power relative to an isotropic antenna and R is the distance between the antenna and point of study. Additionally, consideration is given to the manufacturers' horizontal and vertical antenna patterns as well as radiation reflection. At any location, the predicted power density in the Far Field is the spatial average of points within a 0 to 6-foot vertical profile that a person would occupy. Near field power density is based on OET-65 Equation 20 stated as

$$S = \left(\frac{180}{\theta_{BW}} \right) \cdot \frac{100 \cdot P_{in}}{\pi \cdot R \cdot h} \text{ (mW/cm}^2\text{)}$$

where P_{in} is the power input to the antenna, θ_{BW} is the horizontal pattern beamwidth and h is the aperture length.

Some antennas employ beamforming technology where RF energy allocated to each customer device is dynamically directed toward their location. This analysis includes a statistical factor reducing the actual power of the antenna system to 32% of maximum theoretical power to account for spatial distribution of users, network utilization, time division duplexing, and scheduling time. AT&T recommends the use of this factor based on a combination of guidance from its antenna system manufacturers, supporting international industry standards, industry publications, and its extensive experience.

CANC RLIN01 - New Build 05.18.2023

Analysis

AT&T Mobility proposes the following installation at this location:

- INSTALL (15) ANTENNAS ON (12) MOUNT PIPES
- INSTALL (18) RADIOS

The antennas will be mounted on a 75-foot Monopole with centerlines 37, 79.12, 81, & 82.71 feet above ground level. Proposed antenna operating parameters are listed in Appendix A. Other appurtenances such as GPS antennas, RRUs and hybrid cable below the antennas are not sources of RF emissions. No other antennas are known to be operating in the vicinity of this site.



Figure 1: Antenna Locations

CANC RLIN01 - New Build 05.18.2023

Power density decreases significantly with distance from any antenna. The panel-type antennas to be employed at this site are highly directional by design and the orientation in azimuth and mounting elevation, as documented, serves to reduce the potential to exceed MPE limits at any location other than directly in front of the antennas. For accessible areas at ground level, the maximum predicted power density level resulting from all AT&T Mobility operations is 2.3622% of the FCC General Population limits. Incident at adjacent structures depicted in Figure 1, the maximum predicted power density level resulting from all AT&T Mobility operations is 37.0424% of the FCC General Population limits. The proposed operation will not expose members of the General Public to hazardous levels of RF energy at ground level or in adjacent structures.

Waterford Consultants, LLC recommends posting RF alerting signage with contact information (Caution 2B) at the base of the Monopole to inform authorized climbers of potential conditions near the antennas. These recommendations are depicted in Figure 2.

Compliance Requirement Diagram (Access Location)



Figure 2: Mitigation Recommendation

Recommendations

AT&T Mobility Access Location
 Caution 2B posted at the base of the pole.

Materials –
 1 Caution 2B Sign

CANC RLIN01 - New Build 05.18.2023

Appendix A: Operating Parameters Considered in this Analysis

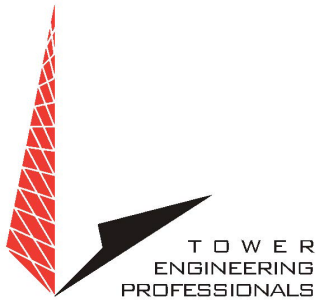
Antenna #:	Carrier:	Manufacturer	Pattern:	Band (MHz):	Mech Az (deg):	Mech DT (deg):	H BW (deg):	Length (ft):	TPO (W):	Channels:	Loss (dB):	Gain (dBd):	ERP (W):	EIRP (W):	Rad Center (ft):
1	AT&T	QUINTEL	QD8612-3D V1 02DT	700	80	0	70	8	40	4	0	12.7109	2987	4900	81
1	AT&T	QUINTEL	QD8612-3D V1 02DT	850	80	0	61	8	40	4	0	13.2158	3355	5504	81
1	AT&T	QUINTEL	QD8612-3D V1 02DT	1900	80	0	60	8	40	4	0	15.249	5358	8791	81
1	AT&T	QUINTEL	QD8612-3D V1 02DT	2100	80	0	60	8	40	4	0	15.6024	5812	9536	81
2	AT&T	Ericsson	SON_AIR6449 NR TB 05.17.22 3700 AT&T	3700	80	0	11.7	2.8	86.8	1	0	23.45	19199	31497	79.12
3	AT&T	Ericsson	SON_AIR6419 TB 05.17.22 3500 AT&T	3500	80	0	13	2.4	54.2	1	0	23.45	11999	19686	82.71
4	AT&T	QUINTEL	QD868-2 V1 02DT	700	80	0	74	8	40	4	0	12.1945	2652	4351	81
4	AT&T	QUINTEL	QD868-2 V1 02DT	1900	80	0	62	8	40	4	0	14.7795	4809	7890	81
5	AT&T	QUINTEL	QD8612-3D V1 02DT	700	320	0	70	8	40	4	0	12.7109	2987	4900	81
5	AT&T	QUINTEL	QD8612-3D V1 02DT	850	320	0	61	8	40	4	0	13.2158	3355	5504	81
5	AT&T	QUINTEL	QD8612-3D V1 02DT	1900	320	0	60	8	40	4	0	15.249	5358	8791	81
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8	AT&T	QUINTEL	QD868-2 V1 02DT	1900	320	0	62	8	40	4	0	14.7795	4809	7890	81
9	AT&T	QUINTEL	QD8612-3D V1 02DT	700	200	0	70	8	40	4	0	12.7109	2987	4900	81
9	AT&T	QUINTEL	QD8612-3D V1 02DT	850	200	0	61	8	40	4	0	13.2158	3355	5504	81
9	AT&T	QUINTEL	QD8612-3D V1 02DT	1900	200	0	60	8	40	4	0	15.249	5358	8791	81
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13	AT&T	ANDREW	VHLP4-11	11000	0	0	1.5	4	0.2	1	0	38.7	1483	2432	37
14	AT&T	ANDREW	VHLP4-11	11000	180	0	1.5	4	0.2	1	0	38.7	1483	2432	37

Notes: Table depicts recommended operating parameters for AT&T Mobility proposed operations.

Use Regulation and Development Standard Consistency Table

Topic	Standard	Source	Proposed	In Compliance?
Table 3.6.2 – WCF Development Standards				
<i>New Towers</i>				
Maximum Height	55 feet	3.6.7	75 feet	No, Special Development Permit is being requested to deviate from this standard.
Minimum Separation from Group 1 Zoned Property	Three times the height (225 feet)	3.6.7	North: 125 feet West: 116 feet East: 382 feet South: 554 feet	No, Special Development Permit is being requested to deviate from this standard.
Separation from Interior Property Boundary	25 feet	3.6.7	North: 74 feet West: 67 feet East: 59 feet South: 554 feet	Yes
Separation from Public Right of Way	25 feet for tower and enclosure.	3.6.7	Enclosure: North: 6 feet East: 321 feet Tower: North: 74 feet East: 332 feet	No, Special Development Permit is being requested to deviate from this standard to the west.
<i>WCFS - Ancillary Equipment and Enclosures</i>				
Location – New WCFs	All equipment shelters, cabinets, or structures utilized or built in connection with the antennas shall be located on the ground outside of the setback area for the underlying Zoning Group or	3.6.7	All structures are in the leased area. North: 7 feet West: 59 feet East: 321 feet	Yes

	vehicle parking space allotment required.		South: 588 feet	
Screening-All	Screened fencing required around equipment enclosures as outlined in Section 5.2.5.D.5- Screen Fencing	3.6.7	See Screen Fencing Below	Yes
<i>Screen Fencing</i>				
Screen Fencing	Outdoor storage of materials and equipment shall be located within the buildable portion of the lot, and screened from view with solid wood fencing, a masonry wall, or chain-link fencing with slats. Screen fencing shall also be located within the buildable portion of the lot, unless otherwise noted in this Code.	5.2.5.D.5	Outdoor storage is within the lease area screened by chain-link fencing with slats.	Yes



TEP PHOENIX OFFICE
 4710 E. ELWOOD, SUITE 9
 PHOENIX, AZ 85040
 480-285-0035
 WWW.TEPGROUP.NET

July 31, 2023

Re: Alternative Site Analysis – New Public Safety Tower/FirstNet at 6941 7th Street, Rio Linda, CA 95673 – Conditional Use Permit & Special Development Permit – CVL06565 / RLIN01

To County of Sacramento Planning Department:

We are proposing a new Public Safety Tower to provide FirstNet to enhance emergency service for first responders at 6941 7th Street in Rio Linda. Several alternative locations were considered for this project with Commercial/Industrial corridors targeted as the preferred location. This site is designated as a Light Industrial (M-1). All the surrounding possible locations are residential areas that leave no room for a tower and would not work for the FirstNet/AT&T coverage objective.

Because 6941 7th Street currently sits in a significant gap for FirstNet/AT&T this location was ultimately selected and approval for the project by property ownership was obtained. This location will help to cover and serve the surrounding industrial and residential areas.



County of Sacramento

Negative Declaration

Pursuant to Title 14, Division 6, Chapter 3, Article 6, Sections 15070 and 15071 of the California Code of Regulations and pursuant to the Procedures for Preparation and Processing of Environmental Documents adopted by the County of Sacramento pursuant to Sacramento County Ordinance No. SCC-116, the Environmental Coordinator of Sacramento County, State of California, does prepare, make, declare, publish, and cause to be filed with the County Clerk of Sacramento County, State of California, this Negative Declaration re: The Project described as follows:

1. Control Number: PLNP2023-00155

2. Title and Short Description of Project: 6941 7th Street First Net/AT&T Public Safety Facility

The project is requesting the following:

1. A **Use Permit** to allow a new Wireless Communication Facility (WCF).
2. A **Special Development Permit** to allow the proposed project to deviate from the following development standards:
 - Maximum allowable height (Section 3.6.7.A, Table 3.6.2): 55 feet.
Proposed: 80 feet (Plate IS-4).
 - Minimum required separation from public right of way (Section 3.6.7.A, Table 3.6.2): 25 feet.
Proposed: 6 feet.
 - Minimum required separation from Group 1 Zone property (Section 3.6.7.A, Table 3.6.2): three times height of tower, 240 feet. Proposed: 125 feet to the north and 116 feet to the west.
3. A **Design Review** to determine substantial compliance with the *Sacramento County Countywide Design Guidelines* (Design Guidelines).
- 3. Assessor's Parcel Number:** 206-0162-001-0000
- 4. Location of Project:** The project site is located within the northwest portion of a 4.13-acre trapezoidal parcel located at 6941 7th Street. The 35-foot by 35-foot project site within the industrial property is approximately 320 feet west of the intersection of O Street and 7th Street in the Rio Linda/ Elverta community.
- 5. Project Applicant:** Public Safety Towers LLC
6. Said project will not have a significant effect on the environment for the following reasons:
 - a. It will not have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory.
 - b. It will not have the potential to achieve short-term, to the disadvantage of long-term, environmental goals.
 - c. It will not have impacts, which are individually limited, but cumulatively considerable.
 - d. It will not have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly.
7. As a result thereof, the preparation of an environmental impact report pursuant to the Environmental Quality Act (Division 13 of the Public Resources Code of the State of California) is not required.

8. The attached Initial Study has been prepared by the Sacramento County Planning and Environmental Review Division in support of this Negative Declaration. Further information may be obtained by contacting the Planning and Environmental Review Division at 827 Seventh Street, Room 225, Sacramento, California, 95814, or phone (916) 874-6141.

Julie Newton
Environmental Coordinator
County of Sacramento, State of California

COUNTY OF SACRAMENTO
PLANNING AND ENVIRONMENTAL REVIEW
INITIAL STUDY

PROJECT INFORMATION

CONTROL NUMBER: PLNP2023-00155

NAME: 6941 7th Street First Net/AT&T Public Safety Facility

LOCATION: The project site is located within the northwest portion of a 4.13-acre trapezoidal parcel located at 6941 7th Street (Plate IS-1). The 33-foot by 33-foot project site within the industrial property is approximately 320 feet west of the intersection of O Street and 7th Street in the Rio Linda/ Elverta community (Plates IS-2 and IS-3).

ASSESSOR'S PARCEL NUMBER: 206-0162-001-0000

OWNER: 7th Street Properties Inc.
 2475 Fawn Hill Lane
 Auburn, CA 95603
 Contact: Jim Lane

APPLICANT: Public Safety Towers LLC
 1903 Wright Place, Suite 140
 Carlsbad, CA 92008
 Contact: Chris Odenthal

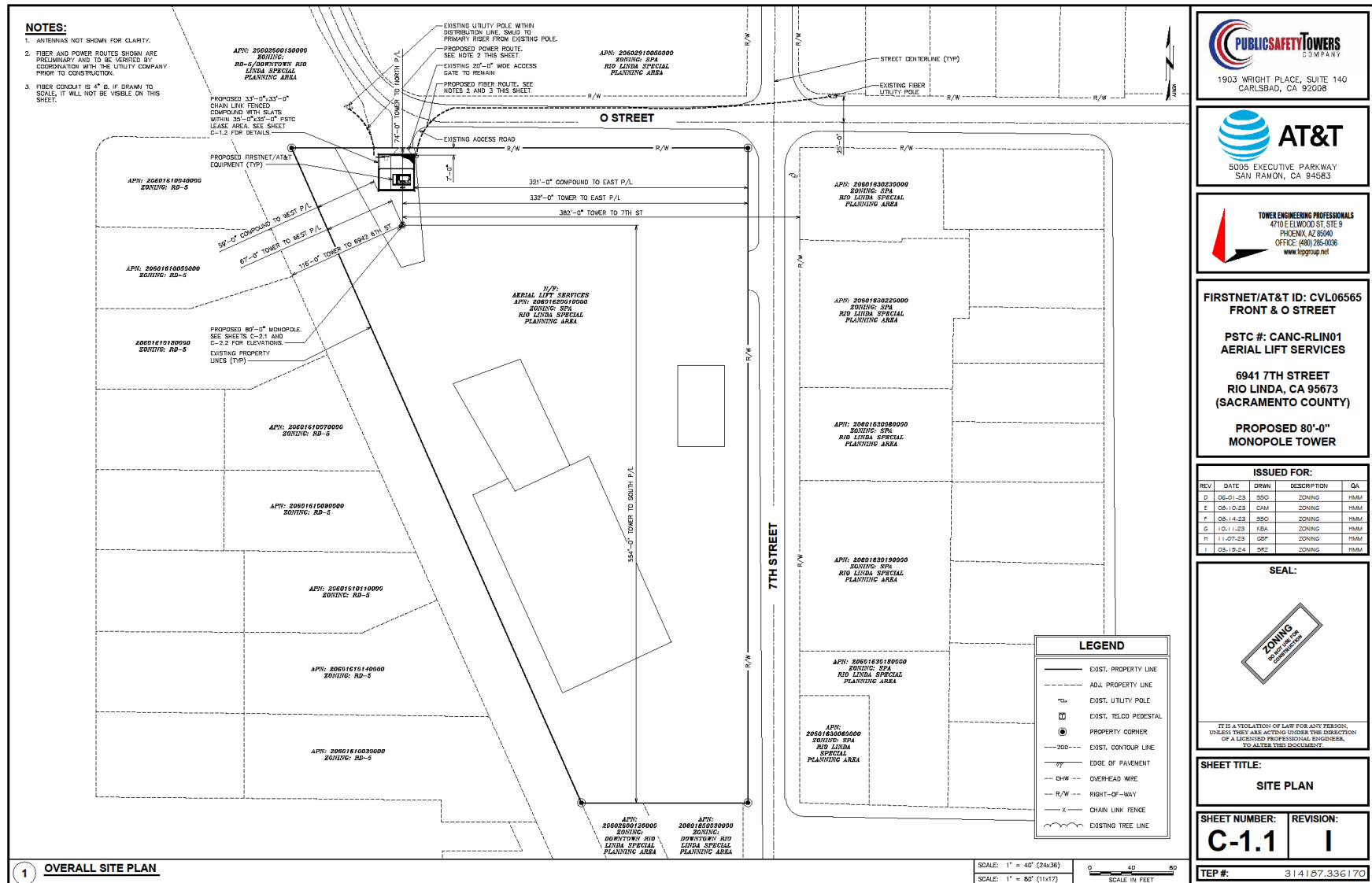
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2. A **Special Development Permit** to allow the proposed project to deviate from the following development standards:
 - Maximum allowable height (Section 3.6.7.A, Table 3.6.2): 55 feet. Proposed: 75 feet.
 - Minimum required separation from public right-of-way for equipment enclosure (Section 3.6.7.A, Table 3.6.2): 25 feet. Proposed: 6 feet.
 - Minimum required separation from Group 1 Zone property (Section 3.6.7.A, Table 3.6.2): three times height of tower, 225 feet. Proposed: 125 feet to the north and 116 feet to the west.
3. A **Design Review** to determine substantial compliance with the *Sacramento County Countywide Design Guidelines* (Design Guidelines).

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Plate IS-1 Site Plan



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Plate IS-2 Compound Layout

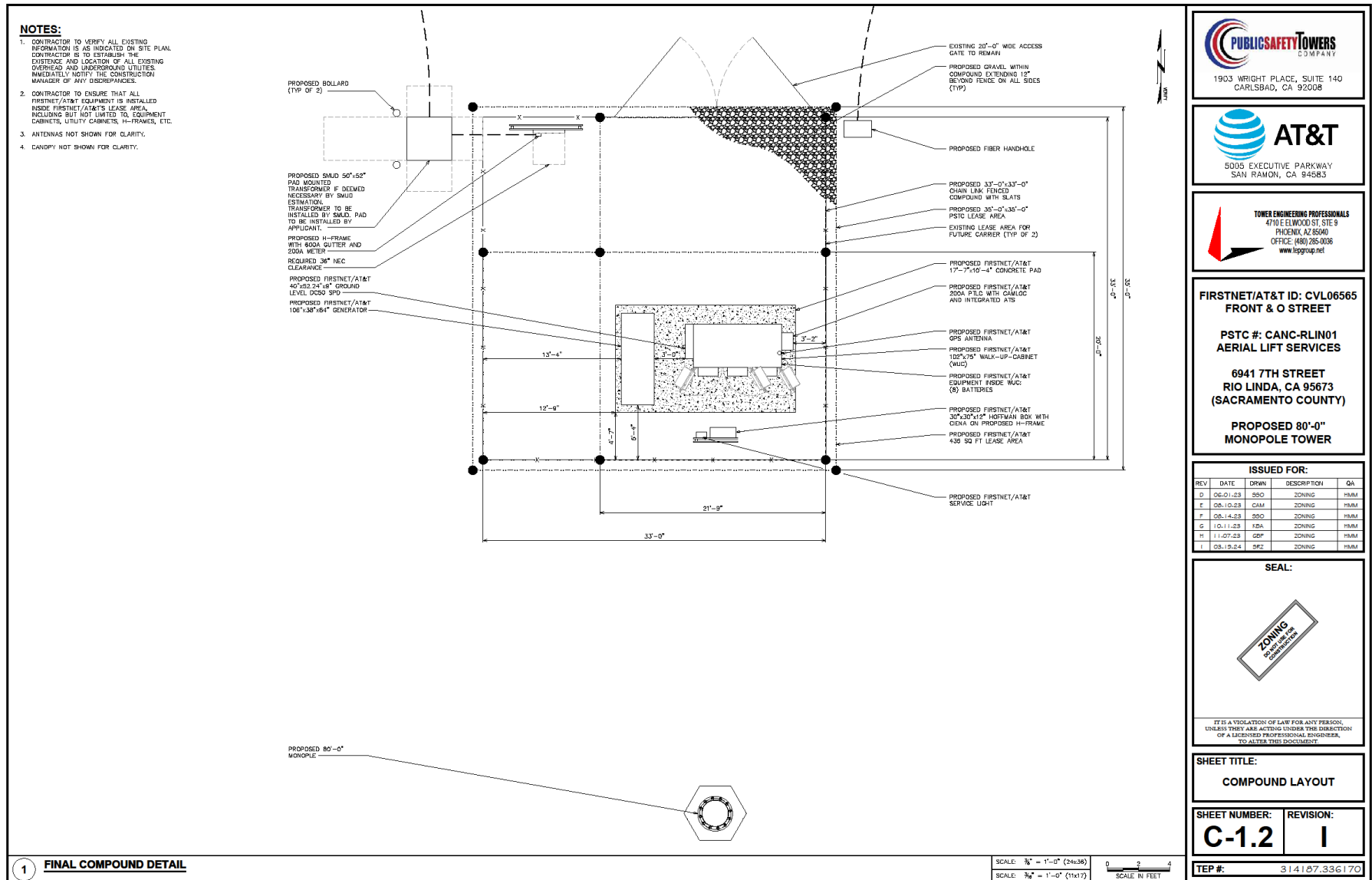
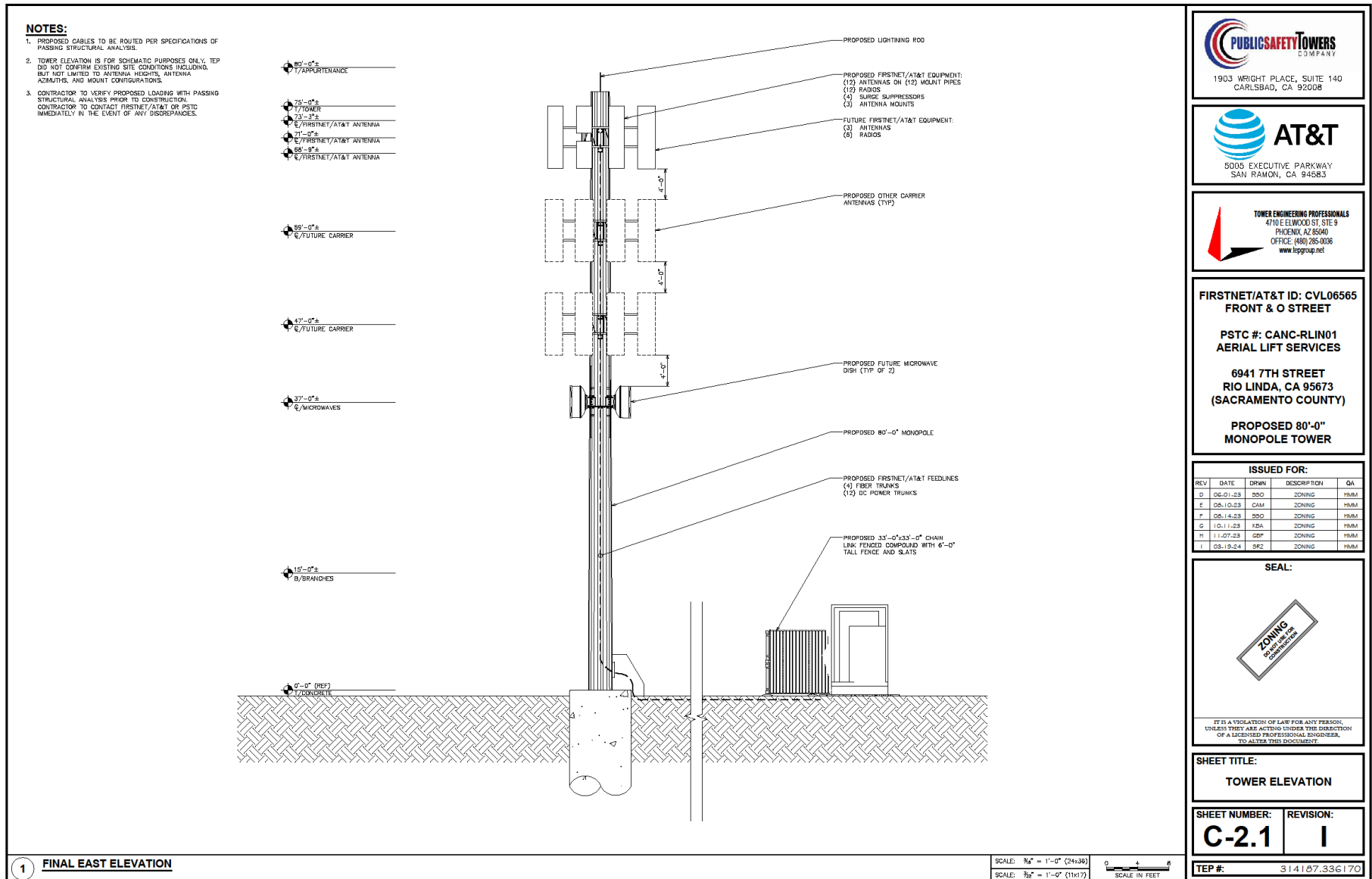


Plate IS-3 Aerial Map of Project



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Plate IS-4 Tower Elevation



4. A **Design Review** to determine substantial compliance with the *Sacramento County Countywide Design Guidelines* (Design Guidelines).

As shown on Plate IS-4 the applicant is proposing an 75-foot-tall monopole that will accommodate fifteen (15) direction panel antennas and eighteen (18) radio units. In addition to the tower there is an equipment shelter which will hold necessary electrical generation and backup systems located within a 33' x 35' lease area, behind a 6-foot-high chain link fence with green privacy slats.

ENVIRONMENTAL SETTING

The subject parcel is currently developed with two industrial buildings totaling approximately 25,500-square feet, and a defunct grain silo building. Outdoor portions of the site are used for industrial equipment storage, with hundreds of small industrial equipment pieces and vehicles being parked on the site at any given time. Beyond the industrial use of the site there are residential uses to the west south and east with the closest residence being approximately 170 feet to the west of the site (Plate IS-3). To the north beyond O Street is a large open parcel. The site is within the Downtown Rio Linda Special Planning Area (SPA) (Plate IS-5) and is zoned Intensive Industrial (Plate IS-6).

ENVIRONMENTAL EFFECTS

Appendix G of the California Environmental Quality Act (CEQA) provides guidance for assessing the significance of potential environmental impacts. Based on this guidance, Sacramento County has developed an Initial Study Checklist (located at the end of this report). The Checklist identifies a range of potential significant effects by topical area. The topical discussions that follow are provided only when additional analysis beyond the Checklist is warranted.

LAND USE

This section supplements the Initial Study Checklist by analyzing if the proposed project would:

- Cause a significant environmental impact due to a conflict with any applicable land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect.

REGULATORY SETTING

Sacramento County Zoning Code section 3.6.7. stipulates the development standards for wireless towers. Projects that are within a group 1 zoning category [group 1 includes the following zones: RD, AR, O, C-O, RM-2, DW, RR, and SPA zoning districts (unless

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Plate IS-5 Zoning

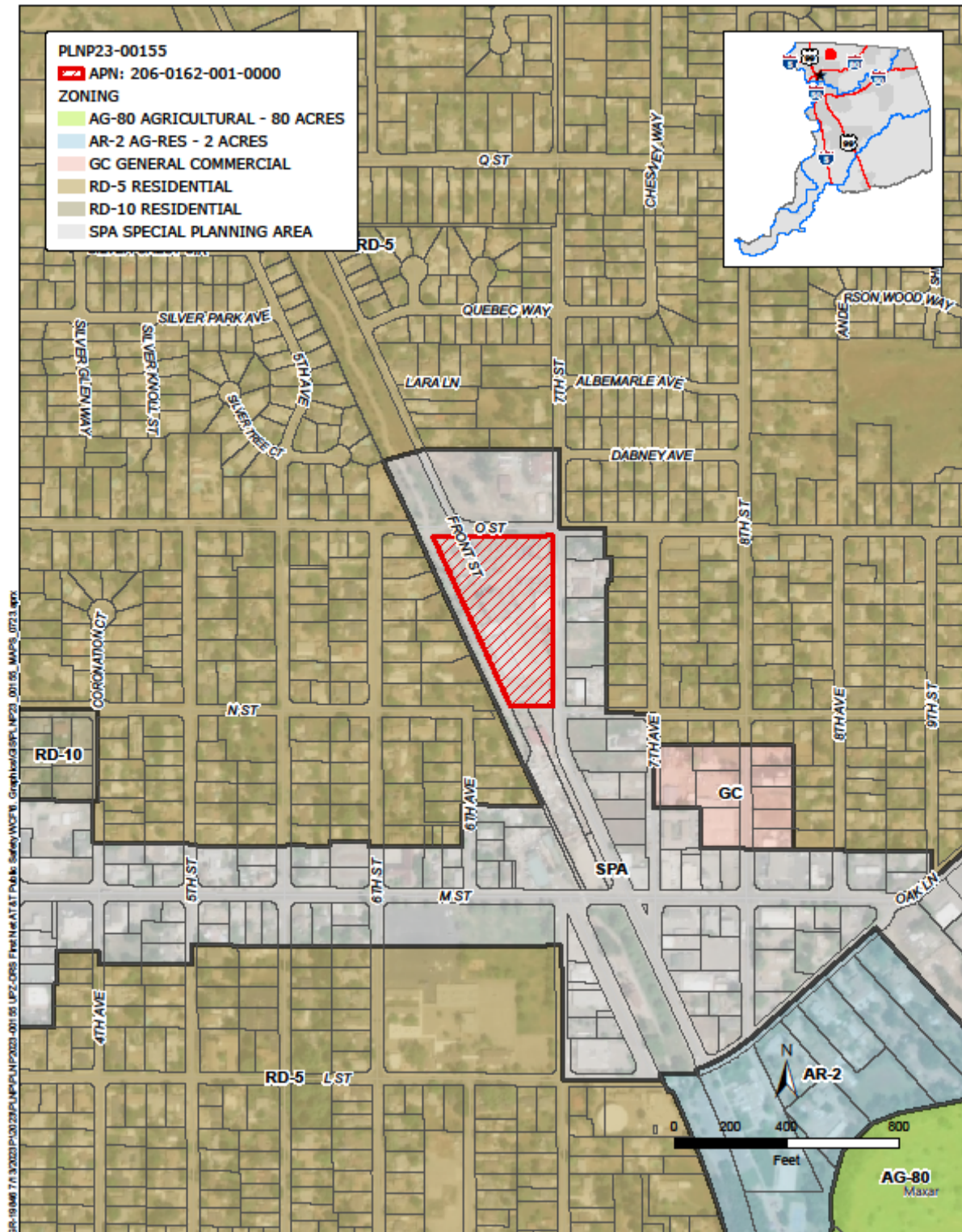
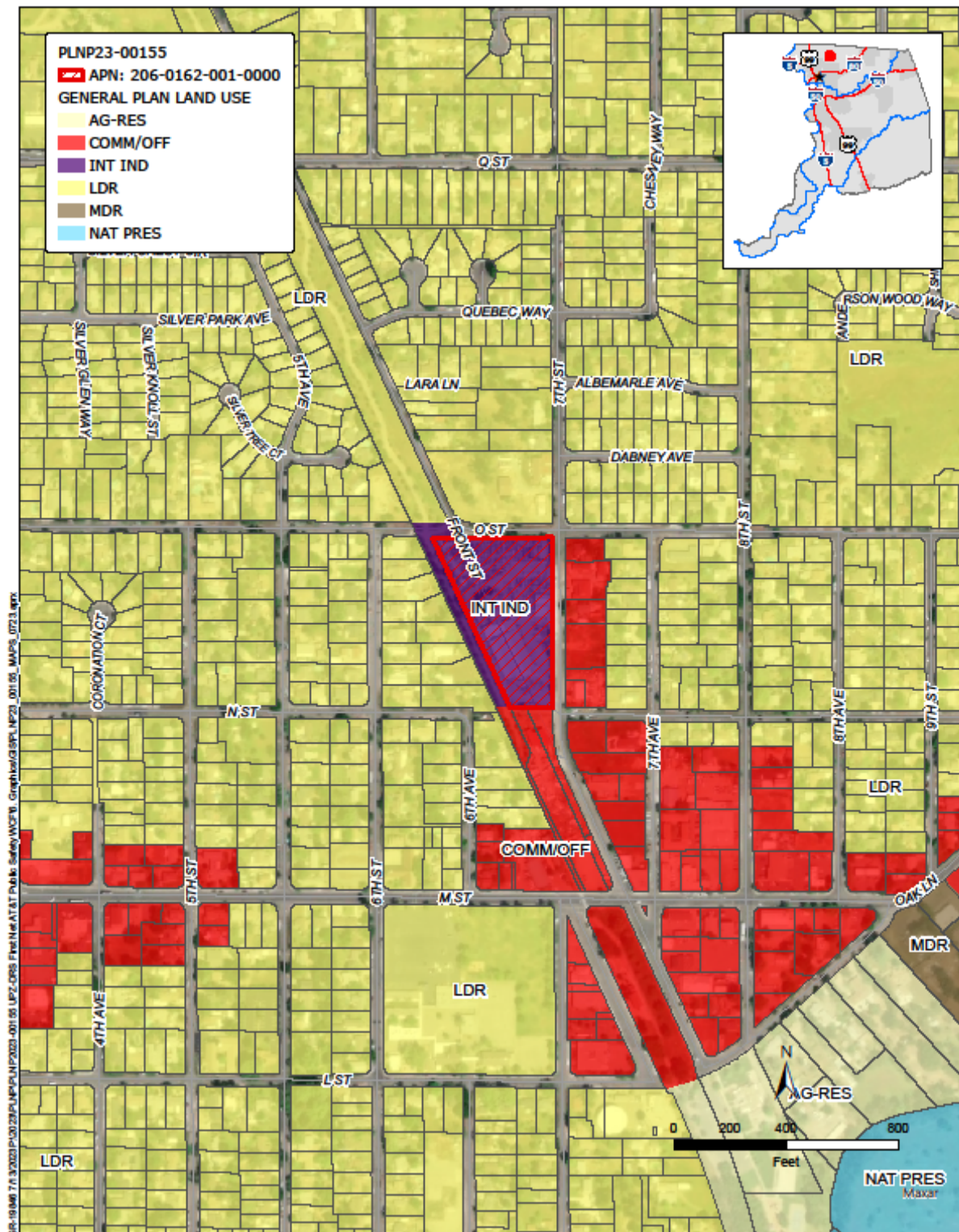


Plate IS-6 General Plan Land Use



otherwise specified in the particular SPA ordinance)], are subject to a Conditional Use Permit to be approved by the Planning Commission.

Table 3.6.2 further specifies development standards for wireless facilities including the following standards applicable to the group 1 zone:

- A maximum height of 55 feet; and,
- Separation from a group 1 zoned property – 3 times the height of the tower

PROJECT ANALYSIS

The project seeks a Special Development Permit to allow the proposed project to deviate from the standards specified in Zoning Code section 3.6.7 and outlined above. The project requests a deviation to allow a 75-foot tower in a zone where the maximum height is 55 feet. The project site is a group 2 zoned parcel (SPA) surrounded by properties that are a group 1 zoning classification (RD-5). With a proposed tower height of 75 feet, the separation requirements from adjacent group 1 properties would be 225 feet (3 times the height of the 75-foot tower).

The height and separation requirements in the zoning code were adopted to address land use compatibility and aesthetics. The project site is an equipment storage yard which contains a variety of vehicles including cranes and bucket lifts that can be seen above the existing security fencing. The proposed design of the tower would have the appearance of a tall tree (see aesthetics discussion below). The proposed tower location would be located 116 feet from the neighboring group 1 zoned parcel, which is 109 feet less than stipulated by the zoning code. The project was reviewed by the design review advisory committee (DRAC) and found to be in substantial compliance with the County's adopted design guidelines (see the aesthetics section below). Therefore, the project would not cause a significant environmental impact due to a conflict with any applicable land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect. Impacts associated with land use are ***less than significant***.

AESTHETICS

This section supplements the Initial Study Checklist by analyzing if the proposed project would:

- Substantially degrade the existing visual character or quality of the site and its surroundings.

The degree of impact of a project, either negative or beneficial, to the visual character of the area is largely subjective. Few objective or quantitative standards are available to analyze visual quality, and individual viewers respond differently to changes in the physical environment.

The 75-foot tall monopole would be visible from the nearby residential properties. Under CEQA, an evaluation of a project's potential visual change as viewed from

private property is not required (*Mira Mar Mobile Community v. City of Oceanside*, 119 Cal.App.4th 477 [Cal. Ct. App. 2004]). Therefore, the analysis focuses on the potential of the project to substantially degrade visual character from public viewpoints. The property is not located on a State Scenic Highway and the general vicinity does not contain a scenic vista.

Photo simulations of the project can be found in Plates IS-7 through IS-9. The equipment shelter will be located within a 33' x 35' lease area, behind a 6-foot-high chain link fence with green privacy slats. The proposed project is located in an industrial environment with large construction related equipment, and storage/warehouse buildings and storage silos visible along Front and O Streets.

The monopole would be visible to motorists traveling along 7th Street and O Street which is not a heavily traveled roadway. The DRAC met on December 14, 2023, and recommended the Planning Commission find the project in substantial compliance with the County's Design Guidelines. Given the existing development and utilities that are visually present in the existing viewshed of the site and surrounding residential environment, the proposed project will not have a substantial adverse effect on the existing visual character. The project is consistent with policies governing scenic resources and has been found consistent with objective County design standards. Impacts associated with aesthetics are ***less than significant***.

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Plate IS-7 Photo simulation View 1



CVL06565/CANC-RLIN01
FRONT & O STREET
6941 7TH STREET RIO LINDA GA 95673



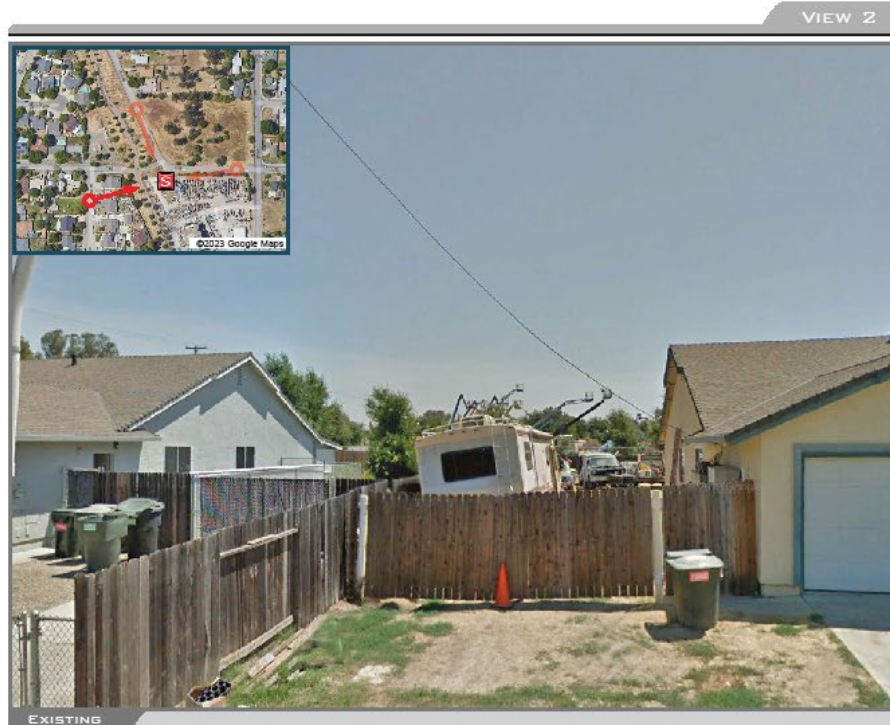
ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT.

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Plate IS-8 Photo simulation View 2



CVL06565/CANC-RLIND1
FRONT & O STREET
6941 7TH STREET RIO LINDA GA 95673



ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT.

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Plate IS-9 Photo simulation View 3



CVL06565/CANC-RLIN01
FRONT & O STREET
6941 7TH STREET RIO LINDA CA 95673



VIEW 3



ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT.

NOISE

This section supplements the Initial Study Checklist by analyzing if the proposed project would:

- Result in generation of a temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established by the local general plan, noise ordinance or applicable standards of other agencies

REGULATORY SETTING

In order to limit population exposure to physically and/or psychologically damaging noise levels, the State of California and Sacramento County have established standards and ordinances to control noise.

STATE OF CALIFORNIA

The California Department of Health Services (DHS) office of Noise Control has studied the relationship between noise levels and different land uses. As a result, the DHS has established four categories for judging the severity of noise intrusion on specified land use. Noise in the “normally acceptable” category places no undue burden on affected receptors and would need no mitigation. As noise rises into the “conditionally acceptable” range, some mitigation of exposure (as established by an acoustical study) would be warranted. At the next level, noise intrusion is so severe that it is classified “normally unacceptable” and would require extraordinary noise reduction measures to avoid disruption. Finally, noise in the “clearly unacceptable” category is so severe that it cannot be mitigated.

Title 24 of the California Administrative Code establishes standards governing interior noise levels that apply to all new multifamily residential units in California. The standards require that acoustical studies be performed prior to construction at building locations where the existing L_{dn} exceeds 60 dBA. Such acoustical studies are required to establish mitigation measures that will limit maximum L_{dn} noise levels to 45 dBA in any inhabitable room. The U.S. Department of Housing and Urban Development (HUD) has set an L_{dn} of 45 as its goal for interior noise in residential units built with HUD funding.

COUNTY GENERAL PLAN NOISE ELEMENT

The goals of the Sacramento County General Plan Noise Element are to: (1) protect the citizens of Sacramento County from exposure to excess noise and (2) protect the economic base of Sacramento County by preventing incompatible land uses from encroaching upon existing planned noise-producing uses. The General Plan defines a noise sensitive outdoor area as the primary activity area associated with any given land use at which noise sensitivity exists. Noise sensitivity generally occurs in locations where there is an expectation of relative quiet, or where noise could interfere with the activity which takes place in the outdoor area. An example is a backyard, where loud noise could interfere with the ability to engage in normal conversation.

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The Noise Element of the Sacramento County General Plan establishes noise exposure criteria to aid in determining land use compatibility by defining the limits of noise exposure for sensitive land uses. There are policies for noise receptors or sources, transportation or non-transportation noise, and interior and exterior noise.

NO-5. The interior and exterior noise level standards for noise-sensitive areas of new uses affected by existing non-transportation noise sources in Sacramento County are shown by Table 2 (Table IS-1 herein). Where the noise level standards of Table 2 are predicted to be exceeded at a proposed noise-sensitive area due to existing non-transportation noise sources, appropriate noise mitigation measures shall be included in the project design to reduce projected noise levels to a state of compliance with the Table 2 standards within sensitive areas.

Table IS-1: Noise Element Table 2
Non-Transportation Noise Standards Median (L_{50})/Maximum (L_{max})

New Land Use	Outdoor Area		Interior
	Daytime	Nighttime	Day and Night
All Residential	55 / 75	50 / 70	35 / 55
Transient lodging ⁴	55 / 75	---	35 / 55
Hospitals and nursing homes ^{5,6}	55 / 75	---	35 / 55
Theaters and auditoriums ⁶	---	---	30 / 50
Churches, meeting halls, schools, libraries, etc. ⁶	55 / 75	---	35 / 60
Office buildings ⁶	60 / 75	---	45 / 65
Commercial buildings ⁶	---	---	45 / 65
Playgrounds, parks, etc ⁶	65 / 75	---	---
Industry ⁶	60 / 80	---	50 / 70
<ol style="list-style-type: none"> 1. The Table 2 standards shall be reduced by 5 dB for sounds consisting primarily of speech or music, and for recurring impulsive sounds. If the existing ambient noise level exceeds the standards of Table 2, then the noise level standards shall be increased at 5 dB increments to encompass the ambient. 2. Sensitive areas are defined in the acoustic terminology section. 3. Interior noise level standards are applied within noise-sensitive areas of the various land uses, with windows and doors in the closed positions. 4. Outdoor activity areas of transient lodging facilities are not commonly used during nighttime hours. 5. Hospitals are often noise-generating uses. The exterior noise level standards for hospitals are applicable only at clearly identified areas designated for outdoor relaxation by either hospital staff or patients. 6. The outdoor activity areas of these uses (if any), are not typically utilized during nighttime hours. 7. Where median (L_{50}) noise level data is not available for a particular noise source, average (L_{eq}) values may be substituted for the standards of this table provided the noise source in question operates for at least 30 minutes of an hour. If the source in question operates less than 30 minutes per hour, then the maximum noise level standards shown would apply. 			

NO-6. Where a project would consist of or include non-transportation noise sources, the noise generation of those sources shall be mitigated so as not exceed the interior

and exterior noise level standards of Table 2 at existing noise-sensitive areas in the project vicinity.

NO-7. The “last use there” shall be responsible for noise mitigation. However, if a noise-generating use is proposed adjacent to lands zoned for uses which may have sensitivity to noise, then the noise generating use shall be responsible for mitigating its noise generation to a state of compliance with the Table 2 standards at the property line of the generating use in anticipation of the future neighboring development.

NO-8. Noise associated with construction activities shall adhere to the County Code requirements. Specifically, Section 6.68.090(e) addresses construction noise within the County.

NO-13. Where noise mitigation measures are required to satisfy the noise level standards of this Noise Element, emphasis shall be placed on the use of setbacks and site design to the extent feasible, prior to consideration of the use of noise barriers.

SACRAMENTO COUNTY NOISE CONTROL ORDINANCE

The County's Noise Control Ordinance sets limits for exterior noise levels on some designated agricultural-residential and all residential properties. The Noise Ordinance does not apply to noise levels at agriculturally zoned properties. The standards found in the County's Noise Control Ordinance are based on the duration of noise on private property over one-hour periods. The ordinance is primarily concerned with regulating noise other than noise generated by transportation noise sources (e.g., passing cars or aircraft flyovers). The ordinance limits the duration of noise based on many factors, including the type of source, tonal characteristics of the source, ambient noise levels, time of day, etc., by utilizing a system of noise criteria not to be exceeded based on the duration of noise over any given hour. Construction noise is specifically exempted from the Noise Ordinance (Sacramento County Code Section 6.68). Table NO-4 summarizes the Noise Ordinance standards.

In recognition of ambient noise, the ordinance allows the standards set forth in Table IS-2 to be adjusted in 5 dBA increments to encompass the ambient noise level. For example, if the ambient noise level for a given hour was 57 dBA, the daytime L50 noise standard would be increased to 60 dBA. The Noise Control Ordinance also states that each of the standards identified in Table IS-2 should be reduced by 5 dBA for impulsive or simple tone noises¹, or for noises consisting of speech or music.

¹ “Impulsive noise” means a noise characterized by brief excursions of sound pressures whose peak levels are very much greater than the ambient noise level, such as might be produced by the impact of a pile driver, punch press or a drop hammer, typically with duration of one second or less. “Simple tone noise” or “pure tone noise” means a noise characterized by the presence of a predominant frequency or frequencies such as might be produced by a whistle or hum.

Table IS-2: Sacramento County Noise Ordinance

Cumulative Duration of the Intrusive Sound	Descriptor	Exterior Noise Standard, dB	
		Daytime (7am – 10pm)	Nighttime (10pm – 7am)
30 – 60 minutes per hour	L ₅₀	55	50
15 – 30 minutes per hour	L ₂₅	60	55
5 – 15 minutes per hour	L ₀₈	65	60
1 – 5 minutes per hour	L ₀₂	70	65
Level not to be exceeded at any time	L _{max}	75	70
Source: Sacramento County, Noise Control Ordinance. Chapter 6.68.070			

PROJECT ANALYSIS- CONSTRUCTION NOISE

Sacramento County's Noise Ordinance exempts certain activities, including construction activities (provided that they occur between the daytime hours of 6 a.m.– 8 p.m., on weekdays, and 7 a.m.–8 p.m. on Saturday and Sunday). These exemptions are typical of municipal noise ordinances and reflect a recognition that construction noise is temporary, generally is acceptable when limited to daylight hours, and is expected as part of a typical urban noise environment. Therefore, construction of the proposed project would be ***less than significant***.

PROJECT ANALYSIS - OPERATIONAL NOISE

Due to the potential for elevated noise levels at the project site from proposed electrical generation equipment, Tower Engineering Professionals (TEP) was retained to prepare a Noise Analysis (Appendix A). Specifically, the purpose of this Analysis was to quantify noise generated by the equipment that would be used during operations of project, and to compare those levels against the applicable Sacramento County noise standards.

Baseline measures of existing ambient noise level were taken at three locations shown on Plate IS-10. Table IS-1 shows the existing noise level and the noise level during the operations of the project using a 3-Bay Walk-Up-Cabinet (WUC) that contains electrical support and backup equipment generating 65.0 dB at 1foot as compared to the applicable County standard.

As shown in Table IS-3 the operational noise of the project does not show any increase in the existing noise level of the area. As shown on Table IS-3 the operational noise of the project would not be perceivable by the surrounding residential uses and is within the non-transportation noise standard for industrial uses. Therefore, operational noise impacts are ***less than significant***.

Plate IS-10 Noise Measurement Locations

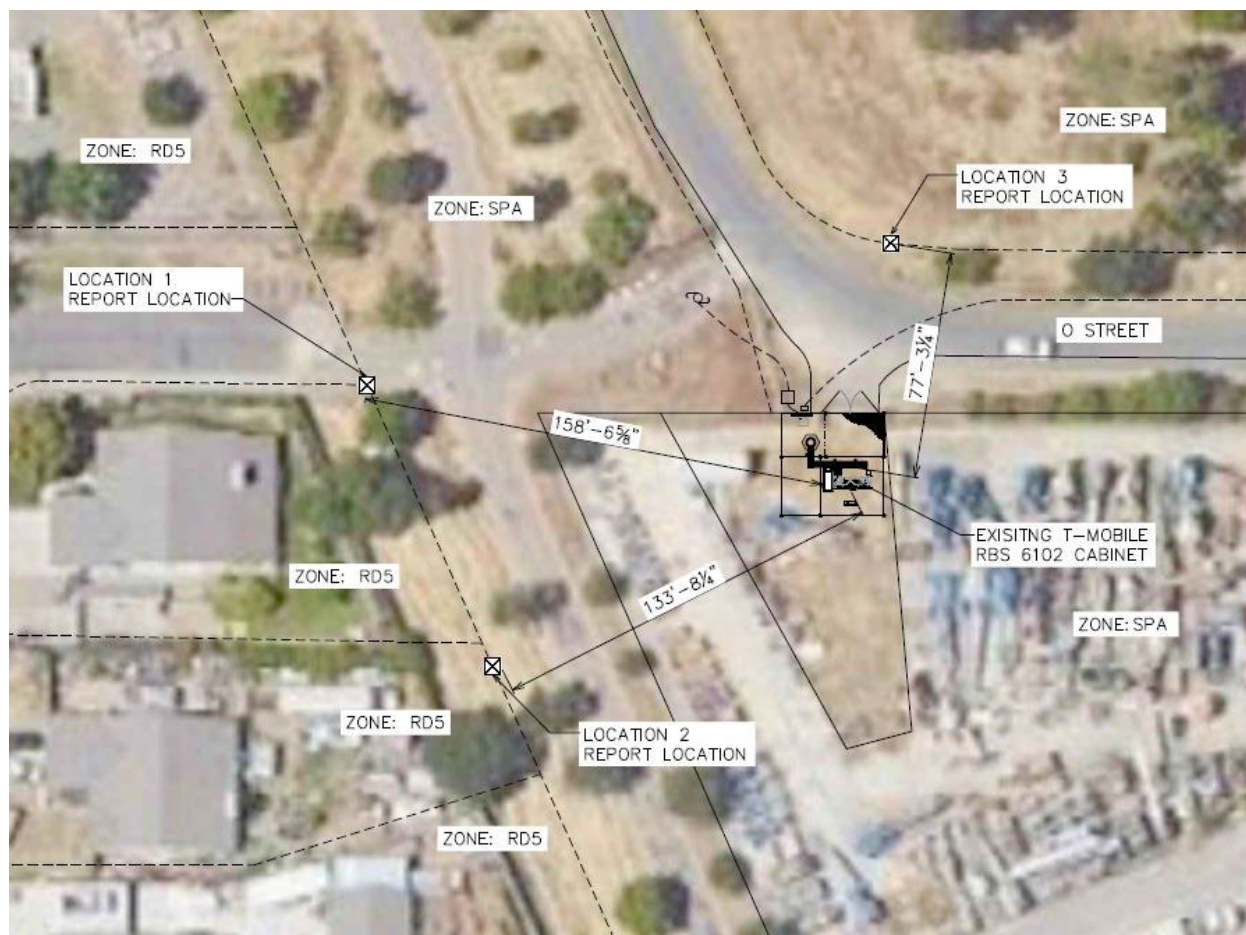


Table IS-3 Operational Noise Measurements

Exterior Noise Limit: 0 dB per 30 min/hour (per Section 6.68.070.b of the Sacramento County Noise Ordinance)					
Location 1		Location 2		Location 3	
Baseline	With Proposed Equipment	Baseline	With Proposed Equipment	Baseline	With Proposed Equipment
62.5 dB	62.5 dB	55.6 dB	55.6 dB	69.0 dB	69.0 dB

HYDROLOGY AND WATER QUALITY

This section supplements the Initial Study Checklist by analyzing if the proposed project would:

- Create substantial sources of polluted runoff or otherwise substantially degrade ground or surface water quality.

WATER QUALITY

CONSTRUCTION WATER QUALITY: EROSION AND GRADING

Construction on undeveloped land exposes bare soil, which can be mobilized by rain or wind and displaced into waterways or become an air pollutant. Construction equipment can also track mud and dirt onto roadways, where rains will wash the sediment into storm drains and thence into surface waters. After construction is complete, various other pollutants generated by site use can also be washed into local waterways. These pollutants include, but are not limited to, vehicle fluids, heavy metals deposited by vehicles, and pesticides or fertilizers used in landscaping.

Sacramento County has a National Pollutant Discharge Elimination System (NPDES) Municipal Stormwater Permit issued by Regional Water Board. The Municipal Stormwater Permit requires the County to reduce pollutants in stormwater discharges to the maximum extent practicable and to effectively prohibit non-stormwater discharges. The County complies with this permit in part by developing and enforcing ordinances and requirements to reduce the discharge of sediments and other pollutants in runoff from newly developing and redeveloping areas of the County.

The County has established a Stormwater Ordinance (Sacramento County Code 15.12). The Stormwater Ordinance prohibits the discharge of unauthorized non-stormwater to the County's stormwater conveyance system and local creeks. It applies to all private and public projects in the County, regardless of size or land use type. In addition, Sacramento County Code 16.44 (Land Grading and Erosion Control) requires private construction sites disturbing one or more acres or moving 350 cubic yards or more of earthen material to obtain a grading permit. To obtain a grading permit, project proponents must prepare and submit for approval an Erosion and Sediment Control (ESC) Plan describing erosion and sediment control best management practices (BMPs) that will be implemented during construction to prevent sediment from leaving the site and entering the County's storm drain system or local receiving waters. Construction projects not subject to SCC 16.44 are subject to the Stormwater Ordinance (SCC 15.12) described above.

In addition to complying with the County's ordinances and requirements, construction sites disturbing one or more acres are required to comply with the State's General Stormwater Permit for Construction Activities (CGP). CGP coverage is issued by the State Water Resources Control Board (State Board) http://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.shtml and enforced by the Regional Water Board. Coverage is obtained by submitting a Notice of Intent (NOI) to the State Board prior to construction and verified by receiving a WDID#. The CGP requires preparation and implementation of a site-specific Stormwater Pollution Prevention Plan (SWPPP) that must be kept on site at all times for review by the State inspector.

Applicable projects applying for a County grading permit must show proof that a WDID # has been obtained and must submit a copy of the SWPPP. Although the County has no enforcement authority related to the CGP, the County does have the authority to ensure sediment/pollutants are not discharged and is required by its Municipal Stormwater Permit to verify that SWPPPs include the minimum components.

The project must include an effective combination of erosion, sediment and other pollution control BMPs in compliance with the County ordinances and the State's CGP.

Erosion controls should always be the *first line of defense*, to keep soil from being mobilized in wind and water. Examples include stabilized construction entrances, tackified mulch, 3-step hydroseeding, spray-on soil stabilizers and anchored blankets. Sediment controls are the *second line of defense*; they help to filter sediment out of runoff before it reaches the storm drains and local waterways. Examples include rock bags to protect storm drain inlets, staked or weighted straw wattles/fiber rolls, and silt fences.

In addition to erosion and sediment controls, the project must have BMPs in place to keep other construction-related wastes and pollutants out of the storm drains. Such practices include, but are not limited to: filtering water from dewatering operations, providing proper washout areas for concrete trucks and stucco/paint contractors, containing wastes, managing portable toilets properly, and dry sweeping instead of washing down dirty pavement.

It is the responsibility of the project proponent to verify that the proposed BMPs for the project are appropriate for the unique site conditions, including topography, soil type and anticipated volumes of water entering and leaving the site during the construction phase. In particular, the project proponent should check for the presence of colloidal clay soils on the site. Experience has shown that these soils do not settle out with conventional sedimentation and filtration BMPs. The project proponent may wish to conduct settling column tests in addition to other soils testing on the site, to ascertain whether conventional BMPs will work for the project.

If sediment-laden or otherwise polluted runoff discharges from the construction site are found to impact the County's storm drain system and/or Waters of the State, the property owner will be subject to enforcement action and possible fines by the County and the Regional Water Board.

Project compliance with requirements outlined above, as administered by the County and the Regional Water Board will ensure that project-related erosion and pollution impacts are ***less than significant***.

OPERATION: STORMWATER RUNOFF

Development and urbanization can increase pollutant loads, temperature, volume and discharge velocity of runoff over the predevelopment condition. The increased volume, increased velocity, and discharge duration of stormwater runoff from developed areas has the potential to greatly accelerate downstream erosion and impair stream habitat in

natural drainage systems. Studies have demonstrated a direct correlation between the degree of imperviousness of an area and the degradation of its receiving waters. These impacts must be mitigated by requiring appropriate runoff reduction and pollution prevention controls to minimize runoff and keep runoff clean for the life of the project.

The County requires that projects include source and/or treatment control measures on selected new development and redevelopment projects. Source control BMPs are intended to keep pollutants from contacting site runoff. Examples include “No Dumping-Drains to Creek/River” stencils/stamps on storm drain inlets to educate the public, and providing roofs over areas likely to contain pollutants, so that rainfall does not contact the pollutants. Treatment control measures are intended to remove pollutants that have already been mobilized in runoff. Examples include vegetated swales and water quality detention basins. These facilities slow water down and allow sediments and pollutants to settle out prior to discharge to receiving waters. Additionally, vegetated facilities provide filtration and pollutant uptake/adsorption. The project proponent should consider the use of “low impact development” techniques to reduce the amount of imperviousness on the site, since this will reduce the volume of runoff and therefore will reduce the size/cost of stormwater quality treatment required. Examples of low impact development techniques include pervious pavement and bioretention facilities.

The County requires developers to utilize the *Stormwater Quality Design Manual for the Sacramento Region, 2018* (Design Manual) in selecting and designing post-construction facilities to treat runoff from the project. Regardless of project type or size, developers are required to implement the minimum source control measures (Chapter 4 of the Design Manual). Low impact development measures and Treatment Control Measures are required of all projects exceeding the impervious surface threshold defined in Table 3-2 and 3-3 of the Design Manual. Further, depending on project size and location, hydromodification control measures may be required (Chapter 5 of the Design Manual).

Updates and background on the County’s requirements for post-construction stormwater quality treatment controls, along with several downloadable publications, can be found at the following websites:

<https://waterresources.saccounty.gov/stormwater/Pages/default.aspx>

<https://www.beriverfriendly.net/new-development/>

The final selection and design of post-construction stormwater quality control measures is subject to the approval of the County Department of Water Resources; therefore, they should be contacted as early as possible in the design process for guidance. Project compliance with requirements outlined above will ensure that project-related stormwater pollution impacts are ***less than significant***.

HAZARDS AND HAZARDOUS MATERIALS

This section supplements the Initial Study Checklist by analyzing if the proposed project would:

- Expose the public or the environment to a substantial hazard through reasonably foreseeable upset conditions involving the release of hazardous materials.

MICROWAVE EMISSIONS

Potential impacts associated with microwave emissions will be less than significant, per the following analysis.

PERSONAL WIRELESS SERVICE FACILITIES BACKGROUND

Three of the major types of personal wireless communication services currently in use are described below (information from the Federal Communications Commission (FCC) website at http://wireless.fcc.gov/services/index.htm?job=wtb_services_home (Accessed 5/22/2023)).

CELLULAR TELEPHONE SERVICE

Cellular telephone service is an extension of ordinary telephone services, except that it utilizes radio waves instead of wire to transmit and receive telephone calls. The cellular radiotelephone service is intended to provide customers with mobile telephone service over a broad geographic area. A cellular system operates by dividing a large geographic service area into cells and assigning the same frequencies to multiple, non-adjacent cells. This is known as “frequency reuse”. When a cellular subscriber makes or receives a call, the call is connected to the nearest cell site. As a subscriber travels within a cellular provider’s service area, the cellular telephone call in progress is transferred, or “handed-off”, from one cell site to another without noticeable interruption. The smaller and more numerous a provider’s cells are, the more it can reuse frequencies and the more users it can accommodate. In addition, all the cells in a cellular system are connected to a mobile telephone switching office (MTSO) by wireline (landline) or microwave links. The MTSO switches wireline-to-mobile and mobile-to-wireline calls between the public switched telephone network (PSTN) and the cell site. Cellular radio systems operate in the 824 – 849 MHz and 869 – 894 MHz frequency range, per FCC allocation.

PERSONAL COMMUNICATIONS SERVICES (PCS)

PCS encompasses two different licensed services offered over two different frequency bands, as well as certain unlicensed service. “Narrowband” PCS operates on frequencies in the 901 – 941 MHz range and is suitable for offering a variety of specialized services such as Messaging and two-way paging. “Broadband” PCS is similar to cellular radiotelephone service, except that PCS operates in a higher frequency band (1850 – 1990 MHz) which allows for a wider variety of communications services such as digital, voice, data and paging transmissions, over the same spectrum. Because PCS operates at a higher frequency than cellular service, PCS systems may require more antenna transmitters in the same geographic area.

WIRELESS COMMUNICATIONS SERVICE (WCS)

WCS may provide fixed, mobile, radiolocation or satellite communication services to individuals and businesses within their assigned spectrum block and geographical area.

The WCS is capable of providing advanced wireless phone services which are able to pinpoint subscribers in any given locale. WCS is used to provide a variety of mobile services, including an entire family of new communication devices utilizing very small, lightweight, multi-function portable phones and advanced devices with two-way data capabilities. WCS systems are able to communicate with other telephone networks as well as with personal digital assistants, allowing subscribers to send and receive data and/or video messages without connection to a wire. By FCC allocation, WCS operates in one of two bands: 2305 – 2320 MHz and 2345 – 2360 MHz.

ELECTROMAGNETIC FIELDS (EMFs) AND SAFETY STANDARDS

The FCC published “A Local Government Official’s Guide to Transmitting Antenna RF Emission Safety: Rules, Procedures, and Practical Guidance” (June 2, 2000, hereafter called RF Guide), the purpose of which is to ensure that the antenna facilities located in communities comply with the FCC’s limits for human exposure to radiofrequency (RF) electromagnetic fields. The RF Guide explains the science of RF and the electromagnetic spectrum, the exposure guidelines and rules, and explains the procedures for compliance. The FCC Office of Engineering and Technology has also published Bulletin 56 (and 65, an addendum) in 1999, which answers many common questions about RF and about exposure limits. The RF Guide and Bulletins 56 and 65 are incorporated by reference and are available for review at the Division of Planning and Environmental Review, 827 7th Street, Room 225, Sacramento or online at <http://www.fcc.gov/oet/rfsafety/> (Accessed 1/24/2024). The information below is based entirely upon the incorporated publications.

As discussed above, personal wireless service facilities utilize radio waves to transmit and receive telephone calls. Radio waves and microwaves are forms of electromagnetic energy that are collectively described by the term “radiofrequency” or “RF.” RF emissions can be discussed in terms of “energy,” “radiation” or “fields.” Radiation is simply defined as the movement of energy through space in the form of waves or particles. Electromagnetic radiation is when both electric and magnetic energy move together. The term “electromagnetic field” is used to indicate the presence of electromagnetic energy at a specific location. Like any wave-related phenomenon, electromagnetic energy is described by a wavelength and a frequency. RF signals are transmitted over a wide range of frequencies. The frequency of an RF signal is expressed in terms of cycles per second, or “Hertz” (Hz).

The range of wavelengths and frequencies of electromagnetic radiation is known as the electromagnetic spectrum. The frequency of the wave corresponds to its energy: a high frequency wave has high energy. Waves with sufficient energy are “ionizing”, that is, they are capable of stripping electrons from atoms and molecules, which results in a fundamental alteration of the nature of those molecules. Only very high-frequency waves, such as X-rays and gamma rays, have sufficient energy to ionize atoms and molecules. At the low-frequency end of the electromagnetic spectrum are low-energy, non-ionizing waves such as radio waves and visible light. Radiation described as non-ionizing does not have sufficient energy to alter the nature of the atoms and molecules it encounters.

Electromagnetic energy is common in the environment, resulting from numerous human-made and natural sources. Human-made sources include electrical wiring, utility lines, appliances, computers, and television and radio broadcasts. Natural sources include the human body, the earth's magnetic field, and visible light. Electric and magnetic fields produced by every-day electrical appliances, radio waves, and microwaves are low-energy – even visible light is higher energy than these sources. High-energy waves at the top of the spectrum are X-rays and gamma rays.

The rate at which an organism will absorb RF energy is specific to the type of organism – this is referred to as the specific absorption rate (SAR), defined as the power absorbed per mass of tissue (watts per kilogram). Therefore, standards for maximum safe exposure are set to limit the specific absorption rate (SAR) below a maximum permissible level as averaged over the human body. The absorption of this energy can result in thermal effects – that is, the energy produced causes heating of the tissues. At low-level RF radiation exposure, such as what is generated by appliances, cellular phones, and cellular towers, significant heating effects or health hazards are not observed.

To ensure that exposure remains well below safe limits, in August 1996 the Federal Communications Commission (FCC) adopted guidelines for evaluating the environmental effects of radio frequency emissions (FCC, (1996) Report and Order, ET Docket No. 93-62 Washington, D.C.). The guidelines effectively set a national radio frequency (RF) exposure standard based on elements of both the 1992 revision of the American National Standards Institute (ANSI) standard for RF exposure and the exposure criteria recommended by the National Council on Radiation Protection and Measurements (NCRP).

The 1996 FCC limits for maximum permissible exposure specifies two tiers of exposure criteria, one tier for “controlled environments” (usually involving occupational environments) and a second, more stringent tier for “uncontrolled environments” (usually involving the general public). The FCC limits set the allowable specific absorption rate (SAR) level from *localized* exposure (e.g., hand-held devices) at 1.6 watts per kilogram (W/kg) for the general public (uncontrolled environments), as averaged over 1 gram of tissue. The FCC recommended exposure limits for generalized exposure are summarized in Table 1 of Bulletin 56, which includes maximum power density levels for RF energy originating from communication sites (as well as other sources). The levels are determined based on continuous exposure, are dependent on the frequency which is transmitted from the site, and are usually expressed in milliwatts per square centimeter (mW/cm²).

Generally, personal wireless services such as cellular, PCS, and WCS transmit in a frequency range of 300 – 3000 MHz (megahertz). Power density limits for uncontrolled environments (i.e., general public) from transmitters in this range are calculated by dividing the frequency by 1500 (f/1500). Therefore, a facility transmitting at a frequency of 870 MHz would have a maximum recommended power density of 0.58 mW/cm². At frequencies of 1500 – 100,000MHz the maximum power density is set at 1.0 mW/cm².

REGULATORY BACKGROUND

Section 704 of the Telecommunications Act of 1996 (the “1996 Act”) addresses federal, state and local government oversight of site selection for personal wireless service facilities such as towers for cellular, personal communication services, and specialized mobile radio transmitters. The 1996 Act states the following regarding a local government’s jurisdiction pertaining to the environmental effects of radio frequency emissions (FCC, Wireless Telecommunications Bureau (1996), Fact Sheet #1 National Wireless Facilities Siting Policies, Washington, D.C.):

“No state or local government or instrumentality thereof may regulate the placement, construction, and modification of personal wireless service facilities on the basis of the environmental effects of radio frequency emissions to the extent that such facilities comply with the Commission’s regulations concerning such emissions.”

On January 1, 1997, the new Guidelines adopted by the FCC (referred to as “the Commission” in the 1996 Act section cited above) went into effect. As discussed above, the new guidelines set a national RF exposure standard which is based on elements of both the 1992 revision of the ANSI/IEEE standard and the exposure criteria recommended by the National Council on Radiation Protection and Measurements. In addition, the updated guidelines are based on recommendations from those federal agencies responsible for health and safety, including the Environmental Protection Agency (EPA), the Center for Devices and Radiological Health (CDRH) of the Food and Drug Administration (FDA), the National Institute for Occupational Safety and Health (NIOSH) and the Occupational Safety and Health Administration (OSHA). The FCC has stated that the updated guidelines will ensure that the public and workers are adequately protected from exposure to potentially harmful RF emissions.

PROJECT SPECIFIC INFORMATION

There are no known significant biological effects associated with cellular facilities when they are operated at or below FCC-adopted standards. At this location, the applicant is proposing an 75-foot tall monopole that will accommodate fifteen (15) direction panel antennas and eighteen (18) radio units. The applicant provided a Radio Frequency Emissions Compliance Report prepared by Waterford Consultants’ David C. Cotton, Jr., Registered Professional Engineer, which included an engineering statement confirming compliance with radiofrequency radiation exposure limits (Appendix B). There are specific FCC regulations regarding radiofrequency exposure that address the actions necessary to bring an accessible area into compliance with the 5% power density exposure limit. Waterford Consultants performed predictive modeling, following the FCC requirements, for the proposed project. No significant environmental impacts related to EMF emissions are expected as a result of this project; impacts are ***less than significant***.

TOWER FAILURE

Communication towers are manufactured under rigid conditions and the design and required safety factors are specified in the Uniform Building Code. The pole fabrication process is subject to independent inspection. The tower and foundation designs will be

engineered to meet or exceed all requirements of the Uniform Building Code. The codes take into account the various stress loads that could be placed on the tower structure by earthquake, winds, storms, and any other combinations of high stress factors. The safety factors involved in the manufacture of these poles and their installation results in a very large margin of safety.

Accredited by the American National Standards Institute (ANSI), a Standard entitled “Structural Standards for Antenna Supporting Structures and Antennas” has been established for the design, superstructure, and foundation of telecommunication towers. This standard is designated as ANSI/TIA-222, provisions F and G, and is the governing document for telecommunication towers in the United States. The development of the standard was sponsored by the *Telecommunication* Industry Association (TIA) subcommittee TR-14.7. The key aspects discussed in the document are: modernization of the design of new towers and existing towers, definition of wind and ice load, and applicable requirements in the case of seismic activity.

DISCUSSION

The “fall drop zone” (radius of tower failure) for the proposed project is estimated to be within an 80± foot radius of the tower center. The area that would be affected by potential pole collapse consists of open equipment storage area and the roadway of O and Front Streets. The distance from the footprint of the monopole to the property line of the single-family residential to the west is approximately 116-feet. No residential structures occur within the potential fall zone of the tower. Monopole failure has the potential to impact vehicles parked within the fall drop zone. However, as the monopole is an engineer-designed structure that will comply with the safety factors specified in the Uniform Building Code, monopole failure is considered extremely unlikely. Potential impacts as a result of monopole collapse are therefore considered ***less than significant***.

ENVIRONMENTAL MITIGATION MEASURES

NOTE: It is the opinion of the preparers of this Initial Study/Negative Declaration that a Mitigation Monitoring and Reporting Program is not required for this project at this time.

MITIGATION MEASURE A: BASIC CONSTRUCTION EMISSIONS CONTROL PRACTICES

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

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

- Water all exposed surfaces two times daily. Exposed surfaces include, but are not limited to soil piles, graded areas, unpaved parking areas, staging areas, and access roads.

- Cover or maintain at least two feet of free board space on haul trucks transporting soil, sand, or other loose material on the site. Any haul trucks that would be traveling along freeways or major roadways should be covered.
- Use wet power vacuum street sweepers to remove any visible trackout mud or dirt onto adjacent public roads at least once a day. Use of dry power sweeping is prohibited.
- Limit vehicle speeds on unpaved roads to 15 miles per hour (mph).
- All roadways, driveways, sidewalks, parking lots to be paved should be completed as soon as possible. In addition, building pads should be laid as soon as possible after grading unless seeding or soil binders are used.

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

- Minimize idling time either by shutting equipment off when not in use or reducing the time of idling to 5 minutes [California Code of Regulations, Title 13, sections 2449(d)(3) and 2485]. Provide clear signage that posts this requirement for workers at the entrances to the site.
- Provide current certificate(s) of compliance for CARB's In-Use Off-Road Diesel-Fueled Fleets Regulation [California Code of Regulations, Title 13, sections 2449 and 2449.1]. For more information contact CARB at 877-593-6677, doors@arb.ca.gov, or www.arb.ca.gov/doors/compliance_cert1.html.
- Maintain all construction equipment in proper working condition according to manufacturer's specifications. The equipment must be checked by a certified mechanic

MITIGATION MEASURE B: CULTURAL RESOURCES UNANTICIPATED DISCOVERY

In the event that human remains are discovered in any location other than a dedicated cemetery, work shall be halted and the County Coroner contacted. For all other unexpected cultural resources discovered during project construction, work shall be halted until a qualified archaeologist may evaluate the resource encountered.

1. 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 the Office of Planning and Environmental Review 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.

2. In the event of an inadvertent discovery of cultural resources (excluding human remains) during construction, all work must halt within a 100-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.
 - a. Work cannot continue within the 100-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.
 - b. If a potentially-eligible resource is encountered, then the archaeologist and/or tribal monitor, Planning and Environmental Review 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 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.

INITIAL STUDY CHECKLIST

Appendix G of the California Environmental Quality Act (CEQA) provides guidance for assessing the significance of potential environmental impacts. Based on this guidance, Sacramento County has developed the following Initial Study Checklist. The Checklist identifies a range of potential significant effects by topical area. The words "significant" and "significance" used throughout the following checklist are related to impacts as defined by the California Environmental Quality Act as follows:

- 1 Potentially Significant indicates there is substantial evidence that an effect MAY be significant. If there are one or more "Potentially Significant" entries an Environmental Impact Report (EIR) is required. Further research of a potentially significant impact may reveal that the impact is actually less than significant or less than significant with mitigation.
- 2 Less than Significant with Mitigation applies where an impact could be significant but specific mitigation has been identified that reduces the impact to a less than significant level.
- 3 Less than Significant or No Impact indicates that either a project will have an impact but the impact is considered minor or that a project does not impact the particular resource.

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	Potentially Significant	Less Than Significant with Mitigation	Less Than Significant	No Impact	Comments
1. LAND USE - Would the project:					
a. Cause a significant environmental impact due to a conflict with any applicable land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?			X		The project is consistent with environmental policies of the Sacramento County General Plan, Rio Linda Community Plan, Community Plan, Downtown Rio Linda Special Planning Area and Sacramento County Zoning Code.
b. Physically disrupt or divide an established community?			X		The project will not create physical barriers that substantially limit movement within or through the community.
2. POPULATION/HOUSING - Would the project:					
a. Induce substantial unplanned population growth in an area either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of infrastructure)?				X	The project will neither directly nor indirectly induce substantial unplanned population growth; the proposal is consistent with existing land use designations.
b. Displace substantial amounts of existing people or housing, necessitating the construction of replacement housing elsewhere?				X	The project will not result in the removal of existing housing, and thus will not displace substantial amounts of existing housing.
3. AGRICULTURAL RESOURCES - Would the project:					
a. Convert Prime Farmland, Unique Farmland, Farmland of Statewide Importance or areas containing prime soils to uses not conducive to agricultural production?				X	The project site is not designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance on the current Sacramento County Important Farmland Map published by the California Department of Conservation. The site does not contain prime soils.
b. Conflict with any existing Williamson Act contract?				X	No Williamson Act contracts apply to the project site.
c. Introduce incompatible uses in the vicinity of existing agricultural uses?				X	The project does not occur in an area of agricultural production.

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	Potentially Significant	Less Than Significant with Mitigation	Less Than Significant	No Impact	Comments
4. AESTHETICS - Would the project:					
a. Substantially alter existing viewsheds such as scenic highways, corridors or vistas?			X		The project does not occur in the vicinity of any scenic highways, corridors, or vistas.
b. In non-urbanized area, substantially degrade the existing visual character or quality of public views of the site and its surroundings?				X	The project is not located in a non-urbanized area.
c. If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?			X		It is acknowledged that aesthetic impacts are subjective and may be perceived differently by various affected individuals. Nonetheless, given the urbanized environment in which the project is proposed, it is concluded that the project would not substantially degrade the visual character or quality of the project site or vicinity. Refer to the Aesthetics discussion above.
d. Create a new source of substantial light, glare, or shadow that would result in safety hazards or adversely affect day or nighttime views in the area?			X		The project will not result in a new source of substantial light, glare or shadow that would result in safety hazards or adversely affect day or nighttime views in the area.
5. AIRPORTS - Would the project:					
a. Result in a safety hazard for people residing or working in the vicinity of an airport/airstrip?			X		The project occurs outside of any identified public or private airport/airstrip safety zones.
b. Expose people residing or working in the project area to aircraft noise levels in excess of applicable standards?			X		The project occurs outside of any identified public or private airport/airstrip noise zones or contours.

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	Potentially Significant	Less Than Significant with Mitigation	Less Than Significant	No Impact	Comments
c. Result in a substantial adverse effect upon the safe and efficient use of navigable airspace by aircraft?				X	The project is located within McClellan Airport's Airport Planning Policy Area. However, the project is not a residential development, therefore the project is not subject to Policies NO-3 and NO-4 in the Sacramento County 2030 General Plan Land Use Element. The project is not located within McClellan Airport's safety zone nor subject to the Airport Land Use Compatibility Plan for McClellan. Therefore, project would not result in a substantial adverse effect upon the safe and efficient use of navigable airspace by aircraft.
d. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				X	The project does not involve or affect air traffic movement.
6. PUBLIC SERVICES - Would the project:					
a. Have an adequate water supply for full buildout of the project?				X	The project will not result in increased demand for water supply.
b. Have adequate wastewater treatment and disposal facilities for full buildout of the project?				X	The project will not require wastewater services.
c. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?			X		The Kiefer Landfill has capacity to accommodate solid waste until the year 2050.
d. Result in substantial adverse physical impacts associated with the construction of new water supply or wastewater treatment and disposal facilities or expansion of existing facilities?				X	The project will not require construction or expansion of new water supply, wastewater treatment, or wastewater disposal facilities.

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	Potentially Significant	Less Than Significant with Mitigation	Less Than Significant	No Impact	Comments
e. Result in substantial adverse physical impacts associated with the provision of storm water drainage facilities?			X		Minor extension of infrastructure would be necessary to serve the proposed project. Existing stormwater drainage facilities are located within existing roadways and other developed areas, and the extension of facilities would take place within areas already proposed for development as part of the project. No significant new impacts would result from stormwater facility extension.
f. Result in substantial adverse physical impacts associated with the provision of electric or natural gas service?			X		Minor extension of utility lines would be necessary to serve the proposed project. Existing utility lines are located along existing roadways and other developed areas, and the extension of lines would take place within areas already proposed for development as part of the project. No significant new impacts would result from utility extension.
g. Result in substantial adverse physical impacts associated with the provision of emergency services?			X		The project would incrementally increase demand for emergency services, but would not cause substantial adverse physical impacts as a result of providing adequate service.
h. Result in substantial adverse physical impacts associated with the provision of public school services?				X	The project will not require the use of public school services.
i. Result in substantial adverse physical impacts associated with the provision of park and recreation services?				X	The project will not require park and recreation services.
7. TRANSPORTATION - Would the project:					
a. Conflict with or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b) – measuring transportation impacts individually or cumulatively, using a vehicles miles traveled standard established by the County?				X	The project will not increase vehicle trips.

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	Potentially Significant	Less Than Significant with Mitigation	Less Than Significant	No Impact	Comments
b. Result in a substantial adverse impact to access and/or circulation?				X	No changes to existing access and/or circulation patterns would occur as a result of the project.
c. Result in a substantial adverse impact to public safety on area roadways?				X	No changes to existing access and/or circulation patterns would occur as a result of the project; therefore no impacts to public safety on area roadways will result.
d. Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?				X	The project does not conflict with alternative transportation policies of the Sacramento County General Plan, with the Sacramento Regional Transit Master Plan, or other adopted policies, plans or programs supporting alternative transportation.
8. AIR QUALITY - Would the project:					
a. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable federal or state ambient air quality standard?			X		<p>The project does not exceed the screening thresholds established by the Sacramento Metropolitan Air Quality Management District and will not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment.</p> <p>The project is within the screening criteria for construction related impacts related to air quality. The project site is less than 35 acres, and does not involve buildings more than 4 stories tall; demolition activities; significant trenching activities; an unusually compact construction schedule; cut-and-fill operations; or, import or export of soil materials requiring a considerable amount of haul truck activity. Basic Construction Emissions Control Practices have also been included as a mitigation measure with which the project must comply. The project meets the Sacramento Metropolitan Air Quality Management District's screening criteria for PM₁₀ and PM_{2.5} and Ozone precursors.</p>
b. Expose sensitive receptors to pollutant concentrations in excess of standards?			X		See Response 8.a.

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	Potentially Significant	Less Than Significant with Mitigation	Less Than Significant	No Impact	Comments
c. Create objectionable odors affecting a substantial number of people?			X		The project will not generate objectionable odors.
9. NOISE - Would the project:					
a. Result in generation of a temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established by the local general plan, noise ordinance or applicable standards of other agencies?			X		The project is not in the vicinity of any uses that generate substantial noise, nor will the completed project generate substantial noise. The project will not result in exposure of persons to, or generation of, noise levels in excess of applicable standards. Refer to the Noise discussion above.
b. Result in a substantial temporary increase in ambient noise levels in the project vicinity?			X		Project construction will result in a temporary increase in ambient noise levels in the project vicinity. This impact is less than significant due to the temporary nature of the these activities, limits on the duration of noise, and evening and nighttime restrictions imposed by the County Noise Ordinance (Chapter 6.68 of the County Code).
c. Generate excessive groundborne vibration or groundborne noise levels.			X		The project will not involve the use of pile driving or other methods that would produce excessive groundborne vibration or noise levels at the property boundary.
10. HYDROLOGY AND WATER QUALITY - Would the project:					
a. Substantially deplete groundwater supplies or substantially interfere with groundwater recharge?			X		The project will not rely on groundwater supplies and will not substantially interfere with groundwater recharge.
b. Substantially alter the existing drainage pattern of the project area and/or increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?			X		Compliance with applicable requirements of the Sacramento County Floodplain Management Ordinance, Sacramento County Water Agency Code, and Sacramento County Improvement Standards will ensure that impacts are less than significant.
c. Develop within a 100-year floodplain as mapped on a federal Flood Insurance Rate Map or within a local flood hazard area?			X		The project is not within a 100-year floodplain as mapped on a federal Flood Insurance Rate Map, nor is the project within a local flood hazard area.

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	Potentially Significant	Less Than Significant with Mitigation	Less Than Significant	No Impact	Comments
d. Place structures that would impede or redirect flood flows within a 100-year floodplain?			X		The project site is not within a 100-year floodplain.
e. Develop in an area that is subject to 200 year urban levels of flood protection (ULOP)?				X	The project is not located in an area subject to 200-year urban levels of flood protection (ULOP).
f. Expose people or structures to a substantial risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?			X		The project will not expose people or structures to a substantial risk of loss, injury, or death involving flooding, including flooding as a result of the failure of a levee or dam.
g. Create or contribute runoff that would exceed the capacity of existing or planned stormwater drainage systems?			X		Adequate on- and/or off-site drainage improvements will be required pursuant to the Sacramento County Floodplain Management Ordinance and Improvement Standards.
h. Create substantial sources of polluted runoff or otherwise substantially degrade ground or surface water quality?			X		Compliance with the Stormwater Ordinance and Land Grading and Erosion Control Ordinance (Chapters 15.12 and 14.44 of the County Code respectively) will ensure that the project will not create substantial sources of polluted runoff or otherwise substantially degrade ground or surface water quality.
11. GEOLOGY AND SOILS - Would the project:					
a. Directly or indirectly cause potential substantial adverse effects, including risk of loss, injury or death involving rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?				X	Sacramento County is not within an Alquist-Priolo Earthquake Fault Zone. Although there are no known active earthquake faults in the project area, the site could be subject to some ground shaking from regional faults. The Uniform Building Code contains applicable construction regulations for earthquake safety that will ensure less than significant impacts.
b. Result in substantial soil erosion, siltation or loss of topsoil?			X		Compliance with the County's Land Grading and Erosion Control Ordinance will reduce the amount of construction site erosion and minimize water quality degradation by providing stabilization and protection of disturbed areas, and by controlling the runoff of sediment and other pollutants during the course of construction.

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	Potentially Significant	Less Than Significant with Mitigation	Less Than Significant	No Impact	Comments
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, soil expansion, liquefaction or collapse?				X	The project is not located on an unstable geologic or soil unit.
d. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available?			X		A public sewer system is available to serve the project.
e. Result in a substantial loss of an important mineral resource?			X		The project is not located within an Aggregate Resource Area as identified by the Sacramento County General Plan Land Use Diagram, nor are any important mineral resources known to be located on the project site.
f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?			X		No known paleontological resources (e.g. fossil remains) or sites occur at the project location.
12. BIOLOGICAL RESOURCES - Would the project:					
a. Have a substantial adverse effect on any special status species, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, or threaten to eliminate a plant or animal community?				X	The project site is a developed industrial use consisting of construction equipment storage with compacted ground. No trees are present for nesting, and as developed, no foraging habitat exists on site. No special status species are known to exist on or utilize the project site, nor would the project substantially reduce wildlife habitat or species populations.
b. Have a substantial adverse effect on riparian habitat or other sensitive natural communities?				X	No sensitive natural communities occur on the project site, nor is the project expected to affect natural communities off-site.
c. Have a substantial adverse effect on streams, wetlands, or other surface waters that are protected by federal, state, or local regulations and policies?				X	No protected surface waters are located on or adjacent to the project site.

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	Potentially Significant	Less Than Significant with Mitigation	Less Than Significant	No Impact	Comments
d. Have a substantial adverse effect on the movement of any native resident or migratory fish or wildlife species?				X	The project site is already a developed industrial use. Project implementation would not affect native resident or migratory species.
e. Adversely affect or result in the removal of native or landmark trees?				X	No native and/or landmark trees occur on the project site, nor is it anticipated that any native and/or landmark trees would be affected by off-site improvement required as a result of the project.
f. Conflict with any local policies or ordinances protecting biological resources?				X	The project is consistent with local policies/ordinances protecting biological resources.
g. Conflict with the provisions of an adopted Habitat Conservation Plan or other approved local, regional, state or federal plan for the conservation of habitat?				X	There are no known conflicts with any approved plan for the conservation of habitat.
13. CULTURAL RESOURCES - Would the project:					
a. Cause a substantial adverse change in the significance of a historical resource?				X	No historical resources would be affected by the proposed project.
b. Have a substantial adverse effect on an archaeological resource?			X		The subject property was surveyed as part of a previous project Cultural Resources Study of The Rio Linda Special Planning Area. The Study found that while there were old structures located within the project area there were no historic or archaeological resources present within the project area.
c. Disturb any human remains, including those interred outside of formal cemeteries?		X			No known human remains exist on the project site. Nonetheless, mitigation has been recommended to ensure appropriate treatment should remains be uncovered during project implementation.

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	Potentially Significant	Less Than Significant with Mitigation	Less Than Significant	No Impact	Comments
14. TRIBAL CULTURAL RESOURCES - Would the project:					
a. Would the project cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code 21074?		X			Notification pursuant to Public Resources Code 21080.3.1(b) was provided to the tribes and no formal request for consultation was received; however, UAIC did request that mitigation for unanticipated discovery be included.
15. HAZARDS AND HAZARDOUS MATERIALS - Would the project:					
a. Create a substantial hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			X		The project does not involve the transport, use, and/or disposal of hazardous material.
b. Expose the public or the environment to a substantial hazard through reasonably foreseeable upset conditions involving the release of hazardous materials?			X		The project does not involve the transport, use, and/or disposal of hazardous material.
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances or waste within one-quarter mile of an existing or proposed school?			X		The project does not involve the use or handling of hazardous material.
d. Be located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5, resulting in a substantial hazard to the public or the environment?			X		The project is not located on a known hazardous materials site.
e. Impair implementation of or physically interfere with an adopted emergency response or emergency evacuation plan?			X		The project would not interfere with any known emergency response or evacuation plan.
f. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to or intermixed with urbanized areas?			X		The project is within the urbanized area of the unincorporated County. There is no significant risk of loss, injury, or death to people or structures associated with wildland fires.

*PLNP2023-00155 - 6941 7th Street First Net/AT&T Public Safety Facility
Initial Study*

	Potentially Significant	Less Than Significant with Mitigation	Less Than Significant	No Impact	Comments
16. ENERGY – Would the project:					
a. Result in potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction?			X		Compliance with Title 24, Green Building Code, will ensure that all project energy efficiency requirements are net resulting in less than significant impacts.
b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?			X		The project will comply with Title 24, Green Building Code, for all project efficiency requirements.
17. GREENHOUSE GAS EMISSIONS – Would the project:					
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			X		The project is within the screening criteria for construction related impacts related to air quality. The project site is less than 35 acres, and does not involve buildings more than 4 stories tall; demolition activities; significant trenching activities; an unusually compact construction schedule; cut-and-fill operations; or, import or export of soil materials requiring a considerable amount of haul truck activity. Basic Construction Emissions Control Practices have also been included as a mitigation measure with which the project must comply. The project meets the Sacramento Metropolitan Air Quality Management District's (SMAQMD) screening criteria for PM ₁₀ and PM _{2.5} and Ozone precursors. As such the potential GHG emissions would be less than the SMAQMD) threshold of 1,100 metric tons of CO ₂ e. The project will not have the potential to interfere with the County meeting the goals of AB 32 (reducing greenhouse gas emissions to 1990 levels by 2020); therefore, the climate change impact of the project is considered less than significant.
b. Conflict with an applicable plan, policy or regulation for the purpose of reducing the emission of greenhouse gases?				X	The project is consistent with County policies adopted for the purpose or reducing the emission of greenhouse gases.

SUPPLEMENTAL INFORMATION

LAND USE CONSISTENCY	Current Land Use Designation	Consistent	Not Consistent	Comments
General Plan	INT IND - Intensive Industrial	X		
Community Plan	M-1 - Light Industrial	X		
Land Use Zone	SPA - Special Planning Area	X		

INITIAL STUDY PREPARERS

Environmental Coordinator: Julie Newton

Senior Planner: Alison Little

Project Leader: Kurt Steinert

Office Manager: Kim Reading

Administrative Support: Justin Maulit

APPENDICES

Appendix A: Tower Engineering Professionals, December 2022, Noise Analysis –
CCL05575 CANC-STHEL01

Appendix B: Waterford, May 2023, Radio Frequency Emissions Compliance Report for
AT&T Mobility

<https://planningdocuments.saccounty.gov/projectdetails.aspx?projectID=9152&communityID=8>



First Net/AT&T Public Safety Wireless
Communication Facility
PLNP2023-00155

Planning and Environmental Review

May 6, 2024

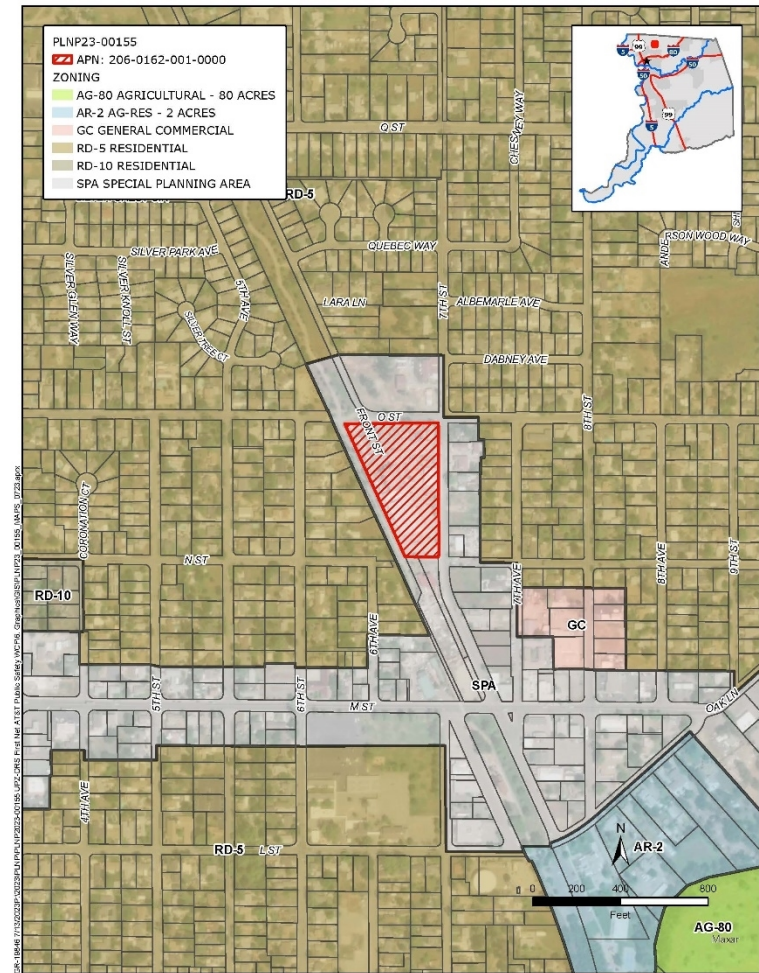
Austin Chan

Community Context

- Downtown Rio Linda Special Planning Area (SPA)

Surrounding Land Uses:

- North: Vacant
- South: Contractor Yard
- East and West: Single-family Residential Uses



Site and Entitlement History

- The site is currently used for heavy industrial uses. It is developed with two industrial buildings, totaling 25,500 square feet and a defunct grain silo building. Outdoor portions of the site are used for industrial equipment storage, small industrial equipment pieces, and vehicles.
- The project came in for a Pre-Application Meeting in 2022 (PAMP2022-00070).
- There is an open code enforcement case (COPC2019-00094) for unpermitted electrical fencing, new electrical added without a building permit, and requirement for safety covers, blank plates, plugs, and switches. The property owner is actively working with building inspectors to remedy violations.
- The current business on the site was approved in 2014. According to the Downtown Rio Linda SPA, existing uses that become non-conforming when this SPA is adopted may continue to exist in the SPA without the requirement of a Certificate of Non-Conforming Use.

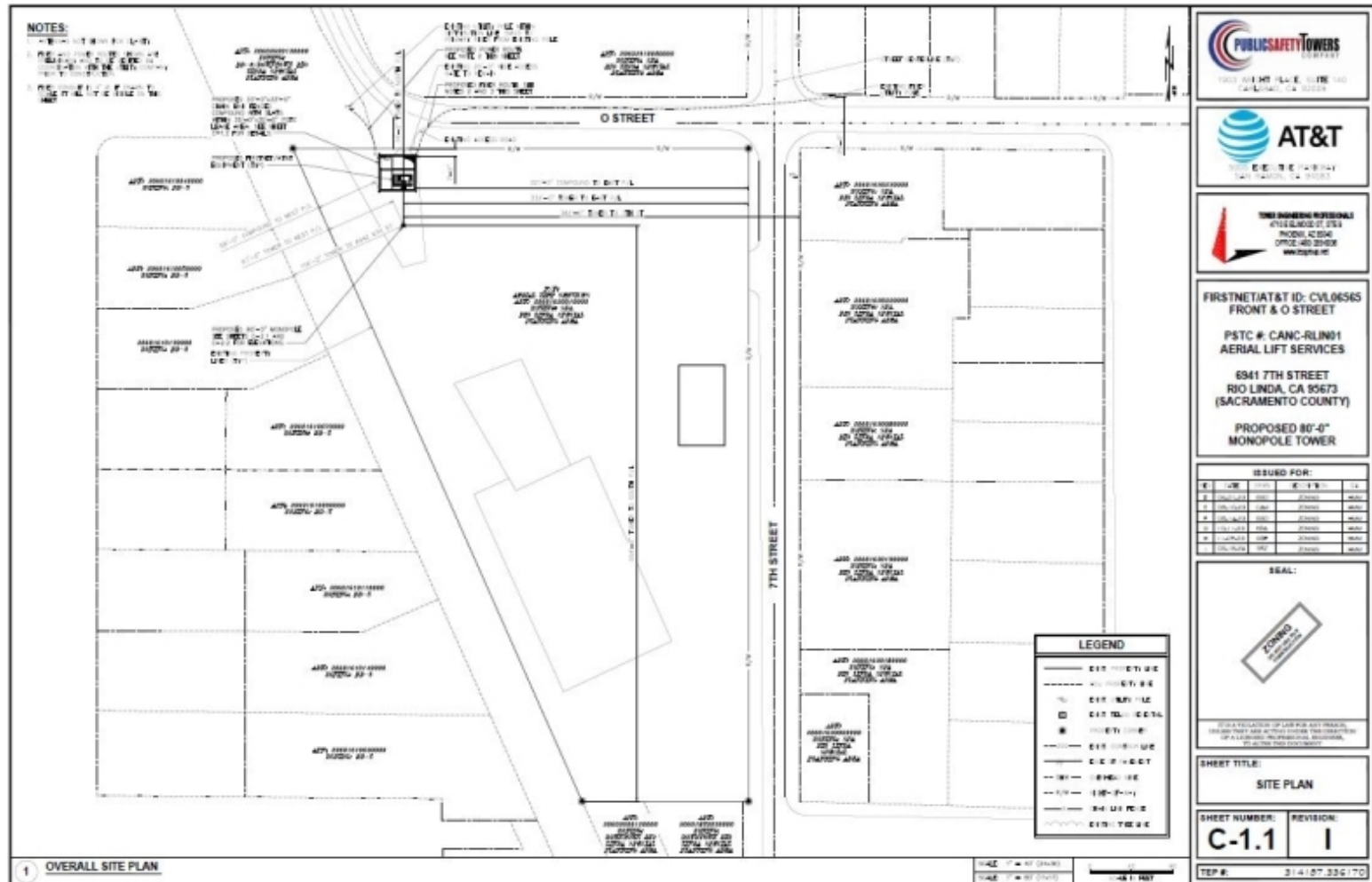
Entitlement Request

- A **Use Permit** to allow a new Wireless Communication Facility (WCF).
- A **Special Development Permit** to allow the proposed project to deviate from the following development standards:
 - Maximum allowable height (Section 3.6.7.A, Table 3.6.2): 55 feet. Proposed: 75 feet.
 - Minimum required separation from public right of way for equipment enclosure (Section 3.6.7.A, Table 3.6.2): 25 feet. Proposed: 6 feet.
 - Minimum required separation from Group 1 Zone property (Section 3.6.7.A, Table 3.6.2): three times height of tower, 225 feet. Proposed: 125 feet to the north and 116 feet to the west.
- A **Design Review** to determine substantial compliance with the *Sacramento County Countywide Design Guidelines* (Design Guidelines).

Environmental Review

- Environmental Document: Initial Study/ Negative Declaration
- Released for public review on April 8, 2024
- Impacts Discussed:
 - Aesthetics
 - Noise
 - Water Quality
 - Hazardous Materials
- Project would result in a less-than-significant impacts.

Site Plan



8 May 6, 2024 Planning and Environmental Review



Elevations

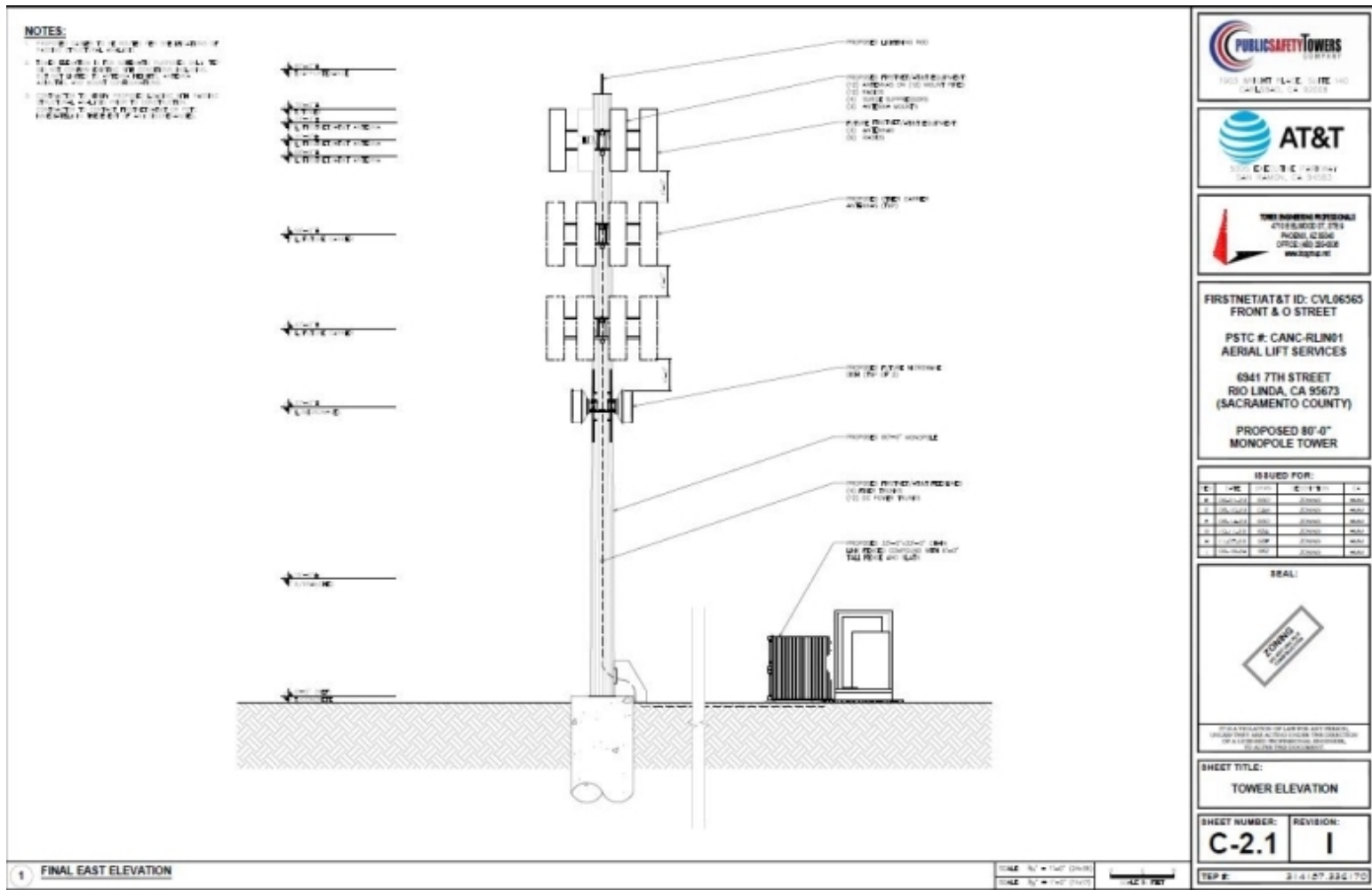


Photo Simulations



Photo Simulations

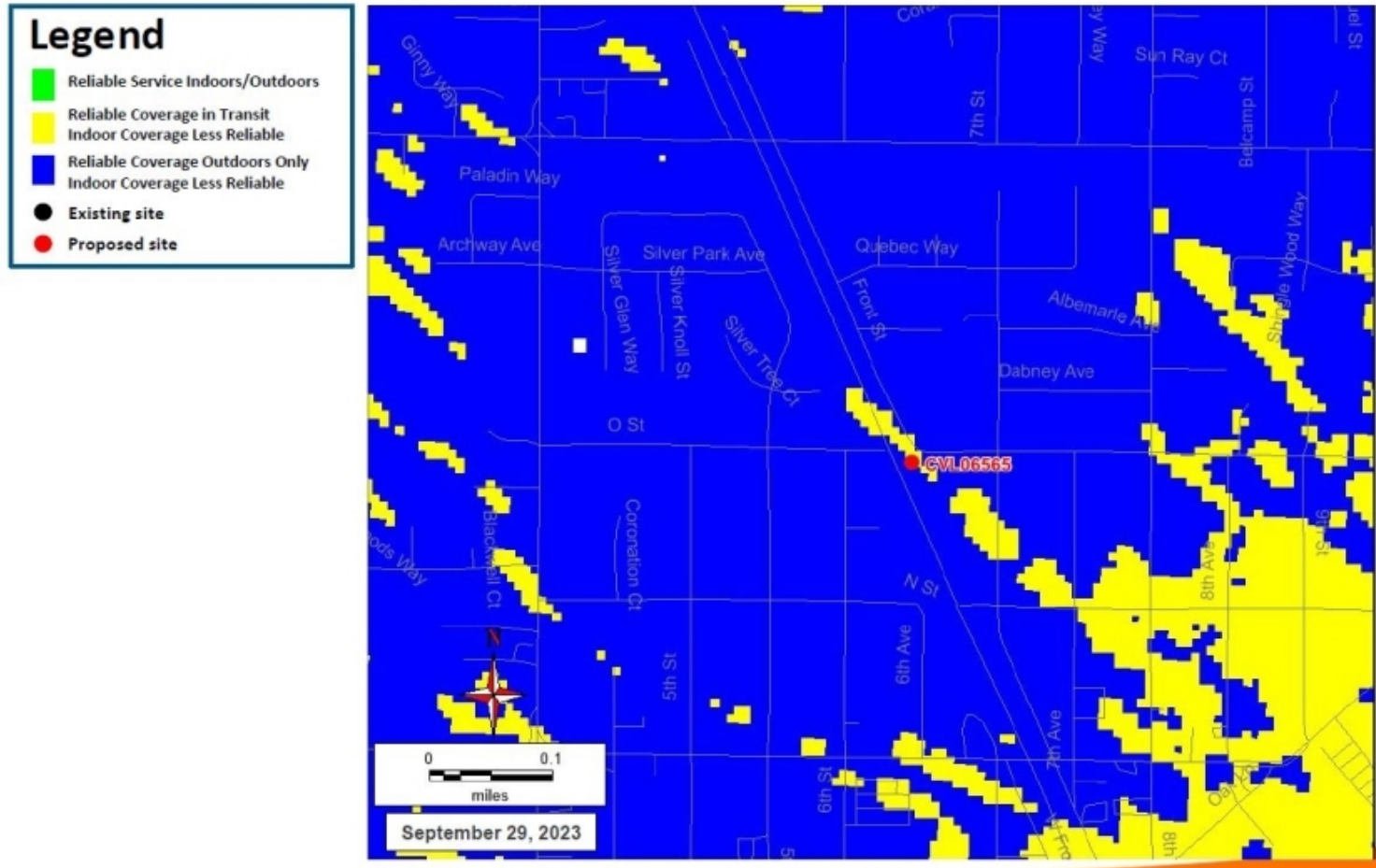


Photo Simulations



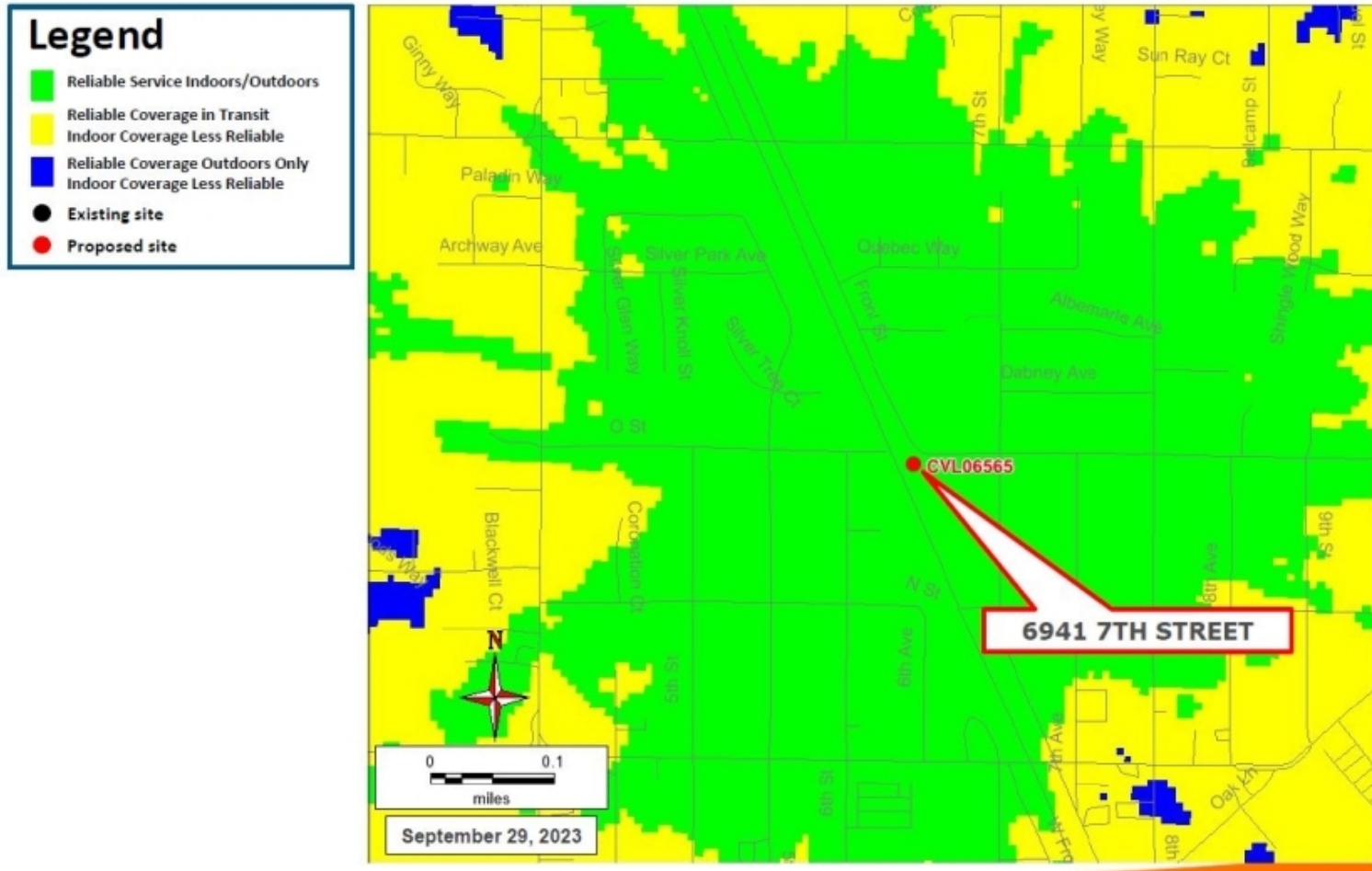
Coverage Maps

Existing LTE 700 Coverage



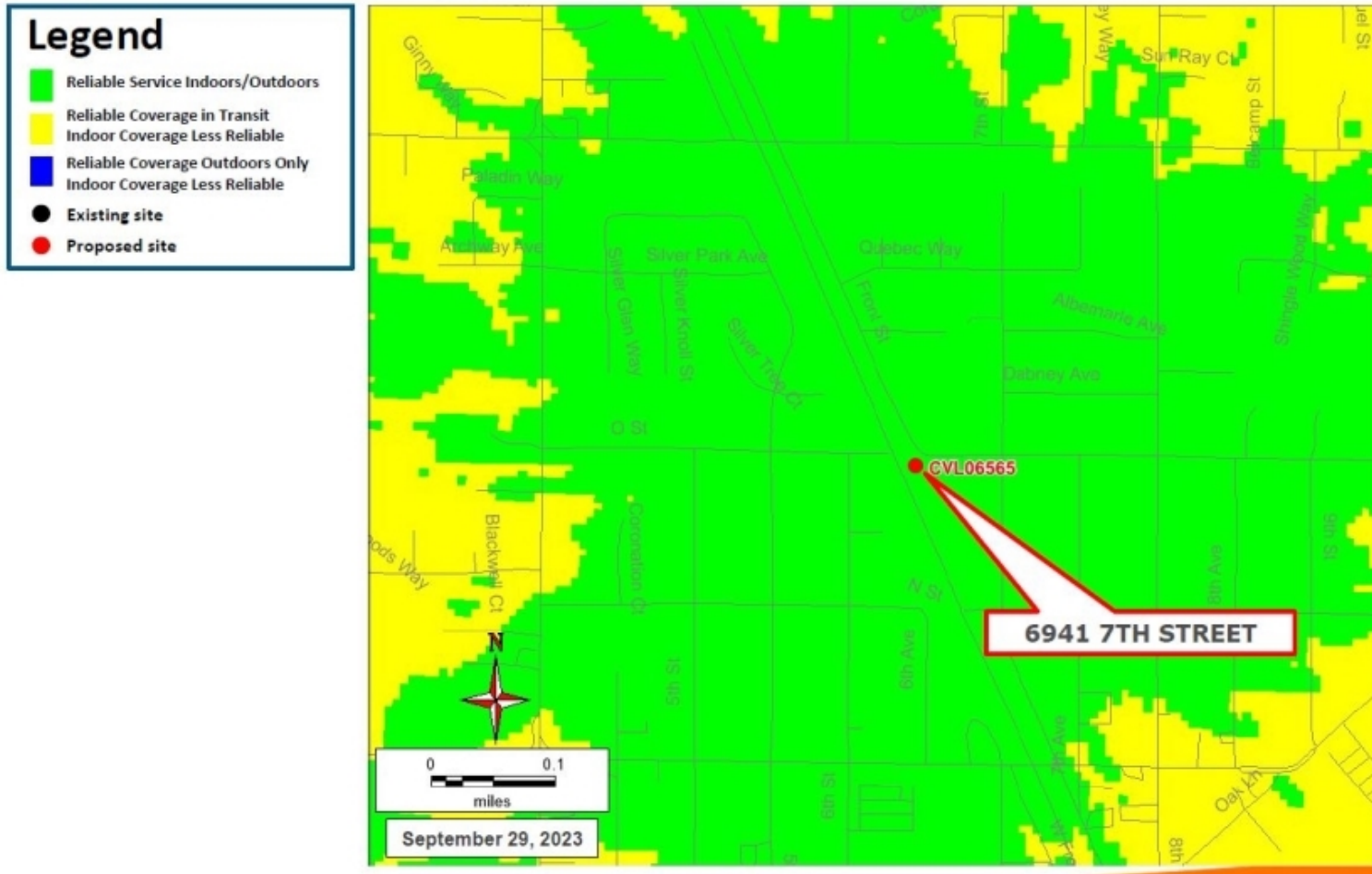
Coverage Maps

Proposed LTE 700 Coverage (RC = 45')



Coverage Maps

Proposed LTE 700 Coverage (RC = 71')



Advisory Recommendations

- The Design Review Advisory Committee (DRAC) met on December 14, 2023 and recommends the Planning Commission find the project in substantial compliance with the Design Guidelines.
- The Rio Linda/Elverta Community Planning Advisory Council (CPAC) met on January 24, 2024, and recommends the Planning Commission approve (6 Yes – 0 No, 1 Absent) the requested entitlements.

Project Analysis

- The proposed project is consistent with the General Plan and the Zoning Code as conditioned.
- The project is compatible with surrounding zoning and land uses.
- There are no significant environmental concerns.
- Found in substantial compliance with Design Guidelines.
- The cell tower is consistent in design with the existing industrial uses on the subject parcel.
- Complies with standards for limiting public exposure to radio frequency energy.
- Provides cellular coverage to support the surrounding community.

Staff Recommendation – Approval

Planning and Environmental Review staff recommends the Planning Commission approve the following:

- Determine that the environmental analysis prepared pursuant to the California Environmental Quality Act (CEQA) is adequate and complete.
- Approve the Use Permit, subject to findings and conditions.
- Approve the Special Development Permit, subject to findings and conditions.
- Find the project in substantial compliance with the Design Guidelines, subject to findings and conditions.

Rio Linda (RLIN01)
FirstNet/AT&T Project
PLNP2023-00155

6941 7th Street
Rio Linda, CA

May 6, 2024





FirstNet™

“During the Route 91 mass shooting, I was unable to contact the Incident Commander from my phone because the system was saturated with phone calls, and I couldn’t get through. By dedicating Band 14, FirstNet is the game changer that directly helps the helpers save lives.”

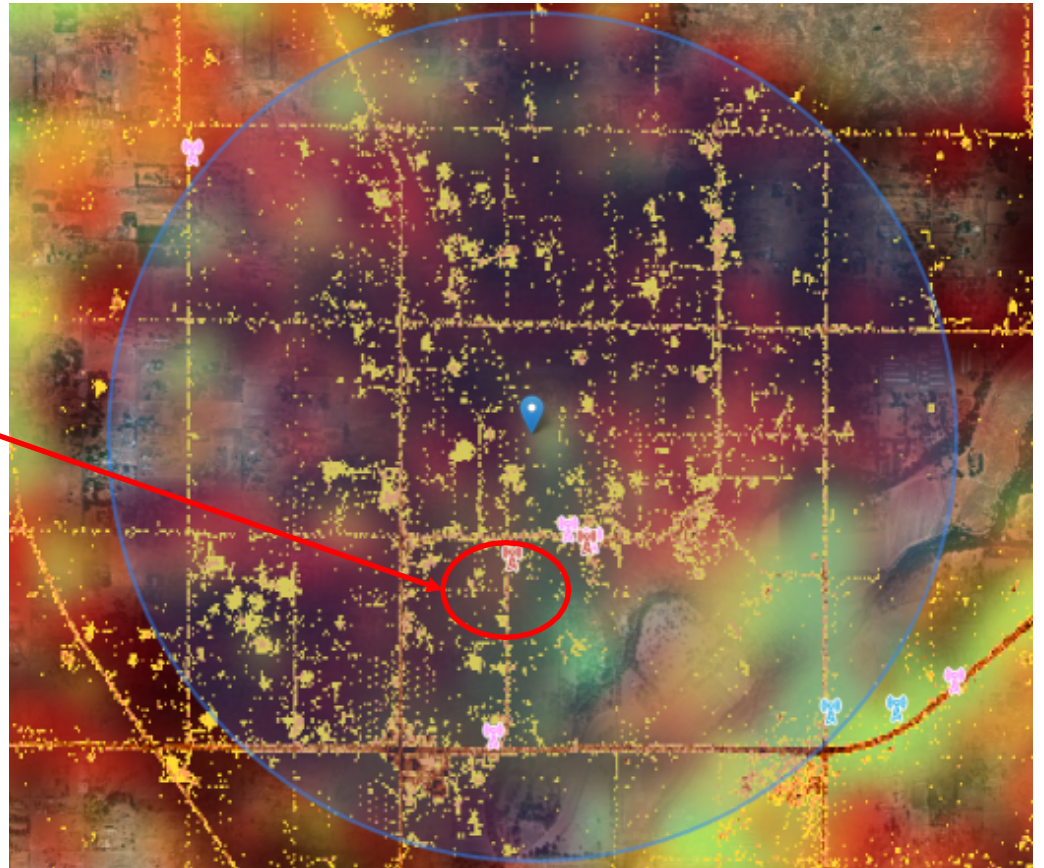
Jeff Buchanan, Deputy Fire Chief

Clark County Fire Department

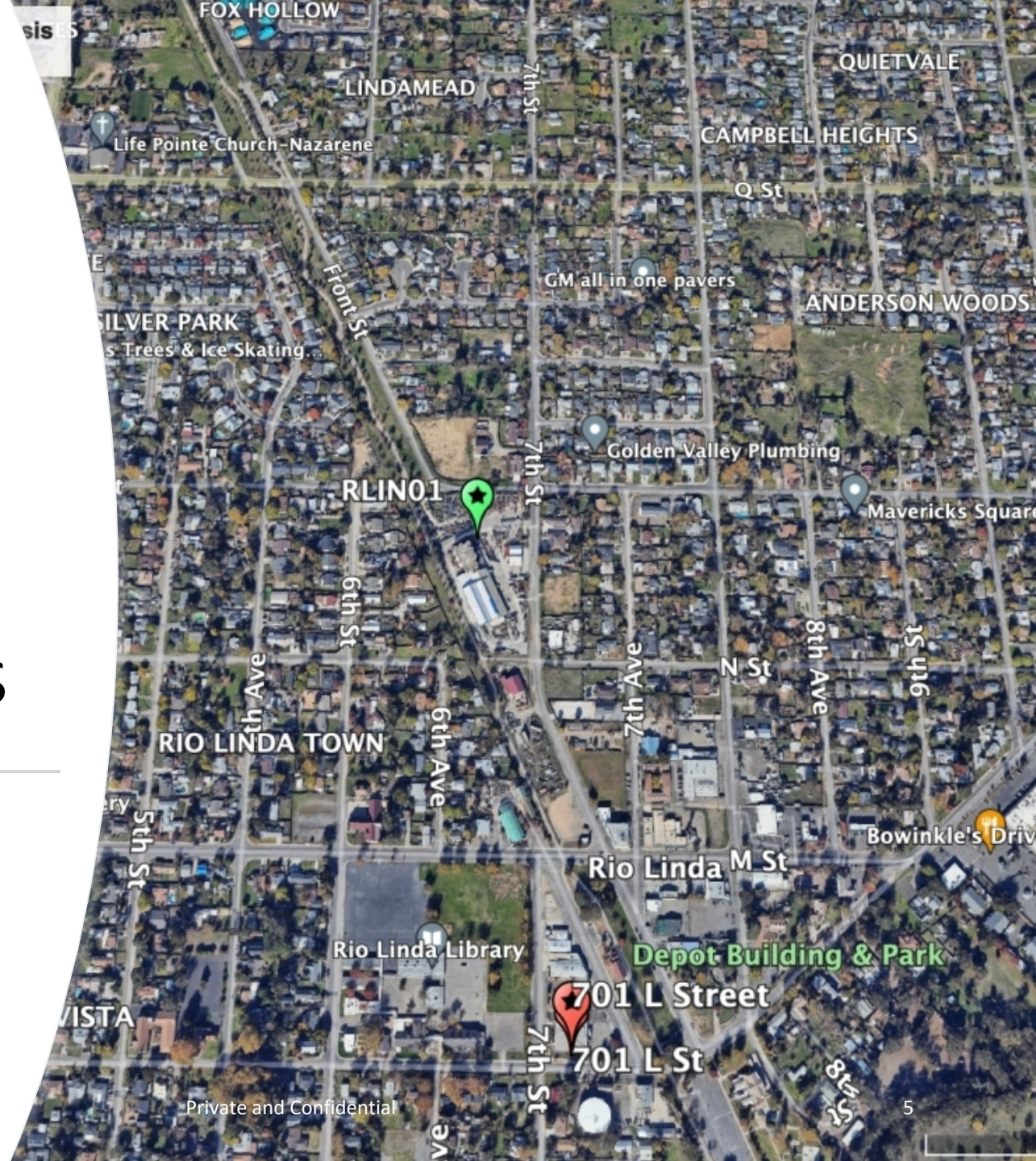
Public Safety Partnership



Colocation & All Carrier Coverage (1-mile radius)

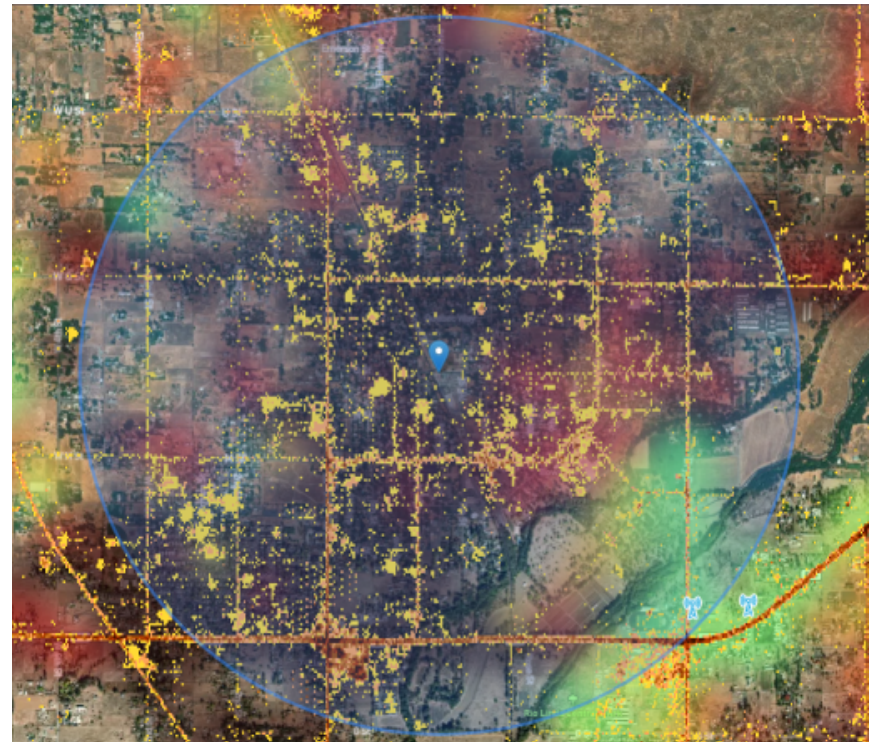
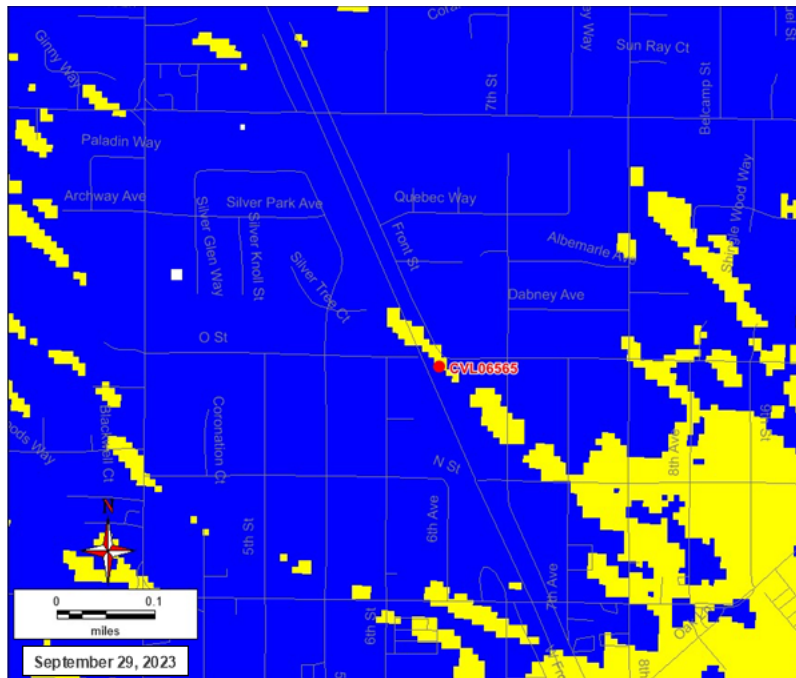


Alternate Site Analysis



6

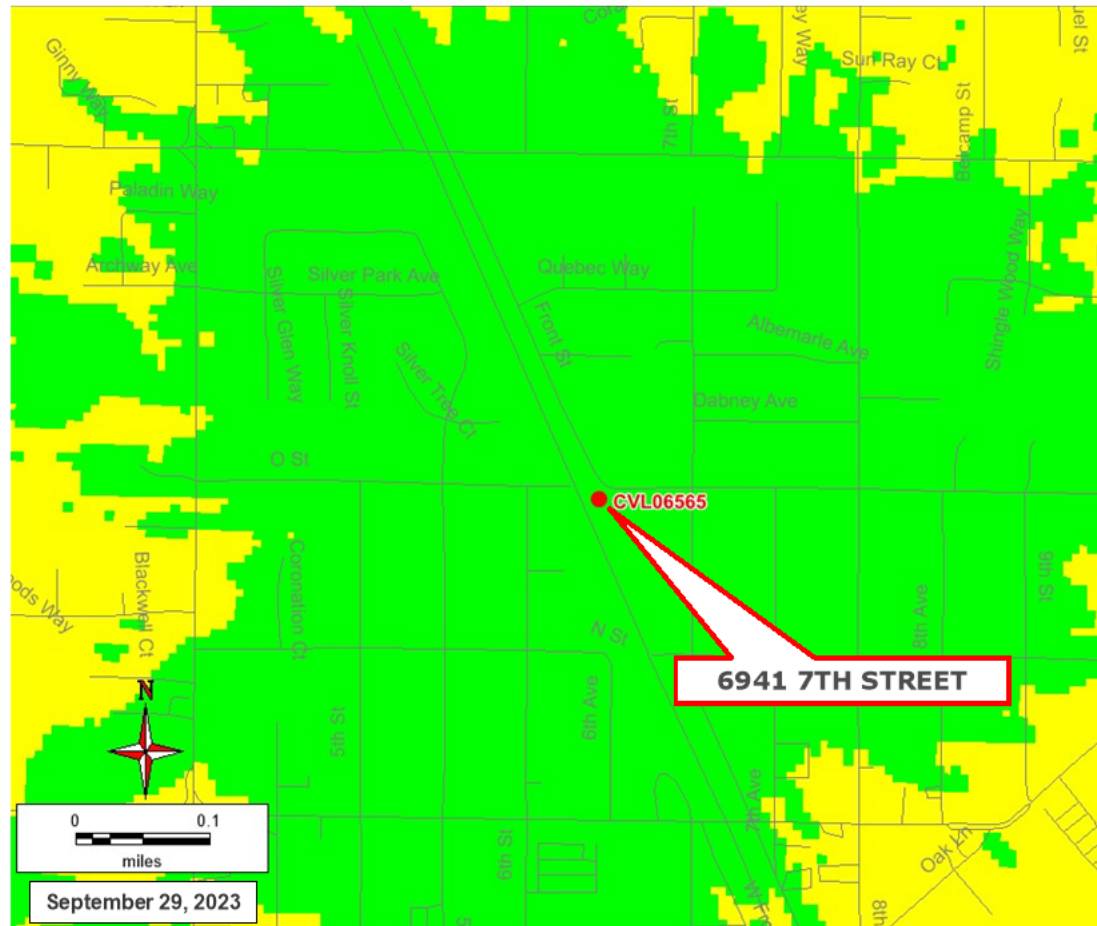
Existing Service



Proposed LTE 700 Coverage (RC = 71')

Legend

- Reliable Service Indoors/Outdoors
- Reliable Coverage in Transit
Indoor Coverage Less Reliable
- Reliable Coverage Outdoors Only
Indoor Coverage Less Reliable
- Existing site
- Proposed site



75' Monopole FirstNet Tower

- Use Permit
- Special Development Permit
 - 75' Height (Max 55')
 - 6' ROW Separation (Min 25')
 - Setback from Group 1 Zone Property



**SACRAMENTO COUNTY PLANNING COMMISSION
LEGAL NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that a Public Hearing will be held before the County Planning Commission for the purpose of considering the following request, pursuant to provisions of Ordinance No. SZC 15-0003, for the following described property.

ASSESSOR'S PARCEL NO(s): 206-0162-001

LOCATION: 6901 7th Street In The Rio Linda/Elverta Community

OWNER:

7th Street Properties, Inc.
2475 Fawn Hill Lane
Auburn, CA 95603
Attention: Jim Lane

APPLICANT:

Tower Engineering Professionals
4710 East Elwood Street, Suite 9
Phoenix, AZ 85040
Attention: Carol Kincheloe

Details of Request:

Determine that the environmental analysis prepared pursuant to the California Environmental Quality Act is adequate and complete and approve a Use Permit to allow a new Wireless Communication Facility and a Special Development Permit to allow the proposed project to deviate from the following development standards: Maximum allowable height (Section 3.6.7.A, Table 3.6.2) is 55 feet. Proposed is 75 feet. Minimum required separation from public right-of-way for equipment enclosure (Section 3.6.7.A, Table 3.6.2 is 25 feet. Proposed is 6 feet. Minimum required separation from Group 1 Zone property (Section 3.6.7.A, Table 3.6.2) is three times height of tower, 225 feet. Proposed is 125 feet to the North and 116 feet to the West; and Design Review to comply with the Countywide Design Guidelines, subject to the findings and conditions.

ENVIRONMENTAL DOCUMENT: NEGATIVE DECLARATION

HEARING DATE: MAY 6, 2024 at 5:30 PM

The hearing will be held in room 1450 of the County Administration Building, 700 "H" Street, Sacramento, CA. All persons interested are invited to attend and be heard.

PUBLIC COMMENT PROCEDURES

The County fosters public engagement during the meeting and encourages public participation, civility and use of courteous language.

In-Person Public Comment

Speakers will be required to complete and submit a speaker request form to Clerk staff. The Chairperson will invite each individual to the podium to make a verbal comment.

Written Public Comment

Members of the public may send a written comment which is distributed to Board members and filed in the record. Contact information is optional and should include the meeting date and agenda/off agenda item number to be sent as follows:

- Email a comment to BoardClerk@saccounty.gov
- Mail a comment to 700 H Street, Suite 2450, Sacramento, CA 95814

VIEW MEETING

The meeting will be streamed live through Zoom. Members of the public may watch and/or listen to the meeting as follows:

Join Zoom Meeting

<https://saccounty-net.zoomgov.com/j/1616770122>

Webinar ID: **161 677 0122**

Dial by your location

(669) 254-5252

Webinar ID: **161 677 0122**

MEETING MATERIALS

The on-line version of the agenda and associated material is available at <http://bospublicmeetings.saccounty.gov>. Some documents may not be posted on-line because of size or format (maps, site plans, renderings). Contact the Clerk's Office at (916) 874-5411 to obtain copies of documents.

ACCOMMODATIONS

If there is a need for an accommodation pursuant to the Americans with Disabilities Act (ADA), medical reasons or for other needs, please contact the Clerk of the Board by telephone at (916) 874-5411 or Boardclerk@saccounty.gov prior to the meeting.

Contact Office of Planning and Environmental at (916) 874-6141 for questions related to the recommendations.

LYDIA FRAZIER, Clerk

COUNTY PLANNING COMMISSION

MEETING DATE:

MONDAY, May 6, 2024

Planning Director's Report

NO MATERIAL

COUNTY PLANNING COMMISSION

MEETING DATE:

MONDAY, May 6, 2024

Miscellaneous Scheduling Matters

NO MATERIAL

COUNTY PLANNING COMMISSION

MEETING DATE:

MONDAY, May 6, 2024

Public Comments

NO MATERIAL