

MINUTE ITEM

This Calendar item No. C3  
is numbered 3 in the agenda  
to 0 at its 11/27/78  
meeting.

CALENDAR ITEM

C3.

GENERAL PERMIT  
PUBLIC AGENCY USE

11/78  
W 21755  
Scott  
PRC 5587

APPLICANT: County of Sacramento  
Sacramento County Water Agency  
3701 Branch Center Road, Room 215  
Sacramento, California 95827

AREA, TYPE LAND AND LOCATION:  
Two parcels of inland, submerged land (0.014  
acres and 0.077 acres) both in the bed  
of the American River downstream from the  
Sunrise Boulevard bridge crossing, Sacramento  
County.

LAND USE: Construction and maintenance of 2 storm  
water drainage outfall structures and continued  
maintenance of an existing storm water  
outfall.

TERMS OF PROPOSED PERMIT:  
Initial period: 49 years from July 1,  
1978.

CONSIDERATION: The public health and safety, with the  
State reserving the right at any time to  
set a monetary rental if the Commission  
finds such action to be in the State's  
best interest.

PREREQUISITE TERMS, FEES AND EXPENSES:  
Applicant is permittee of upland.  
  
Processing costs have been received.

STATUTORY AND OTHER REFERENCES:  
A. P.R.C.: Div. 6, Parts 1 & 2.  
B. Cal. Adm. Code: Title 2, Div. 3.

OTHER PERTINENT INFORMATION:  
1. The annual rental value of the site  
is estimated to be \$150.

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2. The proposed project on State land involves the construction of 2 storm water outfall structures. The structures will control storm water drainage into the American River for an area of Sacramento County which includes Sunrise Boulevard and a new subdivision of single family residences. The proposed structures will incorporate 1 existing outfall pipe and 4 new pipes. The structures will be designed to retard erosion at the discharge point.
3. A final EIR was prepared by the County of Sacramento, pursuant to CEQA and implementing regulations. A notice of determination has been received.
4. This project is situated on State land identified as possessing significant environmental values pursuant to P.R.C. 6370.1, and is classified in a use category, Class A, which authorizes Restricted Use.

Staff has coordinated this project with those agencies and organizations who nominated the site as containing significant environmental values. They have found this project to be compatible with their nomination.

APPROVALS OBTAINED:

State Reclamation Board, California Department of Fish and Game, Water Quality Control Board, United States Army Corps of Engineers.

EXHIBITS:

- A. Land Description.
- B. Location Map.
- C. EIR Summary and Notice of Determination with mitigations conditions.

IT IS RECOMMENDED THAT THE COMMISSION:

1. DETERMINE THAT AN EIR HAS BEEN PREPARED FOR THIS PROJECT AND CERTIFIED BY THE COUNTY OF SACRAMENTO ON JULY 8, 1977.

CALENDAR ITEM NO. C3. (CONTD)

2. CERTIFY THAT THE INFORMATION CONTAINED IN THE EIR OF THE COUNTY OF SACRAMENTO HAD BEEN REVIEWED AND CONSIDERED BY THE COMMISSION.
3. DETERMINE THAT THE PROJECT WILL NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT.
4. FIND THAT GRANTING OF THE PERMIT WILL HAVE NO SIGNIFICANT EFFECT UPON ENVIRONMENTAL CHARACTERISTICS IDENTIFIED PURSUANT TO SECTION 6370.1, OF THE P.R.C.
5. AUTHORIZE ISSUANCE TO THE COUNTY OF SACRAMENTO - SACRAMENTO COUNTY WATER AGENCY OF A 49-YEAR GENERAL PERMIT - PUBLIC AGENCY USE FROM JULY 1, 1978; IN CONSIDERATION OF THE PUBLIC HEALTH AND SAFETY, WITH THE STATE RESERVING THE RIGHT AT ANY TIME TO SET A MONETARY RENTAL IF THE COMMISSION FINDS SUCH ACTION TO BE IN THE STATE'S BEST INTEREST; FOR THE CONSTRUCTION AND MAINTENANCE OF 2 STORM WATER DRAINAGE OUTFALL STRUCTURES AND CONTINUED MAINTENANCE OF AN EXISTING STORM WATER OUTFALL ON THE LAND DESCRIBED ON EXHIBIT "A" ATTACHED AND BY REFERENCE MADE A PART HEREOF.

EXHIBIT "A"

LAND DESCRIPTION

PARCEL NO. 1

W 21755

A strip of submerged land, 56 feet in width, in the State-owned bed of the American River, Sacramento County, California, said strip lying 28 feet on each side of the following described centerline:

BEGINNING at a point which bears N 24<sup>o</sup> 58' 01" W 420.00 feet from the intersection of the centerlines of Ambassador Drive and Oakton Way as shown on the plat entitled, "Larchmont-Cordova Unit No. 5", filed July 2, 1963 in Book 72 of Maps, Map Number 5, in the Sacramento County Recorders Office; thence from said point of beginning N 75<sup>o</sup> 05' 25" W 60 feet to the end of the herein described centerline.

BASIS of bearing being the above-mentioned plat entitled "Larchmont-Cordova Unit No. 5".

PARCEL NO. 2

A strip of submerged land, 30 feet in width, in the State-owned bed of the American River, Sacramento County, California, said strip lying 15 feet on each side of the following described centerline.

COMMENCING at the northwesterly corner of that certain parcel of land described in drainage easement deed recorded September 16, 1977 in Book 77-09-16, Page 1202, Official Records of Sacramento County; thence the following three courses:

1. N 67<sup>o</sup> 52' 28" W 12.69 feet;
  2. N 43<sup>o</sup> 55' 12" W 785.00 feet;
  3. N 75<sup>o</sup> 37' 00" W 248.00 feet to the POINT OF BEGINNING;
- thence N 75<sup>o</sup> 37' 00" W 40.00 feet to the end of the herein described center line.

BASIS of bearing being that record of survey entitled "Portion of Natomas Company American River Properties, Rancho Rio De Los Americanos," filed October 9, 1958, in Book 13 of Surveys, Map Number 44 in the Sacramento County Recorder's Office.

EXCEPTING THEREFROM any portion of Parcels 1 and 2 lying landward of the ordinary high water mark of the American River.

END OF DESCRIPTION

Prepared Frank T. Carey Checked J. M. McKeen  
Reviewed Edward Zimmerman Date JUNE 21, 1978  
Ray Mark 23 June 78

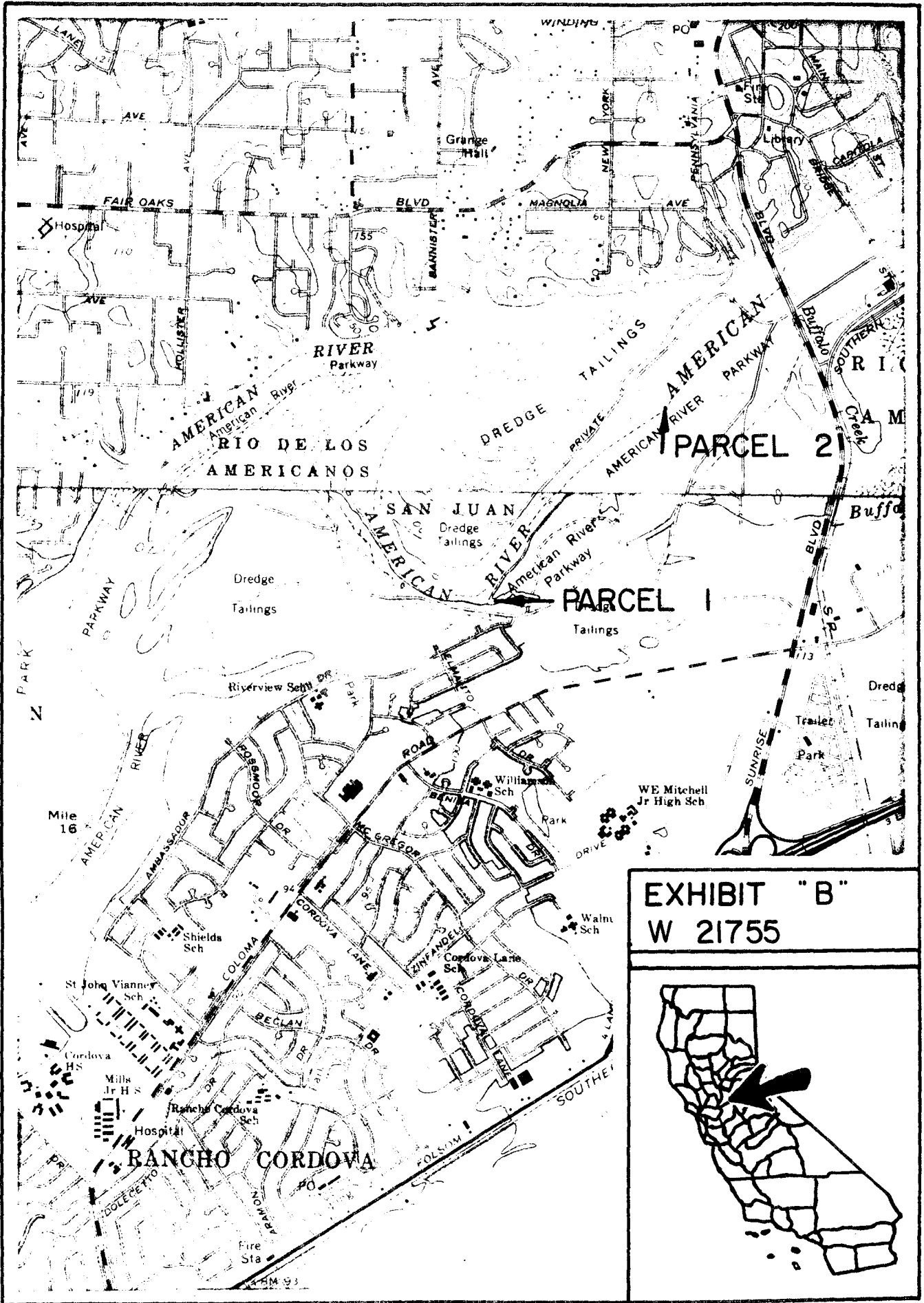


EXHIBIT "B"  
W 21755



## ENVIRONMENTAL IMPACT REPORT SUMMARY

I. Introduction

The following is a summary of an environmental impact report for Natomas Properties Subdivision, rezone, general plan amendment and community plan amendment prepared by the Sacramento County Community Development and Environmental Protection Agency.

II. Project Description

The proposed project consists of the subdivision of approximately 240 acres of land into lots for single and multiple family housing, and a shopping center. The proposed project site is located at the northwest corner of Sunrise Blvd. and Coloma Rd. on the south side of the American River Parkway, Rancho Cordova. This summary focuses on the segments of the project that will involve land under State Lands Commission jurisdiction. The subject land use includes construction and maintenance of two storm water drainage outfall structures and continued maintenance of existing outfall pipelines. Proposed improvements include a 60" diameter outfall pipeline and rip rap bank protection, and a concrete outfall structure with 36", 72", 54" and 60" diameter pipelines with rip rap bank protection.

III. Environmental Setting

There are substantial quantities of aggregate material on the site but no evaluation as to commercial quantities and grades can be determined without further study. The known resource of minerals and rocks at the site are the exposed tailing deposits and the remaining residual gold deposits that remain from past extensive gold dredging operations on the site. While the gold is a valuable resource and is not an abundant mineral in the County, its value is generally weighed against the economic cost of extraction and although it can be reasonably inferred that there may remain some amount of gold within the site, it would probably be economically unfeasible to extract it.

The Natomas Properties project site is located in an area disturbed by surface mining to various degrees. Vegetation has recovered since mining ceased in the 1920's, and plant life now covers the majority of the site. Oak trees, cottonwood, willows, coyote bush, grasses, forbs, and a number of other plants are found at the site providing a sparse to dense cover. The proposed site provides habitat for numerous common wildlife species which include black-tailed hares, hawks, owls, and valley quail. Several raptor nesting sites have been identified on the project site. No rare or endangered wildlife or plants are known to inhabit the site.

The project site was used during the 1920's for gold dredging operations that significantly altered the landforms and destroyed any evidence of prehistoric uses over most of the site. The most northerly section of the site has not been substantially altered and there is reason to believe that archaeological resources may exist on or near the terrace at the northernmost edge of the site. However, based on previous archaeological studies of the site, no significant impacts on historic resources are anticipated.

The intrinsic value of this view in terms of the visual amenities on the site is not especially high as fires in recent years have killed trees close to the road and previous disruption by dredgers has resulted in a reduction of vegetation. At certain places trash from illegal dumping activities is also in evidence. The site is most attractive during wet spring periods when wildflowers and annual grasses provide color and variety to the site. The site provides habitat for wildlife which in turn add to the aesthetic benefits of the site. Most common are raptorial birds hovering above the treeline and rodents and jackrabbits in the vegetated areas.

#### IV. Environmental Impacts

1. Temporary construction related disruptions.
2. The primary impacts to the hydrology of the existing site include: new runoff from the site where there has been almost no runoff previously and consequent impacts to the receptors from increased runoff (particularly to the American River); loss of groundwater recharge area; increased security from potentially damaging flood patterns along the site with the construction of a berm along the northwesterly boundary.
3. The proposed project would result in the removal of all existing vegetation and wildlife habitat except for a southerly border of vegetation along Coloma Road which includes a number of larger oaks.
4. The project would have the effect of essentially eliminating the open space qualities of the site and altering the site's character from a more or less natural condition (understanding that the dredging was man-made) to an urbanized condition.
5. The proposed project could cause substantial visual effects upon users of the American River Parkway.

#### V. Mitigation Measures

1. The orientation of the residential units provides for a maximization of certain energy conservation measures.
2. The proposed use of landscape materials and the site and sound beams and walls along Sunrise Blvd. are designed to be in keeping with the aesthetics of the existing environment and the mature stand of trees along Coloma Rd. will not be



disturbed. The implementation of this project does not remove any lands from the potential agricultural resources within the County of Sacramento.

3. Utilization of mechanisms reducing flow velocities of runoff into the American River would reduce flood, erosion, and siltation problems. Where progressive erosion can be expected, bank protection, special wingwalls, or energy dissipators may be utilized to mitigate the impact.
4. The consumption of nonrenewable resources can be minimized by obtaining fill and finish material from on-site sources.
5. Adherence to criteria set forth in the American River Parkway Corridor Combining Zone will mitigate visual aesthetic impacts to the American River Parkway.

VI. Adverse Environmental Effects Which Cannot Be Avoided If The Proposal Is Implemented

1. Air quality will be affected by the increased operation of automobiles.
2. Occupants of dwellings situated adjacent to Sunrise Blvd. would be subjected to CO levels in excess of those allowed by Federal Standards for an 8-hour exposure time period.
3. Loss of a natural groundwater recharge area.
4. The loss of wildlife habitat due to site preparation would result in a decrease in the abundance and diversity of species now inhabiting the site.
5. Erosion and long-term urban runoff would result in a decrease in the water quality of the American River.
6. Time required for vehicles responding to crime or fire related emergencies would be lengthened by the design of the subdivision.
7. Completed structures may be subject to geologic hazards due to unstable soil conditions.
8. Through-access on Ambassador Drive to the proposed project holds the potential for adverse effects upon future residents of the site from traffic related noise and other nuisances.
9. The project could adversely affect the implementation of an off-street bike trail proposed for a railroad right-of-way on the east side of Sunrise Blvd.

10. The project, as proposed, would be inconsistent with the current desires of the Cordova Recreation and Park Dist.
11. Aesthetic effects upon the American River Parkway could be considered substantial.

VII. Irreversible Environmental Changes Which Would be Involved In the Proposed Action Should It Be Implemented

Implementation of the proposed project would result in both short-term and long-term irreversible impacts. Short-term effects would include the use of irreplaceable natural resources for construction of improvements and for fueling of work machinery. Long-term effects would include the use of petrochemical derived energy for home maintenance and the use of irreplaceable natural resources for expansion and upkeep. The conversion of the site to urban uses and the subsequent loss of open space is also considered an essentially irreversible process. Other irreversible impacts include the loss of certain wildlife species and the cumulative impacts upon affected stream groups due to increased erosion and siltation. While water quality impacts may be reversible, effects upon the drainage pattern and stream course are essentially irreversible.

VIII. Short Term v. Long Term

The most feasible alternative for long-term productive use is the extraction of mineral resources. However, the existing and planned urbanization of the area severely limits the possibility of extensive mining at the proposed site. Since the project will house approximately 1,154 families, it will decrease demand for a similar amount of housing in other areas that may be more environmentally sensitive.

IX. Alternatives

1. No project.
2. Design alternative which provides for preservation of the marsh in a natural type park and diversion of on-site drainage into a retention basin to be located near the marsh
3. Reduce the total number of dwelling units to be constructed at the site.

X. Growth Inducing Impact

The proposed project would primarily induce growth associated with service industries in support of residential development.

NOTICE OF DETERMINATION

State of California  
SECRETARY FOR RESOURCES  
1416 Ninth Street, Room 1311  
Sacramento, California 95814

FROM: Environmental Coordinator  
County of Sacramento  
State of California  
827 - 7th Street, Room 301C  
Sacramento, California 95814

County Clerk  
County of Sacramento  
720 - 9th Street, Room 103  
Sacramento, California 95814

SUBJECT: Filing of Notice of Determination in compliance with Section 21108  
or 21152 of the Public Resources Code

76-SD-1794  
76-RZ-CP-GP-1795

Project Title: TOMAS PROPERTIES SUBDIVISION, REZONE, GENERAL PLAN AMENDMENT, COMMUNITY PLAN AMENDMENT	
State Clearinghouse Number: (If submitted to State Clearinghouse) SCH 77020742	
Contact Person CIDES FREITAS	Telephone Number: (916) 440-7914
Project Location: The project is located on the west side of Sunrise Boulevard on the north side of its intersection with Coloma Road in the Rancho Crodova community.	
Project Description: The proposed project involves the subdivision of about 240 acres into single family housing apartments, and a shopping center. 66-021-18 and 21	
This is to advise that the COUNTY OF SACRAMENTO (Lead Agency)	

has made the following determination regarding the above described project:

The project has been  approved by the Lead Agency.  
 disapproved  
The project  will have a significant effect on the environment  
 will not

An Environmental Impact Report was prepared for this project pursuant to the provision of CEQA.  
 A Negative Declaration was prepared for this project pursuant to the provisions of CEQA. A copy of the Negative Declaration is attached.

**ENDORSED:**  
Received for Filing  
JUL 8 1977  
J.A. LIMPSON, CLERK  
AL WOODS  
DEPUTY  
9/9/76

Environmental Coordinator of  
Sacramento County, State of  
California

By Lowell W. Young  
Dated: July 8 1977

2350

The following conditions of approval have been adopted to reduce the impacts of the project:

1. Provide a sound attenuation device or devices along the Sunrise Boulevard right of way to the satisfaction of the Health Department.
2. First Party shall provide protection to the oak trees location along Coloma Road and others where possible.
3. Landscaping along Sunrise Boulevard shall be subject to the approval of the Project Planning Commission prior to recordation of lots along this street. Landscaping shall include any walls and fences which are constructed along Sunrise Boulevard.
4. Development plans for lots along the American River shall be subject to the approval of the Project Planning Commission and shall include, but not be limited to, the following:
  - a. The size and location of the berm along the American River Parkway.
  - b. The size, type, color and location of fencing along the American River Parkway.
  - c. The number, location, type and size of the planting along the American River Parkway. The type of plants shall be from the list of native trees and shrubs as prepared by the Parks and Recreation Department Native Vegetation Planning Program Advisory Committee.
  - d. Final grading plans for lots along the American River Parkway. The grading plans will place final grade elevations for lots as close as possible to or below the grade of the adjacent land of the American Rive Parkway.
  - e. Single family homes will be one story in height and of earth tones color.
  - f. Each lot along the Parkway shall have a setback of 25 feet from the common boundary of the project and the Parkway.