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Department of Community Development
PLANNING AND ENVIRONMENTAL REVIEW DIVISION

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INITIAL STUDY CHECKLIST

FOR BARRETT RANCH EAST PREFERRED PROJECT AND BARRETT RANCH
EAST COMMERCIAL ALTERNATIVE

CONTROL NUMBER: PLNP2011-00156

This checklist identifies physical, biological, social and economic factors that might be affected by the proposed project. The words "significant" and "significance" used throughout the following checklist are related to impacts as defined by the California Environmental Quality Act. This checklist was used for both the preferred project and the commercial alternative as a preliminary assessment of potential impacts. Where a potentially significant impact is identified the EIR analyzes each alternative separately.

INITIAL STUDY CHECKLIST

	Potentially Significant ⁱ	Less Than Significant with Mitigation ⁱⁱ	Less Than Significant or No Impact ⁱⁱⁱ	Comments
1. LAND USE - Would the project:				
a. 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?			X	Consistency with land use plans and policies is discussed in Chapter 10 of the EIR. Refer to the EIR.
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. The project would complete roadway and infrastructure
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 project site is planned for urban development and the proposed densities and population that would result from development are consistent with existing General Plan land use designations. In fact, the project would result in less medium density residential and more low density residential than currently allowed.
b. Displace substantial amounts of existing housing, necessitating the construction of replacement housing elsewhere?			X	The project will not displace substantial amounts of existing housing, necessitating the construction of replacement housing elsewhere.
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.

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b. Conflict with any existing Williamson Act contract?			X	None of the parcels included in the project are contracted under the Williamson Act.
c. Introduce incompatible uses in the vicinity of existing agricultural uses?			X	The project does not occur in an area of agricultural production. The surrounding area is entirely developed with primarily single family residential uses, schools, and a commercial shopping center.
4. AESTHETICS - Would the project:				
a. Substantially alter existing viewsheds such as scenic highways, corridors or vistas?	X			The project's impact on viewsheds is discussed in Chapter 3 of the EIR. Refer to the EIR.
b. Substantially degrade the existing visual character or quality of the site and its surroundings?	X			The project's effects on visual character are discussed in Chapter 3 of the EIR. Refer to the EIR.
c. 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			New sources of light, glare, and shadow are discussed in Chapter 3 of the EIR. Refer to the EIR.
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.
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.
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.

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6. PUBLIC SERVICES - Would the project:				
a. Have an adequate water supply for full buildout of the project?	X			See Chapter 13 of the EIR for the water supply discussion. Refer to the EIR.
b. Have adequate wastewater treatment and disposal facilities for full buildout of the project?	X			Wastewater treatment and disposal facilities are discussed in Chapter 13 of the EIR. Refer to the EIR.
c. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	X			Solid waste disposal is discussed in Chapter 13 of the EIR. Refer to the EIR.
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			Physical impacts associated with the construction of new water supply or wastewater treatment and disposal facilities or expansion of existing facilities is discussed in Chapter 13 of the EIR. Refer to the EIR.
e. Result in substantial adverse physical impacts associated with the provision of storm water drainage facilities?	X			Physical impacts associated with the provision of storm water drainage facilities are discussed in Chapter 9 of the EIR. Refer to the EIR.
f. Result in substantial adverse physical impacts associated with the provision of electric or natural gas service?	X			The provision of electric and natural gas service is addressed Chapter 13 of the EIR. Refer to the EIR.
g. Result in substantial adverse physical impacts associated with the provision of emergency services?	X			The provision of emergency service is addressed in Chapter 12 of the EIR. Refer to the EIR.
h. Result in substantial adverse physical impacts associated with the provision of public school services?	X			Chapter 12 of the EIR addresses the project's impact on schools. Refer to the EIR.
i. Result in substantial adverse physical impacts associated with the provision of park and recreation services?	X			Impacts on park and recreation service are addressed in Chapter 12 of the EIR. Refer to the EIR.

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7. TRANSPORTATION/TRAFFIC - Would the project:				
a. Result in a substantial increase in vehicle trips that would exceed, either individually or cumulatively, a level of service standard established by the County?	X			A Traffic Impact Study was prepared for the proposed project. The conclusions and recommendations of the Traffic Impact Study are discussed in Chapter 14 of the EIR. Refer to the EIR.
b. Result in a substantial adverse impact to access and/or circulation?	X			Access and circulation are discussed in Chapter 14 of the EIR. Refer to the EIR.
c. Result in a substantial adverse impact to public safety on area roadways?	X			Public safety on area roadways is discussed in Chapter 14 of the EIR. Refer to the EIR.
d. Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	X			The project's consistency with policies, plans, and programs supporting alternative transportation is addressed in Chapter 14 of the EIR. Refer to the EIR.
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			Criteria pollutants are discussed in Chapter 4 of EIR. Refer to the EIR.
b. Expose sensitive receptors to pollutant concentrations in excess of standards?	X			Exposure of sensitive receptors to pollutants is discussed in Chapter 4 of the EIR. Refer to the EIR.
c. Create objectionable odors affecting a substantial number of people?			X	The project will not generate objectionable odors, because it is comprised of residential and commercial developments that are not generally considered sources of objectionable odors.
9. NOISE - Would the project:				
a. 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?	X			Exposure of persons to and generation of noise in excess of standards established by the Sacramento County General Plan and the noise ordinance are discussed in Chapter 11 of the EIR. Refer to the EIR.

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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 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).
10. HYDROLOGY AND WATER QUALITY - Would the project:				
a. Substantially deplete groundwater supplies or substantially interfere with groundwater recharge?	X			Groundwater supplies and potential interference with groundwater recharge are discussed in Chapter 9 of the EIR. Refer to the EIR.
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			Drainage and surface runoff are discussed in Chapter 9 of the EIR. Refer to the EIR.
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.
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. 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.
f. Create or contribute runoff that would exceed the capacity of existing or planned stormwater drainage systems?	X			Runoff and stormwater drainage systems are discussed in Chapter 9 of the EIR. Refer to the EIR.
g. Create substantial sources of polluted runoff or otherwise substantially degrade ground or surface water quality?	X			Polluted runoff and the degradation of ground and/or surface water quality are discussed in Chapter 9 of the EIR. Refer to the EIR.

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11. GEOLOGY AND SOILS - Would the project:				
a. Expose people or structures to substantial 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 would ensure that any related impacts were less than significant.
b. Result in substantial soil erosion, siltation or loss of topsoil?			X	The EIR will address soil erosion and loss of topsoil. Refer to Chapter 9 in the EIR.
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 site lies on three predominate soil types, Fiddymment fine sandy loam, 1 to 8% slopes (145), Fiddymment loam, 1 to 15% slopes (146), and Urban Land – Xerarents-Fiddymment complex, 0 to 8% slopes (229). These soil types have moderate to severe shrink-swell potential, but are not unsuitable for urban development. Compliance with the Uniform Building Code and County construction requirements would ensure that any related impacts were less than significant.
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?			X	No known paleontological resources (e.g. fossil remains) or sites occur at the project location.

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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 EIR will address special status species and habitat. Refer to the EIR.
b. Have a substantial adverse effect on riparian habitat or other sensitive natural communities?	X			Impacts to riparian habitat and sensitive natural communities are addressed in Chapter 5 EIR. Refer to the EIR.
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			Impacts to wetlands protected by federal, state, or local regulations and policies are addressed in Chapter 5 of the EIR. Refer to the EIR.
d. Have a substantial adverse effect on the movement of any native resident or migratory fish or wildlife species?	X			The potential for impacts on the movement of species is addressed in Chapter 5 of the EIR. Refer to the EIR.
e. Adversely affect or result in the removal of native or landmark trees?	X			Impacts to native and landmark trees are addressed in Chapter 5 of the EIR. Refer to the EIR.
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 an historical resource?	X			The potential for effects on historical resources is addressed in Chapter 7 of the EIR. Refer to the EIR.
b. Have a substantial adverse effect on an archaeological resource?	X			The potential for effects on archaeological resources is addressed in Chapter 7 of the EIR. Refer to the EIR.

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c. Disturb any human remains, including those interred outside of formal cemeteries?	X			The EIR will address the potential for human remains to be present within the project site. Refer to the EIR.
14. 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	Chapter 8 addresses the transport, use, and disposal of hazardous materials. Refer to the EIR.
b. Expose the public or the environment to a substantial hazard through reasonably foreseeable upset conditions involving the release of hazardous materials?			X	Chapter 8 addresses the potential for upset involving the release of hazardous materials. Refer to the EIR.
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 potential for emissions or handling of hazardous materials in proximity to schools is addressed in Chapter 8 of the EIR. Refer to the EIR.
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.

SUPPLEMENTAL INFORMATION

LAND USE CONSISTENCY	Current Land Use Designation	Consistent	Not Consistent	Comments
General Plan	Low Density Residential, Medium Density Residence, Commercial & Office		X	The project includes a General Plan Amendment. This will be addressed in the EIR.
Community Plan	Special Planning Area (Antelope Town Center SPA), RD-5 (Low Density Residential), RD-7 (Low Density Residential), RD-10 (Low Density Residential).		X	The project includes a Community Plan Amendment. This will be addressed in the EIR.
Land Use Zone	SPA (Antelope Town Center), Urban Reserve, AR-2 (Agricultural Residential, 2-acre lots, RD-5 (Low Density Residential)		X	The project includes a Rezone. This will be addressed in the EIR.

ⁱ **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.

ⁱⁱ **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.

ⁱⁱⁱ **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.