

**SACRAMENTO SUBURBAN WATER DISTRICT
WELL 84 ANTELOPE/DON JULIO
EIR Addendum**

**Prepared for
Sacramento Suburban Water District**

June 2022



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SECTION 1

Background and Purpose of this Addendum

1.1 Background

The Sacramento Suburban Water District (District) proposes to implement the Sacramento Suburban Water District Well 84 Antelope/Don Julio project (Well 84 Project). The Well 84 Project involves the construction of water supply well facilities to serve as a potable water supply source for the District’s North Service Area and consists of one water supply well, and associated above ground well equipping improvements/components (hereafter referred to as “above ground facilities”).

The District is a publicly owned and operated water utility located in Sacramento County (County). The District serves more than 180,000 customers living in the Sacramento area through approximately 689 miles of water main. The District was formed in 2002 by the consolidation of the Arcade Water District and the Northridge Water District and is regulated by the State of California Division of Drinking Water and State Water Codes. The District has approximately 70 operational groundwater production wells that provide water to the District’s North Service Area and South Service Area. The District has contractual rights to 26,064 acre-feet of surface water from the City of Sacramento water entitlement and a contract to purchase up to 29,000 acre-feet of surface water per year from the Placer County Water Agency.

This document evaluates the potential environmental impacts of the Well 84 Project to determine if an addendum to the 2017 Barrett Ranch East Final Environmental Impact Report (2017 FEIR) is appropriate. The proposed Barrett Ranch Development project (Barrett Ranch project or Proposed Project) analyzed in the 2017 FEIR includes the development of 497 single-family lots and two lots for 196 multi-family units of varying densities and designs throughout the project site (See Figure 1-1). The project site is located in northern Sacramento County in the Antelope community north of the intersection of Don Julio Boulevard and Antelope Road and approximately 12 miles northeast of downtown Sacramento.

This EIR Addendum determines whether implementation of the Well 84 Project would result in any new significant impacts or any substantially more severe impacts than identified in the 2017 FEIR. All applicable mitigation measures described in the 2017 FEIR would also apply to the Well 84 Project described in this addendum.



Figure 1-1
Well 84 Project Location

Page 13-25 in the 2017 FEIR describes water supply infrastructure associated with the Proposed Project:

As discussed in the District’s Master Plan, the District will be looking at opportunities to secure future potential well sites for replacement sources for aging infrastructure, such as groundwater wells. Based on the location and influence of existing surrounding wells, the District would be looking at a future well site within the Barrett Ranch project area. A proposed well site would be approximately 10,000 square feet in size, would be located in an isolated area away from residential housing units, preferably in a public park or commercial area. With this in mind, the District will seek a potential well site as development plans are developed for the Barrett Ranch East project area. The District will request and purchase property for a potential well site(s) pending the scheduling of development in the Barrett Ranch East project area.

The “potential well site” location was identified in partnership with the developer of the Barrett Ranch project, Lennar Homes, and the County of Sacramento. During preparation of the Barrett Ranch East Draft Environmental Impact Report (DEIR), the thought was that a site for a District well could be located in an isolated area away from residential housing units. However, around the time of the 2017 FEIR, a site in the southeastern portion of the Barrett Ranch project area was determined to be preferable due to proximity to the existing larger sized water transmission facilities in Antelope Road. In June 2017, the revised Barrett Ranch project and associated Tentative Map were approved by the County showing a well site of 10,000 square feet located at the southern end of what was then called Street 16 (later renamed as Pullet Court). This site was

later increased in size to nearly 30,000 square feet, and subsequently purchased from Lennar Homes by the District. The location and sizing of the well site was coordinated with and received approval through the County's planning process. The APN is 203-0120-101 and the coordinates are 38°42'14.3"N 121°20'43.2"W.

Design measures would be incorporated into the design of the Well 84 Project which would consider residential adjacencies, including installation of CMU block wall of up to 8-feet in height and the use of CMU wall and/or steel fencing within Pullet Court. Further, the design will strive to limit site facilities' heights to no more than that of a two-story home in the Barret Ranch project. The Well 84 Project would also include signage on the property to notify residents of the site development plans, and the District would make notification to existing adjacent residents of construction work prior to construction. The District may also consider installation of landscape that can assist in visual screening of the site. As of the writing of this document, the District has been in contact with the adjacent new home developer, Lennar Homes, to discuss the Well 84 Project site plan and design coordination with adjacent uses. Additionally, once construction is completed, the District will measure sound generated by the Well 84 Project when in operation to verify whether noise from the site meets County standards. If noise standards are exceeded, the District will take action and include mitigation measures, such as a sound enclosure, to reduce noise to within the County standards.

Page 13-25 in the 2017 FEIR also states:

Impacts of new infrastructure are addressed in various sections of this DEIR.

1.2 Purpose of the EIR Addendum

According to Section 15164(a) of the CEQA Guidelines, the lead agency or a responsible agency shall prepare an addendum to a previously certified EIR (i.e., the Barret Ranch Final EIR) if some changes or additions are necessary but none of the conditions described in Section 15162 of the Guidelines requiring preparation of a subsequent EIR have occurred. Section 15162 of the Guidelines lists the conditions that would require the preparation of a subsequent EIR rather than an addendum. These consist of the following as taken directly from the Guidelines:

1. Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
2. Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
3. New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time of the previous EIR was certified as complete or the negative declaration was adopted, shows any of the following:
 - a. The project will have one or more significant effects not discussed in the previous EIR or negative declaration;

- b. Significant effects previously examined will be substantially more severe than shown in the previous EIR;
- c. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
- d. Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

This EIR Addendum documents that the updated project assumptions do not trigger any of the Section 15162 conditions described above, and that the preparation of an addendum therefore is appropriate.

SECTION 2

Description of Well 84 Project

2.1 Project Overview

The Well 84 Project consists of the construction of water supply well facilities to serve as a potable water supply source for the District's North Service Area. The Well 84 Project components would include the following:

- One groundwater supply well.
- Above ground facilities:
 - Wellhead and associated mechanical equipment.
 - An approximately 1,400 square-foot (sf) area for a building to house mechanical, electrical, and disinfection equipment is anticipated to operate the well.
 - An approximately 200-kilowatt (kW) emergency natural gas generator.
 - A 6 to 8-foot-high concrete masonry unit (CMU) block perimeter wall and/or metal fencing.
 - If required for water treatment, the above ground facilities would include the following additional components.
 - Approximately 2,000 sf area for a groundwater treatment system.
 - A 60,000-gallon backwash settling tank.

The well would be approximately 600-feet deep with an 18-inch well casing and is anticipated to produce between approximately 1,500 and 2,000 gallons per minute (GPM) of water. The final well design would be based on actual conditions at the site as identified during drilling operations.

To secure the facility, a CMU block wall would be constructed along the portions of the site that border new residential sites being developed as part of the Barrett Ranch project; CMU wall has already been constructed by the Barrett Ranch project along the west and south borders of the project site. A combination CMU block and/or metal fence is proposed along the portions of the site that border Pullet Court and planned residential development of the northerly boundary of the project site. Chain link fencing would be constructed along the majority of the project sites easterly perimeter.

The Well 84 Project would be constructed using traditional methods with the following equipment:

- Reverse rotary drill rig
- Well drilling support trucks
- Forklifts
- Backhoes
- Cranes
- Skid steers
- Rollers and paving machine
- Excavators
- Concrete trucks
- Concrete pumps
- Pick-up trucks
- Loaders
- Dump trucks

The well drilling process would last between 2 and 3 months. The duration of construction for the above ground facilities would be approximately 12 months. The Well 84 Project would likely occur in the following phases and durations, but actual construction sequencing and duration could vary:

- Clearing and grubbing of the project site would take approximately 1 week.
- Construction of the well would take place over a period of 2 to 3 months, including mobilization. The well would require approximately 20 days to complete with up to 14 days of continuous (24 hours per day) drilling operations sometime during the 2- to 3-month period. Intermittent 24-hour drilling operations would be necessary to prevent caving of the borehole and possible loss of the well before completion.
- After drilling of the well, construction of above ground facilities would take place over an approximately 12-month timeframe, including demobilization.

Water produced by the Well 84 Project would be disinfected with sodium hypochlorite (NaOCl) prior to it being pumped into the distribution system. Routine operation and maintenance for the well would include water quality testing and disinfectant chemical deliveries. Additional routine facility operation would include monitoring well performance (i.e., electrical usage, water level, and pumping rates) and monitoring general site conditions.

Water would be treated for any contaminants as needed to comply with State requirements for water quality. Routine operation and maintenance related to this would likely also include periodic filter media replacement between one to 10 years, depending on the type of media required for the constituents being treated and their concentration in the groundwater, and the amount of water produced by the Well 84 Project.

SECTION 3

Analysis of Potential Environmental Effects

3.1 Introduction

Section 3 provides an Analysis of Potential Environmental Effects for the Well 84 Project. The purpose of this analysis is to document the appropriateness of this California Environmental Quality Act (CEQA) EIR Addendum for purposes of CEQA compliance for the Well 84 Project. This Section describes the Methods of Analysis used in preparing this EIR Addendum and provides the Analysis Results. The following environmental effect areas were considered based upon the current understanding of the Well 84 Project as described in Section 2:

- Aesthetics
- Air Quality
- Biological Resources
- Climate Change
- Cultural Resources
- Hazardous Materials
- Hydrology and Drainage
- Land Use
- Noise
- Public Services
- Public Utilities
- Traffic and Circulation
- Cumulative Impacts

3.2 Methods of Analysis

The potential impacts associated with the Well 84 Project were compared to the impacts disclosed in the 2017 FEIR. Mitigation measures from the 2017 FEIR were applied to the Well 84 Project to reduce potentially significant impacts, if applicable. Impacts to the resource areas evaluated in the 2017 FEIR are re-evaluated below to determine whether the Well 84 Project would result in any new significant impacts or substantially more severe impacts than those described in the 2017 FEIR.

A site visit did not occur and surveys for biological, cultural, waters of the United States, or other resources were not completed for this environmental analysis, as these surveys were completed for the 2017 FEIR project site. Further the site is completely graded and no shrubs or trees are located on the project site.

Analysis and Result by Resource Area

Aesthetics

The analysis in the 2017 FEIR determined that aesthetics impacts would be less than significant with construction and operation of the Proposed Project. The 2017 FEIR identified potential impacts on scenic resources, the visual character, and quality of the site and its surroundings specific to the degradation of existing visual character, as well as the introduction of new sources of light and glare within the Proposed Project area that would be applicable to the Well 84 Project.

Construction activities for the Well 84 Project fall within the scope of analysis in the 2017 FEIR because the type of construction activities, construction equipment, and duration of construction needed for the Well 84 Project (as described in Section 2.1) would be within those identified in the 2017 FEIR. While the final well design will be based on actual conditions at the site as identified during drilling operations, changes in the existing visual character, as a result of implementation of the Well 84 Project, would be within those identified in the 2017 FEIR and would be consistent with the community's existing visual character.

Implementation of the Well 84 Project would result in minor and short-term lighting requirements; however, existing regulations and design guidance described in the 2017 FEIR would be applicable to the Well 84 Project and would minimize light and glare impacts.

Operation of the Well 84 Project would fall within the scope of the 2017 FEIR because the Well 84 Project operation activities (as described in Section 2.1) would be within those identified for similar other facilities under the 2017 FEIR.

Therefore, the Well 84 Project would not alter the conclusions of the 2017 FEIR, result in any new significant impacts, or substantially increase the severity of the previously identified aesthetics impacts.

Air Quality

The analysis in the 2017 FEIR determined that air quality impacts would be less than significant with construction and significant and unavoidable with operation of the Proposed Project. The 2017 FEIR identified potential impacts on air quality resources specific to construction that would be applicable to the Well 84 Project. The Well 84 Project is a very small element of the Proposed Project, and operation of the Well 84 Project would result in minimal emissions of nitrogen oxides (NO_x). Therefore, mitigation for operation of the Well 84 Project is not included.

Construction activities for the Well 84 Project fall within the scope of analysis in the 2017 FEIR because construction activities, construction equipment, and duration of construction (as described in Section 2.1) would be within the emissions identified in the 2017 FEIR. Construction-related health risks would be within those identified in the 2017 FEIR because construction activities for the Well 84 Project are intermittent in nature, construction periods are short term in nature, and Basic Construction Emission Control Practices (listed below) would be implemented and would substantially reduce emissions. Construction activities associated with the Well 84 Project could

generate diesel equipment exhaust odors similar to those identified in the 2017 FEIR, and such odors would be temporary and intermittent.

Basic Construction Emission Control Practices:

- 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 2 feet of free board space on haul trucks transporting soil, sand, or other loose material on the site. Any haul trucks that would travel along freeways or major roadways should be covered.
- Use wet power vacuum street sweepers to remove any visible trackout mud or dirt on 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 building pads should be laid as soon as possible after grading unless seeding or soil binders are used.
- Minimize idling time by either shutting equipment off when not in use or reducing time of idling to 5 minutes. Provide clear signage that posts this requirement for workers at the entrances to the site.
- Maintain all construction equipment in proper working condition according to manufacturer's specifications. The equipment must be checked by a certified mechanic and determined to be running in proper condition before it is operated.

Therefore, the Well 84 Project would not alter the conclusions of the 2017 FEIR, result in any new significant impacts, or substantially increase the severity of the previously identified air quality impacts.

Biological Resources

The analysis in the 2017 FEIR determined that biological resource impacts would be less than significant after mitigation incorporated with construction and operation of the Proposed Project. The 2017 FEIR identified potential impacts on biological resources within the site and its surroundings specific to direct impacts on wetlands and surface waters, special status plant species, Sanford's arrowhead, special status bird species, migratory birds and nesting raptors, burrowing owls, tricolored blackbirds, vernal pool invertebrates, western spadefoot toad, and native trees. Since the release of the 2017 FEIR, the project site has been cleared and grubbed, and mass grading has been completed. Therefore, impacts on wetlands and surface waters, special plant species, Stanford's Arrowhead, vernal pool invertebrates, western spadefoot toad, and removal of native trees are no longer applicable and not described further.

Construction activities for the Well 84 Project fall within the scope of analysis in the 2017 FEIR because the type of construction activities, construction equipment, and duration of construction needed for the Well 84 Project (as discussed in Section 2.1) are within those identified in the 2017 FEIR. Potential impacts on burrowing owls, special status bird species, tricolored blackbirds,

migratory birds, and nesting raptors may still be present at the project site; therefore, applicable mitigation measures (or portions of mitigation measures) from the 2017 FEIR include the following:

BR-6: Swainson’s Hawk Nesting Habitat

If construction, grading, or project-related improvements occur between March 1 and September 15, a focused survey for Swainson’s hawk nests on the site and within ¼ mile of the site shall be conducted by a qualified biologist no later than 30 days prior to the start of construction work (including clearing and grubbing). If active nests are found, the California Department of Fish and Wildlife (CDFW) shall be contacted to determine appropriate protective measures, and these measures shall be implemented prior to the start of any ground-disturbing activities. If no active nests are found during the focused survey, no further mitigation will be required.

BR-7: Raptor and Migratory Bird Nesting Habitat

If construction activity (which includes clearing, grubbing, or grading) occurs within 500 feet of suitable nesting habitat between February 1 and September 15, a survey for migratory bird and raptor nests shall be conducted by a qualified biologist. The survey shall cover all potential tree- and ground-nesting habitat on-site and off-site up to a distance of 500 feet from the project boundary. The survey shall occur within 30 days of the date that construction will encroach within 500 feet of suitable habitat. The biologist shall supply a brief written report (including date, time of survey, survey method, name of surveyor, and survey results) prior to any ground-disturbing activity. If no active nests are found during the survey, no further mitigation will be required. If any active nests are found, the Environmental Coordinator and CDFW shall be contacted to determine the appropriate avoidance/protective measures. The avoidance/protective measures shall be implemented prior to the commencement of construction within 500 feet of any identified nest.

BR-8: Burrowing Owl

Prior to the commencement of construction activities (which includes clearing, grubbing, or grading) within 500 feet of suitable burrow owl habitat, a survey for burrowing owls shall be conducted by a qualified biologist. The survey shall occur within 30 days of the date that construction will encroach within 500 feet of suitable habitat.

3. If no occupied burrows or burrowing owls are found in the survey area, a letter report documenting the survey methods and findings shall be submitted to the Environmental Coordinator, and no further mitigation is necessary.
4. If occupied burrows or burrowing owls are found, then a complete burrowing owl survey is required. This consists of a minimum of four site visits conducted on four separate days, which must also be consistent with the Survey Method, Weather Conditions, and Time of Day sections of Appendix D of the CDFW “Staff Report on Burrowing Owl Mitigation” (March 2012). A survey report shall be submitted to the Environmental Coordinator that is consistent with the Survey Report section of Appendix D of the CDFW “Staff Report on Burrowing Owl Mitigation” (March 2012).
5. If occupied burrows or burrowing owls are found, the project proponent shall contact the Environmental Coordinator and consult with CDFW prior to construction and will be required to submit a Burrowing Owl Mitigation Plan (subject to the approval of the Environmental Coordinator and in consultation with CDFW). This plan must

document all proposed measures, including avoidance, minimization, exclusion, relocation, or other measures, and include a plan to monitor mitigation success. The CDFW “Staff Report on Burrowing Owl Mitigation” (March 2012) should be used in the development of the mitigation plan.

BR-9: Nesting Tricolored Blackbirds

If construction activity (which includes clearing, grubbing, or grading) will occur within 300 feet of suitable nesting habitat between March 1 and July 31, a survey for nesting tricolored blackbirds shall be conducted by a qualified biologist. The survey shall cover all potential nesting habitat on-site and off-site up to a distance of 300 feet from the project boundary. The survey shall occur within 30 days of the date that construction will encroach within 300 feet of suitable habitat. The biologist shall supply a brief written report (including date, time of survey, survey method, name of surveyor, and survey results) prior to ground-disturbing activity. If no tricolored blackbirds are found during the preconstruction survey, no further mitigation will be required. If an active tricolored blackbird colony is found on-site or within 300 feet of the project site, the project proponent shall do the following:

1. Consult with CDFW to determine if project activity will impact the tricolored blackbird colony(s). Provide the Environmental Coordinator with written evidence of the consultation or a contact name and number from CDFW. Implement all protective measures recommended by CDFW.
2. With permission from CDFW, the project proponent may avoid impacts on tricolored blackbirds by establishing a 300-foot temporary setback, with fencing that prevents any project activity within 300 feet of the colony. A qualified biologist shall verify that setbacks and fencing are adequate and will determine when the colonies are no longer dependent on the nesting habitat (i.e., nestlings have fledged and are no longer using the habitat). The breeding season typically ends in July.

BR-11: Native Tree Construction Protection

All off-site native trees that may be impacted by utility installation shall be preserved and protected as follows:

1. A circle with a radius measurement from the trunk of the tree to the tip of its longest limb shall constitute the dripline protection area of the tree. Limbs must not be cut back in order to change the dripline. The area beneath the dripline is a critical portion of the root zone and defines the minimum protected area of the tree. Removing limbs that make up the dripline does not change the protected area.
2. Chain link fencing or a similar protective barrier shall be installed 1 foot outside the driplines of the native trees prior to initiating project construction, in order to avoid damage to the trees and their root system.
3. No signs, ropes, cables (except cables installed by a certified arborist to provide limb support), or any other items shall be attached to the native trees.
4. No vehicles, construction equipment, mobile home/office, supplies, materials, or facilities shall be driven, parked, stockpiled, or located within the driplines of the native trees.

5. Any soil disturbance (scraping, grading, trenching, and excavation) shall be avoided within the driplines of the native trees. Where this is necessary, an International Society of Arboriculture (ISA) Certified Arborist will provide specifications for this work, including the methods for root pruning, backfill specifications, and irrigation management guidelines.
6. All underground utilities shall be routed outside the driplines of native trees. Trenching within protected tree driplines is not permitted. If utility lines must encroach upon the dripline, they should be tunneled or bored under the tree under the supervision of an ISA-Certified Arborist.
7. If temporary haul or access roads must pass within the driplines of oak trees, a roadbed of 6 inches of mulch or gravel shall be created to protect the root zone. The roadbed shall be installed from outside of the dripline and while the soil is in a dry condition, if possible. The roadbed material shall be replenished as necessary to maintain a 6-inch depth.
8. Drainage patterns on the site shall not be modified so that water collects or stands within, or is diverted across, the dripline of oak trees.
10. Tree pruning required for clearance during construction must be performed by an ISA-Certified Arborist or Tree Worker and in accordance with the American National Standards Institute (ANSI) A300 pruning standards and the ISA's "Tree Pruning Guidelines."
11. Landscaping beneath the oak trees may include non-plant materials such as boulders, decorative rock, wood chips, organic mulch, non-compacted decomposed granite, etc. Landscape materials shall be kept 2 feet away from the base of the trunk. The only plant species that shall be planted within the driplines of the oak trees are those which are tolerant of the natural semi-arid environs of the trees. Limited drip irrigation approximately twice per summer is recommended for the understory plants.
12. Any fence/wall that will encroach into the dripline protection area of any protected tree shall be constructed using grade beam wall panels and posts or piers set no closer than 10 feet on center. Posts or piers shall be spaced in such a manner as to maximize the separation between the tree trunks and the posts or piers in order to reduce impacts on the trees.
13. For a project constructed during the months of June, July, August, and September, deep water trees by using a soaker hose (or a garden hose set to a trickle) that slowly applies water to the soil until water has penetrated at least 1 foot in depth. Sprinklers may be used to water deeply by watering until water begins to run off, then waiting at least 1 or 2 hours to resume watering (provided that the sprinkler is not wetting the tree's trunk). Deep water every 2 weeks and suspend watering 2 weeks between rain events of 1 inch or more.

Therefore, the Well 84 Project would not alter the conclusions of the 2017 FEIR, result in any new significant impacts, or substantially increase the severity of the previously identified biological resource impacts.

Climate Change

The analysis in the 2017 FEIR determined that climate change impacts would be significant and unavoidable, but that greenhouse gas (GHG) emissions would be less than significant with construction and operation of the Proposed Project. The analysis in the 2017 FEIR stated that the effects of climate change on the Sacramento Region are potentially significant and can only be mitigated through both adaptation and reduction strategies (e.g., new water supply reservoirs, changes to dam release schedules, changes to medical and social service programs, etc.). However, due to the small size of the Well 84 Project, these impacts and mitigation strategies are well outside of the Well 84 Project.

Construction activities for the Well 84 Project fall within the scope of the GHG analysis in the 2017 FEIR because construction activities, construction equipment, and duration of construction (as described in Section 2.1) would be within those identified in the 2017 FEIR. Additionally, since the Well 84 Project is a very small element of the Proposed Project, the GHG emissions would be within those identified in the 2017 FEIR. The CalEEMod modeling conducted for the 2017 FEIR includes an analysis of construction activities and their potential to exceed the County's thresholds for energy and mobile source GHG emissions and were determined to be less than significant.

There are no applicable mitigation measures for climate change from the 2017 FEIR that would be implemented under the Well 84 Project.

Therefore, the Well 84 Project would not alter the conclusions of the 2017 FEIR, result in any new significant impacts, or substantially increase the severity of the previously identified climate change impacts.

Cultural Resources

The analysis in the 2017 FEIR determined that impacts on cultural resources would be less than significant for operation and less than significant after mitigation incorporated with construction of the Proposed Project. The 2017 FEIR identified potential impacts on cultural resources of the site and its surroundings specific to historic built environment resources, prehistoric or historic archaeological resources, and human remains during construction activities.

Construction activities for the Well 84 Project fall within the scope of analysis in the 2017 FEIR because construction activities and duration of construction (as described in Section 2.1) would be within those identified in the 2017 FEIR. The Well 84 Project would adhere to mitigation measures identified in the 2017 FEIR (and as described below), which would ensure that if cultural resources are discovered during implementation of the Well 84 Project, all work shall be halted until a qualified archaeologist, and County corner if human remains are encountered, evaluate the resource encountered. Operation of the Well 84 Project would result in the construction of one groundwater supply well and associated above ground facilities and would not result in significant impacts on cultural resources as identified in the 2017 FEIR.

Applicable mitigation measures from the 2017 FEIR include the following:

CR-1:

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 shall stop and the County Coroner and Sacramento County Planning and Environmental Review Division shall be immediately notified. If the remains are determined to be Native American, the coroner shall notify the Native American Heritage Commission within 24 hours, and the Native American Heritage Commission shall identify the person or persons it believes to be the most likely descendent from the deceased Native American. The most likely descendent may make recommendations to the landowner or the person responsible for the excavation work, for means of treating or disposition of, with appropriate dignity, the human remains and any associated grave goods. The descendants shall complete their inspection and make recommendations or preferences for treatment within 48 hours of being granted access to the site.
2. In the event of an inadvertent discovery of cultural resources (excluding human remains) during construction, all work must halt within a 200-foot radius of the discovery. A qualified professional archaeologist, meeting the Secretary of the Interior's Professional Qualification Standards for prehistoric and historic archaeology, shall be retained at the project proponent'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 project proponent's expense.
 - a. Work cannot continue within the 200-foot radius of the discovery site until the archaeologist and/or tribal monitor conducts sufficient research and data collection to make a determination that the resource is either: (1) not cultural in origin; or (2) not potentially eligible for listing in 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 Division staff, and project proponent shall arrange for either: (1) total avoidance of the resource, if possible; or (2) test excavations or total data recovery as mitigation. The determination shall be 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.

Therefore, the Well 84 Project would not alter the conclusions of the 2017 FEIR, result in any new significant impacts, or substantially increase the severity of the previously identified impacts on cultural resources.

Hazardous Materials

The analysis in the 2017 FEIR determined that hazardous materials impacts would be less than significant with construction and operation of the Proposed Project. The 2017 FEIR identified potential impacts on hazardous materials specific to the accidental release due to transport, use, or disposal of hazardous materials, and proximity to known contaminated sites that would be applicable to the Well 84 Project.

Construction activities for the Well 84 Project fall within the scope of analysis in the 2017 FEIR because the location of the proposed groundwater supply well, construction activities, and construction materials (as described in Section 2.1) would be within those identified in the 2017 FEIR. Similar to impacts identified in the 2017 FEIR regarding the accidental release of hazardous materials, the Well 84 Project would comply with federal, state, and local hazardous materials regulations and codes monitored by the state and/or local jurisdictions and is not anticipated to result in the creation of significant hazards. Additionally, the Well 84 Project would be located within the project site identified and analyzed in the 2017 FEIR and, while the location of the Well 84 Project is within ½ mile of a known leaking underground storage tank at the former McClellan Air Force Base, it is not anticipated to create a significant hazard to the public or the environment from implementation of the Well 84 Project. Furthermore, all structures previously located within the project site have been demolished and removed, and construction and operation-related impacts resulting from the Well 84 Project would be less than significant, as identified within the 2017 FEIR. Operation of the Well 84 Project falls within the scope of the 2017 FEIR because the Well 84 Project would result in the construction of one groundwater supply well and associated above ground facilities, and operation activities would be similar to those needed for other similar facilities identified in the 2017 FEIR.

There are no applicable mitigation measures for hazardous materials from the 2017 FEIR that would be implemented by the Well 84 Project.

Therefore, the Well 84 Project would not alter the conclusions of the 2017 FEIR, result in any new significant impacts, or substantially increase the severity of the previously identified hazardous materials impacts.

Hydrology and Drainage

The analysis in the 2017 FEIR determined that hydrology and drainage impacts would be less than significant with construction and operation of the Proposed Project. The 2017 FEIR identified potential impacts on hydrology and drainage specific to the contribution of polluted runoff and increases in surface runoff.

Construction activities for the Well 84 Project fall within the scope of analysis in the 2017 FEIR because construction activities and constructed infrastructure (as described in Section 2.1) would be within those identified in the 2017 FEIR. Additionally, the Well 84 Project would comply with adopted ordinances and standards identified in the 2017 FEIR, which would ensure that the Well 84 Project would not result in substantial increases in polluted runoff associated with construction. Operation of the Well 84 Project would fall within the scope of the 2017 FEIR

because the Well 84 Project would result in the construction of one water supply well and associated above ground facilities, and operation activities would be similar to those needed for facilities identified in the 2017 FEIR. Furthermore, operation of the Well 84 Project would comply with the County Stormwater Ordinance and implementation of Low Impact Development Standards that are identified in the 2017 FEIR and operation-related impacts of the Well 84 Project would be substantially similar.

There are no applicable mitigation measures for hydrology and drainage from the 2017 FEIR that would be implemented under the Well 84 Project.

Therefore, the Well 84 Project would not alter the conclusions of the 2017 FEIR, result in any new significant impacts, or substantially increase the severity of the previously identified hydrology and drainage impacts.

Land Use

The analysis in the 2017 FEIR determined that land use impacts would be less than significant with construction and operation of the Proposed Project. The 2017 FEIR identified potential impacts on land uses specific to conflict with the Sacramento County General Plan Land Use Diagram or land use policies, conflict with the intent of the Antelope Town Center Special Planning Area Ordinance, conflict with the Sacramento County Zoning Code or Zoning Principles, and the division or disruption of an established community.

Construction activities for the Well 84 Project fall within the scope of analysis in the 2017 FEIR because the location of construction, construction activities, and constructed facilities (as described in Section 2.1) would be similar to those identified in the 2017 FEIR. As discussed in the 2017 FEIR, the Well 84 Project is considered an “infill” project in an existing community and would assist with the completion of the Barrett Ranch Project. Operation of the Well 84 Project would fall within the scope of the 2017 FEIR because the Well 84 Project would result in the construction of one groundwater supply well and associated above ground facilities, and operation activities would be within those described for facilities identified in the 2017 FEIR.

There are no applicable mitigation measures for land use from the 2017 FEIR that would be implemented under the Well 84 Project.

Therefore, the Well 84 Project would not alter the conclusions of the 2017 FEIR, result in any new significant impacts, or substantially increase the severity of the previously identified land use impacts.

Noise

The analysis in the 2017 FEIR determined that noise impacts would be less than significant after mitigation incorporated with construction and operation of the Proposed Project. The 2017 FEIR identified potential noise impacts specific to the exposure of people to noise levels in excess of applicable standards established in the Sacramento County General Plan, Zoning Code and Noise

Ordinance, or applicable standards of other agencies; exposure of people to a substantial permanent increase in ambient noise level; and construction that would temporarily increase noise levels.

Construction activities for the Well 84 Project fall within the scope of analysis in the 2017 FEIR because construction activities, construction equipment, and duration of construction (as described in Section 2.1) would be within (and well below) those identified in the 2017 FEIR. Compliance with standards and ordinances would ensure that the Well 84 Project would not result in the exposure of people to noise levels within the project area, as identified in the 2017 FEIR. Additionally, similar to noise-related impacts identified in the 2017 FEIR, construction activities associated with the Well 84 Project would be temporary and exempt from the County Noise Ordinance limitations. Due to the continuous well drilling, the District would incorporate specific design features to implement during construction to reduce noise impacts. Sound curtains would be installed prior to drilling to reduce noise impacts. Additionally, a submersible pump and motor or a Vertical Hollow Shaft (VHS) above grade motor would be designed and constructed. The District will mitigate for noise to meet County noise standards. Therefore, the mitigation measure identified for noise in the 2017 FEIR (6-foot solid noise barrier along Don Julio Boulevard and an 8-foot-tall solid noise barrier along the extension of Antelope Road) is not applicable to the Well 84 Project.

Operation of the Well 84 Project would fall within the scope of the 2017 FEIR because the Well 84 Project would result in the construction of one groundwater supply well and associated above ground facilities, and operation activities would be well below the permanent increase in ambient noise levels as identified in the 2017 FEIR.

Therefore, the Well 84 Project would not alter the conclusions of the 2017 FEIR, result in any new significant impacts, or substantially increase the severity of the previously identified noise impacts.

Public Services

The analysis in the 2017 FEIR determined that public service impacts would be less than significant with construction and operation of the Proposed Project. The 2017 FEIR identified potential impacts on public services specific to fire and emergency services, law enforcement services, school services, parks and recreation services, and library services.

Construction activities for the Well 84 Project fall within the scope of analysis in the 2017 FEIR because the location, construction activities, and construction equipment (as described in Section 2.1) would be within those identified in the 2017 FEIR. The Well 84 Project would not result in the construction of new or physically alter government facilities and would not require the need for new or physically altered government facilities. As such, the Well 84 Project would not cause significant impacts on maintaining service ratios or response times for any public services.

There are no applicable mitigation measures for public services from the 2017 FEIR that would be implemented under the Well 84 Project.

Therefore, the Well 84 Project would not alter the conclusions of the 2017 FEIR, result in any new significant impacts, or substantially increase the severity of the previously identified public service impacts.

Public Utilities

The analysis in the 2017 FEIR determined that public utility impacts would be less than significant with construction and operation of the Proposed Project. The 2017 FEIR identified potential impacts on utilities specific to solid waste services, energy services, sewer services, and water services that would be applicable to the Well 84 Project.

Construction activities for the Well 84 Project fall within the scope of analysis in the 2017 FEIR because construction activities and duration (as described in Section 2.1) would be within those identified in the 2017 FEIR. Implementation of the Well 84 Project would result in the construction of one groundwater supply well and associated above ground facilities and physical impacts associated with the minor extension of services within the project site would be within those identified in the 2017 FEIR. Additionally, impacts to solid waste services and sewer services would be within those identified in the 2017 FEIR because construction activities would be short term in nature and existing utilities that service the project site were identified to have sufficient capacity to handle solid waste, additional flows, and water supply (e.g., combination of surface and groundwater) resulting from implementation of the Well 84 Project.

Operation of the Well 84 Project would fall within the scope of the 2017 FEIR because the Well 84 Project would result in the construction of one groundwater supply well and associated above ground facilities and operation activities would be similar to those needed for facilities identified in the 2017 FEIR. Additionally, the Well 84 Project is anticipated to result in beneficial impacts to water service because it would increase potable water supply sources for the District's North Service Area by adding a new water supply source within the Barret Ranch project.

There are no applicable mitigation measures for public utilities from the 2017 FEIR that would be implemented under the Well 84 Project.

Therefore, the Well 84 Project would not alter the conclusions of the 2017 FEIR, result in any new significant impacts, or substantially increase the severity of the previously identified impacts on public utilities.

Traffic and Circulation

The analysis in the 2017 FEIR determined that traffic and circulation impacts would be less than significant after mitigation incorporated with construction and operation of the Proposed Project. The 2017 FEIR identified potential impacts on traffic and circulation specific to Caltrans facilities, roadways and intersections, bicycle and pedestrian facilities, and transit facilities that would be applicable to the Well 84 Project.

Construction activities for the Well 84 Project fall within the scope of analysis in the 2017 FEIR because construction duration, construction equipment, and construction vehicle trips (as

described in Section 2.1) would be within those identified in the 2017 FEIR. Construction activities for the Well 84 Project would not result in the construction of any new or expanded freeways or roads. Construction of the Well 84 Project would be temporary in nature and would not result in significant impacts on traffic and circulation, as identified in the 2017 FEIR. Operation of the Well 84 Project would fall within the scope of the 2017 FEIR because the Well 84 Project would result in the construction of one groundwater supply well and associated above ground facilities, and operation-related impacts on traffic and circulation would be substantially similar to those identified in the 2017 FEIR. The District would prepare a Traffic Control Plan, which the Contractor will be required to implement during construction of the Well 84 Project. The Traffic Control Plan will include measures to implement to ensure safe operation of vehicles and bicycles, and pedestrian traffic along the sidewalk.

There are no applicable mitigation measures for traffic and circulation from the 2017 FEIR that would be implemented under the Well 84 Project.

Therefore, the Well 84 Project would not alter the conclusions of the 2017 FEIR, result in any new significant impacts, or substantially increase the severity of the previously identified traffic and circulation impacts.

Cumulative and Growth Inducing Effects

The Well 84 Project does not alter the underlying impact conclusions or growth assumptions of the 2017 FEIR. Therefore, there would be no change in the cumulative or growth inducing effects of the Proposed Project. None of the significance conclusions or findings in the 2017 Final EIR would be altered, no new significant impact would occur, and none of the previously identified significant impacts would be substantially worsened.

3.3 Conclusion and Recommendations

This EIR Addendum documents that the changes associated with the construction and implementation of the Well 84 Project would not result in any new or more severe impacts than those discussed in the 2017 FEIR. None of the conditions or circumstances that would require preparation of a subsequent or supplemental EIR pursuant to Public Resources Code Section 21166 exists for the Well 84 Project. Therefore, ESA prepared this EIR Addendum for the District, and the District will act as a responsible agency pursuant to the CEQA and release a Notice of Determination (NOD) for the Well 84 Project under the 2017 FEIR.

As described in Section 3.2 above, the type of construction activities, construction equipment, duration of construction, and operation activities for and associated impacts of the Well 84 Project would be within those impacts identified in the 2017 FEIR.

3.4 References

County of Sacramento Planning and Environmental Review Division, 2017. Final Environmental Impact Report Barrett Ranch East. April 5, 2017.

California Department of Fish and Wildlife, 2012. Staff Report on Burrowing Owl Mitigation. March 7, 2012.