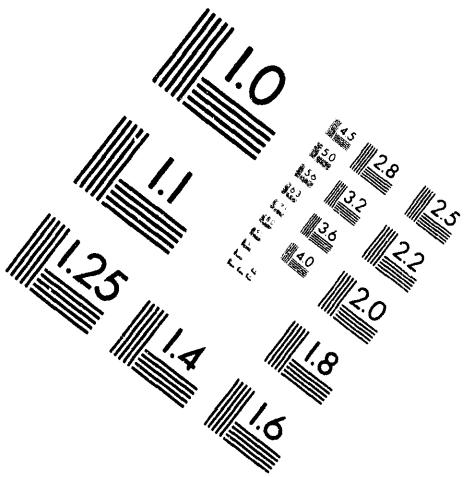




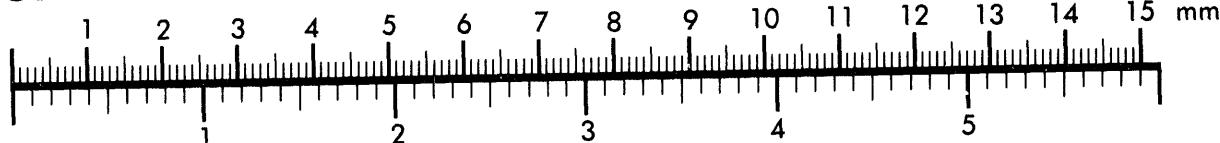
# AIM

Association for Information and Image Management

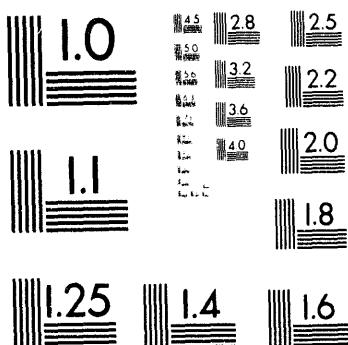
1100 Wayne Avenue, Suite 1100  
Silver Spring, Maryland 20910  
301/587-8202



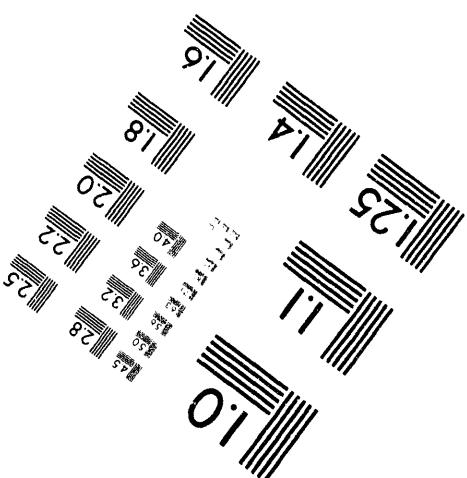
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1 of 2

**FINAL ENVIRONMENTAL  
ASSESSMENT**

**DOE/EA - 0919**

**SACRAMENTO ENERGY  
SERVICE CENTER**

**U.S. Department Of Energy  
Western Area Power Administration  
Sacramento Area Office  
Sacramento, California**

**MARCH 1994**

*MARCH 1994*

**DISTRIBUTION OF THIS DOCUMENT IS UNLIMITED**

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## **EXECUTIVE SUMMARY**

### **Purpose and Need**

The Sacramento Area Office (SAO) of the Western Area Power Administration (Western) needs to increase the security of operations, to eliminate overcrowding at the current leased location of the existing facilities, to provide for future growth, to improve efficiency, and to reduce operating costs.

### **Proposed Action**

The proposed action is to construct an approximate 40,000-square foot building and adjacent parking lot with a Solar Powered Electric Vehicle Charging Station installed to promote use of energy efficient transportation. As funding becomes available and technology develops, additional innovative energy-efficient measures will be incorporated into the building.

### **Alternatives**

Alternatives to the proposed action include construction of a new facility at Western's Sacramento Operations Center (SOC) currently under construction in the City of Folsom, as well as no action. The proposed site has been evaluated based on four general categories: environmental impacts, economics, location, and operational efficiency.

### **Affected Environment and Environmental Consequences**

The site proposed for the project is located in the City of Folsom, west of Folsom Boulevard and approximately one mile north of Highway 50, in the existing Lake Forest Business Park, which is currently zoned M-1 PD. The M-1 zoning allows for construction of public or government facilities for commercial and industrial purposes. Western owns the ten acre site, which consists of dry dredge tailings, sparse vegetation, and scattered groves of oak trees. Utilities and access roads to the site are already in place. Currently, the 33,172-square foot SOC building is under construction on a portion of the ten-acre site.

Field surveys previously conducted on the site include: a geotechnical survey, a cultural resources survey, and a biological assessment. These surveys revealed no unmitigable adverse impacts.

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*Chapter 1*

**PURPOSE AND NEED FOR PROPOSED ACTION**

The Sacramento Area Office (SAO) of the Western Area Power Administration (Western) needs to increase the security of operations, to eliminate overcrowding at the current leased location of the existing facilities, to provide for future growth, to improve efficiency, and to reduce operating costs.

## Area Map

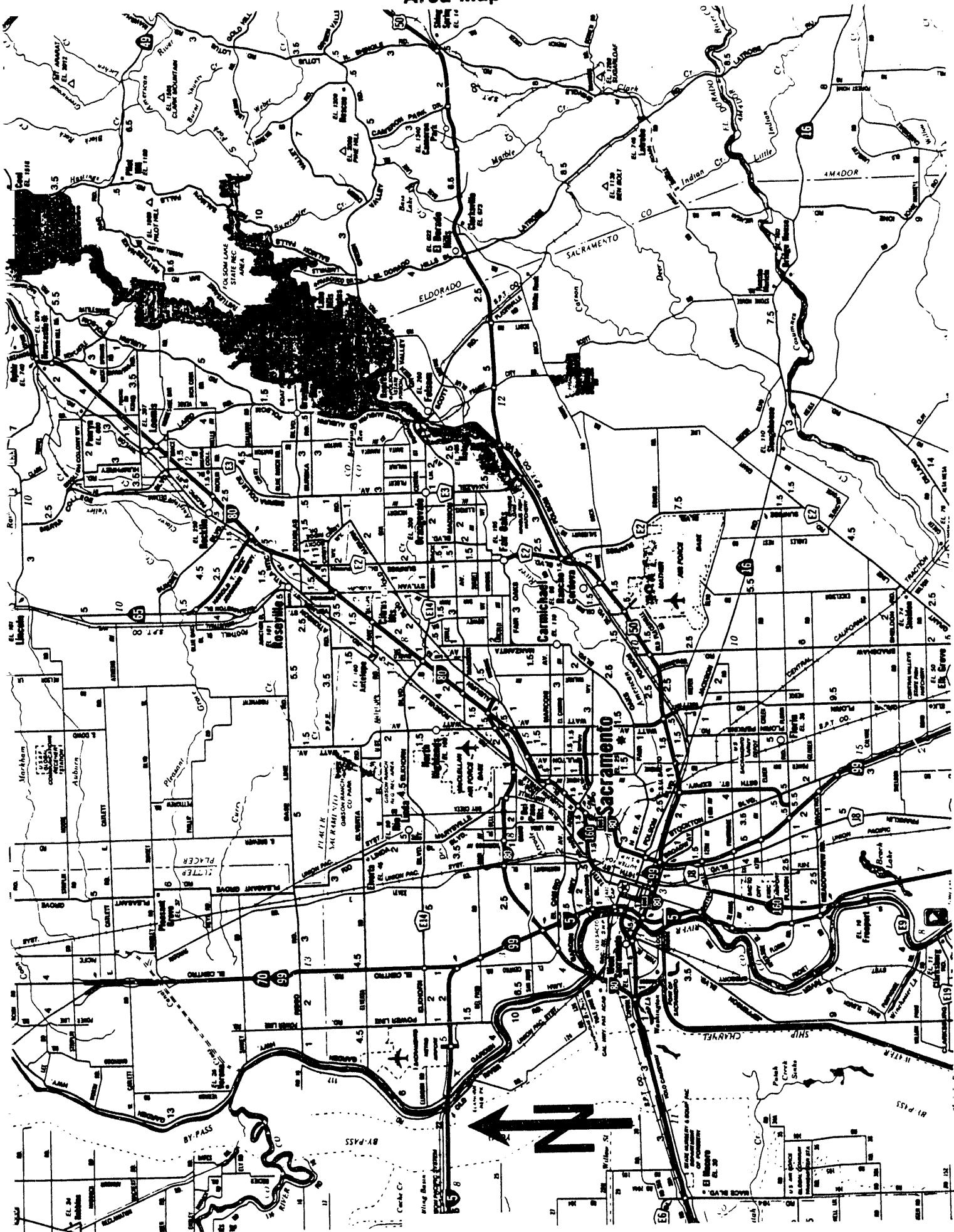


Figure 1

# SITE LOCATION MAP

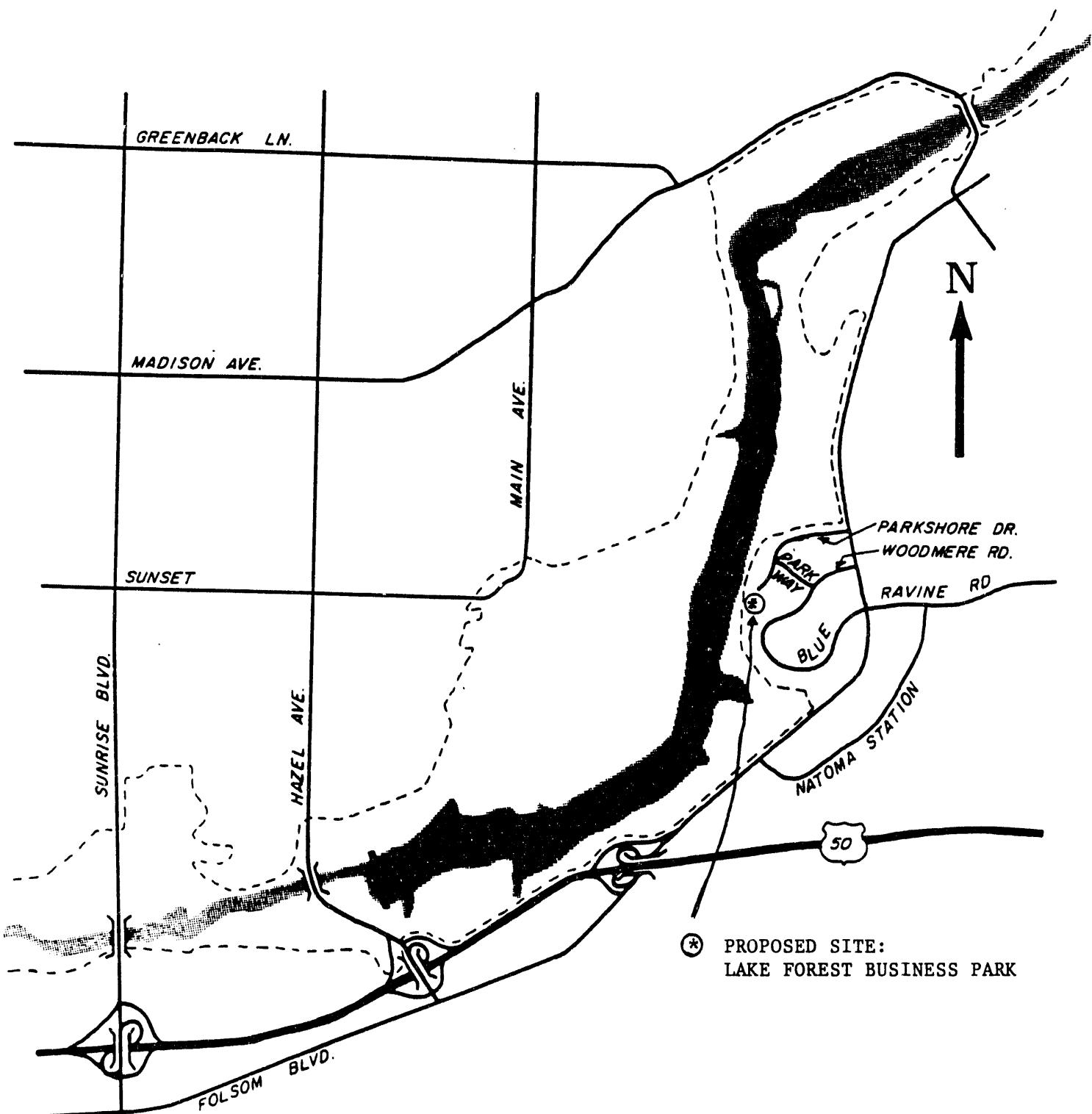


Figure 2

## SITE PLAN

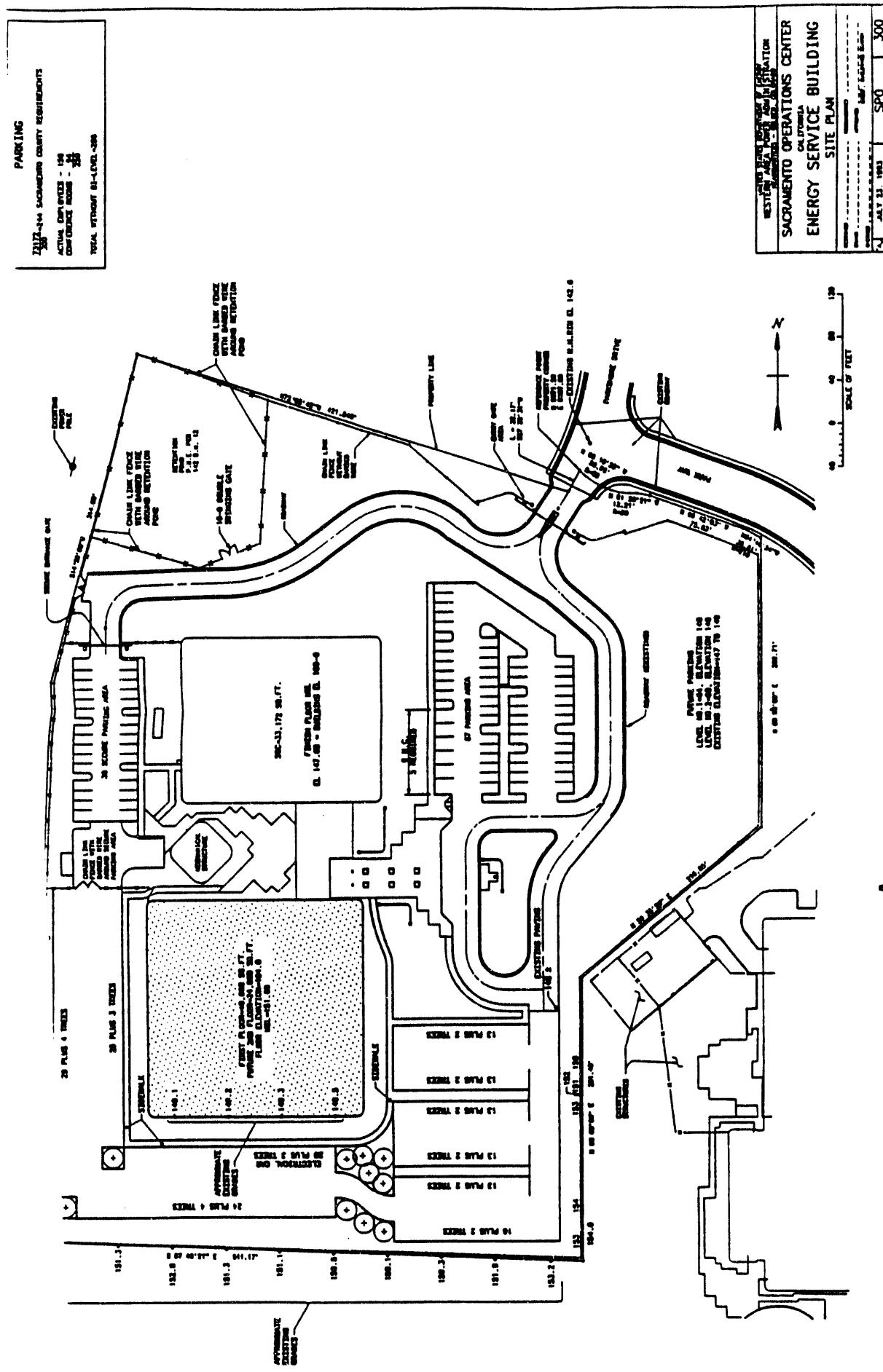


Figure 3

## PROJECT ALTERNATIVES

In July 1992, an Environmental Assessment (EA) for the Sacramento Operations Center (DOE/EA-0788) was prepared. The EA evaluated a number of alternatives. Alternatives examined included the no action alternative and several location alternatives. A Finding of No Significant Impact (FONSI) for the SOC was issued in October 1992. Purchase of a ten-acre site in the Lake Forest Business Park in the City of Folsom was completed; construction of the SOC commenced in spring 1993. Completion of the SOC is expected in the first quarter of 1994.

The Lake Forest site on which the SOC is currently under construction and where the SESC is proposed for construction has adequate utilities and sufficient land to accommodate the consolidation of Sacramento Area personnel.

### **No Action**

Continuing to lease facilities at Bell Street would not rectify the overcrowded conditions that currently exist at the Bell Street facility, would not facilitate correction of inefficiencies and duplication of efforts, would not address the security requirement deficiencies, would not bring Western into compliance with local, state and Federal safety standards and guidelines (specifically those of American Disabilities Act (ADA), Uniform Building Code (UBC), and Western Safety Guidelines), and would not address anticipated future growth and expansion.

### **Location Alternatives**

Detailed analysis of all possible locations for this joint facility was compiled in the initial Site Evaluation Committee Report in 1990. The following nine sites in the metropolitan area of Sacramento were originally considered:

1. City of Auburn - not recommended due to unavailability of federally-owned land and increased commuting distance for most of the SAO staff.
2. City of Roseville - not recommended due to location of site in the floodplain.
3. Existing site at Bell Street and Cottage Way - not recommended since both sites could not be expanded due to space limitations.
4. Combined administrative and operation facilities at Cottage Way - not recommended due to lack of space.
5. Elverta sites - not recommended due to environmental concerns, flooding, and remoteness.
6. Folsom sites near the Substation and Powerplant - not recommended due to environmental concerns, land use conflict between Western and the Bureau of Reclamation, and traffic congestion.
7. IRS building near Watt Avenue and I-80 - not recommended since it is not a federally-owned building.
8. Mather Air Force Base - not recommended due to uncertainty of site availability in a timely manner, and communication facilities problems.

9. Lake Forest Business Park - recommended due to availability of existing infrastructure, lack of environmental concerns, and immediate constructability with sufficient room to accommodate current and future space requirements.

The Lake Forest Business Park was selected as the preferred site for the SOC (see DOE/EA-0788). It is located in the City of Folsom, west of Folsom Boulevard, approximately one mile north of Highway 50. The business park is approximately one-half occupied; all utilities and roads are in place. Companies currently occupying the business park include Thomasville Furniture; Avantek, Inc. (a subsidiary of Hewlett-Packard); Defense Contract Audit Agency; Blue Shield of California; Kemper-National Insurance Co.; Nordic Information System; and approximately twelve other companies.

## THE PROPOSED ACTION

Western proposes to construct a new Sacramento Energy Service Center at the Lake Forest Business Park, which is also the location of the Sacramento Operations Center. The criteria applied to determine the proposed site included the availability of the land, environmental impacts, access, economics, employee concerns, and maximizing the efficiency of Western's SAO dispatching operations by consolidating the two facilities at one location.

The proposed project would consist of construction of a new commercial building, totaling approximately 40,000 square feet; parking lot with Solar Powered Electric Vehicle Charging Station; and fire and alarm systems. As funding becomes available and technology develops, additional innovative energy-efficient measures would be incorporated into the building.

The following amenities are already in place: electric, water, and sewer services, grading, site drainage, concrete paving, curbs / walks for the road and for the building, upgrade of access road, electric gate, parking-lot lights, drought tolerant landscaping and drip-irrigation.

The proposed action would meet the stated purpose and need as follows:

**Reduce Operating Costs:**

The current facilities at Bell Street are leased with the rental payments amounting to \$595,000 per year with an automatic five percent annual increase. In 1991, the lease was increased by twenty percent; however, there was no increase in the services or available spaces, which are not adequate for the current level of staffing. Projected operating costs at the Bell Street location over a 30-year period at a discounted annual percentage rate of 7% would range from \$11,030,878 to \$14,097,062 while at the proposed SESC location, those same projected operating costs would range from \$6,489,085 to \$7,481,808, thus resulting in a savings range of \$4,541,823 to \$6,615,254.

**Eliminate Overcrowding and Provide for Future Growth:**

Staff size has increased and is projected to increase more in the future to meet an increasing work load. Western management has identified important staffing needs and local compliance mandates which result in additional space requirements. The increase in work load is caused by expanded emphasis on environmental and safety programs, upgrades, and additions to the Central Valley Project (CVP) Power System, and the addition of new power customers. Additional space in the Bell Street facility is extremely limited; consequently, additional personnel would have to be located elsewhere. Separation of personnel would result in reduced productivity and duplication of support staff. Upgrades and additions to the CVP Power System include the interconnection with the DOE's Lawrence Livermore National Laboratory, the Cities of Redding, Roseville, and Shasta Lake, Cottonwood, Elverta, Olinda, New Melones, and Tracy Substations, and the California-Oregon Transmission Project. The Power Marketing Environmental Impact Statement (EIS) for the CVP area, scheduled for issuance in late 1995 or early 1996, requires additional staff, and office and filing space.

Due to space limitations at Bell Street, that facility cannot accommodate the increased demand for additional support staff and equipment. The critical lack of space has forced the removal of a considerable portion of central files, which require access by all personnel on a daily basis, to be moved to the Elverta warehouse facility. This facility is located some 20 miles from the Bell Street offices. The amount of travel time between the warehouse and Bell Street and the amount of energy consumed by auto travel combine to create additional inefficiencies in the performance of what should be routine daily activities.

The SAO is currently occupying 30,180 square feet at Bell Street and 8,000 square feet at the Elverta warehouse. Consolidation of these facilities at one location and provisions for the anticipated future growth would require approximately 40,000 square feet, which is what is proposed at the new SESC. Various federal guidelines, policies, procedures and governing legislation require agency and public access to environmental clearance documents, which are not now readily available due to the lack of space.

The number of personnel located at Bell Street, including federal and resident contract employees, has increased 10.5% annually. In 1980 there were 41 employees; in early 1993, there were 136 employees. Currently there are 140 employees at Bell Street with 19 more positions expected to be filled in the near future. Dispatching functions at the SOC are closely associated with, as well as highly dependent upon, technical, managerial, and administrative daily duties of the support staff at Bell Street. The proposed project would merge the two staffs into a single facility in order to maintain closer communications among the staff, improve coordination of their duties, and facilitate the SAO in responding to power system emergencies and customer needs.

#### **Comply with Local, State, and Federal Safety Standards and Guidelines**

Pursuant to the American Disabilities Act, public accommodations and commercial facilities that are constructed for first occupancy after January 26, 1993, must be readily accessible and usable by individuals with disabilities except where it can be demonstrated to be structurally impracticable. The proposed building would fully comply with ADA.

Although not required by law, the 1991 Uniform Building Code recommends that building occupancy allow 100 square feet per person. Existing conditions at the Bell Street facility are overcrowded; construction of the proposed new facility would eliminate overcrowding and allow for future growth, which is necessary to address customer needs.

Western employees must comply with Western's Safety Guidelines. Although willing to cooperate, employees are unable to comply with some of these procedures, e.g., keeping walkways clear of cords, boxes, and other tripping hazards, due to the lack of sufficient space in which to locate existing employees. The new facility would satisfy Western Safety Guidelines, and would have adequate room to house the Area employees in one location with sufficient space for future expansion.

#### **Improve Efficiency**

Communications and close interaction between SAO technical and administrative staff currently located at Bell Street and the Sacramento Operations Center, which is the heart of the communications network, is required for accurate and efficient real time operation of the

CVP Power System and more improved coordination with the power marketing staff. The SAO is in contract negotiations with Pacific Gas and Electric (PG&E). Many of the services currently provided by PG&E under the existing agreement may no longer be available to Western due to changes in the utility industry. Some of these changes are significantly altering the way in which the utilities plan, operate and maintain their respective systems. Since Western is a federally-owned and operated high voltage electric utility system, it is mandated to respond to these changes and to protect the federal interest. Growing concerns for protection of the environment and related regulations, in addition to the increased competition in bulk power markets, is requiring more efficient use of the CVP Power System. If PG&E decides not to renew its contract with Western under the existing terms, the SAO would have to provide the operational type services in order to maintain obligations to customers and to provide additional support to the Power System dispatchers and employees at the SOC for other technical, administrative, and contract services. Locating all employees involved in the process at one site would ensure that effective and efficient communications are achieved.

Furthermore, the SAO power billing computer system and operational support equipment routinely requires modifications to meet new utility program requirements that demand immediate response. Consolidation of the two facilities would guard against delay, inefficiency, and duplicate staff functions that result from two separate locations.

#### **Improve Security**

As a federal government agency, Western must ensure that Government property is well protected and secured in accordance with administrative procedures. The facilities at Bell Street currently do not meet these requirements. Western employees must exit offices through security doors to access the restrooms, which are open and available to the general public. Several incidences have occurred both during and after normal business hours that have resulted in unsafe working conditions for employees.

During the past six years, 24 Government-owned vehicles and 10 employee vehicles have been vandalized while parked in the unsecured parking area. At the SOC facility, a secured parking area for 30 Government vehicles would be provided thus reducing the costs associated with vandalism to unsecured property.

## AFFECTED ENVIRONMENT AND ENVIRONMENTAL CONSEQUENCES

### Introduction

This chapter provides a description of the environment that could be affected by the proposed action at the Lake Forest Business Park site under consideration for the new Sacramento Energy Service Center. It also describes potential project impacts to environmental resources and identifies mitigation measures and expected residual impacts at the site.

Impacts can be positive (beneficial) or negative (adverse), as a primary result of the action (direct) or as a secondary result (indirect), and can be permanent or long lasting (long-term) or temporary or of short duration (short-term). Impacts can vary in degree from no change, or only slightly discernible change, to a total change in the environmental condition or system.

Short-term impacts are those changes or stresses made to the environment during construction which would generally revert to preconstruction conditions at the conclusion of the construction phase. Although short in duration, such impacts are normally obvious and disruptive in nature. Long-term impacts are changes or stresses made to the environment during construction and operation that would substantially remain for the life of the proposed project and beyond (50 years or more).

### Land Use, Natural Features and Topography

#### *Affected Environment -*

The climate of the area is semi-arid, characterized by hot, dry summers and mild winters. The mean monthly temperature ranges from 46.6°F in January to 78.8°F in July. The area has an average annual precipitation of 20 inches, most of which occurs during the winter months. Frost is infrequent and, when present, rarely penetrates below the ground surface.

The Lake Forest Business Park site is located in the northwest corner of that business park, which is west of Folsom Boulevard, approximately one mile north of Highway 50, in the City of Folsom. The site comprises ten acres with approximately one-half of the site currently being utilized for the construction of the Sacramento Operations Center and the associated facilities. The American River and its Open Space Corridor form the site's western and northern boundaries; the eastern and southern boundaries are delineated by Folsom Boulevard.

The project site topography varies from flat, barren, previously graded land to irregular ground surfaces, including large amounts of dredge tailings which are a result of the gold dredging and the aggregate mining. The site is located in the area known as the Folsom-Sacramento dredge field used by the Natomas Company for purposes of recovering gold during the early 1900's. The typical surface and near-surface soils over most of the site are dredge tailings, consisting of semi-compact to compact silty gravels and cobbles that extend

to approximately 15 feet below the ground surface. The dominant factor affecting the existing plant communities is the past disruption of the land by the dredging. The site's primary plant community is mainly ornamental plants or ruderal, which is dominated by non-native invasive plant species.

The proposed site is located in an area zoned M-1 PD, a light industrial, planned development designation.

***Potential Impacts -***

No adverse impacts are anticipated on the land use and topography of this location. The proposed site is located in a zoning district that would allow construction of office facilities. The proposed land use is in compliance with the existing General Plans of Sacramento County and the City of Folsom.

***Mitigation Measures and Residual Impacts -***

No mitigation would be necessary.

**Cultural, Historic and Archaeological Resources**

***Affected Environment -***

Dredge tailings in the area are remains of gold mining activities that took place from the 1880's until the 1950's along the American River (Natoma District) and cover more than ten square miles. The region's dredge tailings have been mapped and photographed and are therefore adequately recorded. A request to the North Central Information Center of the California Archaeological Inventory, affiliated with the State Historic Preservation Office, for a records search of known cultural resources at the site resulted in a response indicating that no National Register or eligible properties would be affected. Additionally, a cultural survey by an archaeologist conducted at the site failed to disclose Native American sites or evidence of prehistoric use or occupation of the site. Furthermore, the Cultural Resource Assessment completed in March 1992, states that the ground at the site has been completely reshaped and leveled for previous development projects. "All of the mine tailings have been removed, or more likely incorporated into the present topography." There is no evidence of prehistoric sites at the project site. There are no artifacts, structures, or foundations from the mining operations left on the surface at the business park.

The California Office of Historic Preservation, in a letter dated September 14, 1993, concurred with Western's determination that "there are no historic properties in the Area of Potential Effects" for the proposed SESC.

***Potential Impacts -***

Based upon the disturbed nature of the area, the results of the archaeological resource assessment, and the California Archaeological Inventory records search, Western does not expect the proposed project would impact cultural resources at the proposed site. The State Historic Preservation Office concurs with the findings in the cultural resources report.

***Mitigation Measures and Residual Impacts -***

If evidence of previously unknown cultural resources are uncovered during project construction, then construction work would be halted by Western and the State Historic Preservation Officer and the City of Folsom Community Development Department would be notified. Work would not resume in the area until the resources have been assessed, and if needed, appropriate mitigation measures have been applied.

**Geology and Seismology**

***Affected Environment -***

Geotechnical surveys were conducted on the proposed site. The site is predominantly covered with dredge tailings consisting of surficial gravelly lean clay with sand and scattered cobbles and clayey sand with gravel and scattered cobbles. The percentages of sand and gravel generally increases with depth; while the percentages of clay decreases with depth.

According to the Uniform Building Code (UBC), the proposed project site is located in Seismic Zone 3. The site is approximately seven miles west of Bear Mountains fault zone, which is considered capable of producing a Richter magnitude 6.5 earthquake with major damage capabilities.

***Potential Impacts -***

No impacts are anticipated since site grading has already occurred at the site to accommodate construction of the SOC. The majority of the excavation was primarily for the building foundations.

***Mitigation Measures and Residual Impacts -***

To minimize the potential impacts of seismic activity, structures would be designed to meet all Zone 3 seismic requirements, including the standards from local, state, Federal, and industrial guidelines. Replacement of the excavated material would be made with engineered fill composed of Structural Fill Material and Satisfactory Materials per appropriate regulation.

**Biological Resources**

***Affected Environment -***

Prior to commencement of construction for the SOC, a biological resources survey was conducted on the proposed site in March 1992, to evaluate the plant communities and wildlife habitats and to determine possible impacts to endangered, threatened and candidate species in the project area.

Habitat for one federally listed threatened species, the valley elderberry longhorn beetle (VELB), was identified at the site. The elderberry bush that would be affected was located in the dredger pit near the center of the site. Since the excavated pit and placer tailings had to be graded, avoidance and protection of the shrub was deemed impractical. A second elderberry shrub was located in the eastern portion of the site, in an area that was not directly affected

by the construction of the SOC. This second shrub is being protected by a chain-link fence to prevent inadvertent disturbance or removal during construction and landscaping.

A Biological Resources Mitigation Plan for the centrally-located elderberry shrub was implemented. The following measures are being utilized to compensate for the elimination of the beetle habitat by the SOC construction:

- transplanting the elderberry bush to a designated mitigation area with a bubbler irrigation system installed;
- planting replacement seedlings at a 5:1 ratio to compensate for the four stems greater than one inch in diameter affected by the SOC construction, per the agreement with the U.S. Fish and Wildlife Service;
- planting two interior live oak saplings for every five elderberry replacement seedlings;
- implementing measures to protect existing and created VELB habitat areas;
- establishing a ten-year monitoring program to meet mutually-agreed upon performance standards.

Oak woodland exist at the proposed site. Oak woodland is considered an important natural community because it provides a variety of ecological, aesthetic, and economic values. The California Department of Forestry and Fire Protection, the California Native Plant Society and The Nature Conservancy have identified the conservation and management of oak woodlands as major issues. In addition, the City of Folsom has enacted a tree preservation ordinance (FMC Section 12.16) to ensure that heritage oaks are protected. Currently, the City is in the process of revising FMC Section 12.16 with Draft Ordinance No. 771, which would add significant definition, mitigation, and enforcement sections. Information received from the City of Folsom staff indicates that the Draft Ordinance may be adopted in February 1994; a public hearing is scheduled for February 8, 1994 for the first reading of the ordinance.

#### ***Potential Impacts -***

No additional adverse impacts to the VELB would occur. The U.S. Fish & Wildlife Service letter dated October 22, 1993, (see Appendix C) states that "no further action pursuant to the Act [Endangered Species Act] is necessary." Heritage oaks are uncommon in the business park, and the location of the Energy Service Center on the current site plan indicates that no trees designated for protection under Draft Ordinance 771 would be impacted.

#### ***Mitigation Measures and Residual Impacts -***

While the construction of the SESC would not impact any trees protected by the City of Folsom's ordinance, Western would minimize all tree removal to the extent practical and replace on-site any trees removed.

### **Water Resources**

#### ***Affected Environment-***

The proposed site is located within the American River Basin. There are existing site conditions that affect water quality. Among these are exposed earth, large deposits of dredge tailings ranging in height between 118 feet and 135 feet above sea level, and elevated

sediment loadings in surface water runoff. Public water and sewer facilities are existing on the site. Surface runoff from the south side of the site currently drains to a storage pond on the northwest side of the site. The water in the pond travels through a siltation pond and then flows directly into the American River. Groundwater at the site is from 18.5 feet to 23 feet below the surface level.

All applicable local, state, and Federal permits would be obtained by Western or by the building contractor, as appropriate.

***Potential Impacts -***

The building footings would be designed from 3'-0" to 8'-0" below the ground surface. There would be no impact to groundwater since no interface occurs due to the depth of the groundwater. There would be a potential to increase sediment load of surface water. However, the storage pond at the existing Lake Forest Business Park would minimize the potential for sedimentation reaching the American River.

***Mitigation Measures and Residual Impacts -***

The National Pollutant Discharge Elimination System (NPDES) Stormwater Discharge Permit is a program administered in California by the California State Water Resources Control Board (SWRCB). Western is currently preparing a Notice of Intent to be filed with the SWRCB for the applicable construction and operations permits, which would comply with California's NPDES requirements. Western has prepared an erosion control plan and a storm water discharge plan. The design would be such that all surface runoff from parking lots would be collected and diverted to existing storm drains.

**Floodplains and Wetlands**

***Affected Environment-***

The proposed site of the Sacramento Energy Services Center is not in the 100-year or the 500-year floodplain. The FEMA Map for City of Folsom (Community Panel Number 060263 0005 B) was consulted for the proposed Lake Forest Business Park site. No wetlands are present at the proposed site.

***Potential Impacts -***

No impacts to floodplains or wetlands are anticipated.

***Mitigation Measures and Residual Impacts -***

No mitigation measures are necessary.

**Air Quality**

***Affected Environment -***

The proposed site for the Energy Service Center is approximately 12 miles east of the existing Bell Street facilities, in the Sacramento Air Basin. Major sources of air pollutants in the Sacramento Air Basin are vehicle emissions, pesticide applications, petroleum processing,

industrial processes, and agricultural and waste burning. Automobile emissions contribute the largest amount of carbon monoxide, hydrocarbons, and nitrogen oxide. Automobiles, construction and demolition are the major sources of particulates.

***Potential Impacts -***

Potential construction impacts on the ambient air quality would be from fugitive dust and construction equipment exhausts. An insignificant amount of fugitive dust would occur due to the minimal land clearing and site excavation.

All potential automobile-related impacts on air quality from the proposed project sites would be low in magnitude and are discussed in the "Traffic Circulation" section of this document.

***Mitigation Measures and Residual Impacts -***

Disturbed areas would be watered during construction to mitigate fugitive dust emissions.

**Traffic Circulation**

***Affected Environment -***

Traffic to the proposed site would flow down Sunrise Boulevard or Hazel Avenue from the north and up Highway 50 from the south. The traffic would flow east on Highway 50, exit at Folsom Boulevard and travel north approximately one mile to the Lake Forest site.

The Regional Transit (RT) System currently extends from downtown Sacramento to approximately half the distance down the Highway 50 corridor to the proposed site. RT plans to complete an extension of this line to Sunrise Boulevard by 1995. After that extension, plans include a terminus at Hazel Avenue, followed by an extension to Blue Ravine/ Folsom Boulevard in Folsom. These extensions are part of long range transportation improvements for the entire Sacramento area.

The current location is not situated near a freeway or the light-rail system. Current employee traffic patterns necessitate several blocks of city driving from all directions.

In November 1992, the City of Folsom enacted Ordinance No. 755, *TRIP REDUCTION PROGRAM REQUIREMENTS FOR MAJOR EMPLOYERS*, which establishes requirements and procedures whereby major employers (100 or more employees) located in the City of Folsom will develop and implement programs designed to reduce the number of employee vehicle commute trips.

The Sacramento Metropolitan Air Quality Management District (District) has proposed legislation, Rule 1001, the Commute Alternatives Rule, which would address the deleterious nature of the air quality in Sacramento County and adjoining counties. Proposed Rule 1001 would regulate employers who have at least one work location in Sacramento County with 100 or more employees. Employers would be required to reduce employee vehicle commute trips to an annual vehicle/employee ratio (VER) of 0.71. The standard would be gradually implemented in two phases between 1995 and 2000.

In the first phase, the District would regulate employers with 100 or more employees at each work site that are not required to obtain a permit under any other District rule. The second phase would include remaining employers subject to the rule.

***Potential Impacts -***

Western employee commuters would travel primarily in the opposite direction of the majority of the traffic, both in the morning and in the evening. The proposed project would result in a shift in commuting patterns for the approximately one hundred to one hundred and fifty Western employees who would be affected. Because of the proximity of the proposed site to the freeway, less city-street driving would occur. This would result in lessened car emissions than occur at present.

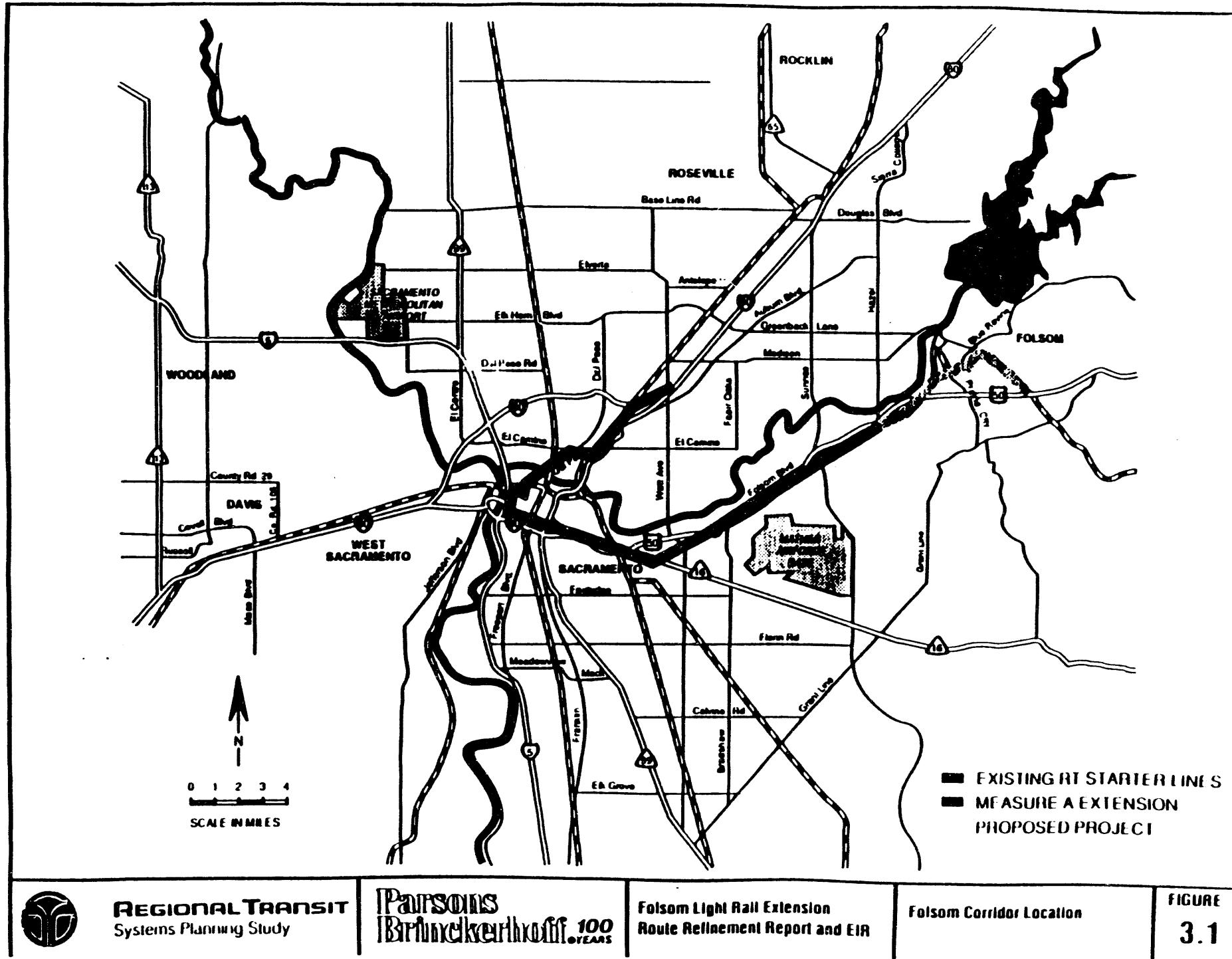
***Mitigation Measures and Residual Impacts -***

Western encourages employees to take advantage of the Alternative Work Schedule Program, which allows employees to stagger their arrival and departure times at work. Western has also established a car pool program for its employees' benefit. These programs would be available to employees at the proposed site. In addition, the commuting survey of Western employees (conducted in the summer of 1991) disclosed that several of the office employees would ride their bicycles to and from work at the proposed site, while others would take advantage of the anticipated future RT light-rail system extension to Hazel Avenue planned by the city, thereby making light-rail a new commuting option. To further the afore-mentioned mitigation measures and comply with the City of Folsom, Ordinance No. 755, and the proposed Commute Alternatives Rule 1001, Western would consider including the following measures in a Traffic Management Plan:

1. Provide all employees, on an annual basis and all new employees upon hiring, with written information on alternative commute modes, including carpooling, vanpooling, public transit, bicycling, and walking to work.
2. Provide all employees, on an annual basis and all new employees upon hiring, with commuter matching services.
3. Provide all employees with the services of an on-site employee transportation coordinator.
4. Provide and administer a program of preferential parking for carpool and vanpool vehicles at the proposed site.
5. Provide financial subsidies for carpool and/or vanpool participation, including subsidies of vanpool liability insurance.
6. Examine compressing the work schedule to four 10-hour days per week or nine 9-hour days per two weeks. Encourage telecommuting - work at home programs.
7. Provide shower and locker facilities for employees that bike, run, or walk to work.

In addition, Western would incorporate into the SESC five 2½-inch underground conduits for the purpose of facilitating use of electric cars by installing a Solar Powered Electric Vehicle Charging Station in the parking lot. This station would be modeled after the Sacramento Municipal Utility District (SMUD) station shown in Figures 5 and 6.

Figure 4  
18



# Photovoltaic Electric Vehicle Charging Station

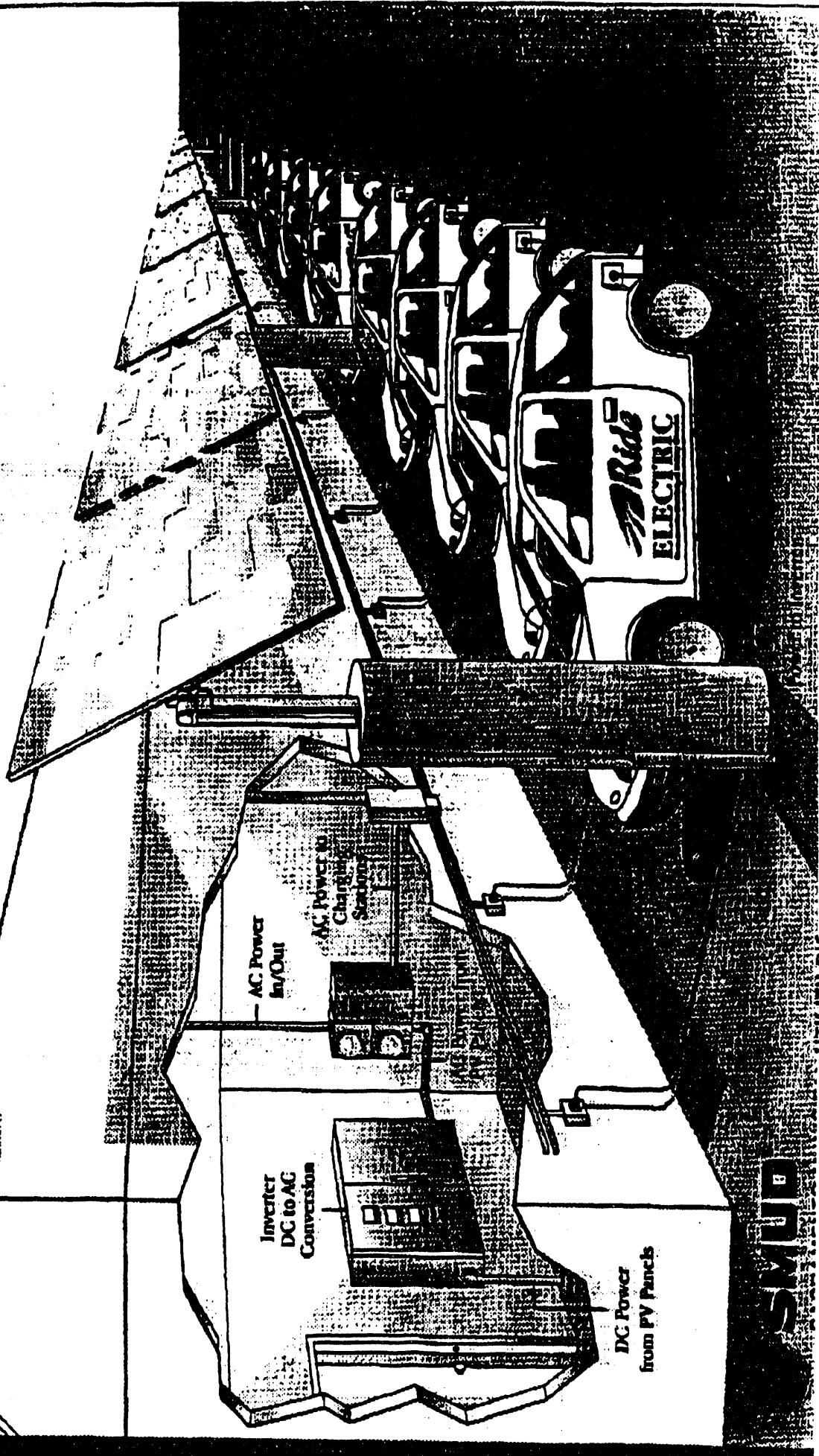


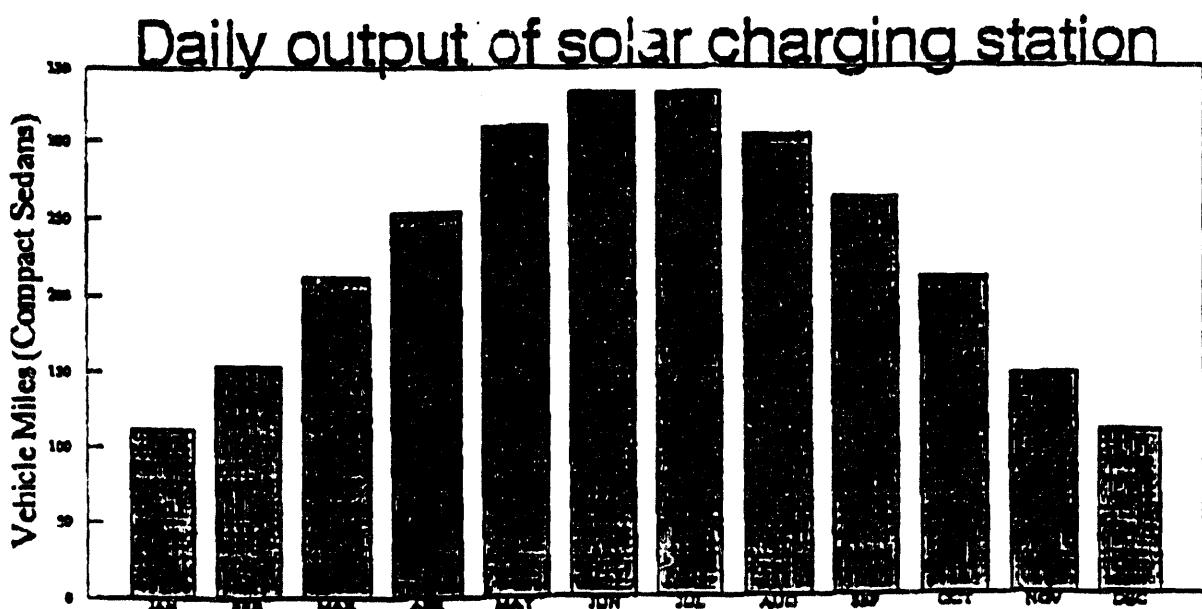
Figure 5

## SMUD's ELECTRIC VEHICLE SOLAR CHARGING STATION

On August 5, 1992, the Sacramento Municipal Utility District (SMUD) unveiled the first Solar Powered Electric Vehicle Charging Station in the western United States. By utilizing advanced photovoltaic (PV) panels, energy from the sun will now be used to provide power for up to sixteen non-polluting electric vehicles. This bold step further underscores SMUD's commitment to cleaner air and renewable sources of energy production.

### General Information

- The free standing structure, measuring 8 feet by 130 feet, provides 16 shaded parking spots specifically reserved for Electric Vehicles.
- Automated rotation of the array optimizes the sun angle, providing maximum power at all times - even on cloudy days.
- Peak output from the array is 12 kW. Average daily energy production is 68.4 kWh AC.
- The 1,000 square foot array provides enough energy to drive:
  - 1 Compact Pickup 30 miles, AND
  - 4 Compact Sedans 30 miles each, AND
  - 10 Neighborhood EVs 25 miles each.



August 1992

Figure 6

## **Visual Resources**

### ***Affected Environment -***

The proposed site is in an established business park and proposed architecture would be compatible with existing structures.

### ***Potential Impacts -***

No impacts are anticipated since the construction would occur in an area zoned for and compatible with industrial buildings.

### ***Mitigation Measures and Residual Impacts -***

Pursuant to the City of Folsom's recommendation to comply with the Development Standards for Lake Forest Technical Center, the architecture and color of the building would be selected to blend with the existing structures. The building height would be less than thirty feet. All surplus native site material would be relocated to form high berms to visually shield the facility from the river and bikeway areas. Furthermore, Western would incorporate additional local native plants into the landscaping design. The plants would be selected from a list supplied by the County of Sacramento, Department of Parks and Recreation.

## **Noise**

### ***Affected Environment -***

The Final Public Review Draft, Noise Element of the County of Sacramento, General Plan, proposed in November 1990, indicates the acceptable noise level for commercial activity may be up to 65 Ldn (day/night average noise level) without a study requirement. The City of Folsom indicates in their Master Plan, amended and adopted in 1988, that the acceptable noise level for commercial activities may be up to 60 Ldn.

### ***Potential Impacts -***

The greatest noise impact from the proposed project would result from construction. Impacts associated with construction activities are short term. Once construction is completed, operation of the proposed facility would be within acceptable noise limits.

### ***Mitigation Measures and Residual Impacts -***

Construction activities would be limited to the hours between 6:00 a.m. to 8:00 p.m., Monday through Friday, and 7:00 a.m. to 8:00 p.m., Saturday and Sunday, in accordance with the County's Noise Ordinance and the City of Folsom General Plan. Additionally, there would be no outside audible alarm system.

## **Construction Period Impacts**

### ***Affected Environment -***

Although the proposed site has dredge tailings, most of the tailings have already been leveled and graded. Excavation would occur mainly for the building foundation.

### ***Potential Impacts -***

Construction impacts would be considered minimal and short-term. Increased dust, noise, and road maintenance due to the use of heavy equipment were identified as potential impacts during construction.

Impacts to wildlife would be minimal. The proposed facility would not significantly interfere with any migratory, rearing, or wintering activity of area wildlife. Some animals resident to the immediate construction site would be temporarily displaced during the construction process but would most likely return to inhabit the proximity of the facility soon after the construction has been completed and the construction workers have vacated the site. Some animals could even benefit from the increased habitat expected as a result of the removal of the dredge tailings and the subsequent revegetation that would be performed.

### ***Mitigation Measures and Residual Impacts -***

Western would minimize these construction impacts through applicable enforcement of Western's Standard Construction Practices (Appendix D). Construction and building materials would comply with the latest edition of the County of Sacramento Construction Specifications and Improvement Standards or the City of Folsom Uniform Building Code. The addition of landscaping vegetation would add to the visual aesthetics in the project area.

## **Cumulative Impacts**

Construction and operation of the proposed Sacramento Energy Service Center would result in some unavoidable impacts to natural resources in the Lake Forest Business Park.

Construction of this project would lead to the removal of some wildlife habitat. However, impacts on the majority of the disturbed habitat would be mitigated by revegetation and landscaping of the site. Visual resources would be positively impacted due to the nature of the surrounding environment. Approximately forty trees in 15-gallon containers would be planted near the proposed building. Topography, geology and other physical resources would also not be adversely affected.

The cumulative impacts are expected to be minimal. Included among these would be the temporary loss of avian nesting habitat, resulting from the removal of trees and shrubs within the building site.

**LIST OF PREPARERS**

**Project Manager:**

Loreen R. McMahon  
Environmental Planning Coordinator  
Western Area Power Administration  
Sacramento, California

**Principal Consultant:**

Mary Ann Mix  
Environmental Project Manager  
Power Engineers  
Hailey, Idaho

Lawrence J. Young, Esq.  
Environmental Legal Counsel  
Power Environmental Services  
Hailey, Idaho

## **APPENDICES**

***Appendix A***

***Agencies and Organizations Consulted***

## AGENCIES AND ORGANIZATIONS CONSULTED

### Federal

U. S. Fish and Wildlife Service, Endangered Species Division -- *Sacramento, California* (7/14/93; 9/16/93; 10/19/93; 10/22/93)  
U. S. Fish and Wildlife Service -- *Sacramento, California* (7/14/93)  
U. S. Bureau of Reclamation -- *Folsom, California* (7/14/93)  
Army Corps of Engineers -- *Sacramento, California* (7/14/93)

### State

California State Department of Fish and Game -- *Sacramento, California* (7/14/93)  
California State Historic Preservation Officer -- *Sacramento, California* (7/14/93)  
California Office of Planning and Research -- *Sacramento, California* (12/15/93)

### Local

Sacramento County, Dept. of Public Works, Transportation Div. -- *Sacramento, CA* (7/14&21/93)  
Sacramento County, Water Quality Division -- *Sacramento, California* (7/14&21/93)  
Sacramento County Fire Protection District -- *Rancho Cordova, California* (7/14&22/93)  
Sacramento County, Dept. of Planning & Community Develop. -- *Sacramento, California* (7/14/93)  
Save the American River -- *Sacramento, California* (7/14/93)  
Northeast Community Coalition -- *Sacramento, California* (7/14/93)  
City of Folsom -- *Folsom, California* (7/14&21/93)

AGENCY CONTACTED	DATE CONTACTED	AGENCY COMMENTS
Sacramento County Fire Protection District, Rancho Cordova, CA	July 14 & 21, 1993	July 28, 1993. Project is not within Sacramento County jurisdiction; contact City of Folsom.
County of Sacramento, Dept. of Planning & Community Development Sacramento, CA	July 14, September 14, October 4, 1993	October 5, 1993. City of Folsom has full jurisdiction; recommend using Folsom's standards.
Northeast Community Coalition, Fair Oaks, CA	July 14, 1993	No comments received.
Save the American River Association, Sacramento, CA	July 14, 1993	August 20, 1993. Since site is not within scope of American River Parkway, no comments.

AGENCY CONTACTED	DATE CONTACTED	AGENCY COMMENTS
Army Corps of Engineers, Geotechnical Branch, Sacramento, CA	July 14, 1993	No comments received.
City of Folsom Office of Mayor Folsom, CA	July 14, 1993	No comments received.
U.S. Bureau of Reclamation, Folsom, CA	July 14, 1993	No comments received.
U.S. Fish & Wildlife Service, Endangered Species Division Sacramento, CA	July 14, 1993 September 16, 1993 October 19, 1993 October 22, 1993	Transmitted list of threatened and endangered species that may be present on project site. Based on mitigation plan that was implemented on site last year, it is unlikely that there will be adverse impacts. No further action is necessary.
Army Corps of Engineers, Environmental Branch, Sacramento, CA	July 14, 1993.	No comments received.
County of Sacramento, Dept. of Public Works, Water Quality Division, Sacramento, CA	July 14 & 21, 1993	July 21, 1993. Project is not in County's jurisdiction nor in their zone of impact, so no comments.
City of Folsom Community Development Dept. Folsom, CA	July 14 & 21, 1993	July 21, 1993 & August 11, 1993. Project consistent with land use; encourage compliance with Development Standards; address traffic circulation impacts; address Oak Tree Ordinance; notify City if any cultural remains are located.
California State Fish & Game, Sacramento, CA	July 14 & 21, 1993	No comments received.
County of Sacramento, Dept. of Parks and Recreation, Sacramento, CA	July 14, 1993	No comments received.
California State Water Resources Control Board, Sacramento, CA	July 14, 1993	No comments received. Western preparing Notice of Intent for construction activities.

AGENCY CONTACTED	DATE CONTACTED	AGENCY COMMENTS
California State Historic Preservation Office, Sacramento, CA	July 14 & 21, 1993 August 14, 1993 September 14, 1993	September 14, 1993. Concurred in determination of no effect and NHPA compli- ance.
City of Folsom Fire Department Folsom, CA	July 14 & 21, 1993	July 21, 1993. City Fire requirements for fire roads on the site have been met with construction of the SOC; no additional requirements.

JUL 14 1993

Mr. G. C. Kobetich  
California State Planning  
Manager  
U.S. Fish and Wildlife Service  
Endangered Species Division  
2800 Cottage Way, Room E1823  
Sacramento, CA 95825

Dear Mr. Kobetich:

The Sacramento Area Office of the Western Area Power Administration (Western) proposes to construct a new Sacramento Energy Services Center. The new Center would improve efficiency, increase security, and address overcrowding at the current leased Bell Street location in Sacramento.

Enclosed please find a location map and a brief description of the proposed project.

In accordance with the National Environmental Policy Act and Department of Energy guidelines, an environmental assessment will be prepared. Western is soliciting information concerning the locations and boundaries of any areas of concern, including but not limited to threatened/endangered species, floodplains, wetlands, scenic corridors, historical or cultural sites, and prime farmland or forest land that may lie within the study area as noted on the enclosed map.

Written comments will be accepted until August 13, 1993. Further, Western would also like to meet with representatives of your agency who may wish to provide input regarding the proposed project relative to your agency's issues and concerns. We will contact you by phone the week of July 19th, to schedule a meeting with your representative. Should you have questions or desire additional information, please contact me at (916) 649-4460.

Sincerely,

ORIGINAL SIGNED BY  
Loreen R. McMahon  
Environmental Planning  
Coordinator

Enclosures

bcc:  
J. Bridges, A7200, Golden, CO  
N0001, N0400, N0410, N2000, N2311  
  
N0410:L.McMahon:x4460:ly:7/13/93  
ENV\FONSI.LTR

Mr. G. C. Kobetich  
Assistant Field Supervisor  
U.S. Fish and Wildlife Service  
Endangered Species Division  
2800 Cottage Way, Room E1823  
Sacramento, CA 95825

Sacramento County  
Department of Public Works  
Transportation Division  
906 "G" Street, 5th Floor  
Sacramento, CA 95814

Mr. James J. McEvitt  
Field Supervisor  
Sacramento Field Office  
U.S. Fish and Wildlife Service  
2800 Cottage Way, Room E1803  
Sacramento, CA 95825

Chief Michael Dacy  
Sacramento County  
Fire Protection District  
3012 Gold Canal Drive  
Rancho Cordova, CA 95670

Mr. Larry R. Boll  
Project Superintendent  
Folsom Office (CVP)  
U.S. Bureau of Reclamation  
7794 Folsom Dam Road  
Folsom, CA 95630

Mr. Roy Imai  
Chief, Planning and Development  
Department of Parks and Recreation  
County of Sacramento  
3711 Branch Center Road  
Sacramento, CA 95827

Department of the Army  
Corps of Engineers  
ATTN: Planning Division,  
Environmental Resources Branch  
Sacramento District Office  
1325 "J" Street  
Sacramento, CA 95814-2922

Mr. Gary R. Miller  
California Department of  
Fish and Game  
1701 Nimbus Road, Suite A  
Rancho Cordova, CA 95670

Department of the Army  
Corps of Engineers  
ATTN: Engineering Division,  
Geotechnical Branch  
Sacramento District Office  
1325 "J" Street  
Sacramento, CA 95814-2922

Mr. Tom Hutchings  
Sacramento County Planning  
& Community Development  
827 - 7th Street, Room 230  
Rancho Cordova, CA 95670

The Honorable George Hannaford  
Mayor  
City of Folsom  
50 Natoma Street  
Folsom, CA 95630

Mr. Frank Cirill  
Save the American River Assoc.  
P.O. Box 19496  
Sacramento, CA 95819

Chief Arby Welch  
City of Folsom  
Fire Department  
50 Natoma Street  
Folsom, CA 95630

Mr. Ken McCollum  
Northeast Community Coalition  
P.O. Box 152  
Fair Oaks, CA 95628

Mr. Brak Kortick, Director  
City of Folsom  
Community Developement Dept.  
50 Natoma Street  
Folsom, CA 95630

Mr. William Crooks  
Executive Officer  
California Regional Water  
Quality Control Board  
3443 Routier Road  
Sacramento, CA 95827

Mr. Mike Falkenstein  
Division of Water Rights  
Water Resource Control Board  
P.O. Box 2000  
Sacramento, CA 95812-2000

Mr. Dick Johnson  
APCO  
Air Pollution Control District  
8411 Jackson Road  
Sacramento, CA 95826

WESTERN AREA POWER ADMINISTRATION  
SACRAMENTO ENERGY SERVICES CENTER

**1.0 DESCRIPTION OF PROPOSED ACTIONS**

**1.1 Purpose and Need**

The Sacramento Area Office (SAO) of the Western Area Power Administration (Western) proposes to construct a new Sacramento Energy Services Center (SESC). The new SESC would improve efficiency, increase security, and address overcrowding at the current leased Bell Street location in Sacramento.

Western's Sacramento Area Office operates and maintains the federal power transmission system located in northern California and Nevada, and markets and transmits the power generated at U.S. Bureau of Reclamation powerplants in California's Central Valley Project (CVP). Power system expansions to meet the changing electrical needs of northern California and Western's approximately 80 wholesale customers have increased the responsibilities of the SAO over the past ten years. In delivering bulk power, increases have occurred in areas of planning, engineering, construction management, marketing and revenue collection, operation and maintenance, and include emphasis on safety and environmental issues.

Under this proposal, staff would be relocated from the current Bell Street facility to a new government-owned facility. The new SES would fully integrate the Power Systems operations, engineering, maintenance, construction, power marketing, and administrative functions of the SAO in one location. The Sacramento Energy Services Center is proposed to be a 39,000 square foot facility to accommodate the necessary functions.

The SES preferred alternative location would be adjacent to the previously proposed Sacramento Operations Center, currently under construction at Lake Forest Industrial Park in the City of Folsom. A Final Environmental Assessment was prepared in August 1992 and a Finding of No Significant Impact (FONSI) was issued in August 1992. Since the proposed Sacramento Energy Services Center would be located immediately adjacent to the SOC currently under construction, previous environmental analyses and other applicable field studies would be referenced, as appropriate.

The following reasons exist for consolidating the SES and SOC operations at a common location:

- Eliminate lease payments at Bell Street currently \$595,000 annually with an annual increase of 4 to 7 percent. The payback period would extend about fifteen years.
- Provide additional space to address current inadequacies and increasing work loads.

- Improve communications with the soon-to-be-relocated SOC employees, especially regarding CVP Power Systems and changing Pacific Gas & Electric (PG&E) relationships.
- Streamline all functions and operations.
- Improve security.
- Improve productivity and boost morale.

## **2.0 PROPOSED LOCATION**

### **2.1 Site Selection**

The proposed site is located within the Lake Forest Industrial Park in the City of Folsom. This site was selected as the preferred site because the property is already owned by the Department of Energy and is large enough to accommodate the planned construction. In addition, consolidation and coordination of Sacramento Area Office functions at this location has many benefits.

### **2.2 No Action Alternative**

The no action alternative would not rectify the overcrowded conditions that currently exist at the Bell Street location, would not address security requirement deficiencies, would not bring Western into compliance with local, State, and Federal safety standards and guidelines, and would not address anticipated future growth and expansion.

## **3.0 ENVIRONMENTAL ISSUES**

### **3.1 Historic and Archaeological Resources**

Western will comply with the requirements of the national Historic Preservation Act and other Federal and State requirements regarding cultural resources. Since one site had been chosen as preferred, our cultural resources findings for the Lake Forest Park location will be reviewed and submitted to the State Historic Preservation Office (SHPO) for coordination and concurrence.

### **3.2 Biological Resources**

Western will comply with the Endangered Species Act and other Federal and State requirements regarding biological resources. The preferred site will be re-examined for sensitive biological resources, including threatened and endangered species and their habitats. Findings will be reported to the U.S. Fish and Wildlife Service and California Department of Fish and Game (for comparison to their California Natural Diversity Database), for coordination and concurrence.

### 3.3 Water Resources

A National Pollutant Discharge Elimination System (NPDES) permit is in the process of being obtained for the SAO construction site. To meet the NPDES requirements, SAO will submit a Notice of Intent to the State Water Resources Control Board, prepare a Storm Water Pollution Prevention Plan and an inspection plan. It is not anticipated that a Clean Water Act, Section 404 Dredge and Fill permit would be required for this action by the U.S. Army Corps of Engineers.

### 3.4 Wetlands and Floodplains

Western will evaluate the site for wetlands and floodplains, and anticipates no impacts to either type of area. Therefore, no consultation with the U.S. Army Corps of Engineers and U.S. Environmental Protection Agency on wetlands issues, or with local, State, and Federal authorities on floodplain issues, is anticipated.

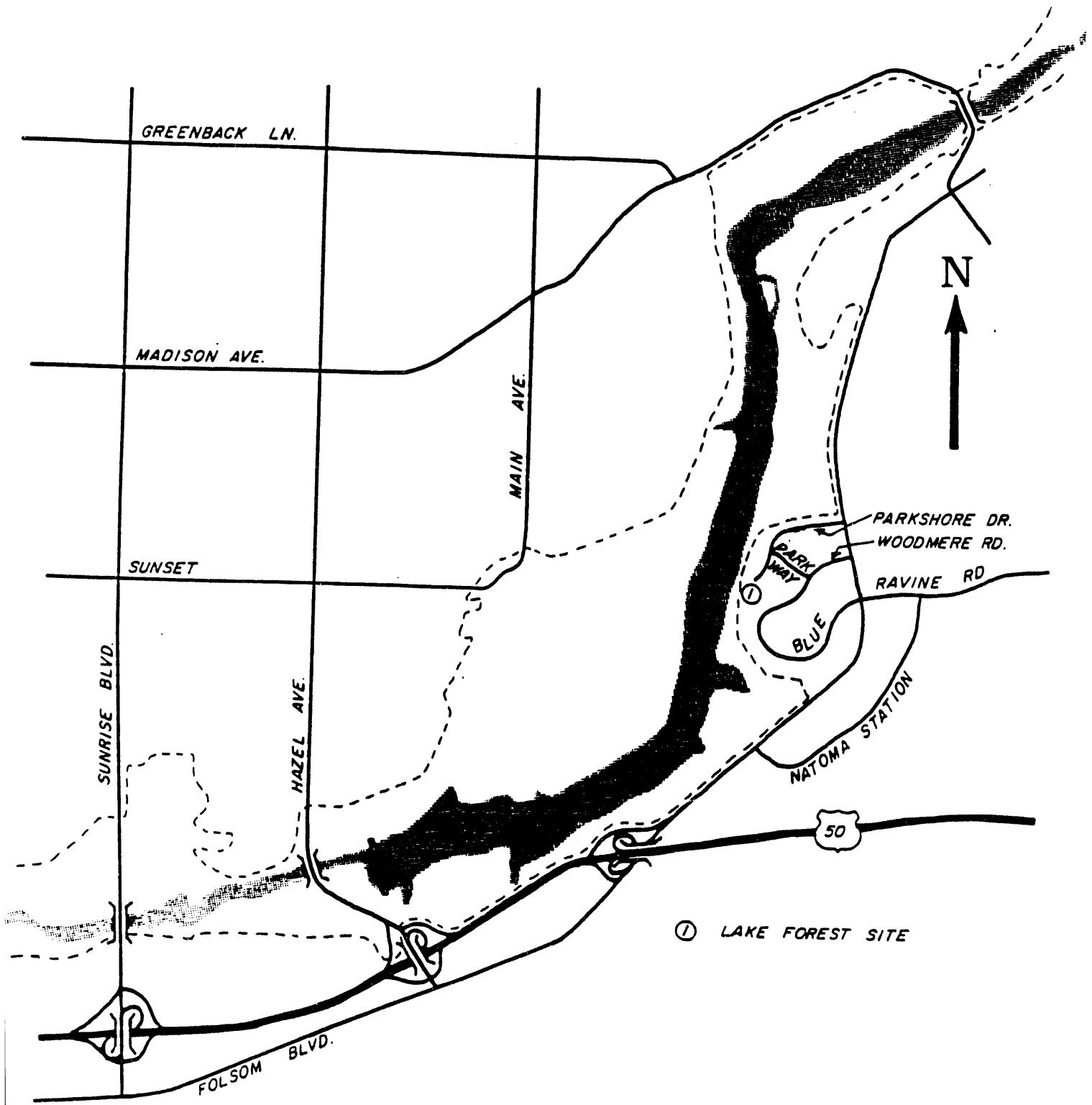
### 3.5 Traffic

Commuting patterns will shift with the operation of the new SESC facility. In order to minimize the circulation impacts associated with daily operations of the proposed SESC, Western will encourage its employees to take advantage of its Alternative Work Schedule program, utilize car pools, ride bikes, and use the light rail extension where available. (Sacramento Regional Transit System currently plans to complete extension lines to Sunrise Boulevard, Hazel Avenue, and Folsom Boulevard/Blue Ravine Road in Folsom. This last extension is within walking distance of the proposed facility.)

### 3.6 Construction Impacts

Construction impacts are considered minimal and short-term, and the usual abatement programs for dust, noise, and traffic due to construction will be followed.

# SITE LOCATION MAP





**Department of Energy**  
Western Area Power Administration  
Sacramento Area Office  
1825 Bell Street, Suite 105  
Sacramento, California 95825

Mr. Nicholas del Cioppo  
State Historic Preservation Office  
Office of Historic Preservation  
Department of Parks and Recreation  
P.O. Box 942896  
Sacramento, Ca 94296-0001

RE: Western Area Power Administration's Proposed Sacramento Energy Services Center, City of Folsom

Dear Mr. del Cioppo:

Pursuant to your recent telephone conversation with Western's consultant, Mary Ann Mix of Power Engineers, please find enclosed the Cultural Resource Assessment for Western's Sacramento Area Operations Center, currently under construction in the City of Folsom. A Finding of No Significant Impacts (FONSI) was issued on this project in August 1992.

Subsequent to the commencement of construction of this project, Western is proposing to construct an additional 39,000 square foot building on the same site as the Sacramento Operations Center. As you will note in the enclosed Cultural Resource Assessment, a records search and cultural resource assessment was conducted for the entire Lake Forest site, including the area on which the proposed construction would occur.

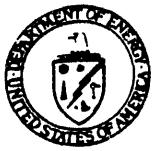
Western would appreciate your timely comments on the proposed facility, and ultimately your concurrence that no additional cultural assessment would be required.

Should you have questions or require additional information, please contact me at (916) 649-4460. Thank you for your prompt attention.

Sincerely,

Loreen R. McMahon  
Environmental Planning  
Coordinator

Enclosure



**Department of Energy**  
Western Area Power Administration  
Sacramento Area Office  
1825 Bell Street, Suite 105  
Sacramento, California 95825

September 16, 1993

United States Department of the Interior  
Fish and Wildlife Service  
Ecological Services  
Sacramento Field Office  
2800 Cottage Way, Room E-1803  
Sacramento, CA 95825-1846

Attn: Ms. Laurie Stuart Simons

Dear Ms. Simons:

The Western Area Power Administration (Western) is the owner of a ten-acre tract located in Lake Forest Business Park, City of Folsom. In October, 1992, Western issued a Finding Of No Significant Impacts (FONSI) relating to the construction of its new facility, the Sacramento Operations Center (SOC), which is located on a portion of the parcel. During the course of preparing the Environmental Assessment for the SOC, Western had both a biological resource survey and a biological assessment performed for the entire ten-acre Lake Forest Business Park site. The studies were completed in April 1992. Copies of both reports are enclosed.

Pursuant to formal consultation with the Fish and Wildlife Service Western implemented the elderberry bush transplanting and the replacement elderberry seedling plantings (a copy of the Compensation Plan is enclosed).

Western is proposing to construct the Sacramento Energy Services Center (SESC) on the same ten acre site on which the SOC is located (a copy of the proposed SESCE site plan is enclosed). The SESCE will be located on land that has been previously disturbed by historical dredging operations and excavations incidental to the construction of the SOC. The 1992 biological assessment indicates the site's primary plant community is ruderal and does not contain special-status plant species.

Western would appreciate your timely review of the enclosed documents, and your concurrence that the biological opinion issued by your office on October 21 1992, was for the entire ten acre site.

Should you have questions or require additional information, please contact me at (916) 649-4460 by October 1, 1993. Thank you for your prompt attention to this matter.

Sincerely,

ORIGINAL SIGNED BY

**Loreen R. McMahon  
Environmental Planning Coordinator**

**Enclosures**

**CC:  
A7200, John Bridges, Golden, CO  
N0001, N0400, N0410**

***Appendix B***

***References***

## REFERENCES

City of Folsom, August 1978. *Environmental Impact Review, E.S.S. Corporation Project, Folsom, California.*

City of Folsom, 1988. *General Plan and Environmental Impact Statement, Folsom, California.*

City of Folsom, November 1992. *Ordinance 755, Relating to Trip Reduction Program Requirements for Major Employers.*

City of Folsom, July 1993. *Ordinance 771, Preservation and Protection of Trees.*

County of Sacramento, Department of Parks and Recreation, April 19, 1990. *Native Plant Species List for the American River Parkway, Sacramento, California.*

Parsons, Brinckerhoff, Quade & Douglas, Inc., August 2, 1991. *Draft Environmental Impact Statement Folsom Light Rail Corridor Right-of-Way Preservation, Sacramento Regional Transit District and City of Folsom, California.*

Parsons, Brinckerhoff, Quade & Douglas, Inc., May 7, 1991. *Sacramento Systems Planning Study, Sacramento Regional Transit District, California.*

*Sacramento County, 1986 Zoning Code, 1986.*

U.S. Department of Agriculture, Soil Conservation Service, June 1991. *Soil Survey of Sacramento County, California, Sacramento, California.*

U.S. Department of Energy, Western Area Power Administration, Sacramento Area Office, August 1992. *Final Environmental Assessment, Sacramento Operations Center.*

U.S. Department of Energy, Western Area Power Administration, Sacramento Area Office, March 1993. *Draft Facility Development Report, Sacramento Energy Service Center, March 1993.*

***Appendix C***

***Letters Received***

# SACRAMENTO COUNTY FIRE PROTECTION DISTRICT

## DIRECTORS:

Ronald L. Allen  
Edwin R. Butler  
Ancil Hoffman  
William Meehan  
Dean O'Brien  
James C. Shelby  
Richard J. Townsend



CHIEF:  
Michael Dacy

July 28, 1993

Loreen R. McMahon  
Department of Energy  
Western Area Power Administration  
Sacramento Area Office  
1825 Bell Street, Suite 105  
Sacramento, CA 95825

Dear Ms. McMahon:

We have received your request for information regarding our requirements for the construction of a new building located on Parkshore Drive.

Please be advised that this site is not within Sacramento County Fire District's jurisdiction. It falls within the City of Folsom's limits. Please contact them for their requirements at 48 Natoma Street, Folsom, California 95630, (916) 355-7258.

If you have any questions please feel free to contact me 636-1816.

Sincerely,

  
\_\_\_\_\_  
Jay L. Hutchinson, Supervising Inspector  
Fire Prevention Bureau

cc: file

**CITY OF FOLSOM**  
**COMMUNITY DEVELOPMENT DEPARTMENT**  
50 Natoma Street  
Folsom, California 95630



August 11, 1993

Loreen R. McMahon  
Environmental Planning Coordinator  
U.S. Department of Energy  
Western Area Power Administration  
1825 Bell Street, Suite 105  
Sacramento, CA 95825

**SUBJECT: SACRAMENTO ENERGY SERVICES CENTER**

Dear Ms. McMahon:

Thank you for the opportunity to comment on the proposed construction of a new Sacramento Energy Services Center at Lake Forest Industrial Park in the City of Folsom.

The General Plan land use designation for the proposed site is Industrial/Office Park. The zoning district is M-1 PD (Light Industrial District - Planned Development). The requirements that apply to this district appear in Chapter 17.28 of the Folsom Municipal Code and are attached. The proposed project is found to be consistent with these land use designations.

As part of the approval of Lake Forest Technical Center, design guidelines were also adopted. Although the City realizes that Western Area Power Administration, a division of the U.S. Department of Energy, is exempt from local codes, the City encourages compliance with the Development Standards for Lake Forest Technical Center in order to insure the presentation of a functional, aesthetically compatible industrial park. A copy of these standards are also enclosed for your review.

In 1992, the subject site had a parcel map approved (PC 92-030) with conditions which are attached for your compliance.

Based on the information submitted, the City of Folsom would have concerns relating to any traffic circulation impacts to City streets and roads. In proceeding with the proposed project, please consider the Trip Reduction Program Requirements for Major Employers (Chapter 10.40, Folsom Municipal Code) which is enclosed for your review.

In reference to Western's Standard Construction Practices as found in the previous EA for the Sacramento Operations Center dated August 1992, the City asks that the Community

Single Family High Density, Multi-Family Low Density, Multi-Family Medium Density, Multi-Family High Density, Neighborhood Commercial, General Commercial, Community Commercial, Central Commercial Mixed Use District, Regional Commercial, Specialty Commercial District and Industrial/Office Park.

**10.40.030 PERMIT REQUIRED.** Except as provided in Section 10.40.040, no person shall employ 100 or more persons at a common business location within the urban area of Folsom without first applying for and obtaining a Trip Reduction Permit. Said permit must be obtained within 180 days of notification, as described in Section 10.30.080.

When a particular person has more than one common business location, each location employing 100 or more persons, that person may apply for and, subject to satisfactorily meeting the requirements of Section 10.40.130, may be granted a single Trip Reduction Permit applicable to all business locations described in the approved permit.

**10.40.040 EXCEPTIONS.** Notwithstanding any other provisions of this Chapter, the following uses and activities shall be specifically exempt from the provisions of this Chapter.

- A. Persons who employ fewer than 100 persons in the urban area of the City of Folsom.
- B. Temporary construction activities, including activities performed by engineers, architects, contractors, subcontractors, and construction workers when such activities are related to the construction, development, or other improvement of real property.
- C. Emergency activities in which persons are employed to render aid or other services in the event of an emergency or natural disaster.
- D. Other temporary activities which employ persons for a period of less than 90 days.

**10.40.050 AUTHORITY TO ISSUE PERMIT.** The Director of the Community Development Department, hereinafter the Director, shall be authorized to issue a Trip Reduction Permit based on satisfactory compliance with the requirements of Section 10.40.130. The Director shall be authorized to establish reasonable administrative procedures to implement the provision of this Chapter.

**10.40.060 PERMIT FEE.** The City Council may, by resolution, and from time-to-time, prescribe fees for the issuance and renewal of Trip Reduction Permits. Such fees shall be for the sole purpose of defraying costs incurred in the administration of this Chapter.

All fees for the issuance and renewal of permits shall be paid at the time of and with the filing of the application with the Director. No application shall be deemed valid or complete until all prescribed fees have been paid. Unless otherwise prescribed, fees shall not be refundable in whole or in part whether or not the permit issued or approval granted. Nor shall any such fee be refundable in whole or in part if a permittee ceases operating under the permit in advance of expiration of the term thereof.

**10.40.070 NOTIFICATION OF REQUIREMENTS.** The Director shall notify, in writing, all persons required by this Chapter to obtain a Trip Reduction Permit. Such notification shall be made in a timely manner based on the compliance schedule contained in Section 10.40.140 and shall contain at least the following information:

- A. A statement that the recipient is required by this Chapter to obtain a Trip Reduction Permit.
- B. A description of the requirements which the applicant must satisfy to obtain the permit.
- C. A description of the procedures to apply for and obtain the permit.

**10.40.080 APPLICATION FILING.** All applications for a Trip Reduction Permit shall be filed with the Community Development Department.

**10.40.090 APPLICATION CONTENTS.** The application for a Trip Reduction Permit shall be filed on a form and contain such information as prescribed by the Director.

**10.40.100 INVESTIGATION.** The Director shall examine the application to determine whether the applicant complies with the requirements contained in Section 10.40.130. Inspection of the business location shall be conducted as necessary to determine compliance with said requirements.

**10.40.110 ISSUANCE OF PERMIT.** The Director shall act upon the application not later than sixty (60) days after the date it is validly filed, unless the applicant has filed a written request with the Director to extend the time in order that the applicant may submit additional information prior to action by the Director.

The Director shall issue the permit unless he/she finds, in writing, that the requirements contained in Section 10.40.130 have not been met. The Director shall notify the applicant, in writing, of his/her decision to issue or not issue the permit.

**10.40.120 TERM OF PERMIT.** Except as provided herein, all Trip Reduction Permits shall be valid for a period of one year from the date of issuance by the Director. The Director may issue a Trip Reduction Permit which is valid for three years to any person who has continuously maintained a valid Trip Reduction Permit for a period of two years or more.

**10.40.130 TRIP REDUCTION REQUIREMENTS.** The granting of a Trip Reduction Permit shall be based on satisfactory compliance with the following requirements:

- A. Provide all employees on an annual basis and all new employees upon hiring, with written information on alternative commute modes, including carpooling, vanpooling, public transit, bicycling, and walking to work. Such material shall include information on the benefits of these alternate modes and details regarding their availability to employees in commuting to the work site.

- B. Provide all employees, on an annual basis and all new employees upon hiring, with commuter matching services. This service may be provided by the employer or any agency, firm, consultant, or other person.
- C. Provide all employees with the services of an on-site employee transportation coordinator.
- D. Provide and administer a program of preferential parking for carpool and vanpool vehicles at each work location.

**10.40.140 COMPLIANCE SCHEDULE.** The requirements of this Chapter shall be implemented according to the following schedule:

- A. Any person who files an application with the City of Folsom for a new General Business License on or after January 1, 1993, shall be required to comply with the provisions of this Chapter.
- B. Any person who, on or after January 1, 1993, employs 100 or more persons at a common business location shall be required to comply with the provisions of this Chapter.

**10.40.150 APPEALS.** Any person may appeal the decision of the Director regarding the issuance of a Trip Reduction Permit to the City Council. Such appeal must be made in writing no later than thirty (30) days from the date of written notification by the Director of his/her decision to issue or not to issue the permit pursuant to Section 10.40.110. Procedures, hearings, and final action by the City Council shall be as provided in Title 10.40 of the Folsom Municipal Code.

**10.40.160 FAILURE TO OBTAIN PERMIT.** Any person who, after proper notification as required herein, fails to apply for a Trip Reduction Permit, and any person who, after making application for a Trip Reduction Permit, employs 100 or more persons without obtaining a Trip Reduction Permit, as required in Section 10.40.030, shall be in violation of this Chapter. The Director shall notify any such person, in writing, that he/she is in violation of the Chapter. The Director shall also notify the City Attorney and request that appropriate legal action be initiated.

**10.40.170 VIOLATIONS.** Violation of any of the provisions of this Chapter constitutes a misdemeanor. Any person, firm, or corporation, whether as principal, agent, employee, or otherwise, who violates this Chapter or fails to comply with any of its requirements shall, upon conviction thereof, be fined not more than \$500.00 or imprisoned for not more than six months in the County jail, or both. Each day such violation continues shall be considered a separate offense.

**SECTION 3.** If any section, subsection, sentence, clause or phrase of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance. The City Council of the City of Folsom hereby declares that it would have passed

this ordinance and each section, subsection, sentence, clause and phrase thereof, irrespective of the fact that any one or more other sections, subsections, clauses, or phrases be declared invalid or unconstitutional.

**SECTION 4.** This ordinance was introduced and the title thereof read at the regular meeting of the Folsom City Council on Nov. 10, 1992. Further reading was waived by unanimous vote of the members present. The ordinance shall take effect and be in full force on or after thirty (30) days from the date of its passage hereof. Before the expiration of twenty (20) days from the date of its passage it shall be published once with the names of the members of the City Council voting for and against the same, said publication to be made in the Folsom Telegraph published in the City of Folsom.

On a motion by Rosaaen, seconded by Kipp, the foregoing ordinance was passed and adopted by the City Council of the City of Folsom, State of California, at a regular meeting thereof this 24th day of Nov., 1992, by the following vote, to wit:

AYES: Council members: HOLDERNESS, ROSAAEN, KIPP, MYERS,  
HANNAFORD

NOES: " : NONE

ABSTAIN: " : NONE

ABSENT: " : NONE

George E. 'Bud' Hannaford  
MAYOR

ATTEST:

Dawn Buddie  
CITY CLERK

## MEMORANDUM

July 27, 1993

TO: Interim City Manager

FROM: Community Development Director

**SUBJECT: ORDINANCE NO. 771 - AN ORDINANCE ESTABLISHING STANDARDS FOR PRESERVATION AND PROTECTION OF TREES AND PENALTIES FOR THE VIOLATION THEREOF; REPEALING AND RE-ENACTING CHAPTER 12.16 OF FOLSOM MUNICIPAL CODE (FIRST READING)**

### **BACKGROUND**

The tree ordinance upon adoption will replace the existing tree ordinance (FMC Section 12.16). This ordinance was prepared by the Tree Committee appointed by Council earlier this year. It has been reviewed by both the Planning Commission and Park and Recreation Commission with comments and revisions made as appropriate. This final draft also includes those comments made by City Attorney Phil Mering, submitted in his letter dated July 13, 1993, to the City Council.

Significant issues in the Ordinance that were not included in the original ordinance include:

1. An expanded list of definitions;
2. Provisions for both administrative tree permits such as those issued for an already developed lot and permits issued for discretionary permits, such as a permit as part of a tentative map approval process. (Section 12.16.050);
3. Mitigation requirements (Section 12.16.060) outlining the replacement and mitigation required when protected trees are removed;
4. Enforcement provisions for violation of the ordinance (Section 12.16.090); and
5. A new section for establishing a tree planting and replacement fund (Section 12.16.100)

As mentioned above, this ordinance has been through an extensive review and revision process. Staff is confident that with the new ordinance, the intent of preserving the existing protected trees where feasible, and the ability to achieve sufficient replacement for mitigation where preservation is not feasible will be achieved.

Additionally, language has been included to allow specific provisions for those areas of the City that are impacted by dredger tailings, such as the Intel property. Because these areas typically have very uneven and unstable terrain, it is difficult to develop these sites without significant grading and tree removal. Language has been developed that recognizes these unique circumstances to allow more flexibility in the preparation of a tree mitigation plan for those specific areas. (Section 12.16.040 B-6, p.10).

**ATTACHMENT**

Ordinance No. 771

**CITY COUNCIL ACTION**

MOVE TO INTRODUCE ORDINANCE NO. 771 - AN ORDINANCE ESTABLISHING STANDARDS FOR PRESERVATION AND PROTECTION OF TREES AND PENALTIES FOR THE VIOLATION THEREOF; REPEALING AND RE-ENACTING CHAPTER 12.16 OF FOLSOM MUNICIPAL CODE (FIRST READING)

AN ORDINANCE ESTABLISHING STANDARDS FOR PRESERVATION AND PROTECTION OF TREES AND PENALTIES FOR THE VIOLATION THEREOF; REPEALING AND RE-ENACTING CHAPTER 12.16 OF FOLSOM MUNICIPAL CODE

THE CITY COUNCIL OF THE CITY OF FOLSOM DOES ORDAIN AS FOLLOWS:

**SECTION 1.** Chapter 12.16 of Folsom Municipal Code (containing sections 12.16.010 through 12.16.180) is repealed and re-enacted to read as follows:

Chapter 12.16

**TREE PRESERVATION ORDINANCE**

Sections:

12.16.010	Purpose and Intent
12.16.020	Definitions
12.16.030	Tree Location File
12.16.040	Prohibited Acts
12.16.050	Permit Process
12.16.060	Mitigation
12.16.070	Street Tree Planting
12.16.080	Appeal
12.16.090	Enforcement
12.16.100	Penalty and Mitigation Fees Allocation

Section 12.16.010 **PURPOSE AND INTENT:** In order to promote the public health, safety, and general welfare, to preserve and protect significant historical heritage values, to enhance the beauty of Folsom and to complement and strengthen zoning, subdivision and land use standards and regulations, while at the same time recognizing individual rights to develop private property, the City Council finds it necessary to establish basic standards, measures and compliance for the preservation and protection of trees.

This ordinance establishes policies, regulations, and standards necessary to ensure that the city will continue to realize the benefits provided by its urban forest. The provisions of this ordinance are enacted to:

- A. Establish and maintain the maximum amount of tree cover on public and private lands;
- B. Maintain trees in a healthy condition through good horticultural practices;
- C. Establish and maintain an optimal level of age and species diversity;
- D. Promote conservation of tree resources;
- E. Select, situate and maintain street trees appropriately to minimize hazard nuisance, hardscape damage and maintenance costs;
- F. Authorize the Community Development Department to administer the tree ordinance;
- G. Promote efficient and cost-effective management of the urban forest;
- H. Foster community support for the local urban forestry program and encourage good tree management on private lands;
- I. Facilitate the resolution of tree-related conflicts between citizens.

Section 12.16.020 DEFINITIONS:

A. Approving Body: An "approving body" shall be any one of the following: City Council, Planning Commission, Community Development Director or his/her designated person.

B. Arborist: An individual certified as an arborist by the International Society of Arboriculture (ISA), or an individual with the appropriate background and experience to work on protected trees as determined by the Community Development Director.

C. Arborist Report: A report prepared by an arborist containing specific information on the location, condition, potential impacts of development, recommended actions and mitigation measures regarding one or more trees on an individual lot or project site.

D. Diameter at breast height (DBH): The diameter of a tree measured at four and one-half feet above the ground while standing on the high side of the tree. The diameter may be calculated by use of the following formula:

$$\text{diameter} = \text{circumference}/3.142$$

E. Discretionary Projects: A "discretionary project" means a project that must be approved by the City Council or Planning Commission. Discretionary projects include, but are not limited to: a Use Permit, a Parcel Map, a change in zoning districts, a Tentative Subdivision Map, a Variance, or a Planned Development Permit.

F. Drip Line: The outermost edge of the tree's original canopy. When depicted on a map, the dripline will appear as an irregular-shaped circle that follows the contour of a tree's branches as seen from overhead.

G. Heritage Tree: A Native Oak Tree over sixty (60) inches in circumference which is of good quality in terms of health, vigor of growth and conformity to generally accepted horticultural standards of shape for its species or a multi-trunked Native Oak tree having an aggregate circumference of 120 inches or more.

H. Landmark Tree: A tree or grove of trees designated by resolution of the City Council to be of historical value, an outstanding specimen, an unusual species and/or of significant community benefit on public land. A private property owner, may apply to the City Council requesting a tree or grove of trees on the applicant's private property be registered with the City as a Landmark Tree.

I. Minor Trimming: Shall mean the cutting of dead or diseased limbs or twigs, or those parts of the protected tree which have been damaged by storms or disasters and must be removed for safety or utility reasons. Minor trimming shall not substantially reduce the overall size or density of the tree so as to destroy the existing symmetry or natural shape of the tree. Minor trimming operations shall be considered exempt from this ordinance.

J. Native Oak Tree: Any tree over six (6) inches (DBH) of the genus *quercus* and species *lobata* (valley oak), *douglasii* (blue oak), *wislizenii* (interior live oak), or hybrids, thereof, or a multi-trunked native oak tree having an aggregate diameter of twenty inches (20") (DBH) or more.

K. Person: Individuals, associations, corporations, public agencies, joint ventures, partnerships, independent contractors, and other agents and employees.

L. Protected Trees: Native Oak Trees, Heritage Trees, Street Trees and Landmark Trees.

M. Protected Zone: Protected Zone shall mean a specifically defined area totally encompassing a Protected Tree within which work activities are strictly controlled. For purposes of this ordinance, the Protected Zone shall appear as an irregular circle equal to the tree's dripline plus one (1) foot.

N. Pruning Standards: Those pruning standards established by the Western Chapter of the International Society of Arboriculture, as revised by the Society, and as amended by this Ordinance, or as approved by the Community Development Director.

O. Public Land: All land in public ownership including, but not limited to, public rights of way, parks, and land privately owned at present but designated on the General Plan as eventual public land (park, Parkway, etc.).

P. Public Trees: Shall be any protected tree with its trunk on public land.

Q. Regulated Activity: Any activity done within the Protected Zone of a Native Oak Tree, Heritage Tree or Landmark Tree, which would adversely impact the health of a Native Oak Tree, Heritage Oak Tree or Landmark Tree, including, but not limited to, cutting, grading, irrigating, trenching and physical removal of a Native Oak Tree, Landmark Tree, or Heritage Oak Tree.

R. Severe Trimming: Shall mean any trimming other than minor trimming as defined in "I" above.

S. Street Tree: Shall mean and include any tree growing within the tree maintenance strip and contained on the master tree list.

T. Tree Maintenance Strip: The tree maintenance strip shall mean a strip of land parallel to a public street and adjacent thereto, which is twelve and one-half feet wide, measured from the back of curb of the street, or the edge of the paved portion of the street if the street does not have a curb at that location. The Community Development Director may alter the placement of a tree within the tree maintenance strip if it is found to impair the ability for utility districts to install, repair, or maintain underground service.

Section 12.16.030 TREE LOCATION FILE:

The Community Development Department shall keep an orderly file of all past and in-process tree surveys and arborist reports. These files shall be used in the review of all improvement and final plans, building permit applications, and requests for tree permits to locate and identify any Protected Tree and to evaluate how the activity will affect the protected tree. The file shall be made available to all interested parties at the Community Development Department.

Section 12.16.040 PROHIBITED ACTS:

A. Tree Permit Required: It shall be unlawful to perform any of the following acts within the protected zone of any Street Tree, Native Oak Tree, Heritage Tree or Landmark tree as defined, in the City of Folsom on any property, public or private, without a permit, or unless authorized as a condition of a discretionary project approved by the City Council or Planning Commission or exempted from the permit requirements.

1. Change the amount or irrigation provided to any such tree.
2. Trench, grade or pave into more than twenty percent of the drip line area of such tree with the exception of street trees which are planted within the twelve and one half foot tree maintenance strip as defined under section 12.16.020-T.
3. Park or operate any motor vehicle within the drip line area of any protected tree.

4. Place or store any equipment or construction materials within the drip line area of any such tree however, parking in established, designated spaces and on street is allowed within the drip of street trees.
5. Attach any signs, ropes, cables (unless specified for improvement of tree structure) or any other items to any such trees.
6. Perform severe trimming to any branch or trunk of any such tree.
7. Place or allow to flow into or over the drip line area of any such tree any oil, fuel, concrete mix or other deleterious substance.
8. Plant any tree within the tree maintenance strip, other than those species which are on the master tree list.
9. Move, remove, cut down, poison, set fire to or permit fire to burn in proximity to, or perform any act or neglect to perform any act which results in the unnatural death or destruction of such tree.
10. Perform any work within or permit any work to be performed within the drip line area of such tree which would endanger the tree.

11. Place, apply, attach or keep attached to any such tree or to the cord or stake intended for the protection thereof, any wire, rope, sign, paint or any other substance, structure, thing, or device of any kind or nature whatsoever, except stakes or ropes used to support young or broken trees.

B. Permit Exemptions: A permit is not required to perform regulated activity upon protected tree(s) under the following circumstances:

1. Trees damaged by thunderstorms, windstorms, floods, earthquakes, fires, or other natural disasters or if determined to be dangerous by a peace officer, fireman, public utilities, civil defense official, or code enforcement officer in their official capacity. The Community Development Director shall be notified within one week of the emergency and the action taken, if the work done was more intense than minor trimming. The tree, if removed, shall be updated in the tree location file to reflect these changes.
2. When removal is determined necessary by Fire Department personnel actively engaged in fighting a fire.
3. The regulated activity is performed by a public utility and is deemed necessary to comply with applicable safety regulations and/or necessary to repair or avoid the interruption of services provided by such a utility.

4. The removal of a tree certified as being dead by a certified arborist or qualified individual(s) as determined by the Community Development Director. The Community Development Director shall be notified in writing prior to removal of the tree.
5. The removal of a tree or performance of regulated activity by any existing development which employs qualified individual(s) for the specified purpose of tree care and who is approved by the Community Development Director. The property owner shall submit a letter outlining the company's or individual's qualifications for the tree location file. The approved letters shall be kept in the tree location file.
6. Special Situations: The applicant shall prepare a tree mitigation plan based on the number, type, size and condition of trees to be removed, recognizing that complete implementation of the proposed tree replacement and mitigation requirements (Section 12.16.060) may not be met for those areas within the City that have been dredged and/or mined resulting in uneven cobbles and tailings.

Section 12.16.050 PERMIT PROCESS:

- A. Administrative Tree Permit. Any person desiring to conduct any regulated activity or to remove one or more protected trees, on private or public lands, where such regulated activity or removal is not associated with a discretionary project, shall make application to the Community Development Director for an administrative tree

permit. The permit will be processed within ten working days after a complete application is submitted. The application must be submitted ten days prior to the time desired to physically perform the regulated activity. Said application shall contain:

1. A brief statement of the reasons for the regulated activity;
2. Written consent of the owner of record of the land on which the proposed regulated activity is to occur;
3. An letter, including recommended action pertaining to the tree(s) in question, prepared by an arborist or other tree professional who is approved by the approving body;
4. A drawing showing all existing trees and the location of the trees to be removed;
5. Other pertinent information as deemed necessary by the Community Development Director; and
6. An application processing fee.

B. Discretionary Project Tree Permit: Any person desiring to conduct any regulated activity or to remove one or more protected trees, on private or public lands, where such regulated activity or removal is associated with a discretionary project, shall make application to the Community Development Director for a tree permit. Said application shall contain:

1. Application Form: Application shall be made on a form supplied by the Community Development Director. The signature of the property owner is required on the application.
2. Justification Statement: A written statement by the applicant or an arborist stating the justification for the requested regulated activities. The identification of those protected trees which the applicant proposes to preserve and those protected trees which are proposed to be removed and the reason for such removal.
3. Site Plan Map: The requirement for a site plan map may be waived by the Community Development Director if the permit is for removal of dead trees or hazardous trees. A site plan map, if required, shall include the following information:

A. Physical Characteristics: The content of the map should accurately portray the following existing and proposed features:

- 1) Property lines;
- 2) Streets, access easements and/or public or private driveways and other paved areas;
- 3) Buildings or structures;
- 4) Setbacks of all buildings and structures from property lines;
- 5) Parking and other paved areas;
- 6) Land uses on parcel (existing and proposed as applicable);
- 7) Proposed grading and construction - including utilities, if available.

B. Tree Locations: All living Protected Trees located on the property must be depicted on the site plan map. Additionally, the site plan map shall indicate the exact location of the base and dripline for all such trees within the project boundary. A survey of the exact location(s) of such tree(s) both horizontally and vertically shall be conducted by a professional engineer or a licensed land surveyor. The tree number(s) shall be shown on both the site plan and grading plan, and on the trees themselves (attached by non-harmful methods). The base elevation of each protected tree shall be shown on the grading plan.

C. Protected Zone of Protected Tree(s): The exact location of the protected zone of a protected tree.

4. Preservation Program: A program for the preservation of protected trees during and after completion of the project (including avoidance of activity within the drip line areas of protected trees), which shall include the following:

- a. Each group of trees to be preserved shall be enclosed with high-visibility fencing prior to any grading, movement of heavy equipment, approval of improvement plans, or the issuance of any grading or construction permits. Such fence shall be removed following construction but prior to installation of landscaping material.
- b. Fencing shall be located one foot (1') outside of the dripline of the tree(s).
- c. Parking of vehicles, equipment, or storage of material under the dripline of trees is prohibited at all times, except parking shall be permitted within the dripline of street trees as outlined in section 12.16.040-2 & 3.
- d. Signs shall be posted on all sides of fences surrounding each tree or trees stating that each tree is/trees are/to be preserved. The signs shall state the fine for damage to or removal of the protected tree.

5. Arborist's Report: An arborist's report relating to the tree(s) in question containing

the following information as the Community Development Director determines is required to evaluate trees and replacement of removed trees. The contents of the arborist's report shall be determined from time to time by the Community Development Director and the Director's written determination shall be filed with the City Clerk.

6. Filing Fee: A non refundable filing fee as specified by resolution of City Council will be charged for processing all applications for administrative tree permits and for other permits pursuant to a discretionary project, in addition to any fee required for the project.

D. Consideration of Administrative Permits:

1. It shall be the responsibility of the applicant to demonstrate the need for a permit or other approval issued pursuant to the provisions of the ordinance. The Community Development Director or his designee shall inspect the premises whereon such tree(s) are located, and shall issue a proposed decision determining whether or not the tree may be removed and set forth any conditions to the removal.
2. The decision of the approving body shall be based on the following criteria:

- A. The condition of the tree(s) with respect to disease, general health, damage, public nuisance, danger of falling, proximity to existing or proposed

structures, interference with utility service, and its ability to host a plant which is parasitic to another tree which is in danger of being infested by the parasite;

B. Whether the removal is necessary for the economic or other enjoyment of the property;

C. The topography of the land and the effect of the tree removal on it and on riparian areas;

D. The number, species, size and location of existing trees in the area and the effect of the requested action upon shade, noise buffers, protection from wind damage, air pollution, historic value, scenic beauty and the health, safety, prosperity, historic value and general welfare of the area and the City as a whole;

E. The number of healthy trees the parcel is able to support; and

F. Good forestry practice.

3. In passing judgment upon permits or applications required pursuant to the provisions of this ordinance, the appropriate Approving Body may impose such reasonable

conditions of approval as are necessary and appropriate to minimize or prevent any negative environmental health or safety effects of said development or use.

E. Tree Permit Provisions:

1. The Community Development Department shall provide written notification to the applicant of the Approving Body's decision to approve or deny the request, including reasons for denial. The Approving Body's decision is final ten days after filing its written decision.
2. A granted permit shall be valid for the life of a valid project. Any changes may require reapplication if the Community Development Director finds the changes are not within substantial compliance with the original permit or conditions of approval.
3. It shall be the responsibility of the person trenching, grading, or filling within a tree's protected zone or cutting, destroying, or removing any tree under this chapter to have the tree permit or a copy of the conditions of approval imposed by the approving body at the tree removal or construction site. The property owner has the ultimate responsibility for meeting any conditions of approval.
4. The permit, or the conditions of approval granted by the Community Development Director, shall entitle the applicant to perform only the regulated activities on the tree(s) approved, as depicted on the tree permit.

Section 12.16.060 **MITIGATION**

A. Projects which are granted permission to remove protected trees, either through a tree permit or conditions of project approval, shall be required to prepare and implement a tree mitigation and preservation plan.

The plan shall include but not be limited to the following:

1. A site plan depicting all living protected trees to remain and all living protected trees to be removed utilizing clear and concise graphics.
2. A table indicating each protected tree to be removed by tree number, the DBH, condition, and any other information pertinent to the trees being removed.
3. A site plan indicating on-site mitigation for protected tree replacement. The plans shall include tree planting locations, size and species of trees to be planted, and planting and irrigation methods.
4. An off-site mitigation plan shall be required when a specific site is available for tree mitigation. The applicant may choose between the two following methods

of off-site mitigation:

- a. An off-site mitigation plan shall include provisions for planting, temporary or permanent irrigation, and monitoring throughout a tree establishment period.
- b. If a specific site is not known or established prior to issuance of the grading plan, inch-for-inch replacement based on an in-lieu fee of \$80.00 (or fee set by the City Council) per replacement inch covering the cost of purchasing, planting and initial care of the off-site tree plantings. Such fee shall be placed into the Tree Planting and Maintenance Fund for future use on city-based projects which require tree planting or when off-site tree mitigation sites can be identified.

5. Mitigation for approved removal of trees shall be based on an inch-for-inch of circumference at breast height calculated as follows:

$$\text{inches of replacement} = \text{circumference}$$

$$\text{inches of replacement} = 3.142 \times \text{diameter}$$

6. Inches of replacement shall be translated into planting sizes using the following formula:

- 6" or less transplanted native oak trees... equals DBH of replacement inches
- 24" boxed tree.....equals 4" of replacement inches
- 15 gallon tree.....equals 1.5" of replacement inches
- 5 gallon tree.....equals 1.0" of replacement inches

For example, an eight inch diameter tree equals 25 replacement inches and may be replanted in any combination of tree sizes which equal that number, such as five 24" box trees and ten 15 gallon trees.

Other methods of tree replanting may be deemed acceptable by the Approving Body, such as acorn plantings (twenty acorns planted equals one inch of replacement).

7. As part of either the on- or off-site mitigation plan the applicant shall submit a tree preservation plan depicting grade change devices, aeration techniques, and tree care measures which will increase the survival rates of trees to be saved.
8. Replacement trees used for on-site mitigation shall be a minimum of 50% native varieties if the improved property can support the cultural requirements needed for healthy growth of native trees. All other trees shall be chosen from the City of Folsom Master Tree List.

#### Section 12.16.070 STREET TREE PLANTING

A. Responsibility: Each applicant for a parcel map, subdivision map or planned development permit which seeks, in whole or in part, the improvement of real property shall be responsible for the planting of street trees. The species of trees to be planted shall be on the master tree list. The Community Development Director shall determine the size of the tree to be planted, the location within the tree maintenance strip of the planting and the stage of the development at which the tree is to be planted. There shall be not less than one street tree for each single family lot and two on corner lots for residential lots and not less than one tree per fifty feet of street frontage planted on center for commercial and industrial parcels. In multi-family developments the number of trees shall be determined by the Community Development Director, provided not more than one tree for each dwelling unit may be required.

B. Cost: The cost of the tree stock, the planting thereof and the maintenance of such tree pending occupancy of the property shall be the responsibility of the applicant. Unless the applicant can demonstrate to the satisfaction of the Community Development Director that adequate provision has been made for the planting and initial maintenance of the street trees, the applicant shall be required to furnish security which at the option of and subject to the approval of the Community Development Director shall be in the form of those alternatives authorized under Government Code Section 66499 et seq. Adequate provision may take the form of covenants, conditions and restrictions which require the planting and maintenance of street trees and which in the opinion of the city attorney are enforceable by property owners or an association of owners created by such covenants, conditions and

restrictions.

Section 12.16.080 APPEAL. Any decision made by an Approving Body other than the City Council may be appealed to the City Council.

A. Appeal Process: Appeal of a decision made by the Planning Commission, Community Director or other designee shall be made to the City Council and be received by the City Clerk within ten (10) working days, excluding weekends and holidays, of Approving Body action. Such appeal must be in writing, stating the facts and grounds of appeal, be signed by the applicant, and must be accompanied by a non-refundable fee as determined by resolution of the City Council.

If no appeal is filed within such time, the Community Development Director shall promptly implement the decision by denying or issuing the permit, with or without conditions. An appeal shall automatically stay execution of the implementation of the decision until the appeal has been considered and decided by the City Council.

The City Clerk will place all such appeals on the agenda of a regular Council meeting and will give notice to the applicant and/or appellant. The City Council will consider and decide all issues raised in the appeal, and the decision of the Council will be final.

Section 12.16.090 ENFORCEMENT

A. Penalty For Violation: Any person who violates the provisions of this chapter shall be punished as set forth below.

1. Replacement trees shall be planted on an inch-for-inch circumference replacement of the lost tree(s) consistent with Mitigation Section 12.16.050 part 6. A minimum of fifty percent (50%) of replacement trees shall be Native Oak Trees if the existing soil and water conditions can support them. Replacement trees should be planted on site, or off site if the project site cannot support healthy tree growth. Off site replacement of trees should be concentrated on city-wide tree planting projects; and/or
2. A cash penalty assessment based upon a City-selected arborist estimate of the replacement value of the lost tree(s). The evaluation is to be consistent with the basic Formula as described in the publication "Tree Evaluation and Casualty Loss: A Homeowner's Guide", University of California Cooperative Extension Service Leaflet 21418, or subsequent publications. The arborist's estimate of replacement value shall be contained in a written report which shall be filed with the Community Development Director, who in turn will file the report with the City Clerk. Upon receipt of the arborist's report, the City Clerk shall schedule a hearing before the City Council for the purpose determining the cash penalty assessment to be levied against the persons, partnerships, joint ventures, corporations, estates and/or trusts which are allegedly responsible for the violation of this Chapter, (herein "responsible party(s)". The hearing will be held at either a regular or special meeting of the City

Council and not less than ten (10) days written notice of the hearing shall be given to the responsible party(s). Responsible party(s) and any interested persons shall have an opportunity to be heard. At the conclusion of the hearing or any continuance thereof, the City Council shall render its decision identifying the party(s) and any responsible for the violation(s) of this Chapter and the amount of the cash penalty assessment(s) to be levied for such violation(s). The decision shall be in writing and shall be filed with the City Clerk within one month after the conclusion of the hearing. In fixing the amount of the cash penalty assessment, the City Council shall take into account the degree of culpability and prior misconduct of the responsible party and such other factors as justice may require. In no event shall the penalty assessment levied by the City exceed three times the estimated replacement value contained in the arborist's report.

3. The City Council, at its sole discretion, may select either form of compensation listed above or a combination of the two. In cases where multiple trees are lost, the compensation shall be over and above the standard rate as determined by approving body. The City Council may designate all or part of the cash penalty assessment to be paid to a tree planting and replacement fund.

B. Suspension and Revocation: In addition to or instead of the measure set forth in this chapter, the City Council may suspend any permit subject to a public hearing on revocation

of the permit upon the finding that a violation of conditions of approval has occurred. Not less than ten (10) days written notice of the hearing shall be given to the permittee. Following the public hearing, if the City Council revokes the permit or finds that a violation of a condition of approval has occurred, it shall require conditions of restitution. Said restitution shall be as provided in Subsection 12.16.080(A) above. The City Council may withhold the permit or issue a stop work order for violation of this ordinance.

C. Project Compliance: In order to insure compliance with the applicable conditions of approval associated with a discretionary project, or specific conditions of a tree permit, the applicant shall submit to the City of Folsom, at the time of mitigation plan submittal, and prior to the issuance of a grading permit, a minimum \$1,000 deposit (or amount deemed necessary by the City Council) shall be posted and maintained to insure the preservation of Protected Trees during construction. The deposit shall be posted in a form approved by the City Attorney prior to any grading or movement of heavy equipment onto the site or issuance of any permits. Each violation of any Tree Permit condition regarding tree preservation shall result in forfeiture of a portion or the entirety of the deposit, in the discretion of the City Council. Appeal made be made pursuant to section 12.16.070. Reimbursement of the remaining funds of deposit, if any, shall be returned to the applicant after the city's acceptance of public improvements.

D. Misdemeanor: Any person violating the provisions of this chapter is guilty of a misdemeanor and shall be punished as provided in Chapter 1.12 of this Code.

Section 12.16.100 ALLOCATION OF PENALTY AND MITIGATION FEES

- A. Tree Replanting and Replacement Fund: A Tree Planting and Replacement fund shall be established in which mitigation fees and penalty assessments shall be deposited. The tree planting and replacement fund shall be utilized for city tree planting and revegetation projects such as parkways, parks and beautification projects and assistance to property owners pursuant to Subsection B. Funds shall not be made available for mitigation or planting within private discretionary projects. This fund shall be administered jointly by the Community Development Department and the Parks Department
- B. Public Assistance for Property Owners: If the Community Development Director determines that a property owner, who has obtained a Tree Permit to remove or properly prune a Protected Tree, cannot properly remove or prune his or her such Tree without the assistance of a professional tree trimmer, and that said property owner cannot afford to hire a professional tree trimmer because he or she does not have the financial resources to pay for such services, the Community Development Director may provide financial assistance to said property owner for the purpose of removing or pruning the tree or trees, if the applicant meets specific criteria as set forth in a program as approved by the City Council. Such financial assistance shall include, but not be limited to, low interest loans, work done by the City with the cost

borne in part or in whole by the property owner, work done by the City with the cost borne by the City to be repaid by the property owner upon such terms as the City and Property Owner shall agree, or any combination thereof.

**SECTION 2. Repeal of conflicting orders.**

A. Ordinance No. \_\_\_\_\_ adopted \_\_\_\_\_ and all other Ordinance or parts of Ordinances in conflict herewith are hereby repealed.

**SECTION 3. Severability.** If any section, subsection, clause, phrase, or portion of this Ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council of the City hereby declares that it would have adopted this Ordinance and each section, subsection, sentence, clause, phrase or portion thereof, irrespective of the fact that any one or more sections, subsections, clauses, phrases or portions be declared invalid or unconstitutional.

**SECTION 4. Effective Date.** This Ordinance shall become effective thirty (30) days from and after its passage and adoption, provided it is published in full within twenty days (20) after its adoption in the Folsom Telegraph, the official newspaper of the City of Folsom.

This Ordinance was introduced and the title thereof read at the regular meeting of the City Council on \_\_\_\_\_, 1993, and by unanimous vote of the councilpersons present, further reading was waived.

On a motion by Councilperson \_\_\_\_\_, seconded by Councilperson \_\_\_\_\_, the foregoing ordinance was passed and adopted by the City Council of the City of Folsom at a regular meeting thereof, this \_\_\_\_\_ day of \_\_\_\_\_, 1993, by the following vote, to-wit:

AYES: Councilpersons \_\_\_\_\_

NOES: Councilpersons \_\_\_\_\_

ABSENT: Councilpersons \_\_\_\_\_

ABSTAIN: Councilpersons \_\_\_\_\_

**PRELIMINARY**

ROBERT G. HOLDERNESS, MAYOR

ATTEST:

DIANA BIDDLE, CITY CLERK

## REGULATIONS

- A. Information to be included in Arborist Report
  - 1. Botanical Name of Tree(s) by Tree Number.
  - 2. Common Name of Tree(s) by Tree Number.
  - 3. Location of Tree(s) by Tree Number.
  - 4. Diameter at Breast Height (DBH) by Tree Number of single or multi-trunked trees.
  - 5. Height by Tree Number (optional).
  - 6. Dripline radius by Tree Number (measure longest radius).
  - 7. Condition by Tree Number based upon tree rating system to be adopted by the Community Development Director.
    - The condition of each tree is to be considered when determining a tree's rating system:
      - a. Excellent (It is rare that a tree qualifies in this category.)
      - b. Good
      - c. Fair to Good
      - d. Fair
      - e. Fair to Poor
      - f. Poor
- B. At least the following factors should be considered when determining a tree's rating:
  - a. The condition and environment of the tree's root crown (also roots, if applicable).
  - b. The condition of the trunk, including decay, injury, callusing or presence of fungus sporophore.
  - c. The condition of the limbs, including strength of crotches, amount of dead wood, hollow areas, and whether there is excessive weight borne by them.
  - d. The condition and growth rate history of the twigs, including pest damage and diseases.
  - e. The leaf appearance, including abnormal size and density as well as pest and disease damage.
  - f. The dripline environment, including evidence of grade changes and presence of water courses or ponding.
- C. The above factors shall be considered in light of the tree's life expectancy under existing and planned-for conditions.
- D. Using an averaging of the above factors together with the Arborist's best judgment, the tree shall then be described using the above rating categories. It is important to rate the tree's structural condition separately from the tree's vigor condition if they are different.

Root crown, trunk and limb ratings relate most to structure, while twigs and foliage, including growth rate, relate most to vigor. The structure of the root crown--trunk area is of primary importance and takes precedence over any other factor.

This information should not be considered to be a formula but simply a guideline to help describe a tree's condition.

#### Recommendations by Tree Number:

Based upon the conditions and findings, recommendations should be made that logically follow the report conditions. For instance, if weak branch connections are reported, cabling would be a logical recommendation to include in the report. These recommended mitigative measures should be spelled out and in some cases may even improve the tree's condition ratings.

## PLANNING COMMISSION STAFF REPORT

PROJECT TITLE AND PROPOSAL: 104 Woodmere Road Tentative Parcel Map

APPLICANT: The Spink Corporation

OWNER: Avantek, Inc.

LOCATION: 104 Woodmere Road

ASSESSOR'S PARCEL NO.: 069-0240-027 & 028

ZONING: M-1-PD, Light Industrial - Planned Development

GENERAL PLAN DESIGNATION: IND, Industrial

ADJACENT LAND USES AND ZONING:

North:	Vacant industrial parcels, M-1
South:	Developed industrial parcels, M-1-PD
East:	Avantek, M-1-PD
West:	Lake Natoma, OSC

SITE CHARACTERISTICS: Rough-graded parcel, some vegetation. Existing cul-de-sac (abandoned) and detention pond.

PREVIOUS ACTION: Avantek parcel map (PC92-030)

FUTURE ACTION: Building permits

APPLICABLE CODES: FMC Title 16 - Subdivisions  
FMC §17.28 - Light Industrial

ENVIRONMENTAL DOCUMENTATION: Categorically exempt (§15315)

BY M. French 6/3/92

ATTACHED REFERENCE MATERIAL:

Application  
Narrative  
Tentative Parcel Map

PROJECT PLANNER:

Matt Franck

PROJECT DESCRIPTION:

This parcel map is proposed to accommodate the planned Western Area Power Authority (WAPA) facility. In addition, another buildable parcel is proposed. Currently, there are two existing parcels totaling 25.8 acres in the area of Lake Forest Industrial Park bounded by Park Way and Woodmere Road. One of the parcels is occupied by Avantek, and the other is vacant. The applicants are proposing to subdivide the two parcels into four parcels as follows:

<u>Parcel</u>	<u>Size (acres)</u>	<u>Proposed Use</u>
1	9.6	Proposed Western Area Power Authority (WAPA) office
2	9.8	Existing Avantek building
3	6.0	No use proposed at this time
4	0.4	Existing storm drainage siltation pond

When the two existing parcels were created (Avantek Tentative Parcel Map, PC89-038), the site was conditioned to follow the Lake Forest Technical Center Design Guidelines. The Planned Development requirements for the site are satisfied by construction in accordance with those design guidelines.

STAFF COMMENTS

The proposed parcels meet all zoning standards. Public Works is concerned with the ownership and maintenance responsibilities with regards to proposed Parcel 4, the siltation pond. A condition has been added to address this concern (Condition 16).

Section 66428 of the Subdivision Map Act states that land conveyed to a governmental agency is not required to follow parcel map procedures. If the only aspect of the proposal was to split off a portion of the existing parcel for use by WAPA, this application would not be necessary. However, the creation of Parcel 3 requires that the City consider the application as it would a proposal by a private entity. Conditions are added for a typical parcel map application, however Staff recognizes that WAPA is not required to follow City development standards.

## ENVIRONMENTAL REVIEW

The project is considered categorically exempt from environmental review based on §15315 of the CEQA Guidelines -- minor division of property.

## STAFF RECOMMENDATION

Approval

## PLANNING COMMISSION ACTION

MOVE TO APPROVE THE REQUEST BY THE SPINK CORPORATION FOR A TENTATIVE PARCEL MAP AT 104 WOODMERE ROAD, AS SHOWN ON THE ATTACHED EXHIBIT, WITH THE FOLLOWING FINDINGS AND CONDITIONS:

### FINDINGS

- A. NOTICE OF HEARING HAS BEEN GIVEN AT THE TIME AND IN THE MANNER REQUIRED BY STATE LAW AND CITY CODE.
- B. THE PROJECT IS CONSISTENT WITH THE CITY'S GENERAL PLAN AND ZONING CODE.
- C. THE PROJECT IS CATEGORICALLY EXEMPT UNDER SECTION 15315 OF THE CEQA GUIDELINES.
- D. THE PROJECT IS CONSISTENT WITH TITLE 16 (SUBDIVISION ORDINANCE).
- E. FOLSOM-CORDOVA SCHOOL DISTRICT IS PRESENTLY EXPERIENCING FINANCIAL DIFFICULTIES.
- F. STATE SCHOOL FINANCING FEE IS NOT SUFFICIENT TO CONSTRUCT FACILITIES WHICH ARE NEEDED TO SERVE THE STUDENTS OF THE DISTRICT.
- G. FINANCIAL ASSISTANCE PROVIDED BY THE STATE IS NOT AVAILABLE BECAUSE OF BUDGETING PROBLEMS, LOCAL GOVERNMENTS ARE REQUIRED TO PROVIDE ADDITIONAL ASSISTANCE.
- H. COMMERCIAL DEVELOPMENT DOES IMPACT THE SCHOOL DISTRICT AND SHOULD BEAR A PROPORTIONATE SHARE OF CONSTRUCTING NEW FACILITIES.

- I. AS A GOVERNMENTAL AGENCY, THE WESTERN AREA POWER AUTHORITY MAY BE EXEMPT FROM COMPLYING WITH ANY CONDITIONS IMPOSED BY APPROVAL OF THIS APPLICATION.

## CONDITIONS

### Community Development

1. THE APPLICANT SHALL PARTICIPATE ON A PRO RATA BASIS IN A TRANSPORTATION SYSTEMS MANAGEMENT (TSM) PROGRAM TO MITIGATE TRANSPORTATION IMPACTS AS REQUIRED BY THE TRAFFIC AND CIRCULATION ELEMENT OF THE GENERAL PLAN. PARTICIPATION WILL BE REQUIRED AT SUCH TIME A TSM PROGRAM IS ADOPTED BY THE CITY. TSM FEES SHALL BE PAID AT THE TIME A BUILDING PERMIT IS ISSUED. PARTICIPATION MAY INCLUDE ANY OR ALL OF THE FOLLOWING: (B) (CD) (BD)
  - A. PAYMENT OF A DEVELOPMENT FEE WHICH IS UTILIZED TO ASSIST PUBLIC TRANSIT, INCLUDING LIGHT RAIL.
  - B. ADOPTION OF PROGRAMS TO ENCOURAGE CAR POOLS AND USE OF BICYCLES.
  - C. DEDICATION AND/OR CONSTRUCTION OF TRANSIT FACILITIES INCLUDING BUS TURNOUTS, PARK AND RIDE LOTS AND TRANSIT STATIONS OR DEPOTS.
2. RECIPROCAL PARKING AND ACCESS EASEMENTS SHALL BE SHOWN ON THE FINAL MAP TO THE SATISFACTION OF THE PUBLIC WORKS AND COMMUNITY DEVELOPMENT DEPARTMENTS. (M) (PW) (CD)
3. THE DEVELOPMENT SHALL BE SUBJECT TO A FUTURE PROGRAM TO MITIGATE THE IMPACT WHICH THIS DEVELOPMENT HAS ON THE CONSTRUCTION OF K-12 SCHOOLS. ANY BUILDING PERMIT WHICH IS ISSUED AFTER THE ADOPTION OF A SCHOOL IMPACT ORDINANCE SHALL COMPLY WITH SUCH ORDINANCE. COMPLIANCE MAY TAKE THE FORM OF ANY OF THE FOLLOWING:
  - A. DEVELOPER'S AGREEMENT TO FORM OR TO JOIN A COMMUNITY FACILITIES DISTRICT (MELLO ROOS) TO FINANCE SCHOOL CONSTRUCTION.
  - B. PAYMENT OF A SCHOOL CONSTRUCTION FEE WHICH IS IN ADDITION TO THE FEES AUTHORIZED BY GOVERNMENT CODE 65995.

C. OTHER FINANCING MECHANISMS OR ARRANGEMENTS WHICH ARE ACCEPTABLE TO THE CITY. (B) (CD)

4. THE PROJECT WILL BE SUBJECT TO THE ADOPTED CAPITAL PARK IMPROVEMENT FEE IN ADDITION OF PARK DEDICATION REQUIREMENTS. (B) (PW) (BD)

5. ANY DEVELOPMENT ON PARCELS 1 AND 3 WILL BE SUBJECT TO SITE DESIGN REVIEW BY THE CITY. THIS REVIEW SHALL INCLUDE SITE DESIGN, LANDSCAPING, OAK TREE PRESERVATION, AND ANY OTHER NECESSARY REQUIREMENTS AS DETERMINED BY THE CITY. THE DEVELOPMENT OF THE SITES SHALL BE IN CONFORMANCE WITH THE LAKE FOREST TECHNICAL CENTER DESIGN GUIDELINES. THIS REQUIREMENT DOES NOT APPLY TO DEVELOPMENT BY THE WESTERN AREA POWER AUTHORITY (WAPA). (B)(CD)(PW)(FD)(BD)

Public Works

6. THE OWNER SHALL SUBMIT A WATER, SEWER, AND DRAINAGE STUDY AND PROVIDE SANITARY SEWER, WATER, AND STORM DRAINAGE IMPROVEMENTS ACCORDING TO THE SPECIFICATIONS OF THE PUBLIC WORKS DIRECTOR (I)(PW)

7. EXISTING WATER, SEWER AND DRAINAGE SERVICES SHALL BE LOCATED AND USED WHERE POSSIBLE. (I)(PW)

8. THE APPLICANT SHALL COORDINATE THE PLANNING, DEVELOPMENT, AND COMPLETION OF THIS PROJECT WITH THE VARIOUS UTILITIES (SMUD, PG&E, CABLE, ETC.) AND PROVIDE THE CITY WITH VERIFICATION OF THEIR ACCEPTANCE PRIOR TO ISSUANCE OF A BUILDING PERMIT. (I) (PW)

9. FINAL LOCATION, SIZE, AND ORIENTATION OF TRASH ENCLOSURES SHALL BE APPROVED BY THE PUBLIC WORKS DEPARTMENT. (I)(PW)

10. EROSION CONTROL MEASURES SHALL BE INCORPORATED INTO THE CONSTRUCTION PLANS. EROSION CONTROL MEASURES SHALL CONFORM TO THE CITY OF FOLSOM EROSION CONTROL ORDINANCE, AND AS DIRECTED BY THE PUBLIC WORKS DIRECTOR. (I)(PW)

11. THE STORM DRAINAGE IMPROVEMENTS SHALL MEET THE WATER QUALITY STANDARDS OF THE CITY'S NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT FROM THE REGIONAL WATER QUALITY CONTROL BOARD AND CITY STANDARDS. (I)(PW)

12. PAY OFF ANY EXISTING ASSESSMENTS (M)/(PW)
13. PROPERTY CORNERS MUST BE MONUMENTED. (M)/(PW)
14. PROJECT IMPROVEMENTS (IE. OUTFALLS) WILL REQUIRE THE FOLLOWING APPROVALS, PERMITS OBTAINED (IF REQUIRED), AND PAYMENT OF NECESSARY FEES (IF REQUIRED) PRIOR TO START OF CONSTRUCTION: (I)/(PW)

STATE DEPARTMENT OF FISH AND GAME  
(1603/1601 PERMIT, STATE ENDANGERED SPECIES ACT)

AND

U.S. ARMY CORPS OF ENGINEERS  
(404 OR N26 PERMIT)

15. SITE IMPROVEMENT PLANS FOR THE WAPA FACILITY SHALL BE SUBMITTED FOR REVIEW AND APPROVAL OF THE PUBLIC WORKS DEPARTMENT PRIOR TO CONNECTION OF ANY CITY FACILITIES.
16. THE FINAL SIZE AND SHAPE OF PARCEL 4 SHALL BE TO THE APPROVAL OF THE PUBLIC WORKS DEPARTMENT IF THIS PARCEL IS TO BE OFFERED FOR DEDICATION TO THE CITY. (M)/(PW)

**WHEN REQUIRED:**

I = Prior to approval of Improvements Plans  
M = Prior to approval of Final Map  
B = Prior to issuance of First Building Permit  
O = Prior to approval of Occupancy Permit

**Responsible Departments:**

BD = Building Department  
CD = Community Development Department  
PW = Public Works Department  
FD = Fire Department  
PD = Police Department

MF:mf  
PC92-030.SR



# United States Department of the Interior



FISH AND WILDLIFE SERVICE  
Ecological Services  
Sacramento Field Office  
2800 Cottage Way, Room E-1803  
Sacramento, California 95825-1846

In Reply Refer To:  
1-1-93-SP-1218

August 12, 1993

Ms. Loreen R. McMahon  
Environmental Planning Coordinator  
Department of Energy  
Western Area Power Administration  
1825 Bell Street, Suite 105  
Sacramento, California 95825

Subject: Species List for the Proposed Sacramento Energy Services Center Project, Sacramento County, California

Dear Ms. McMahon:

As requested by letter from your agency dated July 14, 1993, you will find enclosed a list of the listed endangered and threatened species that may be present in the subject project area (see Enclosure A). This list fulfills the requirement of the Fish and Wildlife Service (Service) to provide a species list pursuant to section 7(c) of the Endangered Species Act, as amended, (Act).

Some pertinent information concerning the distribution, life history, habitat requirements, and published references for the listed species is also enclosed. This information may be helpful in preparing the biological assessment for this project, if one is required. Please see Enclosure B for a discussion of the responsibilities Federal agencies have under section 7(c) of the Act and the conditions under which a biological assessment must be prepared by the lead Federal agency or its designated non-Federal representative.

Formal consultation, pursuant to 50 CFR § 402.14, should be initiated if you determine that a listed species may be affected by the proposed project. Informal consultation may be utilized prior to a written request for formal consultation to exchange information and resolve conflicts with respect to a listed species. If a biological assessment is required, and it is not initiated within 90 days of your receipt of this letter, you should informally verify the accuracy of this list with our office.

Also, for your consideration, we have included a list of the candidate species that may be present in the project area (see Enclosure A). These species are currently being reviewed by the Service and are under consideration for possible listing as endangered or threatened. Candidate species have no protection under the Act, but are included for your consideration as it is

Ms. Loreen R. McMahon

2

possible that one or more of these candidates could be proposed and listed before the subject project is completed. Should the biological assessment reveal that candidate species may be adversely affected, you may wish to contact our office for technical assistance. One of the potential benefits from such technical assistance is that by exploring alternatives early in the planning process, it may be possible to avoid conflicts that could otherwise develop, should a candidate species become listed before the project is completed.

Please contact Laurie Stuart Simons of this office at 916/978-4866 if you have any questions regarding the enclosed list or your responsibilities under the Act.

Sincerely,

*gaw*  
for *Caron Knight*  
Wayne S. White  
Field Supervisor

Enclosures

ENCLOSURE A

LISTED AND PROPOSED ENDANGERED AND THREATENED SPECIES AND  
CANDIDATE SPECIES THAT MAY OCCUR IN THE AREA OF THE PROPOSED  
SACRAMENTO ENERGY SERVICES CENTER PROJECT,  
SACRAMENTO COUNTY, CALIFORNIA  
(1-1-93-SP-1218, AUGUST 12, 1993)

Listed Species

**Invertebrates**

valley elderberry longhorn beetle, *Desmocerus californicus dimorphus* (T)

Proposed Species

**Plants**

Sacramento Orcutt grass, *Orcuttia viscosa* (PE)

Candidate Species

**Amphibians**

California red-legged frog, *Rana aurora draytonii* (1 $\frac{1}{2}$ )  
western spadefoot toad, *Scaphiopus hammondi* (2R)

**Reptiles**

northwestern pond turtle, *Clemmys marmorata marmorata* (2 $\frac{1}{2}$ )

**Mammals**

Pacific western big-eared bat, *Plecotus townsendii townsendii* (2)  
greater western mastiff-bat, *Eumops perotis californicus* (2)

**Plants**

Pine Hill ceanothus, *Ceanothus roderickii* (1)  
Red Hills soaproot, *Chlorogalum grandiflorum* (2)  
Pine Hill flannelbush, *Fremontodendron decumbens* (1)  
El Dorado bedstraw, *Galium californicum* ssp. *sierrae* (2)  
Layne's butterweed, *Senecio layneae* (2)  
El Dorado mule-ears, *Wyethia reticulata* (2)

(E)--Endangered    (T)--Threatened    (P)--Proposed    (CH)--Critical Habitat  
(1)--Category 1: Taxa for which the Fish and Wildlife Service has sufficient  
biological information to support a proposal to list as endangered or  
threatened.  
(2)--Category 2: Taxa for which existing information indicated may warrant  
listing, but for which substantial biological information to support a  
proposed rule is lacking.  
(1R)--Recommended for Category 1 status.  
(2R)--Recommended for Category 2 status.  
(■)--Listing petitioned.  
(\*)--Possibly extinct.

ENCLOSURE B

FEDERAL AGENCIES' RESPONSIBILITIES UNDER  
SECTIONS 7(a) and (c) OF THE ENDANGERED SPECIES ACT

SECTION 7(a) Consultation/Conference

Requires: 1) Federal agencies to utilize their authorities to carry out programs to conserve endangered and threatened species; 2) Consultation with FWS when a Federal action may affect a listed endangered or threatened species to insure that any action authorized, funded or carried out by a Federal agency is not likely to jeopardize the continued existence of listed species or result in the destruction or adverse modification of critical habitat. The process is initiated by the Federal agency after determining the action may affect a listed species; and 3) Conference with FWS when a Federal action is likely to jeopardize the continued existence of a proposed species or result in destruction or adverse modification of proposed critical habitat.

SECTION 7(c) Biological Assessment--Major Construction Activity<sup>1</sup>

Requires Federal agencies or their designees to prepare a Biological Assessment (BA) for major construction activities. The BA analyzes the effects of the action<sup>2</sup> on listed and proposed species. The process begins with a Federal agency requesting from FWS a list of proposed and listed threatened and endangered species. The BA should be completed within 180 days after its initiation (or within such a time period as is mutually agreeable). If the BA is not initiated within 90 days of receipt of the list, the accuracy of the species list should be informally verified with our Service. No irreversible commitment of resources is to be made during the BA process which would foreclose reasonable and prudent alternatives to protect endangered species. Planning, design, and administrative actions may proceed; however, no construction may begin.

We recommend the following for inclusion in the BA: an on-site inspection of the area affected by the proposal which may include a detailed survey of the area to determine if the species or suitable habitat are present; a review of literature and scientific data to determine species' distribution, habitat needs, and other biological requirements; interviews with experts, including those within FWS, State conservation departments, universities and others who may have data not yet published in scientific literature; an analysis of the effects of the proposal on the species in terms of individuals and populations, including consideration of indirect effects of the proposal on the species and its habitat; an analysis of alternative actions considered. The BA should document the results, including a discussion of study methods used, any problems encountered, and other relevant information. The BA should conclude whether or not a listed or proposed species will be affected. Upon completion, the BA should be forwarded to our office.

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<sup>1</sup> A construction project (or other undertaking having similar physical impacts) which is a major Federal action significantly affecting the quality of the human environment as referred to in NEPA (42 U.S.C. 4332(2)(C)).

<sup>2</sup> "Effects of the action" refers to the direct and indirect effects on an action on the species or critical habitat, together with the effects of other activities that are interrelated or interdependent with that action.

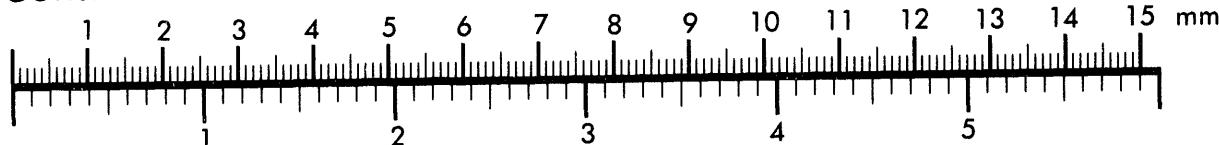


**AIIM**

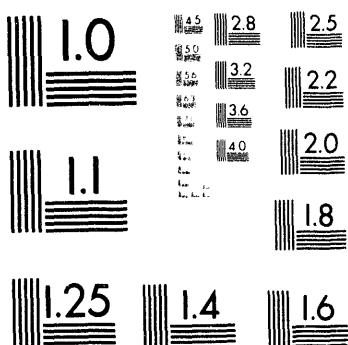
**Association for Information and Image Management**

1100 Wayne Avenue, Suite 1100  
Silver Spring, Maryland 20910  
301/587-8202

**Centimeter**



**Inches**



MANUFACTURED TO AIIM STANDARDS  
BY APPLIED IMAGE, INC.

2 of 2

## VALLEY ELDERBERRY LONGHORN BEETLE

*(Desmocerus californicus dimorphus)*

CLASSIFICATION: Threatened - **Federal Register** 45:FR52803 August 8, 1980.

CRITICAL HABITAT: **Federal Register** 17.95(c), May 7, 1980.

California. Sacramento County.

- (1) Sacramento Zone. An area in the city of Sacramento enclosed on the north by the Route 160 Freeway, on the west and southwest by the Western Pacific railroad tracks, and on the east by Commerce Circle and its extension southward to the railroad tracks.
- (2) American River Parkway Zone. An area of the American River Parkway on the south bank of the American River, bounded on the north by latitude 38 37'30" N, and on the South and east by Ambassador Drive and its extension north to latitude 38 37'30" N, Goethe Park, and that portion of the American River Parkway northeast of Goethe Park, west of the Jedediah Smith Memorial Bicycle Trail, and north to a line extended eastward from Palm Drive.
- (3) Putah Creek Zone. California. Solano County. R 2 W T. 8 N. Solano County portion of Section 26.

### DESCRIPTION:

Horn described the valley elderberry longhorn beetle in 1881 and it was redescribed in 1921 by Fisher. Morphological description: In general, longhorn beetles are characterized by somewhat elongate and cylindrical bodies with long antennae, often in excess of 2/3 of the body length. In contrast, males of VELB are stout-bodied and their elytra (thickened, hardened forewings) are coarsely punctured, with a metallic-green pattern of 4 oblong maculations, surrounded by a bright red-orange border. The border eventually fades to yellow on museum specimens. The maculations are fused on some males, more closely resembling the nominate subspecies. Antennae are about as long as the body or slightly shorter. Body length is about 13-21 mm.

Females are more robust, elytra are subparallel, and the dark pattern is not reduced. Antennae reach to about the middle of the elytra and body length is about 18-25 mm. Both sexes of VELB are readily identified due to their distinctive appearance. As noted earlier, males with fused maculations resemble the nominate subspecies, *Desmocerus californicus dimorphus*, Fisher, 1921.

### DISTRIBUTION:

VELB is endemic to moist valley oak woodlands along the margins of rivers and streams in the lower Sacramento and upper San Joaquin Valley of California, where elderberry (*Sambucus* spp.), its foodplant, grows. During the past 150 years over 90

February 26, 1993

General Compensation Guidelines for the  
Valley Elderberry Longhorn Beetle

The valley elderberry longhorn beetle (*Desmocerus californicus dimorphus*) was listed as a threatened species in 1980 (45 Federal Register 52807). This animal is fully protected under the Endangered Species Act of 1973, as amended (Act). The larvae of the beetle feed and mature within elderberry (*Sambucus* sp.) shrubs. Use of the plants by the early stages of this insect, a wood borer, is very rarely apparent. Frequently, the only exterior evidence of use of the shrub is the exit hole created by the larvae prior to the pupal stage. The beetle has been found in elderberry plants with stems possessing a diameter of one inch or greater. The range of the animal extends from Redding south to Bakersfield and from the western foothills of the Sierra Nevada to the eastern foothills of the coast range (Barr 1991; U.S. Fish and Wildlife Service 1984).

An adequate survey should be completed by a qualified biologist for the valley elderberry longhorn beetle and its elderberry foodplant if the proposed project site is located within the range of the animal. The report should include the precise location of all elderberry shrubs, their height and diameter, the presence of adult exit holes and the general condition of the plants. The diameter of the stems should be measured at ground level. A map should also be included with the report indicating the major vegetational communities present on site. The completed study should be sent to the U.S. Fish and Wildlife Service (Service) for review.

Take incidental to an otherwise lawful activity may be authorized by one of two procedures. If a Federal agency is involved with the permitting, funding, or carrying out of the project, then initiation of formal consultation between that agency and the Service pursuant to section 7 of the Act is required if it is determined that the proposed project may affect a federally listed species. Such consultation would result in a biological opinion that addresses the anticipated effects of the project to the listed species and may authorize a limited level of incidental take. If a Federal agency is not involved with the project, and federally listed species may be taken as part of the project, then an incidental take permit pursuant to section 10(a) of the Act would need to be obtained. The Service may issue such a permit upon completion of a satisfactory conservation plan for the listed species that would be affected by the project.

The following mitigations should be undertaken for the valley elderberry longhorn beetle:

**Avoid Habitat Whenever Possible**

Fence and flag each elderberry shrubs or group of these plants so that the construction crew can avoid them. There should be a setback of at least twenty feet from the dripline of each elderberry shrub. The area must be designated to prevent isolation of the beetle population from other populations located in adjacent areas. The area should be designated as habitat for the valley elderberry longhorn beetle in perpetuity.

Brief contractors on the requirements to avoid damaging the elderberry plants and the possible penalties for not complying with these provisions. These areas should be adequately signed with the following information: "This area is habitat of the valley elderberry longhorn beetle, a threatened species, and must not be disturbed. This species is protected by the Endangered Species Act of 1973, as amended. Violators are subject to prosecution, fines and imprisonment." The signs should be clearly readable from a distance of at least twenty feet.

Work crews should be informed about the status of the threatened valley elderberry longhorn beetle and the need to protect its elderberry host plant. All on-site personnel should receive instruction regarding the presence of the federally protected animal.

#### **Transplant Elderberry Shrubs**

Elderberry shrubs should be transplanted if they can not be avoided by the proposed project. All elderberry plants with a stem diameter of 1.0 inch or greater in size should be transplanted to a mitigation area. In some cases, a shrub that would be extremely difficult to remove because of access problems or one that is in such poor condition that it is unlikely to survive being transplanted may be exempted from this requirement at the Service's discretion.

A qualified biologist (monitor) should be on-site for the duration of the transplanting of the elderberry shrubs to insure that no unnecessary take of the valley elderberry longhorn beetle occurs. The biologist utilized should have the authority to stop all activities until appropriate corrective measures have been completed. The biologist should also be required to report violations immediately to the Service and the California Department of Fish and Game.

1. Timing.--Elderberry shrubs with stems equal to or greater than 1.0 inches in diameter should be transplanted when the plant is dormant (approximately November through the first two weeks in February) after they have lost their leaves and, thus, the plants essentially are not transpiring or actively growing. Planting during the non-growing season will reduce the shock to the plant and increase transplantation success.
2. Procedure to plant elderberry shrubs.
  - a. Cut tree back to 3 to 6 feet from the ground or to 50 percent of its height (whichever is greater) by removing branches and stems above this height. The trunk and all stems greater than 1.0 inches in diameter (measured 1 to 6 inches from the ground surface) should be replanted.
  - b. Excavate a hole 3 to 4 feet deep to receive the planting;
  - c. Dig plant up using Vemeer spade, backhoe, front end loader, or other suitable equipment, taking as much of the root ball as possible, and replant immediately at the compensation site. Move plant only by the root ball. If the plant is to be moved and transplanted off site, wrap

the root ball in burlap and secure with wire. Dampen burlap with water, as necessary, to keep root ball wet;

d. The elderberry shrub should be planted in a water retention basin 40 feet by 40 feet in size (1600 square feet). After removing the burlap and wire (if any), plant the root ball so it is level with the existing ground. Compact the soil sufficiently so that settlement does not occur. Five seedling elderberry shrubs and associated native vegetation (see number 4 below) should be planted in each of the basins;

e. Saturate soil with water. Do not use fertilizers or other supplements or paint the tips of stems with pruning substance as the effects of these compounds on the beetle are unknown;

f. Monitor to ascertain if additional watering is necessary:

1. if sandy, well-drained soil, plants may need to be watered weekly or possibly twice monthly;
2. if clay, poorly-drained soil, it may not be necessary to water after the initial saturation.

A drip watering system and timer would be ideal. However, in situations where this is not possible, a water truck or other apparatus may be used.

Sixteen hundred (1600) square feet should be provided for each avoided elderberry shrub, each transplanted elderberry shrub, and every five transplanted elderberry shrubs and associated native plants (see sections 3 and 4 below). The mitigation area should be designated as habitat for the valley elderberry longhorn beetle in perpetuity. The mitigation area should be designated to prevent isolation of the beetle population from other populations located in adjacent areas. A conservation easement or fee title for the mitigation area should be given to a resource agency or appropriate private organization. The Service should be provided with a map and written details specifically identifying the mitigation area prior to the initiation of the mitigation program. The applicant should receive written approval from the Service that the mitigation area is acceptable prior to initiation of the mitigation program.

3. Procedure to plant additional stems.--Each stem 1.0 inches or greater in diameter that is moved or destroyed will be replaced with seedling elderberry plants in the mitigation area using a ratio from 2:1 to 5:1. This replacement requirement applies even if the elderberry shrub is transplanted. Replacement stock should be obtained from local sources. The approval of the Service should be obtained prior to initiating the compensation program. The ratio is determined as follows:

Ratio of 2:1 Elderberry shrubs with stem diameters 1.0 inch or greater and there are no adult emergence holes.

Ratio of 3:1 Elderberry shrubs with stem diameters 1.0 inch or greater. Beetles are present as evidenced by emergence holes, and occur in 50 percent or less of the shrubs.

Ratio of 5:1 Elderberry shrubs with stem diameters 1.0 inch or greater in size. Beetles are present as evidenced by emergence holes, and occur in 51 percent or greater of the shrubs.

4. Plant associated native plants: Recent studies have found that beetles are more abundant in more dense native plant communities with a mature overstory and mixed understory versus a young overstory and low understory. Therefore, a mix of native plants associated with the elderberry shrubs at the project site should be planted at a ratio of at least two specimens of all native tree and shrub species for every five elderberry shrubs. These plantings also must be monitored with the same survival criteria utilized for the elderberry plants. The saplings and seedlings, as appropriate, should be from native populations at the project site or from the immediate project vicinity. The approval by the Service of the native plant donor sites must be obtained prior to initiation of any of the revegetation work.

Example 1

Total number of elderberry shrubs on project site: 20  
 Associated native plants: interior live oak (*Quercus wislizenii*),  
 foothill pine (*Pinus sabiniana*), and California  
 buckeye (*Aesculus californica*)  
 Number of elderberry shrubs with evidence of the  
 the valley elderberry longhorn beetle: 12  
 Number of stems equal or greater than 1 inch: 100  
 Compensation: Transplant the 20 elderberry shrubs that will  
 be impacted, plant 500 elderberry seedlings (ratio of 5:1),  
 plant 40 interior live oaks, 40 foothill pines,  
 40 California buckeyes  
 Total area required: 4.41 acres

Example 2

Total number of elderberry shrubs: 10  
 Associated native plants: interior live oak (*Quercus wislizenii*)  
 Number of elderberry shrubs with evidence of the valley  
 elderberry longhorn beetle: 0  
 Number of stems greater or equal to 1.0 inch: 0  
 Compensation required - None

Example 3

Total number of elderberry shrubs: 5  
 Associated native plants: cottonwood (*Populus fremontii*)  
 Number of elderberry shrubs with evidence of the  
 valley elderberry longhorn beetle: 0  
 Number of stems equal or greater than 1.0 inch: 15  
 Compensation required: Transplant the 5 elderberry shrubs,  
 plant 30 elderberry seedlings (ratio 2:1), plant 6 cottonwoods  
 Total area required: .40 acre

Example 4

Total number of elderberry shrubs: 25  
Associated native plants: none  
Number of elderberry shrubs with evidence of the  
the valley elderberry longhorn beetle: 7  
Number of stems equal or greater than 1.0 inch: 150  
Compensation required: Transplant the 25 elderberry shrubs, plant 450  
stems (ratio 3:1)  
Total area required: 4.22 acres

**Provide Habitat for the Beetle in Perpetuity**

Weeds and other plants that are not native to the mitigation area should be removed at least once a year or at the discretion of the Service or the California Department of Fish and Game. Mechanical means should be used; herbicides should be prohibited.

Measures should be taken to insure that no pesticides, herbicides, or other chemical agents enters the mitigation area. No spraying of these agents should be conducted within one hundred (100) feet of the area or if they have the potential to drift, flow or be washed into the area in the opinion of biologists or law enforcement personnel from the California Department of Fish and Game or the Service. The Service should be provided with written documentation that this condition will be carried out in perpetuity.

No dumping of trash or other material should occur within the mitigation area. Any trash or other material should be removed within ten (10) working days of discovery. The Service should be provided with written documentation that this condition will be carried out in perpetuity.

Biologists and law enforcement personnel from the California Department of Fish and Game and the Service should be given complete access to the project site to monitor transplanting activities. Personnel from both these agencies should be given complete access to the project and the mitigation area to monitor the valley elderberry longhorn beetle and its elderberry shrub habitat in perpetuity.

Permanent fencing should be placed completely around the mitigation area to prevent unauthorized entry by off-road vehicles, equestrians, or other parties that may damage or destroy the habitat of the beetle. The applicant should receive written approval from the Service that the fencing is acceptable prior to initiation of the mitigation program.

A minimum of two prominent signs should be placed and maintained in perpetuity at the mitigation area noting that the site is habitat of the federally threatened valley elderberry longhorn beetle and including information on the beetle's biology and ecology. The signs should be approved by the Service. They should be replaced or repaired within ten (10) working days if they are found to be damaged or destroyed.

### Monitoring Program

The population of the adults of the threatened valley elderberry longhorn beetle, the general condition of the mitigation area, and the elderberry plants and associated native plants located at the mitigation area should be monitored by a qualified biologist annually for a period of ten years beginning with the date the mitigation program is initiated. Two visits between February 14 and June 30 of each year should be made beginning the year the mitigation is begun. The study should include a population census of the adult beetles, including the actual number of animals observed, their condition, behavior, and precise location at the site; a census of the elderberry shrubs and associated native plants, including the number of plants observed, their size, and condition; and a general assessment of the habitat, including any real or potential threats to the beetle, and its food plants, such as erosion, excessive grazing by livestock, off-road vehicle use, etc. Random-walk counts should be used; mark-recapture or other methods that involve handling or harassment shall not be utilized. The materials and methods that will be utilized for this study should be reviewed and approved by the Service. All appropriate Federal and State permits should be obtained prior to initiating the field studies.

A written report analyzing the data from the monitoring of the threatened valley elderberry longhorn beetle at the mitigation area and the elderberry shrubs and associated native plants located at the project site should be conveyed to the Service and the Department of Fish and Game (Supervisor, Environmental Service, Department of Fish and Game, 1416 Ninth Street, Sacramento, California 95814, and Staff Zoologist; California Natural Diversity Data Base, Department of Fish and Game, 1220 S Street, Sacramento, California 95814) by December 31 of each year for a ten year period beginning with the date the program is initiated. The report should include, but not be limited to, the raw data collected during the field surveys and a basic analysis of the population dynamics of the valley elderberry longhorn beetle at the compensation sites. The following should be analyzed for the beetle: estimated population size (using both open and closed population models), and spatial distribution. Maps showing where the individual adult beetles and exit holes were observed should be included. For the elderberry shrubs and associated native plants the following should be analyzed: the survival rate, condition, and size of the plants. Real and likely future threats should be addressed along with suggested mitigations (e.g. fencing access to off-road vehicles, more frequent removal of exotic vegetation, etc.). The original field notes, photographs, correspondence, and all other pertinent material, as well as a copy of the report should be deposited and accessioned into the Natural History Museum of Los Angeles County (Senior Curator, Entomology Section, Natural History Museum of Los Angeles County, 900 Exposition Blvd., Los Angeles, California 90007) by December 31 of each year for a ten year period beginning with the date the mitigation program is initiated. The Sacramento Field Office should be provided with the accession numbers given to this material by the Natural History Museum of Los Angeles County.

#### **Success Criteria**

A survival rate of 80% of the elderberry shrubs and associated native plants should be obtained at the end of the ten year monitoring program. The Service will make the determination as to the compensator's replacement responsibilities arising from circumstances beyond its control such as plants damaged or killed as the result of severe flooding or vandalism.

#### **Future Revisions**

Revegetating with elderberries and the responses of the beetle to such revegetation efforts is a relatively new procedure. As data become available on which to evaluate this technique, revisions to these guidelines are anticipated.

#### **Service Contact**

These guidelines were prepared by Chris Nagano, Sacramento Field Office, U.S. Fish and Wildlife Service, 2800 Cottage Way, Room E-1823, Sacramento, California 95825. Please refer any questions on these guidelines to him at the above address or call (916) 978-4866.

#### **Literature Cited**

Barr, C.B. 1991. The distribution, habitat, and status of the valley elderberry longhorn beetle *Desmocerus californicus dimorphus*. Sacramento Field Office, U.S. Fish and Wildlife Service, Sacramento, California

U.S. Fish and Wildlife Service. 1984. Recovery plan for the valley elderberry longhorn beetle. Endangered Species Program. Portland, OR.



**SAVE THE AMERICAN RIVER ASSOCIATION**  
P.O. BOX 18488, SACRAMENTO, CALIFORNIA 95818

August 20, 1993

Department of Energy  
Western Area Power Administration  
Sacramento Area Office  
1825 Bell Street - Suite 105  
Sacramento, CA 95825

Attn: Loree R. McMahon

Reference is made to your letter dated July 14, 1993 regarding the proposed construction of a new Sacramento Energy Services Center. You stated that the subject project is to be located adjacent to the Sacramento Operations Center currently under construction at Lake Forest Industrial Park in the City of Folsom.

Since the site of the proposed project is not within the scope of the American River Parkway, we are at this time not submitting any written comments.

Thank you for the notification.

Sincerely,

*Frank F. Cirill*

Frank F. Cirill, President  
Save the American River Assn., Inc.  
Residence: 5515 State Avenue  
Sacramento, CA 95819  
Phone: 455-2880

wgd

cc: SARA Board of Directors



OFFICE OF HISTORIC PRESERVATION  
DEPARTMENT OF PARKS AND RECREATION  
P.O. BOX 942896  
ACRAMENTO 94296-0001  
(916) 653-6624  
FAX: (916) 653-9824

14 September 1993

Reply to: WAPA 930819A

Loreen McMahon  
Western Area Power Administration  
1825 Bell Street - Suite 105  
Sacramento, CA 94296-0001  
*cc: [unclear]*

Subject: SACRAMENTO ENERGY SERVICES CENTER, FOLSOM

Dear Ms. McMahon:

Thank you for requesting my review of the undertaking noted above and for including the documentation which justifies your determination.

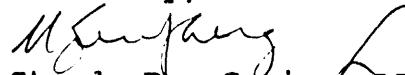
I concur in your determination that there are no historic properties in the Area of Potential Effects for this undertaking. Accordingly, you have fulfilled federal agency responsibilities pursuant to 36 CFR 800, the regulations implementing Section 106 of the National Historic Preservation Act. Please note that your agency may have additional responsibilities under 36 CFR 800 under any of the following circumstances:

1. If any person requests that the Advisory Council on Historic Preservation review your findings in accordance with 36 CFR 800.6(e);
2. If this undertaking changes in ways that could affect historic properties [36 CFR 800.5(c)];
3. If previously undocumented properties are discovered during the implementation of this undertaking or if a known historic property will be affected in an unanticipated manner [36 CFR 800.11];
4. If a property that was to be avoided has been inadvertently or otherwise affected [36 CFR 800.4(c);800.5];
5. If any condition of the undertaking, such as a delay in implementation or implementation in phases over time, may justify reconsideration of the current National Register status of properties within the undertaking's Area of potential Effects [36 CFR 800.4(c)].

Thank you for considering historic properties during project

planning. If you have any questions, please call staff  
archaeologist Nicholas Del Cioppo at (916) 653-9696.

Sincerely,



Steade R. Craig, AIA, Acting  
State Historic Preservation Officer



# COUNTY OF SACRAMENTO

## PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT

827 SEVENTH STREET, ROOM 230  
SACRAMENTO, CALIFORNIA 95814  
Telephone: (916) 440-6141  
FAX: (916) 440-6400

THOMAS W. HUTCHINGS  
DIRECTOR

October 5, 1993

Maryann Mix  
Western Area Power Administration  
P.O. Box 3860  
Hailey, ID 83333

Subject: SACRAMENTO ENERGY SERVICES CENTER

Dear Ms. Mix:

This letter is in response to your inquiry regarding the applicability of the Sacramento County Zoning Code as it relates to the new Sacramento Energy Services Center to be located in the Lake Forest Industrial Park in the City of Folsom.

The Sacramento County Zoning Code would not be applicable to this location. The City of Folsom has full jurisdiction over any zoning requirements that may apply to this area. Sacramento County does not typically review site plans for projects located within the City of Folsom.

Although federal agencies are typically exempt from local zoning requirements, I understand it is the intent of WAPA to comply with local ordinances. To the extent that there are differences between the City of Folsom's requirements and those of Sacramento County, I would simply recommend that you use Folsom's standards.

With regard to possible conflicts between parking lot shade tree requirements and the use of photovoltaic light fixtures or charging stations, we would be happy to meet with you to resolve any such conflicts as they may relate to future facilities within the unincorporated Sacramento County.

Please let contact me at (916) 440-6200 if you have further questions.

Sincerely,

Tricia Stevens  
Principal Planner

TS  
ltWAPA



## United States Department of the Interior



## FISH AND WILDLIFE SERVICE

Ecological Services  
 Sacramento Field Office  
 2800 Cottage Way, Room E-1823  
 Sacramento, California 95825-1846

In Reply Refer To:  
 1-1-93-SP-1540

October 22, 1993

Ms. Loreen R. McMahon  
 Western Area Power Administration  
 Department of Energy  
 1825 Bell Street Suite 105  
 Sacramento, California 95825

Subject: Proposed Sacramento Energy Services Center, Sacramento County, California

Dear Ms. McMahon:

This letter is in response to the proposed Sacramento Energy Service Center in Folsom, Sacramento County, California, that may affect the threatened valley elderberry longhorn beetle (*Desmocerus californicus dimorphus*). This animal is fully protected under the Endangered Species Act of 1973, as amended (Act). Our comments are based on the letter from your office dated September 16, 1993, which was received by the U.S. Fish and Wildlife Service on September 17, 1993; and a meeting between you and Chris Nagano of my staff on October 19, 1993.

It is unlikely that there will be adverse impacts to the valley elderberry longhorn beetle as a result of the project listed above. Therefore, unless new information reveals effects from the proposed project that may affect the listed species in a manner not considered, or a new species or critical habitat is designated that may be affected by any of the proposed actions, no further action pursuant to the Act is necessary.

We appreciate the opportunity to review this project for potential adverse impacts to endangered species. Please contact Chris Nagano of my staff at the letterhead address or at 916/978-4866 if you have any questions.

Sincerely,

Dale Pierce  
 Acting Field Supervisor

cc:

Ms. Dee Warenycia, Department of Fish and Game, 1220 S Street, Sacramento, California 95814

Development Department also be notified immediately if evidence of historic sites or cultural resources are discovered during construction activities. The City also asks that you consider the Draft Oak Tree Ordinance (attached) when dealing with removal and/or replacement of oak trees on-site.

We appreciate being notified and would like the opportunity to review any subsequent environmental documents pertaining to the project.

Cordially,



Clif Carstens  
Interim Environmental Coordinator

cc: Brad Kortick, CDD Director  
Michael Rodriguez, Building Inspection  
File PC 92-030  
File SR 93-057

CC\jr a:wapa.ltr

# LAKE FOREST TECH CENTER

1. Purpose and Intent. The purpose and intent of these Development Standards is to establish standards for the subject property which a) insure the development of a visually-attractive, well-maintained, and functional industrial park consistent with the character of Folsom and the objectives of the developer as set forth in the Declaration of Protective Covenants for the Lake Forest Technical Center and b) mitigate and/or avoid potential impacts of industrial development adjacent to the unique and sensitive open space lands along Lake Natoma and Willow Creek.
2. Applicability. These standards shall apply to that 79-acre area zoned M-1-PD and M-L-PD by Ordinance No. 425, known as Lake Forest Technical Center, located west of Folsom Blvd. at Blue Ravine Rd.
3. Permitted Uses. Permitted uses are those set forth in Chapters 17.26 and 17.32 of the Folsom Municipal Code as it pertains to the applicable M-1 or M-L District.
4. Lot Area. The minimum lot area requirement is one-half acre.
5. Lot Width. The minimum lot width requirement is one hundred (100) feet.
6. Front and Street Side Yard Setbacks. Twenty (20) feet (twenty-seven feet from top back of curb). No structure, fence, nor parking space may be located in this area.
7. Interior Side and Rear Yard Setbacks. a) M-L-PD: twenty (20) feet, or twelve (12) feet from specified tree preservation easements along Willow Creek as they exist on Lots 10 through 15, whichever distance is greater, b) M-1-PD: There is no interior-side-yard, nor rear-yard requirement except where abutting an OSC zone; then a twelve (12) foot setback shall be provided.
8. Building Height. No building, antenna, nor structure of any kind shall exceed the height of forty (40) feet above the established building grade for the site.
9. Building Coverage. Maximum building coverage is fifty (50) percent including installations having a self-supported roof and/or sidewall.
10. Building Exteriors. To provide for visual compatibility with the adjacent open space lands, all buildings must be earthtone or gray in color. No metal structures will be permitted.
11. Parking. a. Parking space shall be provided on-site at the following ratios:
  - 1) One space for each five hundred (500) square feet of floor area of manufacturing areas.

- 2) One space for each two thousand (2000) square feet of floor space of storage areas.
- 3) One space for each two-hundred fifty (250) square feet of gross floor area of offices or accessory retail sales area.
- 4) In the event that a structure is constructed on speculation, parking shall be provided at the above-listed ratios, assuming forty-five (45) percent manufacturing area, forty-five (45) percent storage area, and ten (10) percent office area.
  - b. All required parking areas shall be constructed in accord with City standards for dimensions and paving and shall include bicycle parking facilities.

12. Loading Areas. All loading area facilities shall be provided on-site behind the front yard and street sideyard setback and shall be screened by landscaping or other means to minimize the visual effect from adjacent streets and open space lands.

13. Landscape. The following minimum landscape standards shall be adhered to:

- a. All front and street side yards, including area between street curb and property line, shall be landscaped. Landscaping shall be predominantly lawn surface with trees equivalent to one for every thirty (30) feet of frontage. A four-foot (4') wide meandering sidewalk shall be provided in this area in place of typical curbside sidewalks.
- b. A twelve-foot (12') landscape area shall be provided along all property lines abutting an OSC district to provide a fuel break. This area shall be permanently maintained and irrigated. Trees planted in this area shall be no closer than eight (8) feet to the property line.
- c. Where paving occurs adjacent to any interior side or rear property line, a minimum of five (5) feet of landscaping shall be provided along that property line.

d. **Tree Planting Requirements**

- 1) **Parking-lot trees:** Trees, equal in number to one per each five parking spaces, shall be interspersed throughout all parking areas. The minimum planted size shall be fifteen (15) gallons.
- 2) **Minimum number and size of trees:** The minimum number of trees will be ten (10) per acre. For all landscape areas outside the parking areas, the minimum size shall be five (5) gallons with twenty (20) percent or more of said trees to be fifteen (15) gallons or larger.

e. Existing Trees

- 1) All existing trees shall be protected and maintained during the construction period and incorporated into the landscape plan unless otherwise approved by the Planning Department.
- 2) A credit of one required tree shall be applied for each existing tree to remain. This credit shall not apply to the parking lot tree requirements.
- 3) No existing tree shall have more than twenty-five (25) percent of the root zone (within the dripline of the tree) under a hard surface paving unless an aeration system is installed.

f. Screening

- 1) Screening, from the street and open-space lands, of waste disposal receptacles, storage areas, equipment parking areas, and other such objectionable views shall be accomplished by a structural screen barrier (wall or fence) consistent with the building materials.
- 2) Screen barriers shall be a minimum of six (6) feet in height and shall be in place prior to occupancy of building.

g. All unused and non-landscaped land area that is planned for future building expansion or other purposes shall be maintained and kept free of weeds, other unsightly plant growth, rubbish, and debris.

h. A fully-operational automatic underground landscape irrigation system shall be provided over all landscaped areas as part of the landscape improvements.

14. Fencing. Fencing shall be provided adjacent to open-space lands. Such fence, at a minimum, shall consist of forty-two-inch (42") graduated-mesh field fence with two strands of barbed wire on top; not less than forty-eight (48) inches in height. Any chain link fence used on the site shall be black in color. This fencing provision shall be superseded by the screen barrier provision, where applicable.

15. Signs

a. General: It is the intent of this section to provide for a coordinated sign system for the subject area.

b. Monument signs: One freestanding sign may be erected in the front yard of each parcel to identify the business and street address as follows:

- 1) Location: Ten (10) feet from top back of curb at a ninety-degree (90°) angle to the street.
- 2) Size: The sign message area may range from two (2) to six (6) feet in height and from six (6) to ten (10) feet in length but shall not exceed forty (40) square feet per face.

- 3) Height: The sign height, including base, shall not exceed twelve (12) feet and in no event shall the height exceed fourteen (14) feet above street curb.
- 4) Materials and colors: Signs shall be wood with concrete, aggregate, stone or similar type base. Colors shall be earthen tones ranging from natural wood, tan and brown to rust. Message, logo and graphic may be sandblasted, routed, painted, or applied plastic or metal letters of a color compatible with background area.
- 5) Lighting: Low-level spot or flood lighting of sign is permissible.

c. Directional Signs: Directional signs visible from street rights-of-way shall be of the same color and material as the monument sign. Support posts may be painted or anodized metal or wood. Size shall not exceed eighteen (18) inches by forty-eight (48) inches with a maximum height of four (4) feet.

d. Wall Signs: The street number and business name only may be displayed on each street frontage by means of cut-out or raised letters of compatible color and style, twelve-inch (12") maximum height, applied directly to the wall of the structure.

16. Performance Standards

a. The facilities shall be so designed and constructed that the operation and uses do not cause or produce any of the following effects, discernible at any property line or affecting any adjacent property.

- 1) Noise, sound or vibrations that are objectionable due to intermittence, beat, frequency, or shrillness;
- 2) Obnoxious odors;
- 3) Dust, dirt, fly ash, smoke or pollutants;
- 4) Noxious, toxic or corrosive fumes or gases;
- 5) Unusual fire or explosion hazard.

b. The site shall be maintained in accordance with the intent of these development standards.

17. Special Exceptions. Developments, such as those on multiple lots or condominium developments, which may have special site design and planning requirements not addressed by these standards may apply for a use permit. The Planning Commission may issue a use permit when it finds that there exist circumstances in the nature of the use(s) or its special design needs that make strict enforcement impractical or out of character with the intent of the standards and that the design of the project is consistent with the intent of these standards.

Application for Building Permits. Two copies of preliminary site plans shall be submitted to the Planning Department for review. Upon approval of the preliminary site plan, four sets of detailed plans, signed by Samark Corporation, shall be submitted (three sets to Building Department, one set to Planning Department). The following plans are required:

- a. Detailed site plan (Refer to City's site plan checklist.)
- b. Landscape and irrigation plans
- c. Details of fencing and screening devices
- d. Grading, drainage, and paving plan
- e. Soils and foundation report
- f. Building elevations (including color chips)
- g. Structural plans per U.B.C. and Title 24
- h. Sign plans

Application for Building Permits. Two copies of preliminary site plans shall be submitted to the Planning Department for review. Upon approval of the preliminary site plan, four sets of detailed plans, signed by Samark Corporation, shall be submitted (three sets to Building Department, one set to Planning Department). The following plans are required:

- a. Detailed site plan (Refer to City's site plan checklist.)
- b. Landscape and irrigation plans
- c. Details of fencing and screening devices
- d. Grading, drainage, and paving plan
- e. Soils and foundation report
- f. Building elevations (including color chips)
- g. Structural plans per U.B.C. and Title 24
- h. Sign plans

Chapter 17.28M-1, LIGHT INDUSTRIAL DISTRICTSections:

- 17.28.010 Regulations.
- 17.28.020 Permitted uses.
- 17.28.030 Lot area, width, coverage and front yard.
- 17.28.040 Side yard.
- 17.28.050 Rear yard.
- 17.28.060 Parking.
- 17.28.070 Loading area.
- 17.28.080 Building height limit.
- 17.28.090 Advertising signs.

17.28.010 Regulations. The specific regulations and the general rules set forth in Chapter 17.58 apply in all M-1 districts. (Prior code §3113.01).

17.28.020 Permitted uses. Uses permitted are:

- 1. Uses permitted in C-3 districts, except that dwellings, as defined herein, and hotels may be permitted only upon the securing of a use permit;
- 2. The following uses of land and buildings, which shall be permitted only in M-1 and M-2 districts:
  - a. Assembly and storage of goods, materials, liquids and equipment (except storage of flammable or explosive matter or materials which create dust, odors or fumes).

Permitted uses include:

- i. Wholesale and storage warehouses
- ii. Feed and fuel yards,

b. Manufacturing, processing, fabricating, refining, repairing, packaging or treatment of goods, material or produce by electric power, oil or gas (except operations involving fish fats and oils, bones and meat products, or similar substances commonly recognized as creating offensive conditions in the handling thereof).

Permitted uses include:

- i. Dyeing and dry-cleaning plants
- ii. Rug cleaning plants
- iii. Laundries
- iv. Veterinary hospitals
- v. Cabinet shops
- vi. Construction and material yards (except gravel, rock and cement material yards),

c. The following, when conducted within a building or enclosed within a solid wall or fence of a type approved by the planning commission, not less than six feet in height:

- i. Body and fender repair shops, auto painting shops
- ii. Cooperage and bottling works
- iii. Sheet metal shops, welding shops
- iv. Truck terminals
- v. Retail lumber yards.

(Prior code §3113.02).

17.28.030 Lot area, width, coverage and front yard.  
There are not lot area, width, coverage and front yard requirements. (Prior code §3113.11).

17.28.040 Side yards. There are no side yard requirements except as required by building code or other regulations. (Prior code §3113.12).

17.28.050 Rear yard. The rear yard requirements are the same as specified for C-2 districts. (Prior code §3113-13).

17.28.060 Parking. A. The general parking requirement for industrial uses is the greater of the following:  
1. One space per employee and each company-operated vehicle based at the facility;  
2. One space per five hundred square feet of gross floor area and each company-operated vehicle based at the facility.

B. Other industrial space requirements are set forth in Section 17.57.040; loading requirements are in Section 17.57.060. Refer to Chapter 17.57 for other general requirements for parking. (Ord. 509 §16, 1983; prior code §3113.14).

17.28.070 Loading area. The loading area requirement is private off-street space for the handling of all materials and equipment. (Prior code §3113.15).

17.28.080 Building height limit. Building height limit requirements are the same as specified for C-2 districts. (Prior code §3113.16).

17.28.090 Advertising signs. The advertising sign requirement is one accessory wall sign, not to exceed one square foot of facing area for each one hundred square feet of usable building area, up to three hundred square feet in size. (Ord. 236 §9, 1969).

ORDINANCE NO. 755

AN ORDINANCE ADDING CHAPTER 10.40  
TO THE FOLSOM MUNICIPAL CODE RELATING TO  
TRIP REDUCTION PROGRAM REQUIREMENTS FOR MAJOR EMPLOYERS

The City Council of the City of Folsom, State of California, does ordain as follows:

CHAPTER 10.40  
TRIP REDUCTION PROGRAMS

**SECTION 1 FINDINGS.** The City Council of the City of Folsom hereby finds and determines that:

- A. The City of Folsom is projected to experience a significant increase in employment and population growth over the next twenty (20) years, which will result in a projected increase of existing peak hour traffic volumes.
- B. Home-to-work employee commuting generates a significant level of vehicle trips, thereby contributing to traffic congestion, air pollution, and energy consumption problems.
- C. The conventional response to relieving traffic congestion by expanding the capacity of the roadway system is no longer appropriate as the sole solution due to increasing construction and maintenance costs and decreasing revenues for such expenditures.
- D. Ridesharing, transit, and bicycle usage among employees for home- to-work trips are simple and inexpensive alternative means of reducing peak-hour, single-occupant motor vehicle trips. A reduction in such trips can be expected to result in a reduction in traffic congestion, air pollution, and energy consumption impacts related to employment in the County.
- E. While employers have traditionally provided parking facilities to accommodate employee vehicle trips, such employers should also be required to provide programs and incentives to encourage and accommodate ridesharing, transit, bicycle and pedestrian commuting by employees.

**SECTION 2.** Chapter 10.40 is hereby added to Title 10 of the Folsom Municipal Code to read as follows:

**10.40.010 PURPOSE.** The purpose of this Chapter is to establish requirements and procedures whereby major employers located in the City of Folsom will develop and implement programs designed to reduce the number of employee vehicle commute trips as part of a broad program to achieve the following objectives:

- A. Reduce peak-hour traffic congestion by reducing the number of single-occupant motor vehicle trips associated with home-to-work commuting.
- B. Reduce or delay the need for major transportation facility improvements by making more efficient use of existing facilities.
- C. Reduce future air pollution concentrations and strive towards meeting federal ambient air pollution standards by reducing the number of single-occupant motor vehicle trips associated with home-to-work commuting.
- D. Reduce the consumption of energy for transportation uses and thereby contribute to the national policy to increase energy self-sufficiency.

**10.40.020 DEFINITIONS.** Unless the context indicates otherwise, the following definitions shall govern the meaning of those terms used in this Chapter.

- A. **Common Business Location.** A single building, group of buildings, or group of work stations at a single site or contiguous sites.
- B. **Commuter Matching Service.** Any system, whether by computer, manual, or mapping methods, which matches commuters residing in one common area, working in another common area, and having approximately the same work starting and stopping times.
- C. **Director.** The Director of the Community Development Department.
- D. **Employee Transportation Coordinator.** An employee, tenant, property manager, property owner, or other appropriate person who has been designated to perform various duties related to meeting the transportation needs of employees of a firm, common work location, or other geographic employment area.
- E. **Person.** A sole proprietor, partnership, corporation, unincorporated association, cooperative, joint venture, agency, department, district or other individual or entity, either public or private, carrying on an enterprise or conducting any other activity, whether or not for profit.
- F. **Preferential Parking.** A program of selecting, assigning or designating vehicle parking spaces in which priority in selection, assignment, or designation is given to specific classes of vehicles such that vehicles in that class may be parked in locations considered by the vehicle operator to be the best or most desirable location.
- G. **Regular Employee.** Any employee who works for a business, firm, agency, or other person for three or more days per week and four or more hours per day.
- H. **Urban Area.** All of that portion of the City of Folsom which is designated as any of the following land uses on the most recently adopted **Folsom General Plan:** Single Family,

JAN-11-1994 16:06  
DLH HEADQUARTERS

WESTERN AREA POWER S.A.O.  
10:916-327-1648

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JHN 11 '94 14:29 NO.000 P.02

## The Resources Agency

Pato Wilson  
Governor

Douglas P. Wheeler  
Secretary



## of California

California Conservation Corps • Department of Boating & Waterways • Department of Conservation  
Department of Fish & Game • Department of Forestry & Fire Protection • Department of Parks & Recreation • Department of Water Resources

January 11, 1994

U. S. Department of Energy  
ATTN: Loreen McMahon  
1835 Bell Street, Suite 105  
Sacramento, California 95825

Dear Ms. McMahon:

The State has reviewed the Draft Environmental Assessment for the Sacramento Energy Service Center, Western Area Power Administration, Sacramento Area Office, Sacramento County, submitted through the Office of Planning and Research.

We coordinated review of this document with the Central Valley Regional Water Resources Control Board, the Air Resources, Public Utilities, and State Lands Commissions, and the Departments of Fish and Game, Parks and Recreation, and Transportation.

The Department of Transportation has provided the attached comments for your consideration.

Thank you for providing an opportunity to review this project.

Sincerely,

for William G. Shafroth  
Assistant Secretary,  
Land and Coastal Resources

### Attachment

cc: Office of Planning and Research  
1400 Tenth Street  
Sacramento, CA 95814  
(SCH 93124010)

The Resources Building Sacramento, CA 95814 (916) 653-5056 FAX (916) 653-8102

California Coastal Commission • California Native Conservancy • Colorado River Board of California  
County Resources Conservation & Development Commission • San Francisco Bay Conservation & Development Commission  
State Capitol Conservancy • State Lands Commission • State Reclamation Board

④ Printed on recycled paper

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ID:916-327-1648

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State of California

Business, Transportation and Housing Agency

## Memorandum

To : Ms. Nadell Gayou  
Department of Water Resources  
1416 Ninth Street, Room 440  
Sacramento, CA 95814  
Attention Project Coordinator

Date : January 10, 1994

File No. : FSAC001  
Sac Energy Service Cntr  
EA  
03-SAC-60 PM-16.729

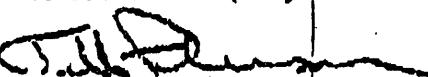
From : DEPARTMENT OF TRANSPORTATION  
District 3 - Planning and Public Transportation

Subject: Review and Comment on Subject Document

Thank you for this opportunity to review and comment on the subject document.

- The subject project, and other development in the area, will cumulatively impact traffic on US Route 50, and in particular, the Hazel Avenue and Sunrise Boulevard interchanges. The environmental assessment for this project should address these impacts.
- Mitigation for traffic impacts, including implementation and financing, should be included in the final Environmental Assessment.
- Bicycle lockers and shower/locker facilities should be provided for bicycle commuters.

Again, thank you for this opportunity to provide comment. Should you have any questions, please contact Brigitte Jaensch at (916) 327-4876.



JEFFREY PULVERMAN, Chief  
Advanced Transportation  
System Development Branch

- TEAMWORK GETS IT DONE -

TRTM P.00

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***Appendix D***

**Western's Standard Construction Practices**

## WESTERN'S STANDARD CONSTRUCTION PRACTICES

1. The contractor shall limit the movement of his crews and equipment to the ROW, including access routes. The contractor shall limit movement on the ROW so as to minimize damage to grazing land, crops, orchards, and property, and shall avoid marring the lands.
2. When weather and ground conditions permit, the contractor shall obliterate all contractor-caused deep ruts that are hazardous to farming operations and to movement of equipment. Such ruts shall be leveled, filled and graded, or otherwise eliminated in an approved manner. In hay meadows, alfalfa fields, pastures, and cultivated productive lands, ruts, scars, and compacted soils shall have the soil loosened and leveled by scarifying, harrowing, disk ing, or other approved methods. Damage to ditches, tile drains, terraces, roads, and other features of the land shall be corrected. At the end of each construction season and before final acceptance of the work in these agricultural areas, all ruts shall be obliterated, and all trails and areas that are hard-packed as a result of contractor operations shall be loosened and leveled. The land and facilities shall be restored as nearly as practicable to their original condition.
3. Water turnoff bars or small terraces shall be constructed across all ROW access on hillsides to prevent water erosion and to facilitate natural revegetation on the trails.
4. The contractor shall comply with all federal, state, and local environmental laws, orders, and regulations. Prior to construction, all supervisory construction personnel will be instructed on the protection of cultural and ecological resources. To assist in this effort, the construction contract will address: (a) federal and state laws regarding antiquities and plants and wildlife, including collection and removal, and (b) the importance of these resources and the purpose and necessity of protecting them.
5. The contractor shall exercise care to preserve the natural landscape and shall conduct his construction operations so as to prevent any unnecessary destruction, scarring, or defacing of the natural surroundings in the vicinity of the work. Except where clearing is required for permanent works, approved construction roads, or excavation operations, vegetation shall be preserved and shall be protected from damage by the contractor's construction operations and equipment.
6. On completion of the work, all work areas except access trails shall be scarified or left in a condition which will facilitate natural revegetation, provide for proper drainage, and prevent erosion. All destruction, scarring, damage, or defacing of the landscape resulting from the contractor's operations shall be repaired by the contractor.

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7. Construction roads not required for maintenance access shall be restored to the original contour and made impassable to vehicular traffic. The surfaces of such construction roads shall be scarified as needed to provide a condition which will facilitate natural revegetation, provide for proper drainage, and prevent erosion.
8. Construction staging areas shall be located and arranged in a manner to preserve trees and vegetation to the maximum practicable extent. On abandonment, all storage and construction materials and debris shall be removed from the site. The area shall be regraded as required so that all surfaces drain naturally, blend with the natural terrain, and are left in a condition that will facilitate natural revegetation, provide for proper drainage, and prevent erosion.
9. Borrow pits shall be so excavated that water will not collect and stand therein. Before being abandoned, the sides of borrow pits shall be brought to stable slopes, with slope intersections shaped to carry the natural contour of adjacent undisturbed terrain into the pit or borrow area giving a natural appearance. Waste piles shall be shaped to provide a natural appearance.
10. Construction activities shall be performed by methods that will prevent entrance, or accidental spillage, of solid matter, contaminants, debris, and other objectionable pollutants and wastes into streams, flowing or dry watercourses, lakes, and underground water sources. Such pollutants and wastes include, but are not restricted to, refuse, garbage, cement, concrete, sanitary waste, industrial waste, radioactive substances, oil and other petroleum products, aggregate processing tailings, mineral salts, and thermal pollution.
11. Dewatering work for structure foundations or earthwork operations adjacent to, or encroaching on, streams or watercourses shall be conducted in a manner to prevent muddy water and eroded materials from entering the streams or watercourses by construction of intercepting ditches, bypass channels, barriers, or settling ponds, or by other approved means.
12. Excavated material or other construction materials shall not be stockpiled or deposited near or on stream banks, lake shorelines, or other watercourse perimeters where they can be washed away by high water or storm runoff or can in any way encroach upon the watercourse itself.
13. Waste waters from concrete batching or other construction operations shall not enter streams, watercourses, or other surface waters without the use of such turbidity control methods as settling ponds, gravel-filter entrapment dikes, approved flocculating processes that are not harmful to fish, recirculation systems for washing of aggregates, or other approved methods. Any such waste waters discharged into surface waters shall be essentially free of settleable materials. Settleable material is defined as the material which will settle from the water by gravity during a one-hour quiescent detention period.

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14. The contractor shall utilize such practicable methods and devices as are reasonably available to control, prevent, and otherwise minimize atmospheric emissions or discharges of air contaminants.
15. The emission of dust into the atmosphere will not be permitted during the manufacture, handling, and storage of concrete aggregates, and the contractor shall use such methods and equipment as are necessary for the collection and disposal, or prevention, of dust during these operations. The contractor's methods of storing and handling cement and pozzolans shall also include means of eliminating atmospheric discharges of dust.
16. Equipment and vehicles that show excessive emissions of exhaust gases due to poor engine adjustments, or other inefficient operating conditions, shall not be operated until corrective repairs or adjustments are made.
17. Burning or burying of waste materials on the ROW or at the construction site will not be allowed. The contractor shall remove all waste materials from the construction area. All materials resulting from the contractor's clearing operations shall be removed from the ROW.
18. The contractor shall make all necessary provisions in conformance with safety requirements for maintaining the flow of public traffic and shall conduct his construction operations so as to offer the least possible obstruction and inconvenience to public traffic.
19. WESTERN will apply necessary mitigation to eliminate problems of induced currents and voltages onto conductive objects sharing a ROW, to the mutual satisfaction of the parties involved. WESTERN will install fence grounds on all fences that cross or are parallel to the proposed line.
20. If evidence of prehistoric, historic or paleontological sites is discovered during construction, all activities within a 50-foot radius would cease immediately, and the State Historical Preservation Office, the City of Folsom Community Development Department, and appropriate personnel within WESTERN would be notified to assure proper handling of the discovery by qualified archaeological or paleontological personnel.

**DATE  
FILMED**

**8/18/94**

**END**

