

SUMMARY

PREFACE

The Draft Programmatic Environmental Impact Statement/Environmental Impact Report (PEIS/EIR) for the proposed McClellan Air Force Base (AFB) closure and reuse was released on 21 March 1997, and was circulated to the California State Clearinghouse, reviewing federal and state agencies, and interested parties for a 45-day review period. The Draft PEIS/EIR is intended to comply with the requirements of both the National Environmental Policy Act (NEPA) with the Air Force serving as the Federal Lead Agency and the California Environmental Quality Act (CEQA) with Sacramento County acting as the State Lead Agency.

A Joint Air Force/County public hearing on the Draft PEIS/EIR was held on 24 April 1997 at Vineland Elementary School in Rio Linda consistent with NEPA and CEQA regulations. Public testimony on the Draft PEIS/EIR was taken at this hearing. The 45-day public review period of the Draft PEIS/EIR closed on 12 May 1997.

On 14 May 1997, the Sacramento County Policy Planning Commission reviewed the Proposed Action and voted 4 to 0 (Commissioner Ness was absent) to make the following recommendations to the Sacramento County Board of Supervisors: recommend approval of a Community Plan Amendment and Rezone to change the land use designation for the County portion of the main base from M-1 zoning and to recommend approval of a Special Planning Area (SPA) per revised Ordinance dated 14 May 1997(see Appendix G).

This document is the Final PEIS/EIR for the Proposed Action and its alternatives. The content of the Final PEIS/EIR focuses on impacts to land use, transportation, utilities, public services, hazardous materials and hazardous waste management, water resources, air quality, noise, biological, and cultural resources, and environmental justice.

Pursuant to NEPA Guidelines 40 Code of Federal Regulations (CFR) 1500-1508 and Section 15088 of the State CEQA Guidelines, this Final PEIS/EIR contains comments on the Draft PEIS/EIR and responses to those comments (refer to Chapter 10.0 of this document). The comments addressing the adequacy of the PEIS/EIR focus primarily on land use, traffic, air quality, water resources, biological resources, hazardous materials and hazardous waste, environmental justice, and airport compatibility. In some instances, the responses to comments required changes to the text and/or the recommended mitigation measures. The revisions made to the Draft PEIS/EIR in response to comments do not change the conclusions of the document as to the identification of potentially significant impacts.

The Proposed Action analyzed in this PEIS/EIR was based on the General Reuse Plan included in Appendix M. Subsequent to the release of the Final PEIS/EIR,

the County prepared a more detailed draft version of this plan known as the Refined Reuse Plan, which is also included in Appendix M of this document.

The Refined Reuse Plan is consistent with the General Reuse Plan and provides more details regarding goals and objectives; existing conditions at the main base and other McClellan AFB properties; land use planning; and strategies for property conveyance.

The purpose for preparing a Refined Reuse Plan was to: document the conclusions of the County's required review of property requests for the base; support the County's preparation of a conveyance strategy for transfer of the property; support the County's Economic Development Conveyance (EDC) application; and support the Air Force's required preparation of a Record of Decision (ROD) for property disposal. In so doing, the Refined Reuse Plan provides conceptual description of specific reuse programs proposed for the base. Implementation of all reuse projects will be subject to the provisions of the SPA ordinance currently under consideration by the County, the mitigation measures provided in this PEIS/EIR, and other existing entitlement and review process of the County including project-level CEQA review.

All of the new information contained in the Refined Reuse Plan is within the parameters of the General Reuse Plan upon which the Proposed Action of the Draft PEIS/EIR was based and, therefore, no additional analysis of the Refined Reuse Plan is required as part of this Final PEIS/EIR.

PURPOSE OF AND NEED FOR ACTION

McClellan AFB, California, was one of the bases recommended by the Defense Base Closure and Realignment Commission for closure. The Commission's recommendations were accepted by the President and submitted to Congress on 2 July 1995. As Congress did not disapprove the recommendations in the time given under the Defense Base Closure and Realignment Act (DBCRA) of 1990 (Public Law [P.L.] 101-510, Title XXIX), the recommendations are required by law to be implemented. McClellan AFB is scheduled to be closed on 13 July 2001.

The Air Force is required to comply with the NEPA in the implementation of the base disposal. The Air Force must now make a series of interrelated decisions concerning the disposition of base property. To satisfy NEPA and the CEQA this document is a joint PEIS/EIR. This document has been prepared to provide information on the potential environmental impacts resulting from disposal and proposed reuse and rezoning of the main base property. Several alternative reuse concepts are studied to identify the range of potential direct and indirect environmental consequences of disposal.

Specific objectives associated with the McClellan AFB disposal include preserving local jobs and maintaining economic diversity.

After completion and consideration of this PEIS/EIR, the Air Force will prepare decision documents on the disposition of surplus property, and the terms and

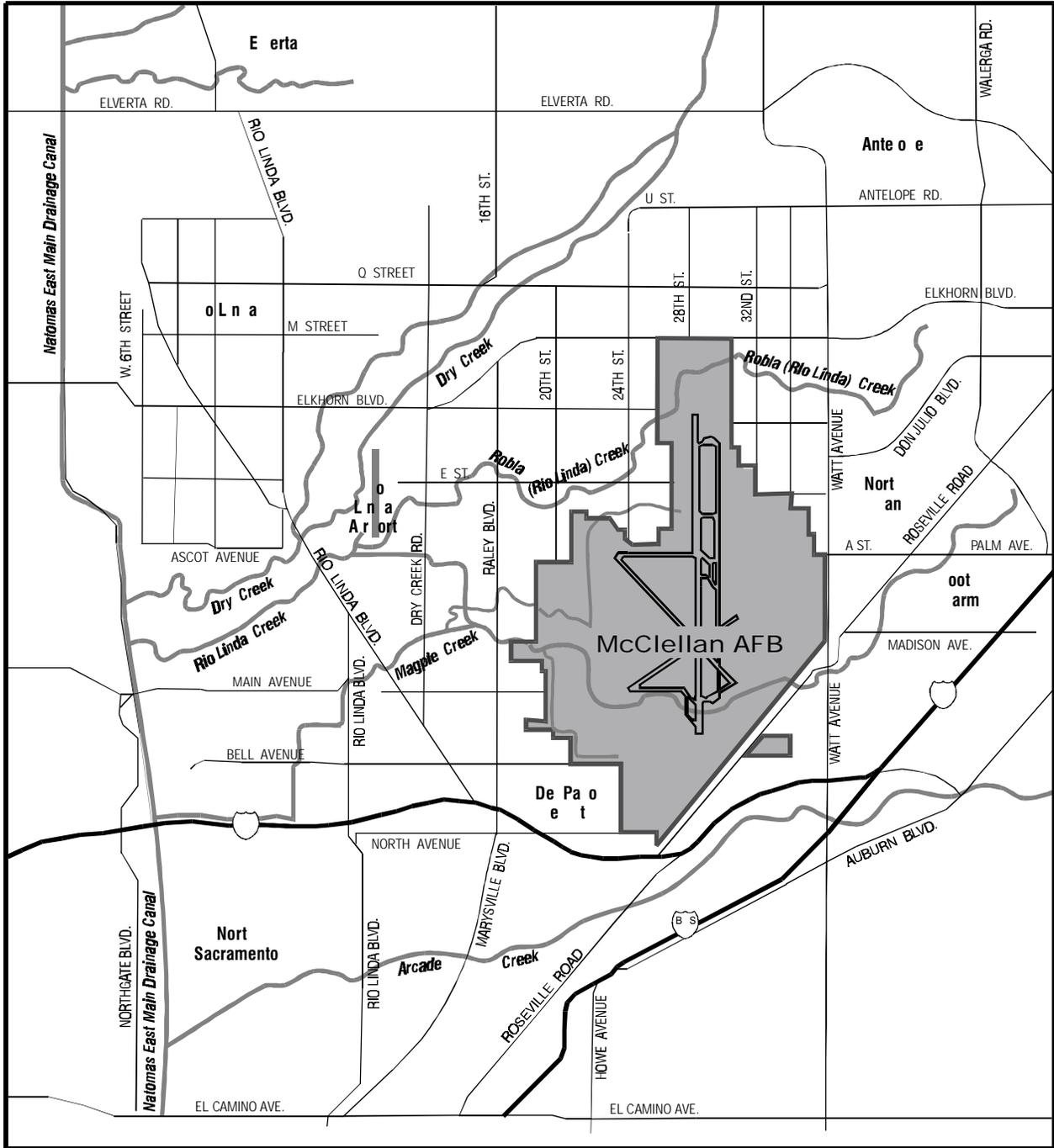
conditions under which the dispositions will be made. These decisions may affect the environment by influencing the nature of the future use of the property. Sacramento County, as the Lead Agency for CEQA, will use this document in their decision making for base reuse planning and proposed SPA rezoning.

ALTERNATIVES INCLUDING THE PROPOSED ACTION

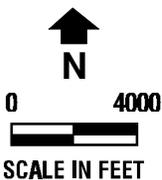
McClellan AFB encompasses approximately 3,000 acres, including the airfield, aviation support, industrial, institutional (medical and educational), commercial, residential, and public facilities/recreation areas (see Figure S-1). Surplus property would be available for disposal for civilian reuse and approximately 80 acres of land at McClellan AFB will be retained for use by federal agencies. As shown in Figure S-2, in addition to the main base, there are five other McClellan AFB properties included in the Proposed Action. These other parcels, including their approximate acreage, are: Capehart Housing (217 acres); Sacramento River Dock (2 acres); Camp Kohler (35 acres); McClellan AFB (Mather) Hospital Annex (26 acres); and Davis Global Communications Site (316 acres). The Sacramento River Dock and 217 acres of Capehart Housing could be available for disposal for civilian use while Camp Kohler, the McClellan AFB (Mather) Hospital Annex, and approximately 120 acres at the Davis Global Communications Site would all be retained for use by several federal agencies. The Proposed Action and alternatives evaluated in this PEIS/EIR considered all of the area within the 1995/1996 boundary of the main base and the other McClellan AFB properties.

The Proposed Action and reasonable alternatives are assessed in this PEIS/EIR for the purpose of evaluating potential environmental impacts resulting from the disposal and reuse of McClellan AFB properties. The Air Force has based its Proposed Action on the McClellan AFB General Reuse Plan prepared by the County of Sacramento, the designated Local Redevelopment Authority (LRA). To encompass the range of possible reuse scenarios, the Air Force and County developed four reasonable alternatives, including the No-Action Alternative, for analysis.

Proposed Action. The Proposed Action, which is based on Sacramento County's General Reuse Plan, focuses on the creation of a McClellan Technology Center at McClellan AFB with a private airfield to be operated as part of the industrial infrastructure. Creation of this "center" contemplates a private entity being awarded the consolidated depot maintenance workload contract and a private entity accomplishing the workload at McClellan AFB. Under the General Reuse Plan, the center would incorporate aviation support,

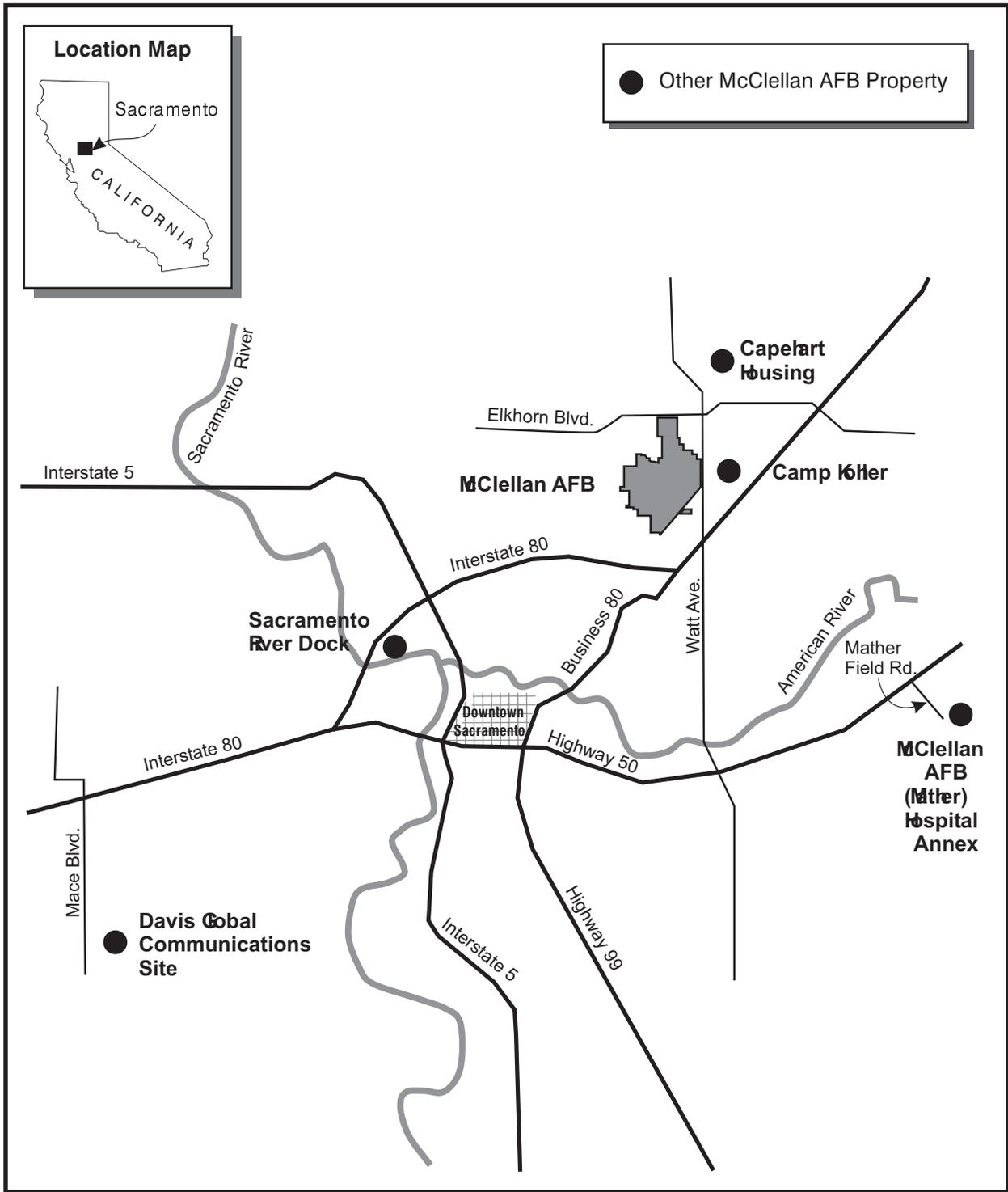


EXPLANATION

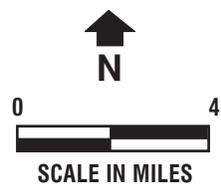


**McClellan AFB
Vicinity Map**

Figure S- .



EXPLANATION



**Other McClellan AFB
Property Vicinity Map**

Figure S-2.

industrial, administrative, commercial, residential, and public facilities/ recreation land reuses on those properties of the base to be disposed.

Also part of the Proposed Action would be a rezoning of the main base from M-1 (Light Industrial) to SPA, adoption of the General Reuse Plan, and the adoption of a SPA Ordinance proposed by the County for the McClellan Technology Center. The proposed SPA is designed to accurately reflect the existing uses and activities currently taking place at McClellan AFB as permitted uses, as well as to allow for the smooth transition of the base from military to civilian use by ensuring the required zoning controls are in place. The Proposed Action was prepared under the assumption that the aircraft maintenance/industrial workload will be accomplished with other commercial like-use activities at McClellan AFB by private industry.

The following reasonable alternatives to the Proposed Action are being considered:

- The **Commercial Aviation Technology Center (Alternative #1)** assumes the existing aircraft maintenance workload would be transferred to an Air Force facility elsewhere or to a private facility. Under this alternative, similar aircraft maintenance/light industrial activities would continue at McClellan AFB using existing facilities but without the public-private competition workload. Land reuses would be similar to those under the Proposed Action, however, aviation support would involve commercial aircraft only.
- The **Non-Aviation/Light Industrial Center (Alternative #2)** assumes that the existing aircraft maintenance workload is transferred to an Air Force facility elsewhere or to a private facility and that the airfield and its supporting facilities are closed. The property available for disposal would be reused for low-intensity recreation/habitat restoration, high technology operations, warehousing, manufacturing, light industrial, ancillary support, administrative, and community services.
- The **Non-Aviation/Redevelopment Alternative (Alternative #3)** focuses on redevelopment rather than reuse of the base property, assuming that there is little opportunity to reuse existing base sites and facilities. Under this alternative, mixed land use of base property would occur with redevelopment activities generally reflecting the current economic mix of businesses and institutions in the Sacramento area, including low-intensity recreation/habitat restoration.
- Under the **No-Action Alternative (Alternative #4)** McClellan AFB would remain under Air Force ownership in an inactive status or with no civilian reuse. On-site activities would be limited to minimal maintenance, environmental cleanup, and other actions associated with inactive status of surplus properties. Federally retained properties would also be part of the No-Action Alternative.

Other Land Use Concepts. Other land use concepts represent specific reuse opportunities that were proposed during preparation of this PEIS/EIR; these opportunities are consistent with the General Reuse Plan and are, therefore, included in the analysis of the Proposed Action and reasonable alternatives. These opportunities include proposed uses associated with requests received by the Air Force for homeless assistance and public benefit conveyance of disposal property. Homeless assistance providers have requested conveyance of property for uses such as food storage and housing. Various educational organizations have requested that property be conveyed for use as office space, training facilities, food storage warehouses, youth and education centers, and recreational facilities. Two local recreation and park districts have requested the conveyance of various recreational facilities, currently present on the installation, to their organizations. City and County law enforcement and fire protection services have also requested conveyance of McClellan AFB facilities for public safety uses. Property conveyance may also be requested by the LRA for economic development purposes. In addition to these land use concepts, other reuse opportunities have been proposed for McClellan AFB facilities. These proposals include development of a City and County joint maintenance facility and corporation yard, relocation of the Defense Microelectronics Agency (DEMA) to Building 620, and continued use of the Technical Operations Division (TOD), McClellan Nuclear Radiation Center, Administrative Offices within the Community area, North Area Transfer Station, and Physical Science Lab facilities for similar purposes. One independent organization, the SAFE Federal Credit Union, has requested the negotiated sale of the McClellan AFB Credit Union through "First Right of Refusal." An interim lease has been executed for bus assembly operations. This PEIS/EIR considers permanent bus assembly operations as a component of the Proposed Action.

Figure S-3 depicts the key milestones and the timeline for decision making on disposal of base property. The figure also shows when the various reuse alternatives would begin operation, the 1995/1996 baseline, and the year 2020 planning horizon used for the impact analysis in this PEIS/EIR.

SCOPE OF STUDY

The Notice of Intent (NOI) to prepare an EIS for the disposal of McClellan AFB was published in the Federal Register on 17 October 1996. The Notice of Preparation (NOP) to prepare an EIR for reuse and rezoning of McClellan AFB was filed with the State Clearinghouse, and posted in the Sacramento County Clerk's office on 26 November 1996. The NOI and NOP were mailed to local agencies and other private organizations in the Sacramento area. An initial study checklist to determine whether an EIR or Negative Declaration was required for the Proposed Action was prepared and attached to the NOP. Issues related to the disposal and reuse of McClellan AFB were identified during an ensuing scoping period. Pursuant to NEPA, a public

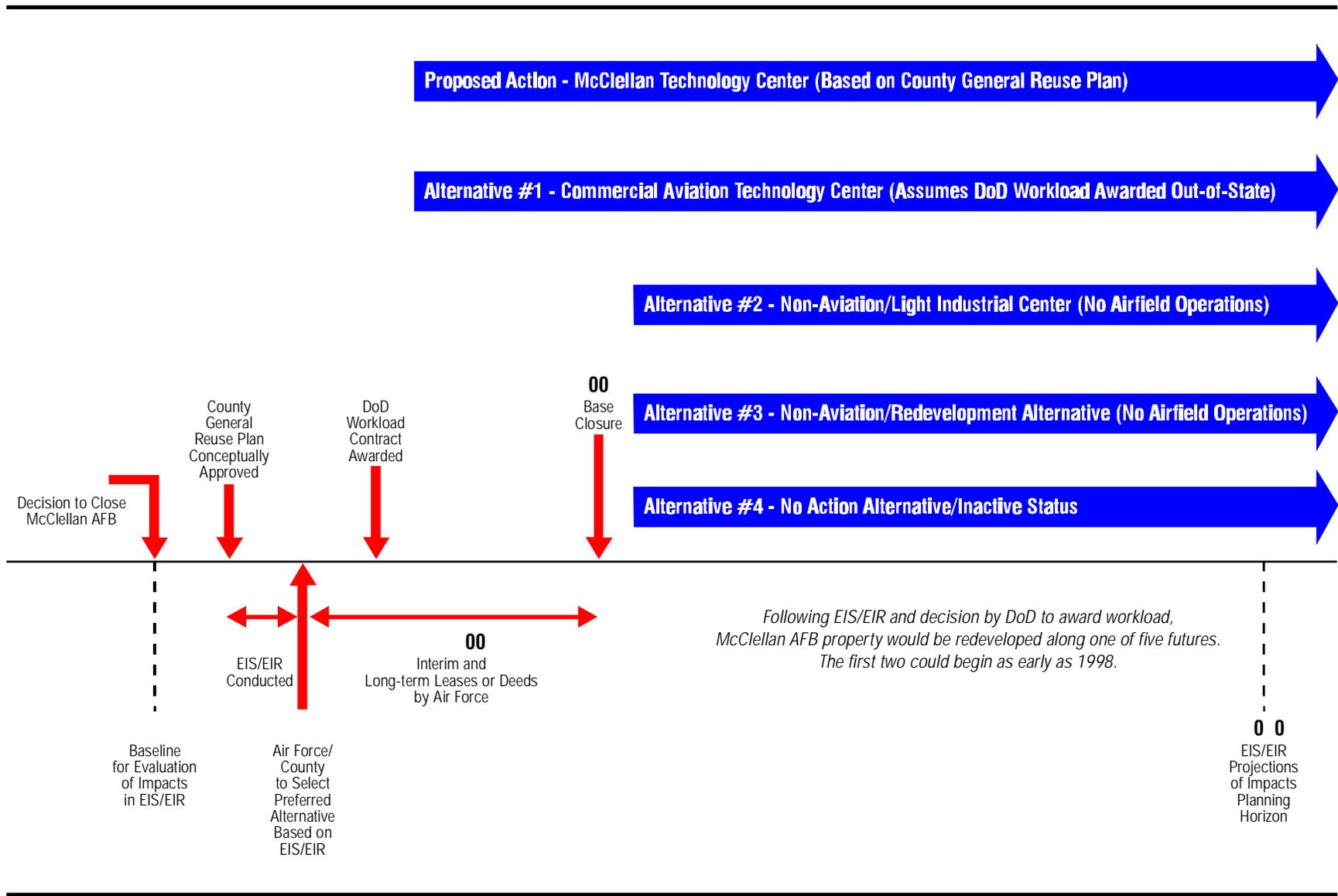


Figure S- . Base Closure Milestone and Alternative Development Future

scoping meeting was held on 14 November 1996 at the North Highlands Community Center, 6040 Watt Avenue, North Highlands, California, to solicit comments and concerns from the general public on the disposal and reuse of McClellan AFB. A separate letter was sent by the Air Force on 7 February 1997 as part of the Environmental Justice outreach to minority and low-income organizations in the local community and Sacramento region.

The comments and concerns expressed at the scoping meeting and in written correspondence received by the Air Force and Sacramento County, as well as information from other sources, were used to help determine the scope and direction of studies and analyses required to accomplish this PEIS/EIR.

This PEIS/EIR discusses the potential environmental impacts associated with the Proposed Action and reasonable alternatives, as well as with interim activities (e.g., interim outleases) that may be allowed by the Air Force before final disposal of the base. In order to establish the context in which these environmental impacts may occur, anticipated changes in population and employment, land use and aesthetics, transportation, and community and public utility services are discussed as reuse-related influencing factors. Issues related to current and future management of hazardous materials and wastes are also discussed. Potential impacts to the physical and natural environment are evaluated for soils and geology, water resources, air quality, noise, biological resources, and cultural resources. Environmental Justice issues were also evaluated in this PEIS/EIR. These impacts may occur as a direct result of disposal and reuse actions or as an indirect result of changes to the local communities.

The baseline against which the Proposed Action and alternatives are analyzed consists of the conditions that existed in 1995/1996. The 1995/1996 baseline reflects current conditions. Although the baseline assumes current conditions, a reference to postclosure conditions in the surrounding community is provided in several sections (e.g., air quality and noise) to allow a comparative analysis over time. This will assist the Air Force and Sacramento County decision makers and other agencies that may be making decisions relating to disposal and reuse of McClellan AFB in understanding potential long-term trends in comparison to conditions at base closure.

The Air Force has also prepared a separate Socioeconomic Impact Analysis Study (SIAS) on the economic impacts expected in the region as a result of the closure, disposal, and reuse of McClellan AFB (McClellan AFB, 1997a). That document, although not required by NEPA or CEQA, will assist the local community in planning for the transition of the base from military to civilian use. The PEIS/EIR uses population and employment projections from the SIAS to support the analysis of potential environmental impacts to biophysical resources.

SUMMARY OF ENVIRONMENTAL IMPACTS

This PEIS/EIR considers environmental impacts of the Air Force's disposal of the installation and portrays a variety of potential land uses to cover reasonable future uses of the property and facilities by others, along with proposed rezoning. Several alternative scenarios were used to group reasonable land uses and to examine the environmental effects of likely reuse of McClellan AFB.

Environmental impacts of the Proposed Action and reasonable alternatives are briefly described below. Influencing factors include projections of the reuse activities that would likely influence the biophysical environment, including ground disturbance, socioeconomic factors, and infrastructure demands. Three key factors - direct employment, ground disturbance, and aircraft operations - are graphically portrayed in Figures S-4, S-5, and S-6. All factors are summarized in Table S-1. Environmental impacts and mitigation measures of the Proposed Action and alternatives are summarized in Table S-2.

Table S-2 compares the impacts of the Proposed Action and each of the four alternatives by resource category (e.g., air quality, biological resources). Impacts are characterized for CEQA purposes as "significant" or "less than significant" based on the assessment of the duration, extent, and magnitude of the impact. For each significant impact, mitigation measures are recommended that would avoid, reduce, or compensate for the impact to the degree feasible. Impacts that are substantially reduced are reduced to a "less-than-significant level." Impacts that cannot be adequately mitigated are designated as "significant/unavoidable." There are no significant and unavoidable impacts that are solely attributable to the Proposed Action and other reuse alternatives with the exception of Land Use and Aesthetics for the No-Action Alternative. Significant/unavoidable impacts of the Proposed Action and alternatives are listed in Table 5.1-1 in Chapter 5 of this PEIS/EIR. Significant/unavoidable impacts under the Proposed Action or other reuse alternatives would result from the cumulative effects of reuse or redevelopment activities on the environment in the northwest Sacramento County regional area.

The mitigation measures that are the responsibility of the federal government are designated by the letter "F" (e.g., F1, F2), while mitigation measures that are the responsibility of either the state or local government are preceded by the letters "SL" (e.g., SL1, SL2). The entity or agency identified as being responsible for implementing a particular mitigation measure is highlighted in bold at the end of the mitigation measure text in Table S-2. The Air Force, as Federal Lead Agency, would be responsible for implementing the identified federal mitigation measures. Sacramento County, as the State Lead Agency, would be responsible for implementing the state or local mitigation measures for future development actions on property within County jurisdiction. The City of Sacramento may use this PEIS/EIR as part of their CEQA

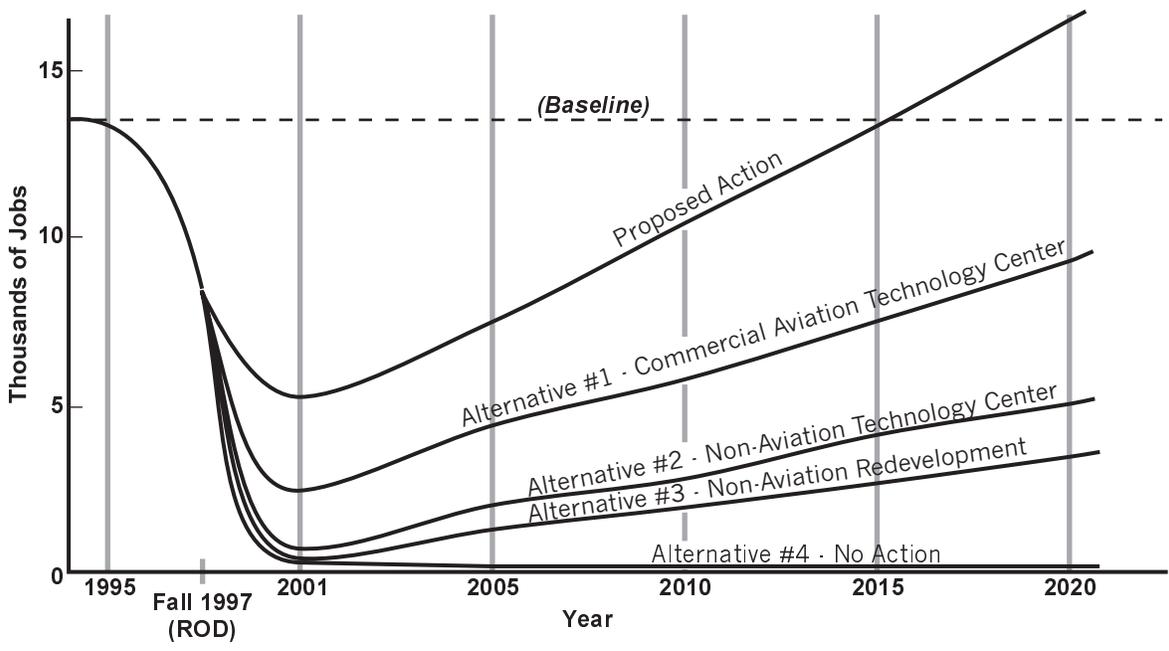


Figure S Comparisons o Direct mplo ment ver ime b propose Action an Alternatives

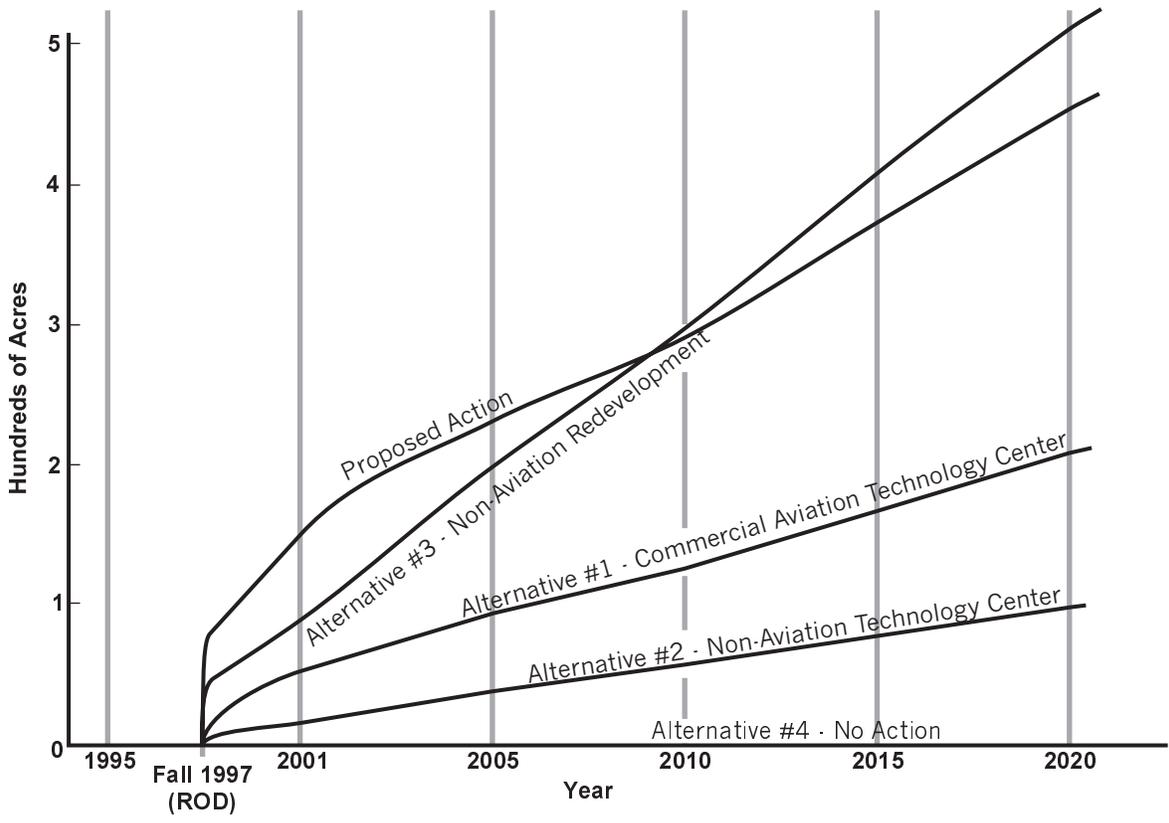
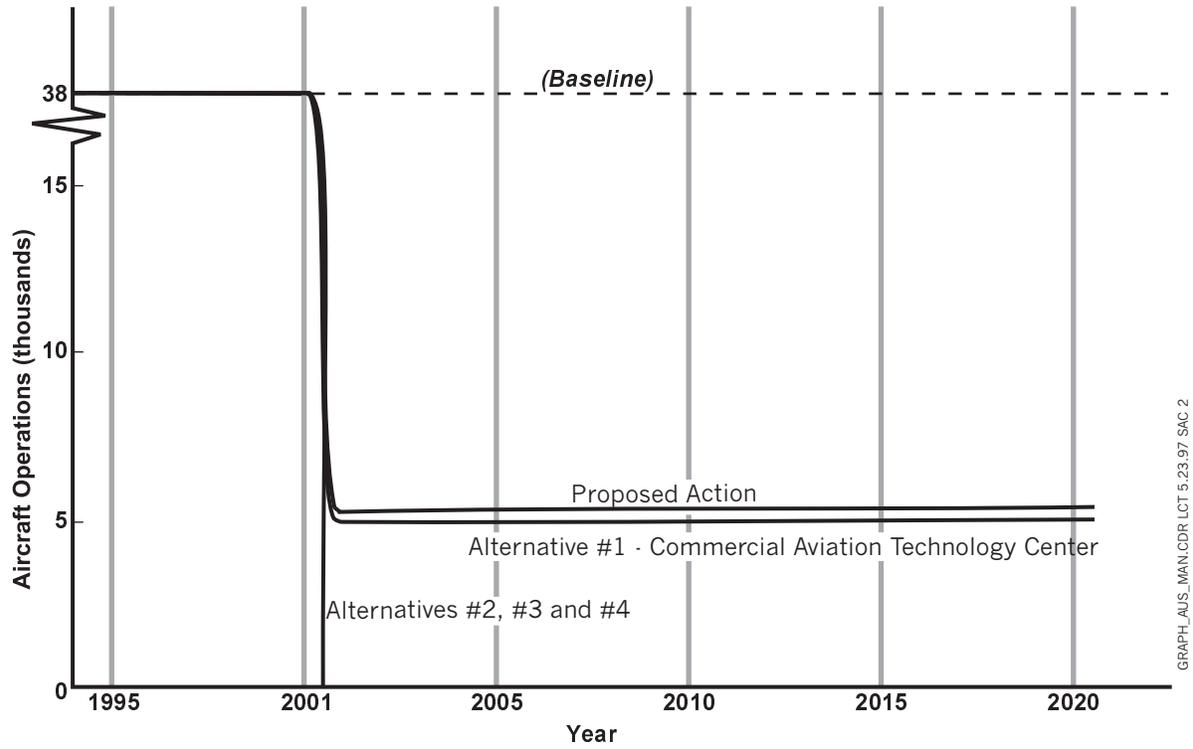


Figure S Comparisons o ncremental Disturbance o an ver ime b propose Action an Alternatives



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**Figure S Comparisons o Aircraft perations ver ime
b ropose Action an Alternatives**

environmental review for future actions on City property and implement applicable mitigation measures identified in this PEIS/EIR.

Other land use concepts including proposed federal transfers and conveyances to non-federal agencies and private parties are included within the development goals of the Proposed Action. The environmental impacts and associated mitigation measures for the Proposed Action also apply to the other land use concepts.

An environmental justice analysis is included in the EIS because it is the intent of Executive Order 12898 that federal agencies identify community issues of concern, particularly relating to Proposed Actions that may have a disproportionate effect on low-income or minority populations. Concerns of local neighborhoods include the potential health effects associated with groundwater and soil contamination, on-going and continuation of remediation programs after base closure, and reduction in property values and other socioeconomic values. The Air Force has undertaken a proactive program to involve local communities, particularly regarding groundwater and soil contamination, in the design and implementation of remedial efforts. It has also mounted several studies designed to determine the nature and extent of potential impacts on local communities. In recognition of the minorities and low-income families in the immediate area around the base, the Air Force hopes to minimize any potential impacts on local neighborhoods.

Table S-1. Summary of Reuse-Related Influencing Factors by Proposed Action and Alternatives

Factor	McClellan Technology Center (Proposed Action)						Commercial Aviation Technology Center Alternative #1					Non-Aviation/Light Industrial Center Alternative #2					Non-Aviation/Redevelopment Alternative Alternative #3					No-Action Alternative Alternative #4				
	Baseline 1995/1996	2001	2005	2010	2015	2020	2001	2005	2010	2015	2020	2001	2005	2010	2015	2020	2001	2005	2010	2015	2020	2001	2005	2010	2015	2020
Ground disturbances (cumulative acres)		147	214	295	376	457	52	91	128	165	203	16	38	57	77	97	89	198	304	410	517	0	0	0	0	0
Aircraft operations (annual) ¹	38,000	5,050	5,050	5,050	5,050	5,050	5,000	5,000	5,000	5,000	5,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Direct Employment (Number of Jobs)	13,500	5,200	7,500	10,400	13,300	16,100	2,400	4,200	5,800	7,500	9,200	900	2,000	3,000	4,000	5,000	600	1,300	2,000	2,700	3,400	150	150	150	150	150
Secondary Employment (Number of Jobs)	10,900	5,100	7,500	10,300	13,100	15,900	2,300	4,100	5,700	7,400	9,000	800	1,900	2,900	3,900	4,900	500	1,200	1,800	2,400	3,000	140	140	140	140	140
Net Employment Change (Number of Jobs) ²	N/A	(14,100)	(9,400)	(3,700)	2,000	7,600	(19,700)	(16,100)	(12,900)	(9,500)	(6,200)	(22,700)	(20,500)	(18,500)	(16,500)	(14,500)	(23,300)	(21,900)	(20,600)	(19,300)	(18,000)	(24,090)	(24,090)	(24,090)	(24,090)	(24,090)
Traffic (total daily trips) ³	40,700	15,150	22,500	31,200	39,900	48,300	7,150	12,450	17,550	22,600	27,700	2,650	5,900	8,650	12,000	15,050	1,750	4,000	6,050	8,050	10,100	450	450	450	450	450
Water consumption (MGD) ⁴	2.48	0.95	1.36	1.89	2.42	2.93	0.44	0.75	1.05	1.36	1.67	0.16	0.35	0.53	0.73	0.91	0.11	0.24	0.36	0.49	0.60	0.07	0.07	0.07	0.07	0.07
Wastewater treatment (MGD) ⁴	1.07	0.39	0.57	0.78	1.00	1.21	0.18	0.31	0.44	0.57	0.69	0.07	0.14	0.22	0.30	0.38	0.05	0.10	0.15	0.20	0.25	0.03	0.03	0.03	0.03	0.03
Solid waste disposal (tons/day) ⁴	22.0	8.76	12.64	17.53	22.42	27.14	4.05	6.91	9.78	12.64	15.51	1.52	3.20	4.89	6.57	8.26	1.01	2.02	3.20	4.38	5.56	0.67	0.67	0.67	0.67	0.67
Electrical consumption (MWH/day) ⁴	557.0	209.2	301.7	418.3	535.0	647.6	96.5	164.9	233.3	301.7	370.1	36.2	76.4	116.7	156.9	197.1	24.1	48.3	76.4	104.6	132.7	16.1	16.1	16.1	16.1	16.1
Natural gas demand (therms/day) ⁴	19,532	7,057	10,179	14,114	18,050	21,850	3,257	5,564	7,821	10,179	12,486	1,221	2,579	3,936	5,293	6,650	814	1,629	2,579	3,529	4,479	543	543	543	543	543

Footnotes:

¹ Based upon the total numbers of landings and takeoffs and touch and go operations at McClellan AFB.

² Net employment (direct plus secondary) from baseline employment (direct plus secondary).

³ Traffic associated with direct, on-site employees.

⁴ Utility consumption for McClellan AFB (main base only).

Table S-2. Summary of Environmental Impacts and Suggested Mitigation for the Proposed Action and Reasonable Reuse Alternatives
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McClellan Technology Center (Proposed Action)	Commercial Aviation Technology Center (Alternative #1)	Non-Aviation/ Light Industrial Center (Alternative #2)	Non-Aviation/ Redevelopment Alternative (Alternative #3)	No-Action Alternative (Alternative #4)
LOCAL COMMUNITY				
Land Use And Aesthetics:				
<p>IMPACTS: <u>Significant^a</u></p> <ul style="list-style-type: none"> Potential incompatibility between uses in the High Technology Industrial Park District and Residential Community Support District and on other properties adjacent to the main base (SL1). <p>MITIGATION MEASURES:</p> <ul style="list-style-type: none"> SL1. Development Plan Review Shall be Conducted by the Sacramento County Project Planning Commission for Any Development Projects in the High Technology Industrial Park District Within 500 Feet of the Residential and Community Support District and Adjacent Residential Properties. With this requirement for additional discretionary review of industrial projects that would be developed near the Residential and Community Support District or adjacent residential properties, new projects shall be reviewed on a project-by-project basis to ensure that existing sensitive land uses are protected (County). 	<p>IMPACTS: <u>Significant^a</u></p> <ul style="list-style-type: none"> Potential incompatibility between uses in the High Technology Industrial Park District and Residential Community Support District and on other properties adjacent to the main base (SL1). <p>MITIGATION MEASURES:</p> <ul style="list-style-type: none"> SL1. Development Plan Review Shall be Conducted by the Sacramento County Project Planning Commission for Any Development Projects in the High Technology Industrial Park District Within 500 Feet of the Residential and Community Support District and Adjacent Residential Properties. With this requirement for additional discretionary review of industrial projects that would be developed near the Residential and Community Support District or adjacent residential properties, new projects shall be reviewed on a project-by-project basis to ensure that existing sensitive land uses are protected (County). 	<p>IMPACTS: <u>Significant^a</u></p> <ul style="list-style-type: none"> Potential incompatibility between uses in the High Technology Industrial Park District and Residential Community Support District and on other properties adjacent to the main base (SL1). <p>MITIGATION MEASURES:</p> <ul style="list-style-type: none"> SL1. Development Plan Review Shall be Conducted by the Sacramento County Project Planning Commission for Any Development Projects in the High Technology Industrial Park District Within 500 Feet of the Residential and Community Support District and Adjacent Residential Properties. With this requirement for additional discretionary review of industrial projects that would be developed near the Residential and Community Support District or adjacent residential properties, new projects shall be reviewed on a project-by-project basis to ensure that existing sensitive land uses are protected (County). 	<p>IMPACTS: <u>Significant^a</u></p> <ul style="list-style-type: none"> Potential incompatibility between uses in the High Technology Industrial Park District and Residential Community Support District and on other properties adjacent to the main base (SL1). <p>MITIGATION MEASURES:</p> <ul style="list-style-type: none"> SL1. Development Plan Review Shall be Conducted by the Sacramento County Project Planning Commission for Any Development Projects in the High Technology Industrial Park District Within 500 Feet of the Residential and Community Support District and Adjacent Residential Properties. With this requirement for additional discretionary review of industrial projects that would be developed near the Residential and Community Support District or adjacent residential properties, new projects shall be reviewed on a project-by-project basis to ensure that existing sensitive land uses are protected (County). 	<p>IMPACTS: <u>Significant/Unavoidable^b</u></p> <ul style="list-style-type: none"> Potential physical degradation of the McClellan AFB property buildings and infrastructure with no reuse or redevelopment leading to urban blight in the local community. <p>MITIGATION MEASURES:</p> <ul style="list-style-type: none"> No feasible mitigation measures available.

^a Impact can be reduced to a less-than-significant level with implementation of mitigation measures.

^b Impact cannot be reduced to a less-than-significant level.

Table S-2. Summary of Environmental Impacts and Suggested Mitigation for the Proposed Action and Reasonable Reuse Alternatives
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McClellan Technology Center (Proposed Action)	Commercial Aviation Technology Center (Alternative #1)	Non-Aviation/ Light Industrial Center (Alternative #2)	Non-Aviation/ Redevelopment Alternative (Alternative #3)	No-Action Alternative (Alternative #4)
LOCAL COMMUNITY (Continued)				
Transportation:				
<p>IMPACTS: <u>Significant^a</u></p> <ul style="list-style-type: none"> Degradation of levels of service or increase in V/C ratio at three roadway segments (SL1). <p>MITIGATION MEASURES:</p> <ul style="list-style-type: none"> SL1. Sacramento County, in cooperation with the City of Sacramento, shall: <ol style="list-style-type: none"> Develop and implement a funding mechanism to pay the fair share of mitigation for the following roadway improvements: <ol style="list-style-type: none"> Widen Marysville Boulevard between Bell Avenue and Rio Linda Boulevard from 2 to 4 lanes; the fair share mitigation is 2%. Widen Roseville Road between Madison Avenue and Walerga Road from 4 to 6 lanes; the fair share mitigation is 2%. Widen Roseville Road between Watt Avenue and Madison Avenue from 4 to 6 lanes; the fair share mitigation is 2%. <p>The funding mechanism shall be developed and implemented prior to on-site employment exceeding 13,500; OR</p> 	<p>IMPACTS: <u>Significant^a</u></p> <ul style="list-style-type: none"> None. <p>MITIGATION MEASURES:</p> <ul style="list-style-type: none"> None required. 	<p>IMPACTS: <u>Significant^a</u></p> <ul style="list-style-type: none"> Elimination of the airfield runway and taxiways would increase the potential for development and changes in circulation patterns (SL2). <p>MITIGATION MEASURES:</p> <ul style="list-style-type: none"> SL2. Before eliminating the McClellan AFB airfield runway and taxiways, Sacramento County shall determine if revisions are needed to the SPA and implement any needed revisions to control reuse and development of lands now devoted to runway area. In addition, the County shall also initiate a specific plan process and implement the appropriate environmental review process to examine changes to the area circulation patterns (County). 	<p>IMPACTS: <u>Significant^a</u></p> <ul style="list-style-type: none"> Elimination of the airfield runway and taxiways would increase the potential for development and changes in circulation patterns (SL2). <p>MITIGATION MEASURES:</p> <ul style="list-style-type: none"> SL2. Before eliminating the McClellan AFB airfield runway and taxiways, Sacramento County shall determine if revisions are needed to the SPA and implement any needed revisions to control reuse and development of lands now devoted to runway area. In addition, the County shall also initiate a specific plan process and implement the appropriate environmental review process to examine changes to the area circulation patterns (County). 	<p>IMPACTS: None.</p> <p>MITIGATION MEASURES:</p> <ul style="list-style-type: none"> None required.

^a Impact can be reduced to a less-than-significant level with implementation of mitigation measures.

^b Impact cannot be reduced to a less-than-significant level.

Table S-2. Summary of Environmental Impacts and Suggested Mitigation for the Proposed Action and Reasonable Reuse Alternatives
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McClellan Technology Center (Proposed Action)	Commercial Aviation Technology Center (Alternative #1)	Non-Aviation/ Light Industrial Center (Alternative #2)	Non-Aviation/ Redevelopment Alternative (Alternative #3)	No-Action Alternative (Alternative #4)
LOCAL COMMUNITY (Continued)				
Transportation (Continued):				
b) Demonstrate that the required Transportation Control Measures (TCMs), stated in Section 4.3.3, are sufficient to keep the number of trips generated to less than the 40,700 trips generated by the base under existing (baseline) conditions. To determine the effectiveness of the TCM mitigation, annual traffic counts shall be conducted at controlled access points for the site. The results shall be submitted to the Sacramento County Planning and Community Development Department (County).				
Utilities — Water Supply:				
IMPACTS: <u>Less-than-Significant</u> <ul style="list-style-type: none"> 18.2 percent increase in basewide utility use by 2020 when compared to 1995 baseline use. Current systems, if maintained appropriately, would be able to accommodate increase. MITIGATION MEASURES: <ul style="list-style-type: none"> None required. 	IMPACTS: <u>Less-than-Significant</u> <ul style="list-style-type: none"> 32.7 percent decrease in basewide utility use by 2020 when compared to 1995 baseline use. MITIGATION MEASURES: <ul style="list-style-type: none"> None required. 	IMPACTS: <u>Less-than-Significant</u> <ul style="list-style-type: none"> 63.3 percent decrease in basewide utility use by 2020 when compared to 1995 baseline use. MITIGATION MEASURES: <ul style="list-style-type: none"> None required. 	IMPACTS: <u>Less-than-Significant</u> <ul style="list-style-type: none"> 75.8 percent decrease in basewide utility use by 2020 when compared to 1995 baseline use. MITIGATION MEASURES: <ul style="list-style-type: none"> None required. 	IMPACTS: <u>Less-than-Significant</u> <ul style="list-style-type: none"> 97.2 percent decrease in basewide utility use by 2020 when compared to 1995 baseline demands. MITIGATION MEASURES: <ul style="list-style-type: none"> None required.

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Table S-2. Summary of Environmental Impacts and Suggested Mitigation for the Proposed Action and Reasonable Reuse Alternatives
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McClellan Technology Center (Proposed Action)	Commercial Aviation Technology Center (Alternative #1)	Non-Aviation/ Light Industrial Center (Alternative #2)	Non-Aviation/ Redevelopment Alternative (Alternative #3)	No-Action Alternative (Alternative #4)
LOCAL COMMUNITY (Continued)				
Utilities — Wastewater:				
<p>IMPACTS: <u>Less-than-Significant</u></p> <ul style="list-style-type: none"> 13.1 percent increase in basewide utility use by 2020 when compared to 1995 baseline demands. Current systems, if maintained appropriately, would be able to accommodate increase. Users of wastewater systems would need to obtain individual NPDES permits. <p>MITIGATION MEASURES:</p> <ul style="list-style-type: none"> None required. 	<p>IMPACTS: <u>Less-than-Significant</u></p> <ul style="list-style-type: none"> 35.5 percent decrease in basewide utility use by 2020 when compared to 1995 baseline demands. Users of wastewater systems would need to obtain individual NPDES permits. <p>MITIGATION MEASURES:</p> <ul style="list-style-type: none"> None required. 	<p>IMPACTS: <u>Less-than-Significant</u></p> <ul style="list-style-type: none"> 64.5 percent decrease in basewide utility use by 2020 when compared to 1995 baseline demands. Users of wastewater systems would need to obtain individual NPDES permits. <p>MITIGATION MEASURES:</p> <ul style="list-style-type: none"> None required. 	<p>IMPACTS: <u>Less-than-Significant</u></p> <ul style="list-style-type: none"> 76.6 percent decrease in basewide utility use by 2020 when compared to 1995 baseline demands. Users of wastewater systems would need to obtain individual NPDES permits. <p>MITIGATION MEASURES:</p> <ul style="list-style-type: none"> None required. 	<p>IMPACTS: <u>Less-than-Significant</u></p> <ul style="list-style-type: none"> 97.2 percent decrease in basewide utility use by 2020 when compared to 1995 baseline demands. Users of wastewater systems would need to obtain individual NPDES permits. <p>MITIGATION MEASURES:</p> <ul style="list-style-type: none"> None required.
Utilities — Solid Waste:				
<p>IMPACTS: <u>Less-than-Significant</u></p> <ul style="list-style-type: none"> 23.7 percent increase in basewide utility use by 2020 when compared to 1995 baseline demands. Current systems, if maintained appropriately, would be able to accommodate increase. <p>MITIGATION MEASURES:</p> <ul style="list-style-type: none"> None required. 	<p>IMPACTS: <u>Less-than-Significant</u></p> <ul style="list-style-type: none"> 29.3 percent decrease in basewide utility use by 2020 when compared to 1995 baseline demands. <p>MITIGATION MEASURES:</p> <ul style="list-style-type: none"> None required. 	<p>IMPACTS: <u>Less-than-Significant</u></p> <ul style="list-style-type: none"> 62.4 percent decrease in basewide utility use by 2020 when compared to 1995 baseline demands. <p>MITIGATION MEASURES:</p> <ul style="list-style-type: none"> None required. 	<p>IMPACTS: <u>Less-than-Significant</u></p> <ul style="list-style-type: none"> 74.7 percent decrease in basewide utility use by 2020 when compared to 1995 baseline demands. <p>MITIGATION MEASURES:</p> <ul style="list-style-type: none"> None required. 	<p>IMPACTS: <u>Less-than-Significant</u></p> <ul style="list-style-type: none"> 96.9 percent decrease in basewide utility use by 2020 when compared to 1995 baseline demands. <p>MITIGATION MEASURES:</p> <ul style="list-style-type: none"> None required.
Utilities — Energy (Electricity):				
<p>IMPACTS: <u>Less-than-Significant</u></p> <ul style="list-style-type: none"> 16.3 percent increase in basewide utility use by 2020 when compared to 1995 baseline demands. Current systems, if maintained appropriately, would be able to accommodate increase. 	<p>IMPACTS: <u>Less-than-Significant</u></p> <ul style="list-style-type: none"> 33.6 percent decrease in basewide utility use by 2020 when compared to 1995 baseline demands. 	<p>IMPACTS: <u>Less-than-Significant</u></p> <ul style="list-style-type: none"> 64.6 percent decrease in basewide utility use by 2020 when compared to 1995 baseline demands. 	<p>IMPACTS: <u>Less-than-Significant</u></p> <ul style="list-style-type: none"> 76.2 percent decrease in basewide utility use by 2020 when compared to 1995 baseline demands. 	<p>IMPACTS: <u>Less-than-Significant</u></p> <ul style="list-style-type: none"> 97.1 percent decrease in basewide utility use by 2020 when compared to 1995 baseline demands.

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Table S-2. Summary of Environmental Impacts and Suggested Mitigation for the Proposed Action and Reasonable Reuse Alternatives
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McClellan Technology Center (Proposed Action)	Commercial Aviation Technology Center (Alternative #1)	Non-Aviation/ Light Industrial Center (Alternative #2)	Non-Aviation/ Redevelopment Alternative (Alternative #3)	No-Action Alternative (Alternative #4)
LOCAL COMMUNITY (Continued)				
Utilities — Energy (Electricity) (Continued):				
MITIGATION MEASURES: • None required.	MITIGATION MEASURES: • None required.	MITIGATION MEASURES: • None required.	MITIGATION MEASURES: • None required.	MITIGATION MEASURES: • None required.
Utilities — Energy (Natural Gas):				
IMPACTS: <u>Less-than-Significant</u> • 11.9 percent increase in basewide utility use by 2020 when compared to 1995 baseline demands. Current systems, if maintained appropriately, would be able to accommodate increase. MITIGATION MEASURES: • None required.	IMPACTS: <u>Less-than-Significant</u> • 36.1 percent decrease in basewide utility use by 2020 when compared to 1995 baseline demands. MITIGATION MEASURES: • None required.	IMPACTS: <u>Less-than-Significant</u> • 66.0 percent decrease in basewide utility use by 2020 when compared to 1995 baseline demands. MITIGATION MEASURES: • None required.	IMPACTS: <u>Less-than-Significant</u> • 77.1 percent decrease in basewide utility use by 2020 when compared to 1995 baseline demands. MITIGATION MEASURES: • None required.	IMPACTS: <u>Less-than-Significant</u> • 97.2 percent decrease in basewide utility use by 2020 when compared to 1995 baseline demands. MITIGATION MEASURES: • None required.
Public Services:				
IMPACTS: <u>Less-than-Significant</u> • Continuation of McClellan Fire Department fire protection services until occupancy of property by the LRA including a mechanism to ensure continuance of these services. MITIGATION MEASURES: • None required.	IMPACTS: <u>Less-than-Significant</u> • Continuation of McClellan Fire Department fire protection services until occupancy of property by the LRA including a mechanism to ensure continuance of these services. MITIGATION MEASURES: • None required.	IMPACTS: <u>Less-than-Significant</u> • Continuation of McClellan Fire Department fire protection services until occupancy of property by the LRA including a mechanism to ensure continuance of these services. MITIGATION MEASURES: • None required.	IMPACTS: <u>Less-than-Significant</u> • Continuation of McClellan Fire Department fire protection services until occupancy of property by the LRA including a mechanism to ensure continuance of these services. MITIGATION MEASURES: • None required.	IMPACTS: <u>Less-than-Significant</u> • Decrease in demand on public services. • Fewer McClellan Air Force Base dependents would attend public schools, possibly resulting in under-utilized facilities. MITIGATION MEASURES: • None required.

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Table S-2. Summary of Environmental Impacts and Suggested Mitigation for the Proposed Action and Reasonable Reuse Alternatives
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McClellan Technology Center (Proposed Action)	Commercial Aviation Technology Center (Alternative #1)	Non-Aviation/ Light Industrial Center (Alternative #2)	Non-Aviation/ Redevelopment Alternative (Alternative #3)	No-Action Alternative (Alternative #4)
HAZARDOUS MATERIALS AND HAZARDOUS WASTE MANAGEMENT				
Hazardous Materials Management:				
<p>IMPACTS:</p> <p><u>Less-than-Significant</u></p> <ul style="list-style-type: none"> Potential additional hazardous material storage sites. Without a coordinated hazardous materials management program, additional storage sites by multiple owners/operators may result (SL1). 	<p>IMPACTS:</p> <p><u>Less-than-Significant</u></p> <ul style="list-style-type: none"> Potential additional hazardous material storage sites. Without a coordinated hazardous materials management program, additional storage sites by multiple owners/operators may result (SL1). 	<p>IMPACTS:</p> <p><u>Less-than-Significant</u></p> <ul style="list-style-type: none"> Potential additional hazardous material storage sites. Without a coordinated hazardous materials management program, additional storage sites by multiple owners/operators may result (SL1). 	<p>IMPACTS:</p> <p><u>Less-than-Significant</u></p> <ul style="list-style-type: none"> Potential additional hazardous material storage sites. Without a coordinated hazardous materials management program, additional storage sites by multiple owners/operators may result (SL1). 	<p>IMPACTS:</p> <p><u>Less-than-Significant</u></p> <ul style="list-style-type: none"> Decrease in quantities of hazardous materials used on base property.
<p>MITIGATION MEASURES:</p> <ul style="list-style-type: none"> SL1. A cooperative planning body of future users at McClellan AFB for hazardous materials management shall be established with the support of the new individual operators on the base. Establishment of such a body would ensure compliance and reduce the costs of environmental compliance training, health and safety training, spill prevention, and emergency response. This planning body would increase recycling, minimize waste, eliminate additional storage, and ensure the capacity limits of existing facilities are not exceeded (County). 	<p>MITIGATION MEASURES:</p> <ul style="list-style-type: none"> SL1. A cooperative planning body of future users at McClellan AFB for hazardous materials management shall be established with the support of the new individual operators on the base. Establishment of such a body would ensure compliance and reduce the costs of environmental compliance training, health and safety training, spill prevention, and emergency response. This planning body would increase recycling, minimize waste, eliminate additional storage, and ensure the capacity limits of existing facilities are not exceeded (County). 	<p>MITIGATION MEASURES:</p> <ul style="list-style-type: none"> SL1. A cooperative planning body of future users at McClellan AFB for hazardous materials management shall be established with the support of the new individual operators on the base. Establishment of such a body would ensure compliance and reduce the costs of environmental compliance training, health and safety training, spill prevention, and emergency response. This planning body would increase recycling, minimize waste, eliminate additional storage, and ensure the capacity limits of existing facilities are not exceeded (County). 	<p>MITIGATION MEASURES:</p> <ul style="list-style-type: none"> SL1. A cooperative planning body of future users at McClellan AFB for hazardous materials management shall be established with the support of the new individual operators on the base. Establishment of such a body would ensure compliance and reduce the costs of environmental compliance training, health and safety training, spill prevention, and emergency response. This planning body would increase recycling, minimize waste, eliminate additional storage, and ensure the capacity limits of existing facilities are not exceeded (County). 	<p>MITIGATION MEASURES:</p> <ul style="list-style-type: none"> None required.

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Table S-2. Summary of Environmental Impacts and Suggested Mitigation for the Proposed Action and Reasonable Reuse Alternatives
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McClellan Technology Center (Proposed Action)	Commercial Aviation Technology Center (Alternative #1)	Non-Aviation/ Light Industrial Center (Alternative #2)	Non-Aviation/ Redevelopment Alternative (Alternative #3)	No-Action Alternative (Alternative #4)
HAZARDOUS MATERIALS AND HAZARDOUS WASTE MANAGEMENT (Continued)				
Hazardous Waste Management:				
<p>IMPACTS:</p> <p><u>Less-than-Significant</u></p> <ul style="list-style-type: none"> Potential additional hazardous waste storage sites. Without a coordinated hazardous waste management program, additional storage sites by multiple owners/operators may result (SL1). 	<p>IMPACTS:</p> <p><u>Less-than-Significant</u></p> <ul style="list-style-type: none"> Potential additional hazardous waste storage sites. Without a coordinated hazardous waste management program, additional storage sites by multiple owners/operators may result (SL1). 	<p>IMPACTS:</p> <p><u>Less-than-Significant</u></p> <ul style="list-style-type: none"> Potential additional hazardous waste storage sites. Without a coordinated hazardous waste management program, additional storage sites by multiple owners/operators may result (SL1). 	<p>IMPACTS:</p> <p><u>Less-than-Significant</u></p> <ul style="list-style-type: none"> Potential additional hazardous waste storage sites. Without a coordinated hazardous waste management program, additional storage sites by multiple owners/operators may result (SL1). 	<p>IMPACTS:</p> <p><u>Less-than-Significant</u></p> <ul style="list-style-type: none"> All satellite accumulation points would be closed and the Defense Reutilization and Marketing Office (DRMO) would dispose of all hazardous waste prior to closure.
<p>MITIGATION MEASURES:</p> <ul style="list-style-type: none"> SL1. A cooperative planning body of future users at McClellan AFB for hazardous waste management shall be established with the support of the new individual operators on the base. Establishment of such a body would ensure compliance and reduce the costs of environmental compliance training, health and safety training, spill prevention, and emergency response. This planning body would increase recycling, minimize waste, eliminate additional storage, and ensure the capacity limits of existing facilities are not exceeded (County). 	<p>MITIGATION MEASURES:</p> <ul style="list-style-type: none"> SL1. A cooperative planning body of future users at McClellan AFB for hazardous waste management shall be established with the support of the new individual operators on the base. Establishment of such a body would ensure compliance and reduce the costs of environmental compliance training, health and safety training, spill prevention, and emergency response. This planning body would increase recycling, minimize waste, eliminate additional storage, and ensure the capacity limits of existing facilities are not exceeded (County). 	<p>MITIGATION MEASURES:</p> <ul style="list-style-type: none"> SL1. A cooperative planning body of future users at McClellan AFB for hazardous waste management shall be established with the support of the new individual operators on the base. Establishment of such a body would ensure compliance and reduce the costs of environmental compliance training, health and safety training, spill prevention, and emergency response. This planning body would increase recycling, minimize waste, eliminate additional storage, and ensure the capacity limits of existing facilities are not exceeded (County). 	<p>MITIGATION MEASURES:</p> <ul style="list-style-type: none"> SL1. A cooperative planning body of future users at McClellan AFB for hazardous waste management shall be established with the support of the new individual operators on the base. Establishment of such a body would ensure compliance and reduce the costs of environmental compliance training, health and safety training, spill prevention, and emergency response. This planning body would increase recycling, minimize waste, eliminate additional storage, and ensure the capacity limits of existing facilities are not exceeded (County). 	<p>MITIGATION MEASURES:</p> <ul style="list-style-type: none"> None required.

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Table S-2. Summary of Environmental Impacts and Suggested Mitigation for the Proposed Action and Reasonable Reuse Alternatives
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McClellan Technology Center (Proposed Action)	Commercial Aviation Technology Center (Alternative #1)	Non-Aviation/ Light Industrial Center (Alternative #2)	Non-Aviation/ Redevelopment Alternative (Alternative #3)	No-Action Alternative (Alternative #4)
HAZARDOUS MATERIALS AND HAZARDOUS WASTE MANAGEMENT (Continued)				
Installation Restoration Program Sites:				
<p>IMPACTS: <u>Less-than-Significant</u></p> <ul style="list-style-type: none"> Although the on-going IRP will continue, the schedule and selection of remedial designs may be affected by proposed reuse. Similarly, the IRP process may place limits on reuse through deed and lease restrictions. <p>MITIGATION MEASURES:</p> <ul style="list-style-type: none"> F1. The Air Force will impose lease or deed restrictions to ensure no interference with IRP activities (Air Force). SL2. The County will coordinate with the Air Force regarding any future development or construction activities in areas on or near property with current or planned IRP activities (County). 	<p>IMPACTS: <u>Less-than-Significant</u></p> <ul style="list-style-type: none"> Although the on-going IRP will continue, the schedule and selection of remedial designs may be affected by proposed reuse. Similarly, the IRP process may place limits on reuse through deed and lease restrictions. <p>MITIGATION MEASURES:</p> <ul style="list-style-type: none"> F1. The Air Force will impose lease or deed restrictions to ensure no interference with IRP activities (Air Force). SL2. The County will coordinate with the Air Force regarding any future development or construction activities in areas on or near property with current or planned IRP activities (County). 	<p>IMPACTS: <u>Less-than-Significant</u></p> <ul style="list-style-type: none"> Although the on-going IRP will continue, the schedule and selection of remedial designs may be affected by proposed reuse. Similarly, the IRP process may place limits on reuse through deed and lease restrictions. <p>MITIGATION MEASURES:</p> <ul style="list-style-type: none"> F1. The Air Force will impose lease or deed restrictions to ensure no interference with IRP activities (Air Force). SL2. The County will coordinate with the Air Force regarding any future development or construction activities in areas on or near property with current or planned IRP activities (County). 	<p>IMPACTS: <u>Less-than-Significant</u></p> <ul style="list-style-type: none"> Although the on-going IRP will continue, the schedule and selection of remedial designs may be affected by proposed reuse. Similarly, the IRP process may place limits on reuse through deed and lease restrictions. <p>MITIGATION MEASURES:</p> <ul style="list-style-type: none"> F1. The Air Force will impose lease or deed restrictions to ensure no interference with IRP activities (Air Force). SL2. The County will coordinate with the Air Force regarding any future development or construction activities in areas on or near property with current or planned IRP activities (County). 	<p>IMPACTS: None</p> <p>MITIGATION MEASURES:</p> <ul style="list-style-type: none"> None required.
Storage Tanks:				
<p>IMPACTS: <u>Significant^a</u></p> <ul style="list-style-type: none"> New development may endanger integrity of existing tanks or piping systems (SL3). 	<p>IMPACTS: <u>Significant^a</u></p> <ul style="list-style-type: none"> New development may endanger integrity of existing tanks or piping systems (SL3). 	<p>IMPACTS: <u>Significant^a</u></p> <ul style="list-style-type: none"> New development may endanger integrity of existing tanks or piping systems (SL3). 	<p>IMPACTS: <u>Significant^a</u></p> <ul style="list-style-type: none"> New development may endanger integrity of existing tanks or piping systems (SL3). 	<p>IMPACTS: None.</p>

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Table S-2. Summary of Environmental Impacts and Suggested Mitigation for the Proposed Action and Reasonable Reuse Alternatives
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McClellan Technology Center (Proposed Action)	Commercial Aviation Technology Center (Alternative #1)	Non-Aviation/ Light Industrial Center (Alternative #2)	Non-Aviation/ Redevelopment Alternative (Alternative #3)	No-Action Alternative (Alternative #4)
HAZARDOUS MATERIALS AND HAZARDOUS WASTE MANAGEMENT (Continued)				
Storage Tanks (Continued):				
<p>MITIGATION MEASURES:</p> <ul style="list-style-type: none"> SL3. Coordinate new construction or renovation activities that could affect existing storage tanks. Future transfer and lease documents and the cleanup and disposal RODs, should include the locations of UST, ASTs, piping, wells, and other items that might require coordination before any demolition or construction could occur (County). 	<p>MITIGATION MEASURES:</p> <ul style="list-style-type: none"> SL3. Coordinate new construction or renovation activities that could affect existing storage tanks. Future transfer and lease documents and the cleanup and disposal RODs, should include the locations of UST, ASTs, piping, wells, and other items that might require coordination before any demolition or construction could occur (County). 	<p>MITIGATION MEASURES:</p> <ul style="list-style-type: none"> SL3. Coordinate new construction or renovation activities that could affect existing storage tanks. Future transfer and lease documents and the cleanup and disposal RODs, should include the locations of UST, ASTs, piping, wells, and other items that might require coordination before any demolition or construction could occur (County). 	<p>MITIGATION MEASURES:</p> <ul style="list-style-type: none"> SL3. Coordinate new construction or renovation activities that could affect existing storage tanks. Future transfer and lease documents and the cleanup and disposal RODs, should include the locations of UST, ASTs, piping, wells, and other items that might require coordination before any demolition or construction could occur (County). 	<p>MITIGATION MEASURES:</p> <ul style="list-style-type: none"> None required.
Asbestos:				
<p>IMPACTS:</p> <p><u>Significant^a</u></p> <ul style="list-style-type: none"> Potential asbestos exposure health hazards from reuse development (SL4). <p>MITIGATION MEASURES:</p> <ul style="list-style-type: none"> SL4. Coordinate asbestos removal and management in conjunction with all demolition, renovating, or excavation activities involving structures with ACM. Demolition, renovation, and/or excavation of structures containing ACM will follow all state and local regulations (County). 	<p>IMPACTS:</p> <p><u>Significant^a</u></p> <ul style="list-style-type: none"> Potential asbestos exposure health hazards from reuse development (SL4). <p>MITIGATION MEASURES:</p> <ul style="list-style-type: none"> SL4. Coordinate asbestos removal and management in conjunction with all demolition, renovating, or excavation activities involving structures with ACM. Demolition, renovation, and/or excavation of structures containing ACM will follow all state and local regulations (County). 	<p>IMPACTS:</p> <p><u>Significant^a</u></p> <ul style="list-style-type: none"> Potential asbestos exposure health hazards from reuse development (SL4). <p>MITIGATION MEASURES:</p> <ul style="list-style-type: none"> SL4. Coordinate asbestos removal and management in conjunction with all demolition, renovating, or excavation activities involving structures with ACM. Demolition, renovation, and/or excavation of structures containing ACM will follow all state and local regulations (County). 	<p>IMPACTS:</p> <p><u>Significant^a</u></p> <ul style="list-style-type: none"> Potential asbestos exposure health hazards from reuse development (SL4). <p>MITIGATION MEASURES:</p> <ul style="list-style-type: none"> SL4. Coordinate asbestos removal and management in conjunction with all demolition, renovating, or excavation activities involving structures with ACM. Demolition, renovation, and/or excavation of structures containing ACM will follow all state and local regulations (County). 	<p>IMPACTS:</p> <p>None.</p> <p>MITIGATION MEASURES:</p> <ul style="list-style-type: none"> None required.

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Table S-2. Summary of Environmental Impacts and Suggested Mitigation for the Proposed Action and Reasonable Reuse Alternatives
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McClellan Technology Center (Proposed Action)	Commercial Aviation Technology Center (Alternative #1)	Non-Aviation/ Light Industrial Center (Alternative #2)	Non-Aviation/ Redevelopment Alternative (Alternative #3)	No-Action Alternative (Alternative #4)
HAZARDOUS MATERIALS AND HAZARDOUS WASTE MANAGEMENT (Continued)				
Pesticides:				
<p>IMPACTS: <u>Less-than-Significant</u></p> <ul style="list-style-type: none"> Pesticides will be applied by licensed applicators using EPA approved chemicals. <p>MITIGATION MEASURES: <ul style="list-style-type: none"> None required. </p>	<p>IMPACTS: <u>Less-than-Significant</u></p> <ul style="list-style-type: none"> Pesticides will be applied by licensed applicators using EPA approved chemicals. <p>MITIGATION MEASURES: <ul style="list-style-type: none"> None required. </p>	<p>IMPACTS: <u>Less-than-Significant</u></p> <ul style="list-style-type: none"> Decrease in quantities of pesticides used due to decrease in use of aircraft maintenance and industrial facilities and airfield. Pesticides will be applied by licensed applicators using EPA approved chemicals. <p>MITIGATION MEASURES: <ul style="list-style-type: none"> None required. </p>	<p>IMPACTS: <u>Less-than-Significant</u></p> <ul style="list-style-type: none"> Potential increase in quantities of pesticides used due to increase in landscaping requirements for industrial, commercial, residential, and recreational uses. Pesticides will be applied by licensed applicators using EPA approved chemicals. <p>MITIGATION MEASURES: <ul style="list-style-type: none"> None required. </p>	<p>IMPACTS: None.</p> <p>MITIGATION MEASURES: <ul style="list-style-type: none"> None required. </p>
Polychlorinated Biphenyls:				
<p>IMPACTS: None.</p> <p>MITIGATION MEASURES: <ul style="list-style-type: none"> None required. </p>	<p>IMPACTS: None.</p> <p>MITIGATION MEASURES: <ul style="list-style-type: none"> None required. </p>	<p>IMPACTS: None.</p> <p>MITIGATION MEASURES: <ul style="list-style-type: none"> None required. </p>	<p>IMPACTS: None.</p> <p>MITIGATION MEASURES: <ul style="list-style-type: none"> None required. </p>	<p>IMPACTS: None.</p> <p>MITIGATION MEASURES: <ul style="list-style-type: none"> None required. </p>
Radiological Substances:				
<p>IMPACTS: None.</p> <p>MITIGATION MEASURES: <ul style="list-style-type: none"> None required. </p>	<p>IMPACTS: None.</p> <p>MITIGATION MEASURES: <ul style="list-style-type: none"> None required. </p>	<p>IMPACTS: None.</p> <p>MITIGATION MEASURES: <ul style="list-style-type: none"> None required. </p>	<p>IMPACTS: None.</p> <p>MITIGATION MEASURES: <ul style="list-style-type: none"> None required. </p>	<p>IMPACTS: None.</p> <p>MITIGATION MEASURES: <ul style="list-style-type: none"> None required. </p>
Radon:				
<p>IMPACTS: None.</p> <p>MITIGATION MEASURES: <ul style="list-style-type: none"> None required. </p>	<p>IMPACTS: None.</p> <p>MITIGATION MEASURES: <ul style="list-style-type: none"> None required. </p>	<p>IMPACTS: None.</p> <p>MITIGATION MEASURES: <ul style="list-style-type: none"> None required. </p>	<p>IMPACTS: None.</p> <p>MITIGATION MEASURES: <ul style="list-style-type: none"> None required. </p>	<p>IMPACTS: None.</p> <p>MITIGATION MEASURES: <ul style="list-style-type: none"> None required. </p>

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Table S-2. Summary of Environmental Impacts and Suggested Mitigation for the Proposed Action and Reasonable Reuse Alternatives
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HAZARDOUS MATERIALS AND HAZARDOUS WASTE MANAGEMENT (Continued)				
Medical/Biohazardous Waste:				
IMPACTS: None. MITIGATION MEASURES: <ul style="list-style-type: none"> None required. 	IMPACTS: None. MITIGATION MEASURES: <ul style="list-style-type: none"> None required. 			
Ordinance:				
IMPACTS: None. MITIGATION MEASURES: <ul style="list-style-type: none"> None required. 	IMPACTS: None. MITIGATION MEASURES: <ul style="list-style-type: none"> None required. 			
Lead-Based Paint:				
IMPACTS: <u>Significant</u> ^a <ul style="list-style-type: none"> Potential lead paint hazards from reuse development (SL5). MITIGATION MEASURES: <ul style="list-style-type: none"> SL5. Coordinate lead-based paint removal and management with DTSC in conjunction with all demolition or renovation activities involving structures with lead-based paint (LBP). Coordinate reuse activities involving children to avoid LBP exposure (County). 	IMPACTS: <u>Significant</u> ^a <ul style="list-style-type: none"> Potential lead paint hazards from reuse development (SL5). MITIGATION MEASURES: <ul style="list-style-type: none"> SL5. Coordinate lead-based paint removal and management with DTSC in conjunction with all demolition or renovation activities involving structures with lead-based paint (LBP). Coordinate reuse activities involving children to avoid LBP exposure (County). 	IMPACTS: <u>Significant</u> ^a <ul style="list-style-type: none"> Potential lead paint hazards from reuse development (SL5). MITIGATION MEASURES: <ul style="list-style-type: none"> SL5. Coordinate lead-based paint removal and management with DTSC in conjunction with all demolition or renovation activities involving structures with lead-based paint (LBP). Coordinate reuse activities involving children to avoid LBP exposure (County). 	IMPACTS: <u>Significant</u> ^a <ul style="list-style-type: none"> Potential lead paint hazards from reuse development (SL5). MITIGATION MEASURES: <ul style="list-style-type: none"> SL5. Coordinate lead-based paint removal and management with DTSC in conjunction with all demolition or renovation activities involving structures with lead-based paint (LBP). Coordinate reuse activities involving children to avoid LBP exposure (County). 	IMPACTS: None. MITIGATION MEASURES: <ul style="list-style-type: none"> None required.

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Table S-2. Summary of Environmental Impacts and Suggested Mitigation for the Proposed Action and Reasonable Reuse Alternatives
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NATURAL ENVIRONMENT				
Soils And Geology:				
<p>IMPACTS: <u>Less-than-Significant</u></p> <ul style="list-style-type: none"> Potential short-term increases in construction-related erosion from 457 acres of ground disturbance. Potential changes to soil profiles and topography from construction-related activities that would decrease recharge, increase runoff and increase flood hazards. <p>MITIGATION MEASURES:</p> <ul style="list-style-type: none"> None required. 	<p>IMPACTS: <u>Less-than-Significant</u></p> <ul style="list-style-type: none"> Potential short-term increases in construction-related erosion from 203 acres of ground disturbance. Potential changes to soil profiles and topography from construction-related activities that would decrease recharge, increase runoff and increase flood hazards. <p>MITIGATION MEASURES:</p> <ul style="list-style-type: none"> None required. 	<p>IMPACTS: <u>Less-than-Significant</u></p> <ul style="list-style-type: none"> Potential short-term increases in construction-related erosion from 97 acres of ground disturbance. Potential changes to soil profiles and topography from construction-related activities that would decrease recharge, increase runoff and increase flood hazards. <p>MITIGATION MEASURES:</p> <ul style="list-style-type: none"> None required. 	<p>IMPACTS: <u>Less-than-Significant</u></p> <ul style="list-style-type: none"> Potential short-term increases in construction-related erosion from 517 acres of ground disturbance. Potential changes to soil profiles and topography from construction-related activities that would decrease recharge, increase runoff and increase flood hazards. <p>MITIGATION MEASURES:</p> <ul style="list-style-type: none"> None required. 	<p>IMPACTS: None.</p> <p>MITIGATION MEASURES:</p> <ul style="list-style-type: none"> None required.
Water Resources:				
<p>IMPACTS: <u>Less-than-Significant</u></p> <ul style="list-style-type: none"> Temporary water quality impacts caused by stormwater discharges from construction and demolition areas. Minor effects on surface and groundwater resources and water quality from development activities. <p>MITIGATION MEASURES:</p> <ul style="list-style-type: none"> None required. 	<p>IMPACTS: <u>Less-than-Significant</u></p> <ul style="list-style-type: none"> Temporary water quality impacts caused by stormwater discharges from construction and demolition areas. Minor effects on surface and groundwater resources and water quality from development activities. <p>MITIGATION MEASURES:</p> <ul style="list-style-type: none"> None required. 	<p>IMPACTS: <u>Less-than-Significant</u></p> <ul style="list-style-type: none"> Temporary water quality impacts caused by stormwater discharges from construction and demolition areas. Minor effects on surface and groundwater resources and water quality from development activities. <p>MITIGATION MEASURES:</p> <ul style="list-style-type: none"> None required. 	<p>IMPACTS: <u>Less-than-Significant</u></p> <ul style="list-style-type: none"> Temporary water quality impacts caused by stormwater discharges from construction and demolition areas. Minor effects on surface and groundwater resources and water quality from development activities. <p>MITIGATION MEASURES:</p> <ul style="list-style-type: none"> None required. 	<p>IMPACTS: None.</p> <p>MITIGATION MEASURES:</p> <ul style="list-style-type: none"> None required.
Air Quality:				
<p>IMPACTS: <u>Significant^a</u></p> <ul style="list-style-type: none"> Contribution of employee commuting vehicle emissions of CO and other pollutants to local ambient air quality concentrations of these pollutants (SL1). <p><u>Less-than-Significant</u></p> <ul style="list-style-type: none"> Localized increased in fugitive dust during construction activities. 	<p>IMPACTS: <u>Significant^a</u></p> <ul style="list-style-type: none"> None <p><u>Less-than-Significant</u></p> <ul style="list-style-type: none"> Localized increased in fugitive dust during construction activities. 	<p>IMPACTS: <u>Significant^a</u></p> <ul style="list-style-type: none"> None <p><u>Less-than-Significant</u></p> <ul style="list-style-type: none"> Localized increased in fugitive dust during construction activities. 	<p>IMPACTS: <u>Significant^a</u></p> <ul style="list-style-type: none"> None <p><u>Less-than-Significant</u></p> <ul style="list-style-type: none"> Localized increased in fugitive dust during construction activities. 	<p>IMPACTS: None.</p>

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Table S-2. Summary of Environmental Impacts and Suggested Mitigation for the Proposed Action and Reasonable Reuse Alternatives
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NATURAL ENVIRONMENT (Continued)				
Air Quality (Continued):				
<p>MITIGATION MEASURES:</p> <ul style="list-style-type: none"> • SL1. To reduce the significant impacts of the Proposed Action of commuting traffic on regional air quality conditions, a series of transportation control measures (TCM) shall be implemented. Sacramento County will be responsible for continuation of the TCM program as part of the McClellan Technology Center. These measures could include, but are not limited to the following: <ul style="list-style-type: none"> • Develop a Transportation Management Association (TMA) to coordinate, advocate, and, in some cases, provide transportation services to the tenants within the geographic boundaries of the base; • Develop and implement an accountable parking management program; • Develop a commuter center near the intersection of Peacekeeper and Dudley that would serve as a transportation hub and offer employee services such as: <ul style="list-style-type: none"> – meeting rooms, – restaurants (food court), – bike parking, – showers and lockers, – commuter lounge (for waiting for carpool, van pool, shuttle, or transit), 	<p>MITIGATION MEASURES:</p> <ul style="list-style-type: none"> • None required. 	<p>MITIGATION MEASURES:</p> <ul style="list-style-type: none"> • None required. 	<p>MITIGATION MEASURES:</p> <ul style="list-style-type: none"> • None required. 	<p>MITIGATION MEASURES:</p> <ul style="list-style-type: none"> • None required.

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Table S-2. Summary of Environmental Impacts and Suggested Mitigation for the Proposed Action and Reasonable Reuse Alternatives
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NATURAL ENVIRONMENT (Continued)				
Air Quality (Continued):				
<ul style="list-style-type: none"> - transportation information (carpool matching, transit scheduling), - banking services, - outlet for dry cleaning service/shoe repair, and - bicycle maintenance room; • Establish an incentive program for alternative mode users (free transit, subsidized van pools); • Focus on “shared ride” measures on the Madison Avenue corridor during commute hours (i.e., increased Regional Transit service, van pools, or shuttles); • Assist tenants with implementation of alternative work schedules and telecommuting programs; • Implement a Guaranteed Ride Home program for employees who use alternative transportation to cover emergencies, as well as unscheduled overtime; • Improve transit to base, including connections to the Roseville Road light rail station; • Improve mobility on base using clean-fuel shuttles, clean-fuel trip cars, and a “borrow a bike” program; 				

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Table S-2. Summary of Environmental Impacts and Suggested Mitigation for the Proposed Action and Reasonable Reuse Alternatives
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NATURAL ENVIRONMENT (Continued)				
Air Quality (Continued):				
<ul style="list-style-type: none"> Establish a teleconference center for use by tenants to eliminate short- and long-distance trips; and Continue (by privatizing) the following base services with shuttle accessibility: medical offices; recreational facilities; day care facilities; postal facilities; retail outlets; and network of food service outlets (County). 				
Noise:				
IMPACTS: <u>Significant^a</u> <ul style="list-style-type: none"> Exposure of sensitive receptors to potentially increased surface traffic noise (SL1). Potential exposure of new sensitive receptors to aircraft noise (SL2, SL3). 	IMPACTS: <u>Significant^a</u> <ul style="list-style-type: none"> Exposure of sensitive receptors to potentially increased surface traffic noise (SL1). Potential exposure of new sensitive receptors to aircraft noise (SL2, SL3). 	IMPACTS: <u>Significant^a</u> <ul style="list-style-type: none"> Exposure of sensitive receptors to potentially increased surface traffic noise (SL1). 	IMPACTS: <u>Significant^a</u> <ul style="list-style-type: none"> Exposure of sensitive receptors to potentially increased surface traffic noise (SL1). 	IMPACTS: None.

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Table S-2. Summary of Environmental Impacts and Suggested Mitigation for the Proposed Action and Reasonable Reuse Alternatives

NATURAL ENVIRONMENT (Continued)				
Noise (Continued):				
<p>MITIGATION MEASURES:</p> <ul style="list-style-type: none"> • SL1. Before issuance of any building permits for development within 300 feet of Watt Avenue and within the Residential and Community Support District of the McClellan Technology Center SPA, an acoustical report prepared by a qualified acoustical consultant shall be submitted to the Sacramento County Department of Environmental Review and Assessment for all noise sensitive uses (i.e., residences, churches, and day care centers). The acoustical report shall describe the potential surface traffic noise levels to which the noise sensitive uses will be exposed and measures to be implemented to mitigate to exterior traffic noise levels to CNEL 65 dB or less and an interior noise level of CNEL 45 dB or less. Measures may include uses of setbacks from the roadway, soundwalls, or upgraded acoustical insulation to provide the necessary noise reduction (County). 	<p>MITIGATION MEASURES:</p> <ul style="list-style-type: none"> • SL1. Before issuance of any building permits for development within 300 feet of Watt Avenue and within the Residential and Community Support District of the McClellan Technology Center SPA, an acoustical report prepared by a qualified acoustical consultant shall be submitted to the Sacramento County Department of Environmental Review and Assessment for all noise sensitive uses (i.e., residences, churches, and day care centers). The acoustical report shall describe the potential surface traffic noise levels to which the noise sensitive uses will be exposed and measures to be implemented to mitigate to exterior traffic noise levels to CNEL 65 dB or less and an interior noise level of CNEL 45 dB or less. Measures may include uses of setbacks from the roadway, soundwalls, or upgraded acoustical insulation to provide the necessary noise reduction (County). 	<p>MITIGATION MEASURES:</p> <ul style="list-style-type: none"> • SL1. Before issuance of any building permits for development within 300 feet of Watt Avenue and within the Residential and Community Support District of the McClellan Technology Center SPA, an acoustical report prepared by a qualified acoustical consultant shall be submitted to the Sacramento County Department of Environmental Review and Assessment for all noise sensitive uses (i.e., residences, churches, and day care centers). The acoustical report shall describe the potential surface traffic noise levels to which the noise sensitive uses will be exposed and measures to be implemented to mitigate to exterior traffic noise levels to CNEL 65 dB or less and an interior noise level of CNEL 45 dB or less. Measures may include uses of setbacks from the roadway, soundwalls, or upgraded acoustical insulation to provide the necessary noise reduction (County). 	<p>MITIGATION MEASURES:</p> <ul style="list-style-type: none"> • SL1. Before issuance of any building permits for development within 300 feet of Watt Avenue and within the Residential and Community Support District of the McClellan Technology Center SPA, an acoustical report prepared by a qualified acoustical consultant shall be submitted to the Sacramento County Department of Environmental Review and Assessment for all noise sensitive uses (i.e., residences, churches, and day care centers). The acoustical report shall describe the potential surface traffic noise levels to which the noise sensitive uses will be exposed and measures to be implemented to mitigate to exterior traffic noise levels to CNEL 65 dB or less and an interior noise level of CNEL 45 dB or less. Measures may include uses of setbacks from the roadway, soundwalls, or upgraded acoustical insulation to provide the necessary noise reduction (County). 	<p>MITIGATION MEASURES:</p> <ul style="list-style-type: none"> • None required.

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Table S-2. Summary of Environmental Impacts and Suggested Mitigation for the Proposed Action and Reasonable Reuse Alternatives
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NATURAL ENVIRONMENT (Continued)				
Noise (Continued):				
<ul style="list-style-type: none"> • SL2. Before issuance of any building permits for development in the Residential and Community Support District of the McClellan Technology Center SPA, an acoustical report prepared by a qualified acoustical consultant shall be submitted to the Sacramento County Department of Environmental Review and Assessment for all noise sensitive uses (i.e., residences, churches, and day care centers). The acoustical report shall describe the potential aircraft noise levels to which the noise sensitive uses would be exposed and measures to be implemented to mitigate exterior aircraft noise levels to CNEL 65 dB or less and an interior noise level of CNEL 45 dB or less. Measures may include uses of setbacks from the runway or upgraded acoustical insulation to provide the necessary noise reduction (County). 	<ul style="list-style-type: none"> • SL2. Before issuance of any building permits for development in the Residential and Community Support District of the McClellan Technology Center SPA, an acoustical report prepared by a qualified acoustical consultant shall be submitted to the Sacramento County Department of Environmental Review and Assessment for all noise sensitive uses (i.e., residences, churches, and day care centers). The acoustical report shall describe the potential aircraft noise levels to which the noise sensitive uses would be exposed and measures to be implemented to mitigate exterior aircraft noise levels to CNEL 65 dB or less and an interior noise level of CNEL 45 dB or less. Measures may include uses of setbacks from the runway or upgraded acoustical insulation to provide the necessary noise reduction (County). 			

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Table S-2. Summary of Environmental Impacts and Suggested Mitigation for the Proposed Action and Reasonable Reuse Alternatives
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NATURAL ENVIRONMENT (Continued)				
Noise (Continued):				
<ul style="list-style-type: none"> SL3. Before issuance of any building permits for new office uses proposed within 1,500 feet of the edge of the runway or beyond either end of the runway, an acoustical report shall be submitted to the Sacramento County Department of Environmental Review and Assessment. The acoustical report prepared by a qualified acoustical consultant shall describe the potential aircraft noise levels that new office uses would be exposed to and measures to be implemented to ensure an interior noise level of no greater than 50 dB-Leq in the worst-case hour during periods of use. Measures may include uses of setbacks from the runway or upgraded acoustical insulation to provide the necessary noise reduction (County). 	<ul style="list-style-type: none"> SL3. Before issuance of any building permits for new office uses proposed within 1,500 feet of the edge of the runway or beyond either end of the runway, an acoustical report shall be submitted to the Sacramento County Department of Environmental Review and Assessment. The acoustical report prepared by a qualified acoustical consultant shall describe the potential aircraft noise levels that new office uses would be exposed to and measures to be implemented to ensure an interior noise level of no greater than 50 dB-Leq in the worst-case hour during periods of use. Measures may include uses of setbacks from the runway or upgraded acoustical insulation to provide the necessary noise reduction (County). 			
Biological Resources:				
<p>IMPACTS: <u>Significant^a</u></p> <ul style="list-style-type: none"> Potential loss or disturbance of existing wetlands, mixed riparian woodlands, native trees, and sensitive species associated with new construction or redevelopment (F1, SL1 through SL5). 	<p>IMPACTS: <u>Significant^a</u></p> <ul style="list-style-type: none"> Potential loss or disturbance of existing wetlands, mixed riparian woodlands, native trees, and sensitive species associated with new construction or redevelopment (F1, SL1 through SL5). 	<p>IMPACTS: <u>Significant^a</u></p> <ul style="list-style-type: none"> Potential loss or disturbance of existing wetlands, mixed riparian woodlands, native trees, and sensitive species associated with new construction or redevelopment (F1, SL1 through SL5). 	<p>IMPACTS: <u>Significant^a</u></p> <ul style="list-style-type: none"> Potential loss or disturbance of existing wetlands, mixed riparian woodlands, native trees, and sensitive species associated with new construction or redevelopment (F1, SL1 through SL5). 	<p>IMPACTS: None.</p>

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Table S-2. Summary of Environmental Impacts and Suggested Mitigation for the Proposed Action and Reasonable Reuse Alternatives

NATURAL ENVIRONMENT (Continued)				
Biological Resources (Continued):				
<p>MITIGATION MEASURES:</p> <ul style="list-style-type: none"> • F1. The Air Force shall impose lease and deed restrictions on property to be disposed of to ensure adequate protection of sensitive biological resources after disposal. This measure will ensure protection of sensitive resources that may occur after the lease or transfer of property from the Air Force to an another agency or private party. Lease and deed restrictions would incorporate the following state/local agency Mitigation Measures SL1-SL5 as appropriate (Air Force). • SL1. No physical alteration of the site or issuance of building permits shall occur within the “biologically sensitive areas” shown on Figures 4.4.5-1 and 4.4.5-2 of the PEIS/EIR until development plans are reviewed and approved by the Sacramento County Board of Supervisors for property under County jurisdiction (or appropriate approving body of the City of Sacramento for property under City jurisdiction). Prior to development approval, submit a “Wetlands/Riparian Habitat Mitigation Plan” to the Sacramento County Department of Environmental Review (or appropriate City Department) that demonstrates that the wetlands 	<p>MITIGATION MEASURES:</p> <ul style="list-style-type: none"> • F1. The Air Force shall impose lease and deed restrictions on property to be disposed of to ensure adequate protection of sensitive biological resources after disposal. This measure will ensure protection of sensitive resources that may occur after the lease or transfer of property from the Air Force to an another agency or private party. Lease and deed restrictions would incorporate the following state/local agency Mitigation Measures SL1-SL5 as appropriate (Air Force). • SL1. No physical alteration of the site or issuance of building permits shall occur within the “biologically sensitive areas” shown on Figures 4.4.5-1 and 4.4.5-2 of the PEIS/EIR until development plans are reviewed and approved by the Sacramento County Board of Supervisors for property under County jurisdiction (or appropriate approving body of the City of Sacramento for property under City jurisdiction). Prior to development approval, submit a “Wetlands/Riparian Habitat Mitigation Plan” to the Sacramento County Department of Environmental Review (or appropriate City Department) that demonstrates that the wetlands 	<p>MITIGATION MEASURES:</p> <ul style="list-style-type: none"> • F1. The Air Force shall impose lease and deed restrictions on property to be disposed of to ensure adequate protection of sensitive biological resources after disposal. This measure will ensure protection of sensitive resources that may occur after the lease or transfer of property from the Air Force to an another agency or private party. Lease and deed restrictions would incorporate the following state/local agency Mitigation Measures SL1-SL5 as appropriate (Air Force). • SL1. No physical alteration of the site or issuance of building permits shall occur within the “biologically sensitive areas” shown on Figures 4.4.5-1 and 4.4.5-2 of the PEIS/EIR until development plans are reviewed and approved by the Sacramento County Board of Supervisors for property under County jurisdiction (or appropriate approving body of the City of Sacramento for property under City jurisdiction). Prior to development approval, submit a “Wetlands/Riparian Habitat Mitigation Plan” to the Sacramento County Department of Environmental Review (or appropriate City Department) that demonstrates that the wetlands 	<p>MITIGATION MEASURES:</p> <ul style="list-style-type: none"> • F1. The Air Force shall impose lease and deed restrictions on property to be disposed of to ensure adequate protection of sensitive biological resources after disposal. This measure will ensure protection of sensitive resources that may occur after the lease or transfer of property from the Air Force to an another agency or private party. Lease and deed restrictions would incorporate the following state/local agency Mitigation Measures SL1-SL5 as appropriate (Air Force). • SL1. No physical alteration of the site or issuance of building permits shall occur within the “biologically sensitive areas” shown on Figures 4.4.5-1 and 4.4.5-2 of the PEIS/EIR until development plans are reviewed and approved by the Sacramento County Board of Supervisors for property under County jurisdiction (or appropriate approving body of the City of Sacramento for property under City jurisdiction). Prior to development approval, submit a “Wetlands/Riparian Habitat Mitigation Plan” to the Sacramento County Department of Environmental Review (or appropriate City Department) that demonstrates that the wetlands 	<p>MITIGATION MEASURES:</p> <ul style="list-style-type: none"> • None required.

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Table S-2. Summary of Environmental Impacts and Suggested Mitigation for the Proposed Action and Reasonable Reuse Alternatives
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NATURAL ENVIRONMENT (Continued)				
Biological Resources (Continued):				
<p>and/or riparian habitat has been avoided where feasible and compensation is proposed for any impacts that cannot be avoided, such that the development will result in a no net loss of wetlands and/or riparian habitat value.</p> <p>Where if avoidance is proposed, the mitigation plan shall include sufficient information to demonstrate the following:</p> <ul style="list-style-type: none"> • All existing wetlands and/or riparian habitat will be retained; • Adequate watershed will be maintained to ensure preservation of retained wetlands and riparian habitat; and • Vernal pools to be retained shall be protected from summer watering and urban run off. 	<p>and/or riparian habitat has been avoided where feasible and compensation is proposed for any impacts that cannot be avoided, such that the development will result in a no net loss of wetlands and/or riparian habitat value.</p> <p>Where if avoidance is proposed, the mitigation plan shall include sufficient information to demonstrate the following:</p> <ul style="list-style-type: none"> • All existing wetlands and/or riparian habitat will be retained; • Adequate watershed will be maintained to ensure preservation of retained wetlands and riparian habitat; and • Vernal pools to be retained shall be protected from summer watering and urban run off. 	<p>and/or riparian habitat has been avoided where feasible and compensation is proposed for any impacts that cannot be avoided, such that the development will result in a no net loss of wetlands and/or riparian habitat value.</p> <p>Where if avoidance is proposed, the mitigation plan shall include sufficient information to demonstrate the following:</p> <ul style="list-style-type: none"> • All existing wetlands and/or riparian habitat will be retained; • Adequate watershed will be maintained to ensure preservation of retained wetlands and riparian habitat; and • Vernal pools to be retained shall be protected from summer watering and urban run off. 	<p>and/or riparian habitat has been avoided where feasible and compensation is proposed for any impacts that cannot be avoided, such that the development will result in a no net loss of wetlands and/or riparian habitat value.</p> <p>Where if avoidance is proposed, the mitigation plan shall include sufficient information to demonstrate the following:</p> <ul style="list-style-type: none"> • All existing wetlands and/or riparian habitat will be retained; • Adequate watershed will be maintained to ensure preservation of retained wetlands and riparian habitat; and • Vernal pools to be retained shall be protected from summer watering and urban run off. 	

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Table S-2. Summary of Environmental Impacts and Suggested Mitigation for the Proposed Action and Reasonable Reuse Alternatives
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NATURAL ENVIRONMENT (Continued)				
Biological Resources (Continued):				
<p>Where if compensation is proposed:</p> <ul style="list-style-type: none"> • Provide a detailed plan for the creation of new wetlands and/or riparian habitat and the specific designated area for the habitat and supporting watershed. • Provide a monitoring program to include specific vegetative performance standards to judge the success of the created habitat and remedial actions to be taken if the performance standards are not met. • Provide for long-term maintenance of the created habitat, including fencing, signing and buffer details. • Execute an agreement with an appropriate entity for long-term maintenance and stewardship of the wetland and/or riparian preserve(s): The chosen entity shall have the legal authority and funding capability to administer, maintain, and monitor the wetland and/or riparian preserve(s): Identify how long-term maintenance and monitoring will be funded. 	<p>Where if compensation is proposed:</p> <ul style="list-style-type: none"> • Provide a detailed plan for the creation of new wetlands and/or riparian habitat and the specific designated area for the habitat and supporting watershed. • Provide a monitoring program to include specific vegetative performance standards to judge the success of the created habitat and remedial actions to be taken if the performance standards are not met. • Provide for long-term maintenance of the created habitat, including fencing, signing and buffer details. • Execute an agreement with an appropriate entity for long-term maintenance and stewardship of the wetland and/or riparian preserve(s): The chosen entity shall have the legal authority and funding capability to administer, maintain, and monitor the wetland and/or riparian preserve(s): Identify how long-term maintenance and monitoring will be funded. 	<p>Where if compensation is proposed:</p> <ul style="list-style-type: none"> • Provide a detailed plan for the creation of new wetlands and/or riparian habitat and the specific designated area for the habitat and supporting watershed. • Provide a monitoring program to include specific vegetative performance standards to judge the success of the created habitat and remedial actions to be taken if the performance standards are not met. • Provide for long-term maintenance of the created habitat, including fencing, signing and buffer details. • Execute an agreement with an appropriate entity for long-term maintenance and stewardship of the wetland and/or riparian preserve(s): The chosen entity shall have the legal authority and funding capability to administer, maintain, and monitor the wetland and/or riparian preserve(s): Identify how long-term maintenance and monitoring will be funded. 	<p>Where if compensation is proposed:</p> <ul style="list-style-type: none"> • Provide a detailed plan for the creation of new wetlands and/or riparian habitat and the specific designated area for the habitat and supporting watershed. • Provide a monitoring program to include specific vegetative performance standards to judge the success of the created habitat and remedial actions to be taken if the performance standards are not met. • Provide for long-term maintenance of the created habitat, including fencing, signing and buffer details. • Execute an agreement with an appropriate entity for long-term maintenance and stewardship of the wetland and/or riparian preserve(s): The chosen entity shall have the legal authority and funding capability to administer, maintain, and monitor the wetland and/or riparian preserve(s): Identify how long-term maintenance and monitoring will be funded. 	

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Table S-2. Summary of Environmental Impacts and Suggested Mitigation for the Proposed Action and Reasonable Reuse Alternatives

NATURAL ENVIRONMENT (Continued)				
Biological Resources (Continued)				
<p>Consistent with Sacramento County General Plan Policy CO-96, minor loss of wetlands (i.e., less than 1 acre) within Sacramento County may be compensated by payment of \$35,000.00 per acre for wetlands eliminated.</p> <ul style="list-style-type: none"> Any mitigation plan shall be consistent with the applicable permit(s) agreement(s) required by USACE and the DFG to allow the proposed modifications to the existing wetlands and riparian habitat and associated drainages. If there is substantial disagreement between the plans approved by the County of Sacramento (or City of Sacramento) and the conditions imposed by USACE or DFG, the matter shall be brought back to the Sacramento County Board of Supervisors (or the appropriate City of Sacramento approving body) for the purpose of resolving differences (County). 	<p>Consistent with Sacramento County General Plan Policy CO-96, minor loss of wetlands (i.e., less than 1 acre) within Sacramento County may be compensated by payment of \$35,000.00 per acre for wetlands eliminated.</p> <ul style="list-style-type: none"> Any mitigation plan shall be consistent with the applicable permit(s) agreement(s) required by USACE and the DFG to allow the proposed modifications to the existing wetlands and riparian habitat and associated drainages. If there is substantial disagreement between the plans approved by the County of Sacramento (or City of Sacramento) and the conditions imposed by USACE or DFG, the matter shall be brought back to the Sacramento County Board of Supervisors (or the appropriate City of Sacramento approving body) for the purpose of resolving differences (County). 	<p>Consistent with Sacramento County General Plan Policy CO-96, minor loss of wetlands (i.e., less than 1 acre) within Sacramento County may be compensated by payment of \$35,000.00 per acre for wetlands eliminated.</p> <ul style="list-style-type: none"> Any mitigation plan shall be consistent with the applicable permit(s) agreement(s) required by USACE and the DFG to allow the proposed modifications to the existing wetlands and riparian habitat and associated drainages. If there is substantial disagreement between the plans approved by the County of Sacramento (or City of Sacramento) and the conditions imposed by USACE or DFG, the matter shall be brought back to the Sacramento County Board of Supervisors (or the appropriate City of Sacramento approving body) for the purpose of resolving differences (County). 	<p>Consistent with Sacramento County General Plan Policy CO-96, minor loss of wetlands (i.e., less than 1 acre) within Sacramento County may be compensated by payment of \$35,000.00 per acre for wetlands eliminated.</p> <ul style="list-style-type: none"> Any mitigation plan shall be consistent with the applicable permit(s) agreement(s) required by USACE and the DFG to allow the proposed modifications to the existing wetlands and riparian habitat and associated drainages. If there is substantial disagreement between the plans approved by the County of Sacramento (or City of Sacramento) and the conditions imposed by USACE or DFG, the matter shall be brought back to the Sacramento County Board of Supervisors (or the appropriate City of Sacramento approving body) for the purpose of resolving differences (County). 	

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Table S-2. Summary of Environmental Impacts and Suggested Mitigation for the Proposed Action and Reasonable Reuse Alternatives
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NATURAL ENVIRONMENT (Continued)				
Biological Resources (Continued):				
<ul style="list-style-type: none"> • SL2. No physical alteration of the site or issuance of building permits shall occur within the “biologically sensitive areas” shown on Figures 4.4.5-1 and 4.4.5-2 of the PEIS/EIR until evidence is submitted for review and approval by the Sacramento County Board of Supervisors for property under County jurisdiction (or the appropriate approving body of the City of Sacramento for property under City jurisdiction), that areas containing habitat for listed species have been avoided, or if avoidance is not possible that all required consultations with the U.S. Fish and Wildlife Service (USFWS) and/or California Department of Fish and Game (DFG) have occurred pursuant to the Federal and State Endangered Species Acts. If avoidance is not possible, a “no jeopardy” opinion will be required by the USFWS for federally-listed species that could be affected. A “no jeopardy” opinion will not be issued unless the USFWS agrees that adequate mitigation of the affected species has been provided. If state-listed species could be affected, a written agreement (such as a 2081 	<ul style="list-style-type: none"> • SL2. No physical alteration of the site or issuance of building permits shall occur within the “biologically sensitive areas” shown on Figures 4.4.5-1 and 4.4.5-2 of the PEIS/EIR until evidence is submitted for review and approval by the Sacramento County Board of Supervisors for property under County jurisdiction (or the appropriate approving body of the City of Sacramento for property under City jurisdiction), that areas containing habitat for listed species have been avoided, or if avoidance is not possible that all required consultations with the U.S. Fish and Wildlife Service (USFWS) and/or California Department of Fish and Game (DFG) have occurred pursuant to the Federal and State Endangered Species Acts. If avoidance is not possible, a “no jeopardy” opinion will be required by the USFWS for federally-listed species that could be affected. A “no jeopardy” opinion will not be issued unless the USFWS agrees that adequate mitigation of the affected species has been provided. If state-listed species could be affected, a written agreement (such as a 2081 	<ul style="list-style-type: none"> • SL2. No physical alteration of the site or issuance of building permits shall occur within the “biologically sensitive areas” shown on Figures 4.4.5-1 and 4.4.5-2 of the PEIS/EIR until evidence is submitted for review and approval by the Sacramento County Board of Supervisors for property under County jurisdiction (or the appropriate approving body of the City of Sacramento for property under City jurisdiction), that areas containing habitat for listed species have been avoided, or if avoidance is not possible that all required consultations with the U.S. Fish and Wildlife Service (USFWS) and/or California Department of Fish and Game (DFG) have occurred pursuant to the Federal and State Endangered Species Acts. If avoidance is not possible, a “no jeopardy” opinion will be required by the USFWS for federally-listed species that could be affected. A “no jeopardy” opinion will not be issued unless the USFWS agrees that adequate mitigation of the affected species has been provided. If state-listed species could be affected, a written agreement (such as a 2081 	<ul style="list-style-type: none"> • SL2. No physical alteration of the site or issuance of building permits shall occur within the “biologically sensitive areas” shown on Figures 4.4.5-1 and 4.4.5-2 of the PEIS/EIR until evidence is submitted for review and approval by the Sacramento County Board of Supervisors for property under County jurisdiction (or the appropriate approving body of the City of Sacramento for property under City jurisdiction), that areas containing habitat for listed species have been avoided, or if avoidance is not possible that all required consultations with the U.S. Fish and Wildlife Service (USFWS) and/or California Department of Fish and Game (DFG) have occurred pursuant to the Federal and State Endangered Species Acts. If avoidance is not possible, a “no jeopardy” opinion will be required by the USFWS for federally-listed species that could be affected. A “no jeopardy” opinion will not be issued unless the USFWS agrees that adequate mitigation of the affected species has been provided. If state-listed species could be affected, a written agreement (such as a 2081 	

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Table S-2. Summary of Environmental Impacts and Suggested Mitigation for the Proposed Action and Reasonable Reuse Alternatives
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NATURAL ENVIRONMENT (Continued)				
Biological Resources (Continued):				
<p>agreement) with DFG would need to be obtained that specifies that adequate mitigation has been provided. The proposed development shall be consistent with the provisions of any required consultations and associated permits and/or agreements (County).</p> <ul style="list-style-type: none"> • SL3. No physical alteration of the site or issuance of any building permits shall occur within the “biologically sensitive areas” shown on Figures 4.4.5-1 and 4.4.5-2 of the PEIS/EIR until evidence is provided of any necessary permits, approvals or agreements from USACE and DFG for removal of any wetland or riparian habitat and/or associated drainages (County). • SL4. Existing onsite trees shall be protected and preserved to the maximum extent feasible. The removal of any native oak or other native tree (excluding cottonwoods) greater than 6 inches in diameter at breast height necessary to accommodate development shall be mitigated by planting replacement trees (in-kind species or an inch-for-inch basis). Prior to the removal of any trees, submit a replacement tree planting plan prepared by a certified arborist or licensed landscape architect to the 	<p>agreement) with DFG would need to be obtained that specifies that adequate mitigation has been provided. The proposed development shall be consistent with the provisions of any required consultations and associated permits and/or agreements (County).</p> <ul style="list-style-type: none"> • SL3. No physical alteration of the site or issuance of any building permits shall occur within the “biologically sensitive areas” shown on Figures 4.4.5-1 and 4.4.5-2 of the PEIS/EIR until evidence is provided of any necessary permits, approvals or agreements from USACE and DFG for removal of any wetland or riparian habitat and/or associated drainages (County). • SL4. Existing onsite trees shall be protected and preserved to the maximum extent feasible. The removal of any native oak or other native tree (excluding cottonwoods) greater than 6 inches in diameter at breast height necessary to accommodate development shall be mitigated by planting replacement trees (in-kind species or an inch-for-inch basis). Prior to the removal of any trees, submit a replacement tree planting plan prepared by a certified arborist or licensed landscape architect to the 	<p>agreement) with DFG would need to be obtained that specifies that adequate mitigation has been provided. The proposed development shall be consistent with the provisions of any required consultations and associated permits and/or agreements (County).</p> <ul style="list-style-type: none"> • SL3. No physical alteration of the site or issuance of any building permits shall occur within the “biologically sensitive areas” shown on Figures 4.4.5-1 and 4.4.5-2 of the PEIS/EIR until evidence is provided of any necessary permits, approvals or agreements from USACE and DFG for removal of any wetland or riparian habitat and/or associated drainages (County). • SL4. Existing onsite trees shall be protected and preserved to the maximum extent feasible. The removal of any native oak or other native tree (excluding cottonwoods) greater than 6 inches in diameter at breast height necessary to accommodate development shall be mitigated by planting replacement trees (in-kind species or an inch-for-inch basis). Prior to the removal of any trees, submit a replacement tree planting plan prepared by a certified arborist or licensed landscape architect to the 	<p>agreement) with DFG would need to be obtained that specifies that adequate mitigation has been provided. The proposed development shall be consistent with the provisions of any required consultations and associated permits and/or agreements (County).</p> <ul style="list-style-type: none"> • SL3. No physical alteration of the site or issuance of any building permits shall occur within the “biologically sensitive areas” shown on Figures 4.4.5-1 and 4.4.5-2 of the PEIS/EIR until evidence is provided of any necessary permits, approvals or agreements from USACE and DFG for removal of any wetland or riparian habitat and/or associated drainages (County). • SL4. Existing onsite trees shall be protected and preserved to the maximum extent feasible. The removal of any native oak or other native tree (excluding cottonwoods) greater than 6 inches in diameter at breast height necessary to accommodate development shall be mitigated by planting replacement trees (in-kind species or an inch-for-inch basis). Prior to the removal of any trees, submit a replacement tree planting plan prepared by a certified arborist or licensed landscape architect to the 	

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Table S-2. Summary of Environmental Impacts and Suggested Mitigation for the Proposed Action and Reasonable Reuse Alternatives
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NATURAL ENVIRONMENT (Continued)				
Biological Resources (Continued):				
<p>Sacramento County Department of Environmental Review and Assessment (or appropriate City Department). The plan shall identify the planting location, the number and species of trees to be planted, the funding sources for planting and maintenance, and maintenance agreements identifying the entity that shall provide care for the trees during a 3-year establishment period. If the developer chooses to plant other than 15-gallon size trees, equivalent compensation shall be based on the following:</p> <ul style="list-style-type: none"> • One 15-gallon tree = 1-inch dbh; • One 24-inch box tree = 2-inch dbh; and • One 36-inch box tree = 3-inches dbh. <p>No replacement tree shall be planted within 15 feet of the driplines of existing trees or landmark size trees that are retained onsite, or within 15 feet of a building foundation (County).</p>	<p>Sacramento County Department of Environmental Review and Assessment (or appropriate City Department). The plan shall identify the planting location, the number and species of trees to be planted, the funding sources for planting and maintenance, and maintenance agreements identifying the entity that shall provide care for the trees during a 3-year establishment period. If the developer chooses to plant other than 15-gallon size trees, equivalent compensation shall be based on the following:</p> <ul style="list-style-type: none"> • One 15-gallon tree = 1-inch dbh; • One 24-inch box tree = 2-inch dbh; and • One 36-inch box tree = 3-inches dbh. <p>No replacement tree shall be planted within 15 feet of the driplines of existing trees or landmark size trees that are retained onsite, or within 15 feet of a building foundation (County).</p>	<p>Sacramento County Department of Environmental Review and Assessment (or appropriate City Department). The plan shall identify the planting location, the number and species of trees to be planted, the funding sources for planting and maintenance, and maintenance agreements identifying the entity that shall provide care for the trees during a 3-year establishment period. If the developer chooses to plant other than 15-gallon size trees, equivalent compensation shall be based on the following:</p> <ul style="list-style-type: none"> • One 15-gallon tree = 1-inch dbh; • One 24-inch box tree = 2-inch dbh; and • One 36-inch box tree = 3-inches dbh. <p>No replacement tree shall be planted within 15 feet of the driplines of existing trees or landmark size trees that are retained onsite, or within 15 feet of a building foundation (County).</p>	<p>Sacramento County Department of Environmental Review and Assessment (or appropriate City Department). The plan shall identify the planting location, the number and species of trees to be planted, the funding sources for planting and maintenance, and maintenance agreements identifying the entity that shall provide care for the trees during a 3-year establishment period. If the developer chooses to plant other than 15-gallon size trees, equivalent compensation shall be based on the following:</p> <ul style="list-style-type: none"> • One 15-gallon tree = 1-inch dbh; • One 24-inch box tree = 2-inch dbh; and • One 36-inch box tree = 3-inches dbh. <p>No replacement tree shall be planted within 15 feet of the driplines of existing trees or landmark size trees that are retained onsite, or within 15 feet of a building foundation (County).</p>	

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Table S-2. Summary of Environmental Impacts and Suggested Mitigation for the Proposed Action and Reasonable Reuse Alternatives
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NATURAL ENVIRONMENT (Continued)				
Biological Resources (Continued):				
<ul style="list-style-type: none"> • SL5. No physical alteration of the site or issuance of building permits shall occur within existing grasslands or riparian areas as shown on Figure 4.4.5-1 of the PEIS/EIR until a breeding season survey is conducted by a qualified biologist during spring or early summer (April-July, before development activities take place) near annual grasslands (for burrowing owls and northern harriers), large trees, and riparian areas. If surveys detect nesting raptors on the project site, the nest shall be fenced and avoided until nesting activity is completed. The DFG shall be consulted if an active nest is found near a development area to determine an appropriate "no disturbance" protection buffer. If a burrowing owl nest could be destroyed during construction/grading, a mitigation plan, which includes the following criteria, will be prepared: <ul style="list-style-type: none"> • Occupied burrows shall not be distributed during the nesting season (1 February through 31 August) unless a qualified biologist approved by DFG verifies that the birds have not begun nesting or the young have fledged are capable of independent survival. 	<ul style="list-style-type: none"> • SL5. No physical alteration of the site or issuance of building permits shall occur within existing grasslands or riparian areas as shown on Figure 4.4.5-1 of the PEIS/EIR until a breeding season survey is conducted by a qualified biologist during spring or early summer (April-July, before development activities take place) near annual grasslands (for burrowing owls and northern harriers), large trees, and riparian areas. If surveys detect nesting raptors on the project site, the nest shall be fenced and avoided until nesting activity is completed. The DFG shall be consulted if an active nest is found near a development area to determine an appropriate "no disturbance" protection buffer. If a burrowing owl nest could be destroyed during construction/grading, a mitigation plan, which includes the following criteria, will be prepared: <ul style="list-style-type: none"> • Occupied burrows shall not be distributed during the nesting season (1 February through 31 August) unless a qualified biologist approved by DFG verifies that the birds have not begun nesting or the young have fledged are capable of independent survival. 	<ul style="list-style-type: none"> • SL5. No physical alteration of the site or issuance of building permits shall occur within existing grasslands or riparian areas as shown on Figure 4.4.5-1 of the PEIS/EIR until a breeding season survey is conducted by a qualified biologist during spring or early summer (April-July, before development activities take place) near annual grasslands (for burrowing owls and northern harriers), large trees, and riparian areas. If surveys detect nesting raptors on the project site, the nest shall be fenced and avoided until nesting activity is completed. The DFG shall be consulted if an active nest is found near a development area to determine an appropriate "no disturbance" protection buffer. If a burrowing owl nest could be destroyed during construction/grading, a mitigation plan, which includes the following criteria, will be prepared: <ul style="list-style-type: none"> • Occupied burrows shall not be distributed during the nesting season (1 February through 31 August) unless a qualified biologist approved by DFG verifies that the birds have not begun nesting or the young have fledged are capable of independent survival. 	<ul style="list-style-type: none"> • SL5. No physical alteration of the site or issuance of building permits shall occur within existing grasslands or riparian areas as shown on Figure 4.4.5-1 of the PEIS/EIR until a breeding season survey is conducted by a qualified biologist during spring or early summer (April-July, before development activities take place) near annual grasslands (for burrowing owls and northern harriers), large trees, and riparian areas. If surveys detect nesting raptors on the project site, the nest shall be fenced and avoided until nesting activity is completed. The DFG shall be consulted if an active nest is found near a development area to determine an appropriate "no disturbance" protection buffer. If a burrowing owl nest could be destroyed during construction/grading, a mitigation plan, which includes the following criteria, will be prepared: <ul style="list-style-type: none"> • Occupied burrows shall not be distributed during the nesting season (1 February through 31 August) unless a qualified biologist approved by DFG verifies that the birds have not begun nesting or the young have fledged are capable of independent survival. 	

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Table S-2. Summary of Environmental Impacts and Suggested Mitigation for the Proposed Action and Reasonable Reuse Alternatives

NATURAL ENVIRONMENT (Continued)				
Biological Resources (Continued):				
<ul style="list-style-type: none"> • A minimum of 6.5 acres of suitable foraging habitat acceptable to DFG shall be permanently protected for each occupied burrow disturbed. The protected lands shall be adjacent to the occupied burrows and shall contribute to the long-term conservation of the owls. • Occupied burrows, which are removed during construction activities, shall be replaced at a ratio of 1:1 at the protected land site. • Passive relocation efforts shall be employed over a 1-week period prior to construction activities to allow owls to acclimate to alternate burrows. • The project proponent shall provide funding for management and monitoring of protected lands. The monitoring plan shall include mitigation success criteria and an annual report to DFG (County). 	<ul style="list-style-type: none"> • A minimum of 6.5 acres of suitable foraging habitat acceptable to DFG shall be permanently protected for each occupied burrow disturbed. The protected lands shall be adjacent to the occupied burrows and shall contribute to the long-term conservation of the owls. • Occupied burrows, which are removed during construction activities, shall be replaced at a ratio of 1:1 at the protected land site. • Passive relocation efforts shall be employed over a 1-week period prior to construction activities to allow owls to acclimate to alternate burrows. • The project proponent shall provide funding for management and monitoring of protected lands. The monitoring plan shall include mitigation success criteria and an annual report to DFG (County). 	<ul style="list-style-type: none"> • A minimum of 6.5 acres of suitable foraging habitat acceptable to DFG shall be permanently protected for each occupied burrow disturbed. The protected lands shall be adjacent to the occupied burrows and shall contribute to the long-term conservation of the owls. • Occupied burrows, which are removed during construction activities, shall be replaced at a ratio of 1:1 at the protected land site. • Passive relocation efforts shall be employed over a 1-week period prior to construction activities to allow owls to acclimate to alternate burrows. • The project proponent shall provide funding for management and monitoring of protected lands. The monitoring plan shall include mitigation success criteria and an annual report to DFG (County). 	<ul style="list-style-type: none"> • A minimum of 6.5 acres of suitable foraging habitat acceptable to DFG shall be permanently protected for each occupied burrow disturbed. The protected lands shall be adjacent to the occupied burrows and shall contribute to the long-term conservation of the owls. • Occupied burrows, which are removed during construction activities, shall be replaced at a ratio of 1:1 at the protected land site. • Passive relocation efforts shall be employed over a 1-week period prior to construction activities to allow owls to acclimate to alternate burrows. • The project proponent shall provide funding for management and monitoring of protected lands. The monitoring plan shall include mitigation success criteria and an annual report to DFG (County). 	
Cultural Resources				
<p>IMPACTS: <u>Significant^a</u></p> <ul style="list-style-type: none"> • Potential alteration or degradation of the Sacramento Air Depot Historic District (F1/SL1). 	<p>IMPACTS: <u>Significant^a</u></p> <ul style="list-style-type: none"> • Potential alteration or degradation of the Sacramento Air Depot Historic District (F1/SL1). 	<p>IMPACTS: <u>Significant^a</u></p> <ul style="list-style-type: none"> • Potential alteration or degradation of the Sacramento Air Depot Historic District (F1/SL1). 	<p>IMPACTS: <u>Significant^a</u></p> <ul style="list-style-type: none"> • Potential alteration or degradation of the Sacramento Air Depot Historic District (F1/SL1). 	<p>IMPACTS: <u>Less-than-Significant</u></p> <ul style="list-style-type: none"> • Historic District would be maintained according to preservation standards for federal historic properties.

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Table S-2. Summary of Environmental Impacts and Suggested Mitigation for the Proposed Action and Reasonable Reuse Alternatives

NATURAL ENVIRONMENT (Continued)				
Cultural Resources (Continued):				
MITIGATION MEASURES:	MITIGATION MEASURES:	MITIGATION MEASURES:	MITIGATION MEASURES:	MITIGATION MEASURES:
<ul style="list-style-type: none"> • F1. The Air Force, County, SHPO, and the Advisory Council on Historic Preservation shall develop and implement a MOA to ensure continued preservation of the historic district. The Air Force will incorporate into the MOA the preservation maintenance guidelines outlined for the SADHD in the Historic Preservation Guide (JRP Historical Consulting Services, 1997) (Air Force). • SL1. The County shall develop and implement a MOA with the Air Force to ensure continued preservation of the Historic District. This agreement must be in place prior to any activities that could potentially result in “substantial adverse change” to any of the contributing structures within the Historic District. “Substantial adverse change”, as defined by Assembly Bill (AB) 2881, means demolition, destruction, relocation, or alteration such that the significance of a historical resource would be impaired. The agreement shall be reviewed as necessary by the SHPO and the Advisory Council on Historic Preservation. The MOA will clearly define the boundaries of the Historic District and indicate which contributing structures will be preserved. Any future proposals for development/ 	<ul style="list-style-type: none"> • F1. The Air Force, County, SHPO, and the Advisory Council on Historic Preservation shall develop and implement a MOA to ensure continued preservation of the historic district. The Air Force will incorporate into the MOA the preservation maintenance guidelines outlined for the SADHD in the Historic Preservation Guide (JRP Historical Consulting Services, 1997) (Air Force). • SL1. The County shall develop and implement a MOA with the Air Force to ensure continued preservation of the Historic District. This agreement must be in place prior to any activities that could potentially result in “substantial adverse change” to any of the contributing structures within the Historic District. “Substantial adverse change”, as defined by Assembly Bill (AB) 2881, means demolition, destruction, relocation, or alteration such that the significance of a historical resource would be impaired. The agreement shall be reviewed as necessary by the SHPO and the Advisory Council on Historic Preservation. The MOA will clearly define the boundaries of the Historic District and indicate which contributing structures will be preserved. Any future proposals for development/ 	<ul style="list-style-type: none"> • F1. The Air Force, County, SHPO, and the Advisory Council on Historic Preservation shall develop and implement a MOA to ensure continued preservation of the historic district. The Air Force will incorporate into the MOA the preservation maintenance guidelines outlined for the SADHD in the Historic Preservation Guide (JRP Historical Consulting Services, 1997) (Air Force). • SL1. The County shall develop and implement a MOA with the Air Force to ensure continued preservation of the Historic District. This agreement must be in place prior to any activities that could potentially result in “substantial adverse change” to any of the contributing structures within the Historic District. “Substantial adverse change”, as defined by Assembly Bill (AB) 2881, means demolition, destruction, relocation, or alteration such that the significance of a historical resource would be impaired. The agreement shall be reviewed as necessary by the SHPO and the Advisory Council on Historic Preservation. The MOA will clearly define the boundaries of the Historic District and indicate which contributing structures will be preserved. Any future proposals for development/ 	<ul style="list-style-type: none"> • F1. The Air Force, County, SHPO, and the Advisory Council on Historic Preservation shall develop and implement a MOA to ensure continued preservation of the historic district. The Air Force will incorporate into the MOA the preservation maintenance guidelines outlined for the SADHD in the Historic Preservation Guide (JRP Historical Consulting Services, 1997) (Air Force). • SL1. The County shall develop and implement a MOA with the Air Force to ensure continued preservation of the Historic District. This agreement must be in place prior to any activities that could potentially result in “substantial adverse change” to any of the contributing structures within the Historic District. “Substantial adverse change”, as defined by Assembly Bill (AB) 2881, means demolition, destruction, relocation, or alteration such that the significance of a historical resource would be impaired. The agreement shall be reviewed as necessary by the SHPO and the Advisory Council on Historic Preservation. The MOA will clearly define the boundaries of the Historic District and indicate which contributing structures will be preserved. Any future proposals for development/ 	<ul style="list-style-type: none"> • None required.

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NATURAL ENVIRONMENT (Continued)				
Cultural Resources (Continued):				
reuse (including remodeling and/or additions) within the defined Historic District shall be subject to review by the County Planning Director. If such proposals result in the potential for “substantial adverse change” to contributing structures they will be forwarded to the Department of Environmental Review and Assessment for CEQA review. Any proposals which would result in demolition of contributing structures which, under the above agreement, have been identified for preservation would be forwarded to the Department of Environmental Review and Assessment for CEQA review. All proposals with a potential for “substantial adverse change” to contributing structures in the historic district will be subject to review and approval of the Sacramento County Project Planning Commission (County) .	reuse (including remodeling and/or additions) within the defined Historic District shall be subject to review by the County Planning Director. If such proposals result in the potential for “substantial adverse change” to contributing structures they will be forwarded to the Department of Environmental Review and Assessment for CEQA review. Any proposals which would result in demolition of contributing structures which, under the above agreement, have been identified for preservation would be forwarded to the Department of Environmental Review and Assessment for CEQA review. All proposals with a potential for “substantial adverse change” to contributing structures in the historic district will be subject to review and approval of the Sacramento County Project Planning Commission (County) .	reuse (including remodeling and/or additions) within the defined Historic District shall be subject to review by the County Planning Director. If such proposals result in the potential for “substantial adverse change” to contributing structures they will be forwarded to the Department of Environmental Review and Assessment for CEQA review. Any proposals which would result in demolition of contributing structures which, under the above agreement, have been identified for preservation would be forwarded to the Department of Environmental Review and Assessment for CEQA review. All proposals with a potential for “substantial adverse change” to contributing structures in the historic district will be subject to review and approval of the Sacramento County Project Planning Commission (County) .	reuse (including remodeling and/or additions) within the defined Historic District shall be subject to review by the County Planning Director. If such proposals result in the potential for “substantial adverse change” to contributing structures they will be forwarded to the Department of Environmental Review and Assessment for CEQA review. Any proposals which would result in demolition of contributing structures which, under the above agreement, have been identified for preservation would be forwarded to the Department of Environmental Review and Assessment for CEQA review. All proposals with a potential for “substantial adverse change” to contributing structures in the historic district will be subject to review and approval of the Sacramento County Project Planning Commission (County) .	

Note: Impacts are based on the changes from current conditions, which are projected to occur as a result of implementing that alternative. See Section 5.1 regarding cumulative impacts.

^a Impact can be reduced to a less-than-significant level with implementation of mitigation measures.

^b Impact cannot be reduced to a less-than-significant level.