MINUTE ITEM

24

01/22/87
W 23475
Maricle

GENERAL LEASE - COMMERCIAL USE

Calendar Item 24, attached, was pulled from the agenda prior to the meeting.

Attachment: Calendar Item 24.

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CALENDAR ITEM

A 10

24

S 5

01/22/87
W 23475
Maricle

GENERAL LEASE - COMMERCIAL USE

APPLICANT: GB) Development Inc.
c/o Mr. Jerrold J. Smith
147 Grand Avenue
Redwood City, California 94062

AREA, TYPE LAND AND LOCATION:
An approximate 2.5-acre parcel of tide and submerged land, located in the San Joaquin River, at Andrus Island, Sacramento County.

LAND USE: Marina facility.

TERMS OF PROPOSED LEASE:

Initial period: 30 years beginning February 1, 1987.

Surety bond: $10,000.

Public liability insurance: Combined single limit coverage of $1,000,000

CONSIDERATION: (Percentage-of-Gross income against a minimum rental.)

°February 1, 1987-January 31, 1988:
$500, or six percent of the gross income whichever is greater;

°February 1, 1988-January 31, 1989:
$1,700, or six percent of the gross income whichever is greater;

(ADDED 01/14/87)

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oFebruary 1, 1989-January 31, 1990:
$3,400, or six percent of the gross income whichever is greater;

oFebruary 1, 1990-January 31, 1992:
(Two Years)
$4,000 per annum, or six percent of the gross income whichever is greater; with the State reserving the right to fix a different rental on each fifth anniversary of the lease.

BASIS FOR CONSIDERATION:
Pursuant to 2 Cal. Adm. Code 2003.

APPLICANT STATUS:
Applicant is owner of upland.

PREREQUISITE CONDITIONS, FEES AND EXPENSES:
Filing fee has been received.

STATUTORY AND OTHER REFERENCES:
A. P.R.C.: Div. 6, Parts 1 and 2; Div. 13.

B. Cal. Adm. Code: Title 2, Div. 3; Title 14, Div. 6.

AB 884: 02/14/87.

OTHER PERTINENT INFORMATION:
1. A Negative Declaration was prepared and adopted for this project by the County of Sacramento. The State Lands Commission's staff has reviewed such document and believes that it complies with the requirements of the CEQA.

2. This activity involves lands identified as possessing significant environmental values pursuant to P.R.C. 6370, et seq. Based upon the staff's consultation with the persons nominating such lands and through the CEQA review process, it is the staff's opinion that the project, as proposed, is consistent with its use classification.

(ADDED 01/14/87)

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APPROVALS OBTAINED:

Sacramento County, and United States Army Corps of Engineers.

FURTHER APPROVALS REQUIRED:

State Lands Commission.

EXHIBITS:

A. Land Description.
B. Location Map.
C. EIR.

IT IS RECOMMENDED THAT THE COMMISSION:

1. FIND THAT A NEGATIVE DECLARATION WAS PREPARED AND ADOPTED FOR THIS PROJECT BY THE COUNTY OF SACRAMENTO AND THAT THE COMMISSION HAS REVIEWED AND CONSIDERED THE INFORMATION CONTAINED THEREIN.

2. DETERMINE THAT THE PROJECT, AS APPROVED, WILL NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT.

3. FIND THAT THIS ACTIVITY IS CONSISTENT WITH THE USE CLASSIFICATION DESIGNATED FOR THE LAND PURSUANT TO P.R.C. 6370, ET SEQ.

4. AUTHORIZE ISSUANCE TO GB3 DEVELOPMENT INC. OF A 30-YEAR GENERAL LEASE - COMMERCIAL USE, BEGINNING FEBRUARY 1, 1987; IN CONSIDERATION OF ANNUAL COMPENSATION BASED UPON THE FOLLOWING AMOUNTS:

CONSIDERATION: (PERCENTAGE-OF-GROSS RENTAL AGAINST A MINIMUM RENTAL.)

OFEBRUARY 1, 1987-JANUARY 31, 1988:
$500, OR SIX PERCENT OF THE GROSS INCOME WHICHEVER IS GREATER;

OFEBRUARY 1, 1988-JANUARY 31, 1989:
$1,700, OR SIX PERCENT OF THE GROSS INCOME WHICHEVER IS GREATER;

OFEBRUARY 1, 1989-JANUARY 31, 1990:
$3,400, OR SIX PERCENT OF THE GROSS INCOME WHICHEVER IS GREATER;

(ADDED 01/14/87)

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OFEBRUARY 1, 1990-JANUARY 31, 1992: (TWO YEARS)	$4,000 PER ANNUM, OR SIX PERCENT OF THE GROSS INCOME WHICHEVER IS GREATER; WITH THE STATE RESERVING THE RIGHT TO FIX A DIFFERENT ANNUAL RENTAL ON EACH FIFTH ANNIVERSARY OF THE LEASE; PROVISION OF A $10,000 SURETY BOND; PROVISION OF PUBLIC LIABILITY INSURANCE FOR COMBINED SINGLE LIMIT COVERAGE OF $1,000,000; FOR A MARINA FACILITY ON THE LAND DESCRIBED ON EXHIBIT "A" ATTACHED AND BY REFERENCE MADE A PART HEREOF.

(ADDED 01/14/87)

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EXHIBIT "A"

LAND DESCRIPTION W23475

A parcel of tide and submerged land in the bed of the San Joaquin River adjacent to and southerly of Andrus Island, Sacramento County, California, said parcel being more particularly described as follows:

COMMENCING at the southeast corner of Parcel B as shown on the Parcel Map filed in Book 40 of Parcel Maps, Page 38, Official Records of Sacramento County; thence along the southerly line of said Parcel B, N 68° 06' 49" W, 54.31 feet; thence N 68° 34' 51" W, 85.62 feet to the TRUE POINT OF BEGINNING: thence leaving said southerly line and running into the San Joaquin River the following six courses:

1. S 17° 36' 56" W, 151.44 feet;
2. N 72° 23' 04" W, 403.00 feet;
3. S 17° 36' 56" W, 15.00 feet;
4. N 72° 23' 04" W, 536.85 feet;
5. S 89° 04' 55" W, 415.01 feet;
6. N 0° 55' 05" W, 171.13 feet to a point on said southerly line of Parcel B; thence along said southerly line the following eight courses:

7. N 77° 53' 03" E, 33.26 feet;
8. S 87° 32' 20" E, 314.46 feet;
9. N 83° 03' 32" E, 60.47 feet;
10. S 89° 19' 29" E, 122.37 feet;
11. S 64° 06' 50" E, 216.07 feet;
12. S 73° 55' 40" E, 204.05 feet;
13. S 73° 02' 34" E, 425.04 feet;
14. S 68° 34' 51" E, 40.54 feet to the point of beginning.

EXCEPTING THEREFROM any portion lying landward of the ordinary high water mark of the San Joaquin River.

ALSO EXCEPTING THEREFROM any portion lying within State Lands Commission lease No. PRC 2409.

END OF DESCRIPTION

PREPARED JANUARY 13, 1986, BY BOUNDARY SERVICES UNIT, M. L. SHAFER, SUPERVISOR.

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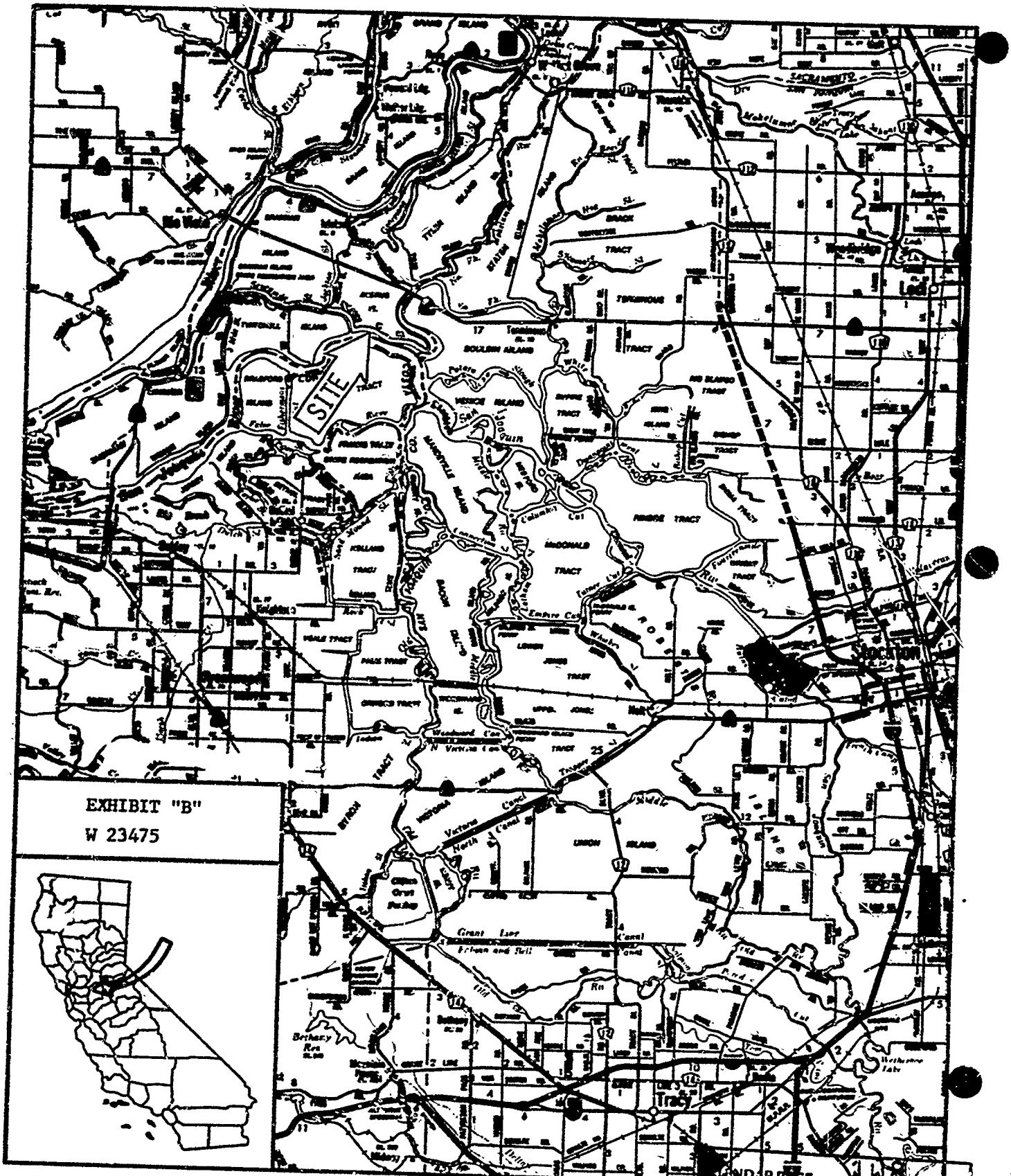

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EXHIBIT "C"

Control No. 84-UP-PAS-951

RECEIVED

NEGATIVE DECLARATION

Pursuant to Division 6, Title 14, Chapter 3, Article 6, Sections 15070 and 15071 of the California Administrative Code and pursuant to the Procedures for Preparation and Processing of Environmental Impact Reports adopted by the County of Sacramento pursuant to Sacramento County Ordinance No. SOC-116, the Environmental Coordinator of Sacramento County, State of California, does prepare, make, declare, publish, and cause to be filed with the County Clerk of Sacramento County, State of California, this Negative Declaration re: The Project described as follows:

1. Title and Short Description of Project:
   JERROLD J. SMITH USE PERMIT AND SITE PLAN REVIEW
   The proposed project consists of a request for a conditional use permit to allow a 136 slip marina (covered berths, gas dock, boat and equipment sales) in the DW zone with a site plan review and conditional use permit to allow a RV park (as per plan) with marina ancillary services, RV storage, boat repair, caretaker, mobilehome, swimming pools and facilities and restaurant in the lower Andrus Island SPA zone.

2. Location of Project and Assessor's Parcel Number:
   The project is located on the north and south sides of Brannon Island Road, about 3,000 feet east of Jackson Slough on the southern tip of Andrus Island.

   APN: 156-110-58

3. Project Proponent: Jerrold J. Smith

4. Said project will not have a significant effect on the environment for the following reasons:

   a) It will not have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory.

   b) It will not have the potential to achieve short-term, to the disadvantage of long-term, environmental goals.

   c) It will not have impacts which are individually limited, but cumulatively considerable.

   d) It will not have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly.

5. As a result thereof, the preparation of an environmental impact report pursuant to the Environmental Quality Act (Division 13 of the Public Resources Code of the State of California) is not required.

6. The attached Initial Study has been performed by the Sacramento County Environmental Impact Section in support of this Negative Declaration. Further information may be obtained by contacting the Section at 827 Seventh Street, Room 101, Sacramento, California, 95814, or phone (916) 440-7914.

Environmental Coordinator of
Sacramento County, State of
California

By [signature]
for Alcides Freitas
Environmental Coordinator

AF/11/12/5/83

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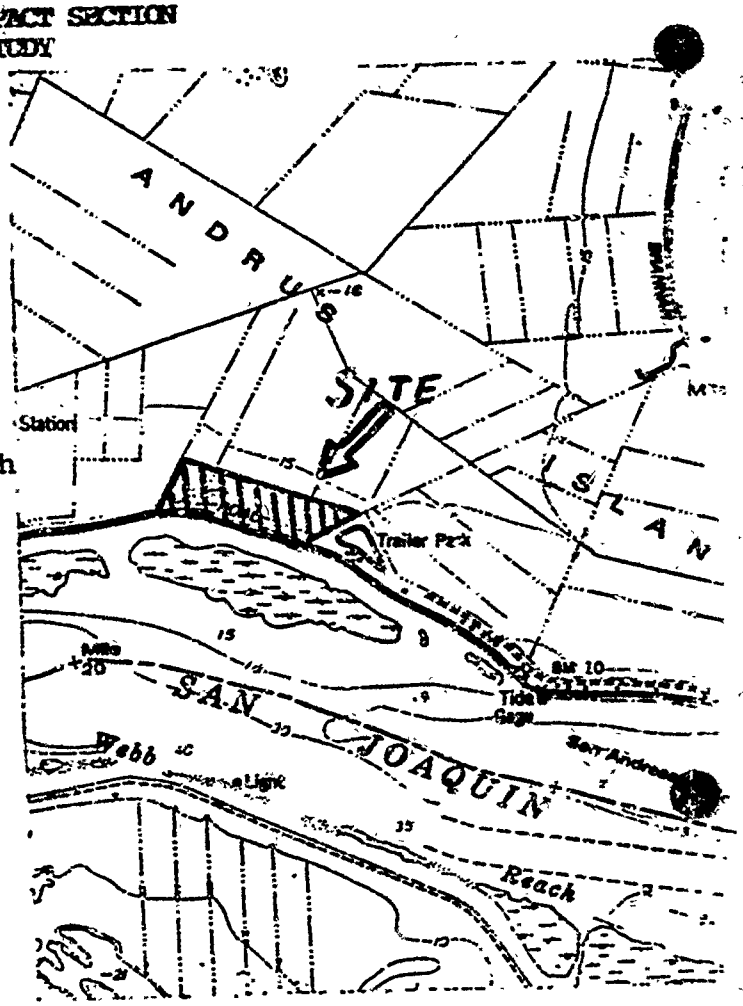
ENVIRONMENTAL IMPACT SECTION
INITIAL STUDY

NAME: JERROLD J. SMITH USE PERMIT AND SITE PLAN REVIEW

ASSESSOR'S PARCEL NUMBER: 156-110-58 and 59

CONTROL NUMBER: 84-UP-PAS-951

LOCATION: On the north and south sides of Brannon Island Rd., about 3000 ft. east of Jackson Slough on the southern tip of Andrus Island.



OWNER:

Jerrold J. Smith
147 Grand Street
Redwood City, CA 94062

APPLICANT:

Gilbert Labrie, A.I.A.
P.O. Box 183
Walnut Grove, CA 95690

I. PROJECT DESCRIPTION:

The proposed project consists of a request for a conditional use permit to allow a 136 slip marina (covered berths, gas dock, boat and equipment sales) in the DW zone with a site plan review and conditional use permit to allow a RV park (as per plan) with marina ancillary services, RV storage, boat repair, caretaker, mobilehome, swimming pools and facilities and restaurant in the lower Andrus Island SPA zone.

II. ENVIRONMENTAL SETTING:

The project site consists of 20+ acres of reclaimed Delta land located along the San Joaquin River on the southern tip of Andrus Island. The river levee and associated levee road define the southern boundary of the site. Landward of this levee the property is flat and appears to be utilized for field crop agriculture, although there is a cluster of native trees and shrubs on the western portion of this site. The waterward side of the levee has been rip-rapped and supports sparse natural vegetation. An "island" of emergent native vegetation occurs about 200 to 300 feet off the river bank opposite this site, such that

a distinct water channel is present. The proposed marina would be within this subsidiary river channel.

The project site and associated river frontage is currently undeveloped. Surrounding land uses include a marina and RV park to the east, land in agricultural production to the north and an open area supporting native vegetation to the west.

III. ENVIRONMENTAL EFFECTS:

See Initial Study Checklist attached to the Negative Declaration and the following discussion.

Floodplain: Andrus Island is considered flood prone by both the County and Federal officials due to the presence of substandard levees to the south and east, in the San Joaquin, Cosumnes and Mokelumne Rivers Delta area. In fact, in 1972, the subject parcel was the site of a levee break which resulted in the flooding of most of Andrus Island.

Subsequent to the Federal Flood Potential Study, County authorities established a 100 year Water Surface Level (WSL) of 7± feet above Mean Sea Level (MSL) for the subject portion of Andrus Island. It is the general policy of the County Water Resources Division to require the finished floor elevations of new dwellings, including mobilehomes, to be one foot above the 100-year WSL (8± feet above MSL for the site). In addition, if flood proofing at the site cannot be achieved to the satisfaction of the Division, a "Hold Harmless Agreement", which releases the County from liability should a flood occur, must be signed by the property owners. (It should be noted that the National Flood Insurance Program does not insure vehicles.) Pursuant to Ordinance Number 1 of the Sacramento County Water Agency, a variance from the required building elevations will also be required for any structures (including mobilehomes, parking lots, carports, etc.) which are developed below specified elevations in floodplain areas.

In evaluating a comparable proposal located within 0.6± miles of the subject project, the State Department of Water Resources commented as follows:

> "Since the entire site is located within the 100-year floodplain of Andrus Island, any development would have to be in compliance with federal criteria. As a participant in the National Flood Insurance Program, Sacramento County is required to control development in the floodplains meeting the federal standards.
>
> Due to the high susceptibility of flooding, we would strongly discourage the issuance of a variance granting relief from the elevation standards."

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In evaluating a comparable proposal located within 0.5+ miles of the subject project, the State Department of Water Resources commented as follows:

> "Since the entire site is located within the 100-year floodplain of Andrus Island, any development would have to be in compliance with federal criteria. As a participant in the National Flood Insurance Program, Sacramento County is required to control development in the floodplains meeting the federal standards.
>
> Due to the high susceptibility of flooding, we would strongly discourage the issuance of a variance granting relief from the elevation standards."

It would appear that this concern is applicable to the subject project, as well. There are several combinations of building construction and designs which can be beneficial in reducing flood water damage, and consequently, the design and layout of the project should be reviewed for flood proofing adequacy by the Public Works Department prior to the granting of a building permit.

In response to the above, the project representative has indicated that the following floodproofing features would be incorporated into the design and construction of this development:

> "All commercial structures in the park, with floor levels below the minimum 100 year flood elevation, will be constructed of flood resistant materials, and designed to prevent collapse or lateral movement. The caretakers mobile residence will be anchored to prevent lateral movement. The restaurant is purposefully located on the secondary berm to allow construction to its main floor above the 100 year flood elevation. In addition, it too will be designed to prevent collapse or lateral movement and to resist water damage."

The following flood evacuation plan has also been submitted with this proposal:

1. Post an evacuation plan map and instructions at strategic locations throughout the park including bulletin boards in the recreation areas, the office, and the satellite laundrys as well as any information kiosks.

2. Distribute copies of the map to all park occupants and insure that staff will be able to answer any questions.

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3. The parking office will be open at all times during emergencies.

   a. The office will act as an information and control center.

   b. The office will pass onto employees and customers all information bulletins from cognizant government agencies.

   c. Should any evacuation become necessary, park employees and equipment will be dispatched to assist in the evacuation.

   d. The office will maintain a record of time, names and license numbers of all customers and vehicles to provide information to authorities, relatives and friends if requested.

4. In the event of a levee break all of the above steps are to be followed. The park manager will seek out local authorities in order to coordinate evacuation details. After all customers have been evacuated he will dispatch park equipment and personnel to move stored boats and equipment to high ground.

5. Signs will be posted at similar strategic locations to advise customers that the potential for flooding and property loss does exist." (Labrie, October 2, 1984)

Water Quality: The project would require that new wells and septic systems be constructed in the floodplain. Due to the potential for flooding and the shallow nature of the groundwater table in the area, improper construction or location of wells and septic systems could cause water quality problems. After review, the staff from the County Health Department specified the following regarding the project:

1. The proposed sewage disposal systems must be designed by solid percolation testing and the design criteria submitted to this office for review and approval prior to construction.

2. The potable water system will have to be permitted through this office as required by Section 4010.9 of the California Health and Safety Code. The system will have to meet the requirement of the California Domestic Water Quality Monitoring Regulation and the California Waterworks Standards. The proposed system will have to be reviewed and approved prior to installation.

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3. Plans for the restaurant must be submitted for review and approval prior to construction.

In addition, it is recommended that all parking and camping activities be prohibited in areas of septic leach lines, as the potential for damage to the underground pipes would exist (per Stan Bessey, Environmental Health Sanitarian).

The office and restroom facilities indicated within the marina area would have to be connected to the landward septic system, pursuant to State law regarding discharge of waste water into public waterways. To ensure that waste water is properly disposed of, it is the recommendation of the State Department of Fish and Game that the office and restrooms be located on land. (Mapes).

Discharge from boats is regulated by the Environmental Protection Agency and U.S. Coast Guard standards pursuant to Section 312 of the Federal Clean Water Act (Public Law 92-500).

The Central Valley Regional Water Quality Control Board has recommended adoption of a state wide policy which includes a prohibition of discharges from all boats using waterways in the Central Valley Basin which are designated for municipal water supply and recreation beneficial uses (Central Valley Regional Water Quality Control Board, 1976).

Regional regulations require that all owners of rental houseboats equip their vessels with waste holding tanks. Dockside facilities to pump wastes into treatment and disposal systems on shore should be provided at various locations.

Natural Habitat: The landward side of the levee at the site is generally agricultural land. However, the southwestern corner of the landward portion of the site (about 2.0+ acres) is dominated by native upland vegetation including willows, cottonwoods, locust, tules and corresponding native perennial shrubs. Abundant birdlife is apparent in the habitat. If approved, this area of wildlife habitat would ultimately be destroyed. Due to the relatively small size of this area, however, removal of this vegetation would not constitute a significant loss of wildlife habitat.

Archeology: The project site was surveyed in 1981 for cultural resources by Dr. D.L. True, a professional archeologist. No resources were unearthed during this survey. This does not, however, preclude the existence of buried remains and it was the opinion of the archeologist that the applicant should be prepared to stop development of prehistoric artifacts unearthed until an appropriate course of action to preserve the resources can be determined.

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Land Use: The development of the subject project would have to comply with Sacramento County Land Use Ordinance SCZ 84-25 and with the provisions of the DW-R zone of the County Zoning Code. The intent of the SPA (known as the Lower Andrus Island SPA) is defined as follows:

> "It is the intent of the Board of Supervisors in adopting this Special Planning Area to permit the additional and logical development of the unique and valuable water oriented commercial recreational potential of the Lower Andrus Island area while minimizing the loss or disruption of agricultural production and environmental qualities, improving the quality of recreation presently provided the public, minimizing the hazards from flooding, and assuring water access to all landward developments."

This ordinance defines allowable uses and development standards within the designated SPA. As evaluated by the County Planning Department, the proposed project is generally consistent with the provisions of this ordinance.

> "In addition to the provisions of the SPA, the proposal would also have to comply with the requirements of the existing zoning at the site, which is the Delta Waterways-Restricted Areas (DW-R) zone. This zone is defined in the County Zoning Code as follows:
>
> > '"(c) RESTRICTED AREAS. As used in this zone, "Restricted Areas" are those portions of waterways which are restricted for through navigation by existing docks, marinas, or other development, or are located adjacent to the Delta urban communities; but are located such that expansion of such facilities or addition of similar water oriented facilities will be compatible with the purpose and standards of this zone. Restricted areas shall be indicated on the comprehensive zoning plan as "DW-R".

In the subject case, the following restriction would apply:

> "235-147. LOCATION OF STRUCTURES. Structures may be located within RESTRICTED AREAS as indicated on the zoning maps when extensions into the waterways do not exceed one third of the horizontal distance across the waterway and an unrestricted navigation channel of not less than one hundred feet is maintained."'

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The proposed marina extends about 180 feet into the 250+ to 340+ foot wide channel which exists between the river bank and the small channel islands off shore, and in the narrowest location, the remaining unrestricted channel would be about 80+ feet wide. It therefore appears that either a variance from the above requirements would be required to construct this project, as it is currently proposed, or a reduction in the size of the marina would be necessary.

It should be noted that the main channel of the San Joaquin River, located beyond the channel islands, is about 1,000 feet wide in this area. The current proposal would not encroach upon this main channel.

The Army Corps of Engineers, the agency with the responsibility of maintaining the navigability of inland waterways, has reviewed this proposal and has concluded that, because the main channel of the San Joaquin River would not be affected, there would not be a significant impact upon river traffic caused by the construction of this marina. (Rayner).

In addition to the approving authority of Sacramento County and the Army Corps of Engineers, the following public agencies have permitting jurisdiction over the proposed project:

The State Reclamation Board
The State Lands Commission and
The Regional Water Quality Control Board, Central Valley Region.

The State Department of Fish and Game would also become a responsible agency if substantial alteration of a streambed became necessary.

IV. MITIGATION MEASURES:

A. Establish finished floor elevations and provide a Hold Harmless Agreement to the satisfaction of the Water Resources Division of the County Public Works Department.

B. Obtain the appropriate permits from the Army Corps of Engineers, the State Reclamation Board and the State Lands Commission.

C. Construct an engineered waste water disposal system to the satisfaction of the California Regional Water Quality Control Board, Central Valley Division, and the County Health Department.

D. New wells are to be located and constructed to the satisfaction of the County Health Department.

E. Submit the development plans for the proposed restaurant to the County Health Department for approval.

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F. If approved, post a sign warning patrons of the facility of the potential for flooding, and conspicuously post an evacuation route map showing ways of escaping the entire floodprone area.

G. Either revise the project to comply with the County Zoning Code or obtain the necessary variances from the provisions of the DW-R zone.

V. EXISTING PLANS AND ZONING:

A. General Plan: The County General Plan Land Use Map indicates the property for recreational.

B. Community Plan: The Delta Area Community Plan Land Use Map indicates the property for DW-R and SPA.

C. Zoning: The subject property is presently zoned DW-R and SPA.

VI. This Initial Study has been prepared by Alcides Freitas, Lowell Young and Jim Rains of the Sacramento County Environmental Impact Section staff.

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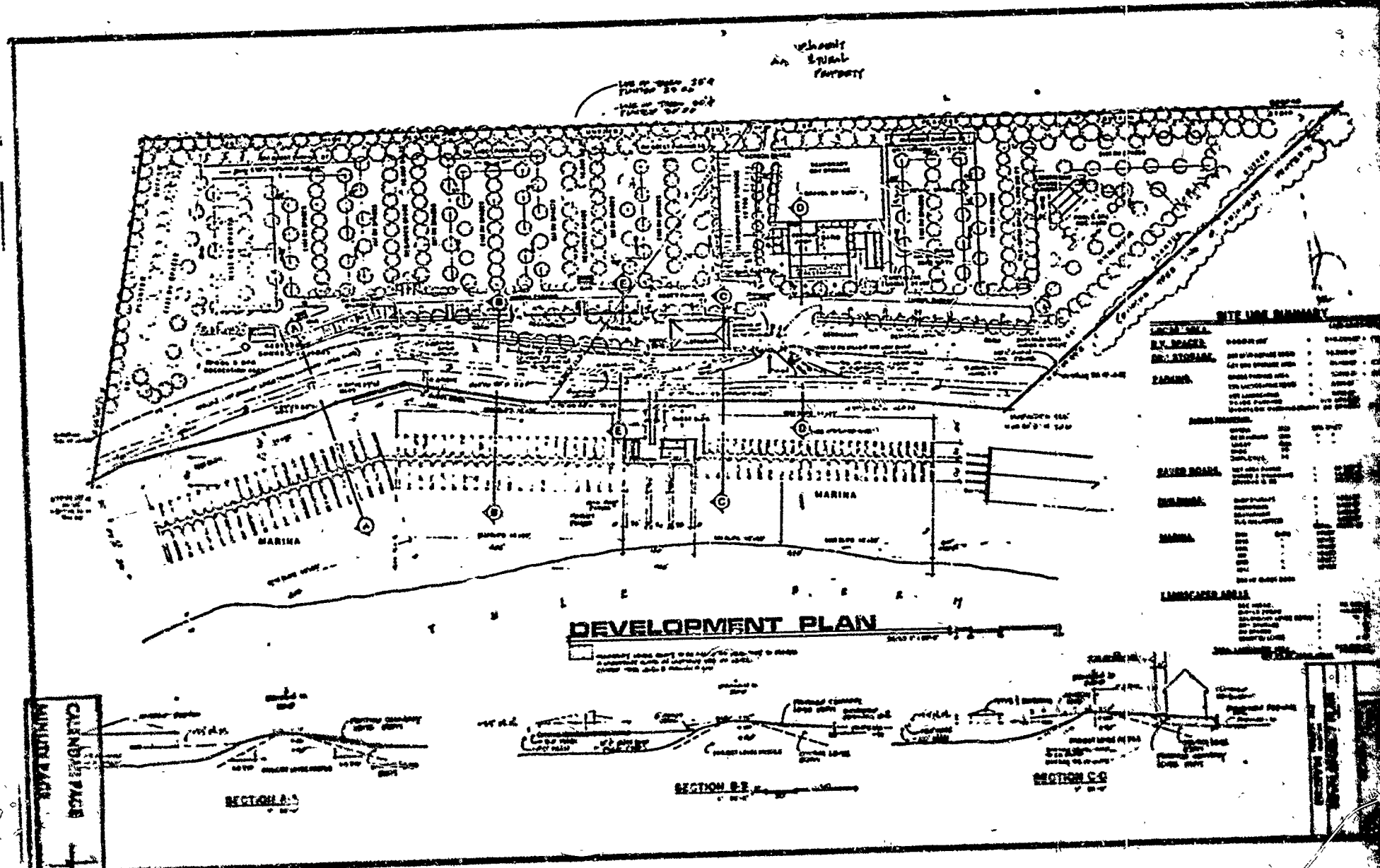

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F. If approved, post a sign warning patrons of the facility of the potential for flooding, and conspicuously post an evacuation route map showing ways of escaping the entire floodprone area.

G. Either revise the project to comply with the County Zoning Code or obtain the necessary variances from the provisions of the DW-R zone.

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INITIAL STUDY CHECKLIST

SACRAMENTO COUNTY
ENVIRONMENTAL IMPACT SECTION

CONTROL No. 84-UP-PAS-951

Could/Would the project:	YES	MAYBE	NO	
1) significantly affect Regional air quality?			X	
2) significantly affect local air quality?			X	Some increase in vehicle emissions.
3) contribute to the removal of significant amount of prime agricultural land from agricultural production?		X		20+ acres of soils rated good in the Storie Index would ultimately be removed from production.
4) create the potential for property damage following completion of the project due to existing or altered soil and/or slope conditions?			X	
5) be adversely affected by other geologic or seismic hazards?			X	Minor ground subsidence occurs in the area; effects to the proposed facility should be minimal.
6) cause erosion or siltation resulting in severe water quality impacts or damage to adjacent properties?			X	A minor potential for erosion and siltation would exist during installation of the marina facilities.
7) have substantial effect on the supply or consumption of a mineral resource?			X	
8) significantly affect ground or surface water supply or quality?		X		Wells and septic systems would be developed in the 100 year floodplain; some gasoline and oil in the water around the docks.
9) substantial affect, or be affected by flooding?		X		The entire site is within the 100 year floodplain of the Delta. Floodproofing measures and an evacation program are proposed to reduce possible impacts.
10) adversely affect populations of unique, rare or endangered plants or animals, or their habitat?			X	Rare and endangered species occur in the Delta area; however, effects from the project should be minimal.
11) significantly affect resident or migratory wildlife or their habitat?			X	Minor loss of grassland habitat.
12) affect or result in the removal of critical habitat, such as riparian and wetland plant associations?			X	Loss of a minor amount (2+ acres) of native upland habitat would ultimately occur.
13) affect or result in the removal of prominent, heritage, or landmark trees, or otherwise aesthetically important plant forms?			X	
14) affect sites of archaeological or historical importance?			X	

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	YES	MAYBE	NO	
15) be in conflict with adopted General, Community, or specific plans of Sacramento County?			X	As currently proposed, a variance from Zoning Code requirments would be required.
16) conflict with adopted plans of agencies or jurisdictions other than Sacramento County?		X		The project would require permits from the Army Corps of Engineers, the State Reclamation Board, the State Lands Commission and the State Regional Water Quality Control Board.
17) require major modification of, or adversely affect, public facilities?			X	
18) have a substantial affect upon transportation facilities?			X	
19) have a substantial affect on energy demands?			X	
20) substantially affect the quantity of open space in an area, or severely and adversely change the visual character of the project site?		X		Conversion of 20+ acres of open agricultural land into a recreational facility.
21) generate average or peak noise levels that would seriously affect the health or general well-being of any nearby people?			X	Minor periodic noise associated with boat and recreational vehicle operations.
22) with existing average or peak noise levels at the project site seriously affect the health or general well-being of any nearby people?			X	
23) cause significant shifts in employment or income characteristics of the community?			X	
24) have a substantial and demonstrable negative aesthetic affect?		X		Possibly, to some obervers.
25) breach published national, state, or local standards relating to solid waste or litter control?			X	
26) induce substantial growth or concentration of population?			X	A potential for inducement of similar rezoning requests would be associated with the project.
27) displace a large number of people, or disrupt or divide an established community?			X	
28) involve a risk of an explosion or the release of hazardous substances in the event of an accident or upset conditions?			X	
29) involve possible interference with an emergency response plan or an emergency evacuation plan?			X	
30) result in creation of any health hazard or potential health hazard, or expose people to potential health hazards?			X	The area is floodprone; the hazard can be reduced through precaution.