DRAFT

INITIAL STUDY
MITIGATED NEGATIVE DECLARATION

LELAND STANFORD MANSION STATE HISTORIC PARK
REHABILITATION OF MANSION GROUNDS PROJECT

Sacramento

March 2004

State of California
DEPARTMENT OF PARKS AND RECREATION

MITIGATED NEGATIVE DECLARATION

PROJECT: **REHABILITATION OF MANSION GROUNDS**
LELAND STANFORD MANSION STATE HISTORIC PARK
SACRAMENTO, CALIFORNIA

LEAD AGENCY: California Department of Parks and Recreation

AVAILABILITY OF DOCUMENTS: A copy of the Mitigated Negative Declaration for this proposed project is available for review at:

- Capitol District Headquarters
  California Department of Parks & Recreation
  800 N Street
  Sacramento, California 95814

- Northern Service Center
  California Department of Parks & Recreation
  One Capitol Mall – Suite 410
  Sacramento, California 95814

- Sacramento Public Library
  Central Branch
  828 I Street
  Sacramento, California 95814

- California State Parks Internet Site
  http://www.parks.ca.gov/default.asp?page id=980

PROJECT DESCRIPTION:

This project provides for the rehabilitation of the grounds and rehabilitation/reconstruction of outbuildings within the Leland Stanford Mansion State Historic Park. This work on the mansion environs will result in a unified setting representative of the Stanford Era, which is the primary period of significance of the park unit and its National Register of Historic Places listing. The environs will be developed appropriate for adaptive use for both protocol and public events and will be designed to meet the Secretary of Interior's Standards.

This project will fulfill and complete the mandates of the General Plan which recognizes the remarkable historic integrity of the Mansion and opportunities to represent it in a setting befitting the stately home of Governor Stanford and his family.

A copy of the Initial Study is attached. Questions or comments regarding this Initial Study/Mitigated Negative Declaration may be addressed to:

Susan Wilcox, Environmental Coordinator
California Department of Parks & Recreation
Northern Service Center
One Capitol Mall, Suite 500
Sacramento, CA 95814
Facsimile: (916) 445-9100

Submissions must be postmarked or received by fax or e-mail no later than April 3, 2004.

Pursuant to Section 21082.1 of the California Environmental Quality Act, the California Department of Parks and Recreation (DPR) has independently reviewed and analyzed the Initial Study and Negative Declaration for the proposed project and finds that these documents reflect the independent judgment of DPR. DPR, as lead agency, also confirms that the project mitigation measures detailed in these documents are feasible and will be implemented as stated in the Negative Declaration.

_____ _____

Dr. Mark Schrader
Deputy Director
Acquisition and Development

Date

_____ _____

Susan E. Wilcox
Environmental Coordinator

Date

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CHAPTER 1
INTRODUCTION

1.1 INTRODUCTION AND REGULATORY GUIDANCE

The Initial Study/Mitigated Negative Declaration (IS/MND) has been prepared by the California Department of Parks and Recreation (DPR) to evaluate the potential environmental effects of the proposed Mansion Grounds Rehabilitation Project at Leland Stanford Mansion State Historic Park, Sacramento County, California. This document has been prepared in accordance with the California Environmental Quality Act (CEQA), Public Resources Code §21000 *et seq*., and the State CEQA Guidelines, California Code of Regulations (CCR) §15000 *et seq*.

An Initial Study is conducted by a lead agency to determine if a project may have a significant effect on the environment [CEQA Guidelines §15063(a)]. If there is substantial evidence that a project may have a significant effect on the environment, an Environmental Impact Report (EIR) must be prepared, in accordance with CEQA Guidelines §15064(a). However, if the lead agency determines that revisions in the project plans or proposals made by or agreed to by the applicant mitigate the potentially significant effects to a less-than-significant level, a Mitigated Negative Declaration may be prepared instead of an EIR [CEQA Guidelines §15070(b)]. The lead agency prepares a written statement describing the reasons a proposed project would not have a significant effect on the environment and, therefore, why an EIR need not be prepared. This IS/MND conforms to the content requirements under CEQA Guidelines §15071.

1.2 LEAD AGENCY

The lead agency is the public agency with primary approval authority over the proposed project. In accordance with CEQA Guidelines §15051(b)(1), "the lead agency will normally be an agency with general governmental powers, such as a city or county, rather than an agency with a single or limited purpose." The lead agency for the proposed project is DPR. The contact person for the lead agency regarding specific project information is:

Maria Baranowski
Senior Architect
California Department of Parks & Recreation
Northern Service Center
One Capitol Mall, Suite 500
Sacramento, CA 95814
916-445-7998
mbarano@parks.ca.gov

Questions or comments regarding this Initial Study/Mitigated Negative Declaration should be submitted to:

Susan Wilcox, Environmental Coordinator
California Department of Parks & Recreation
Northern Service Center
One Capitol Mall, Suite 500
Sacramento, CA 95814
Facsimile: (916) 445-9100
E-Mail: swilcox@parks.ca.gov

Submissions must be in writing and postmarked or received by fax or email no later than April 3, 2004. The originals of any faxed document must be received by regular mail within ten working days following the deadline for comments, along with proof of successful fax transmission. Email or fax submissions must include full name and address.

1.3 PURPOSE AND DOCUMENT ORGANIZATION

The purpose of this document is to evaluate the potential environmental effects of the proposed Grounds Rehabilitation Project at Leland Stanford Mansion SHP. Mitigation measures have also been incorporated into the project to eliminate any potentially significant impacts or reduce them to a less-than-significant level.

This document is organized as follows:

- Chapter 1 - Introduction.
  This chapter provides an introduction to the project and describes the purpose and organization of this document.

- Chapter 2 - Project Description.
  This chapter describes the reasons for the project, scope of the project, and project objectives.

- Chapter 3 - Environmental Setting, Impacts, and Mitigation Measures.
  This chapter identifies the significance of potential environmental impacts, explains the environmental setting for each environmental issue, and evaluates the potential impacts identified in the CEQA Environmental (Initial Study) Checklist. Mitigation measures are incorporated, where appropriate, to reduce potentially significant impacts to a less than significant level.

- Chapter 4 - Mandatory Findings of Significance.
  This chapter identifies and summarizes the overall significance of any potential impacts to natural and cultural resources, cumulative impacts, and impact to humans, as identified in the Initial Study.

- Chapter 5 - Summary of Mitigation Measures.
  This chapter summarizes the mitigation measures incorporated into the project as a result of the Initial Study.

- Chapter 6 - References.
  This chapter identifies the references and sources used in the preparation of this IS/MND.

- Chapter 7 - Report Preparation
  This chapter provides a list of those involved in the preparation of this document.

1.4 SUMMARY OF FINDINGS

Chapter 3 of this document contains the Environmental (Initial Study) Checklist that identifies the potential environmental impacts (by environmental issue) and a brief discussion of each impact resulting from implementation of the proposed project.

Based on the IS and supporting environmental analysis provided in this document, the proposed Mansion Grounds Rehabilitation Project would result in less than significant impacts for the following issues: aesthetics, agricultural resources, air quality, biological resources, cultural resources, geology and soils, hazards and hazardous materials, hydrology and water quality, land use and planning, mineral resources, noise, population and housing, public services, recreation, transportation/traffic, and utilities and service systems.

In accordance with §15064(f) of the CEQA Guidelines, an MND shall be prepared if the proposed project will not have a significant effect on the environment after the inclusion of mitigation measures. Based on the available project information and the environmental analysis presented in this document, there is no substantial evidence that, after the incorporation of mitigation measures, the proposed project would have a significant effect on the environment. DPR proposes to adopt a Mitigated Negative Declaration in accordance with the CEQA Guidelines.

CHAPTER 2
PROJECT DESCRIPTION

2.1 INTRODUCTION

This Initial Study/Mitigated Negative Declaration (IS/MND) has been prepared by the California Department of Parks and Recreation (DPR) to evaluate the potential environmental effects of the proposed Rehabilitation of Mansion Grounds Project at Leland Stanford Mansion State Historic Park (SHP), located in the City and County of Sacramento, California. This work on the mansion environs would result in a unified setting representative of the Stanford Era, which is the primary period of significance of the park unit and its National Register of Historic Places listing.

2.2 PROJECT LOCATION

The proposed project would take place entirely within the grounds of Leland Stanford Mansion SHP (Mansion or LSMSHP), which covers about one-half acre in the Capitol district of downtown Sacramento, at 800 N Street, between 8th and 9th Streets.

2.3 BACKGROUND AND NEED FOR THE PROJECT

In 1978, the State of California purchased the Leland Stanford Mansion and associated property, with the intent to make this historic Sacramento landmark available for public viewing and legislative/gubernatorial protocol activities. From 1986-1996, a team of State Parks archaeologists, architects, and historians conducted physical, documentary, and oral history investigations of the building and grounds to determine the structure's condition, extent of needed repairs, and historic baseline for future restoration, reconstruction, interpretation, and operation.

Restoration/rehabilitation of the Mansion began over four years ago and is nearly complete. However, the current condition and appearance of the grounds surrounding the Mansion and the adjoining non-historic lot do not support the historic ambiance of the structure or its proposed uses.

This project provides for the rehabilitation of the Mansion grounds to an appearance in keeping with the 1872 period of significance. It also includes rehabilitation of the existing outbuildings and reconstruction of the historic Barn to more accurately reflect the Mansion complex as it would have appeared when the Stanfords were in residence. Once completed, the landscape will allow visitors to experience the Mansion and grounds in an environment closely resembling its historic context. This is particularly important, given the commercial structures and urban landscape now surrounding the property. Although the adjoining lot (Lot 3) was not part of the original Stanford complex, its incorporation into the grounds design will allow more effective use of the outdoor areas while protecting the historic landscape from overuse.

2.4 PROJECT OBJECTIVES

The primary objectives of the proposed project are to:

- Create a landscape reflective of that found at the Mansion during the 1872 period of significance, as mandated in the Stanford House SHP General Plan (GP).
- Provide a recognizable location to begin the visitation process and establish a "sense of place" to enhance the visitor experience. This would include entrance management, arrival, embarkation, and exiting.
- Create a logical visitation flow to allow for visitors to create their own or guided learning experience, outside the docent-guided tours, including interpretive signage. Allow for independence of visitors when docents are not available to direct and inform them.
- Provide orientation, visitor services, and distribution and/or purchasing of related visitor information literature and products.
- Provide space for and produce new exhibitry and interpretive experiences about and related to the Mansion, its landscape, and Sacramento history.

Secondary objectives of the proposed project are to:

- Provide space for outside activities, both related to and separate from events within the Mansion.

The proposed project, as outlined above, would further the Department's mission by:

- Preserving and protecting significant cultural sites, features, and structures.
- Providing education, interpretation, and leadership to assist the public in understanding the significance and value of the state's natural and cultural resources.
- Improving the quality of life in California by increasing the diversity and availability of high quality recreational experiences and opportunities.

2.5 PROJECT DESCRIPTION

Original Stanford Property

a) Re-lay brick paving. The existing brick paving is badly heaved. Bricks will be removed, ground leveled, and bricks reset. The original bricks will be reused or replaced in kind and the pattern, crown, and edging will be replicated. Path width may be increased from 3'-6" wide to 4'-0" to improve accessibility, or provide additional new pathways with non-historic features.

b) Remove non-historic plants and plants in poor condition. Non-historic planting refers to; (i) plants that could not have occurred on the site in 1872 because they were not yet available in California, or (ii) plantings that may not have been extant in the 1872 photographs. Plants to be retained are shown shaded on the Schematic Design Plan. The Canary Island Date Palm, (introduced in 1874) in the West Plaza is not historically accurate to the period of significance, but will remain as a focal point for the new gathering space designed around the substantially-sized palm tree. In the northeast and

west gardens, there are numerous camellias and two citrus trees that will also remain. While these particular plants are unlikely to have been on the site in 1872, these species and varieties could have existed here. Street trees are owned by the City of Sacramento and are being retained.

c) Install new, historically accurate plantings, drainage and irrigation, lighting, power, and other amenities for adaptive use. Plant varieties of camellias known to have been available in 1872, possibly some fruit trees, and flowering shrubs and perennials at locations specified in the Schematic Design Plan and landscape plan. Install irrigation and water supply systems (drip, sprinkler, etc.) throughout landscaped areas.

d) Replace flagpole. The tall flagpole that graced the front of the property, seen in the historic photographs, will be replaced at its original location between the sidewalk and the curb at the historic main entry.

e) Trellises. Construct a trellis as depicted in historic photographs and install at historic location at the eastern end of the east wing of the house. Install benches under the trellis.

f) Install historically appropriate fence and gates. A two-tiered wood picket fence with ornate wood posts appears in photographs from the 1860-1880s. Install a fence of similar appearance (probably of metal) in the historic locations, including along perimeter of the property, along the 8th Street and N Street frontage, and between the historic Stanford property and Lot 3. Install gate(s) to allow the Mansion and grounds to be closed to the public and Lot 3 to be closed off from the Mansion property and the path leading to the Orientation Center/Barn.

g) Construct a new masonry wall along the property line and alley.

Adjoining Property - Lot 3

Lot 3 will be developed as a new outdoor venue for events, supplemental interpretative area, and expanded garden areas compatible with the historic landscape. Diversion of large groups to this area will also visitors to appreciate the exterior of the mansion while preventing overuse of the historic grounds.

a) Install fencing along the historic fence line between Lot 3 and the original Stanford property. [See (f), above.]
b) Rehabilitate the two-story brick Stable for interpretation and maintenance.
c) Reconstruct the Barn for use as an orientation center.
d) Construct outbuilding along the southwest line of Lot 3 as depicted in Sanborn maps (see architectural drawings).
e) Delineate footprint of original house. Install contrasting materials in paving and lawn along foundation lines to create a two-dimensional representation of the house that occupied Lot 3. Materials will be flush with surrounding grade.

f) Install a new pedestrian entry off the N Street frontage, just east of the original Mansion entrance. Provide clear sight lines to the new Orientation Center in the reconstructed Barn.

g) Construct new brick paths and paved patio. Extend paved access from the N Street visitor entrance to the Orientation Center/Barn. Pave a large patio-style area in front of the Barn to provide a gathering space for visitors to congregate before tours. Orient new brick walks generally north-south; do not use crown or raised edges; pattern will be other than herringbone to distinguish new construction from the nearby historic walks. Dark red pressed bricks are the preferred material and will be used if feasible.

h) Construct an event terrace. Pave an area of approximately 2,720 square feet with a durable stone or other material compatible with the brick walkways and the surrounding landscape and suitable as an outdoor venue surface for frequent use by groups of up to 200 people. The paving material for the field of the terrace is intended to be a checkerboard pattern of two materials with contrasting colors, possibly two shades of granite. Marble and slate will be avoided in this location.

i) Provide an infrastructure to support outdoor events. Install electrical connections, lighting, audiovisual hookups, and structural support systems within and around the Terrace to accommodate equipment, a temporary stage, and event tents or canopies. Install a trellis structure in back of the stage location to define the area and provide a place for banners or decorations. The site for the temporary stage will be at one of two locations within the Terrace area. The first location under consideration is at the southern end of the Terrace and would have an arc of tall trees behind the stage. The audience would have the Stanford Mansion to their right. The second location is on the east side of the Terrace, in the shade of a pair of trees. It would be possible to enter or leave an event without disrupting those on stage from either location.

j) Install bench seating: Site benches on the walk from the N Street visitor entrance and near the Orientation Center/Barn, and as required.

k) Install new plantings. Plant historically appropriate trees, shrubs, and perennials as indicated in the landscape plan, to supplement existing plantings (shown shaded on the Schematic Design Plan) as follows:
   - Tall trees - in an arc at the southern end of the Terrace.
   - Broad trees - at the corners of Lot 3, behind the tall trees.
   - Shade trees - near the edges of the paved terrace, outside areas that may be used for tents or other temporary event structures; along the new pedestrian entry from N Street and the eastern property boundary.
   - Shrubs and perennials - in beds along the perimeter of the lot, walkways, and/or Terrace.
   - Discrete signage for identification of plants may be used. Identification and directional signage.

l) Clear Security Access points. Arrange for relocation of bike lockers along the southeastern edge of the Terrace and Service Alley parking area to facilitate an emergency exit from the park. See (f) and (g) above regarding fencing.

m) Construct staff parking. Surface and stripe area in the southeast corner of Lot 3 to accommodate 4-5 standard parking spaces.

n) Provide vehicle access to Terrace area. Reinforce lawn to support weight of vehicles servicing Terrace area. Install access gate(s) in perimeter fencing to accommodate vehicle access.

o) Provide landscape and security lighting. Install low-level, accent lighting fixtures along walkways, on buildings, and within landscape plantings.

Proposed Structural Work

New Barn

Reconstruct the Stanford barn, maintaining a reasonable level of historical accuracy, based on available photographs and drawings. The design for this new structure will conform to the 2001 California Building Code and historic preservation standards and will be constructed to the following specifications:

Foundations: Reinforced concrete foundations, consisting of continuous spread footings and 4 inch thick reinforced concrete slab on grade.

Walls: 2 x 4 stud walls typical, except 2 x 6 stud walls at gable ends. Half-inch plywood wall sheathing on the exterior side for shear.

Roof: The main roof structure over the Orientation Room will be 2 x 8 collar tied rafters at 24 inches on center. The lower roofs over the remaining rooms will be 2 x 6 rafters with 2 x 4 ceiling framing. Half-inch plywood roof sheathing.

Special Framing: 6-3/4" x 15" GLB over the entry door. Brick veneer may be used on the exterior side of the concrete foundations.

Stable

Rehabilitate the historic brick stable in a manner consistent with the with the Secretary of the Interior's *Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings*, the California Historical Building Code, and the 1997 Uniform Code for Building Conservation. Work will include:

High Hip Roof: New ½" plywood roof sheathing over the existing 1X sheathing. New epoxy anchors and strap ties to connect existing wood rafters to top of old brick parapet. New roofing.

Old Flat Roof/Ceiling structure: New epoxy anchors and continuous straps/ blocking at 24 inches on center to connect wood joists to existing brick wall around the perimeter.

Strengthen existing 3 x 6 wood beam at center of structure.

Second Floor: Reframe floor with new 2 x 8 joists. Preserve historic framing in place, or record if removed. Provide epoxy anchors and blocking between floor joists at brick walls below the sheathing level. Provide strap ties from joists to brick walls on top of the sheathing level.

Brick Walls: New reinforced brick masonry wall at South wall from new reinforced concrete foundation up to roof level. Infill existing wall openings as indicated on the architectural drawings. Epoxy dowel new wall sections to existing brick wall sections. Repoint interior and exterior sections of existing brick walls per the architectural drawings.

Shed (at Stable)

Rehabilitate the historic shed in a manner consistent with the with the Secretary of the Interior's Standards and the California Historical Building Code. Work will include:

Foundation: New reinforced concrete footings with brick veneer at perimeter walls on three sides. New concrete slab to infill remaining dirt areas at interior. New thickened slab edge at isolated wood posts along side adjacent to the stable (west wall).

Walls: Replace/repair vertical board siding, see architectural drawings. Replace rotted wood post in kind at the northwest corner. Restore missing wood post at the west wall. Add 2 x 4 flat horizontal strongbacks at perimeter walls to support vertical board sheathing. Cut off bottom of existing exterior sheathing to height of new concrete curb/sill plate at foundation.

Roof: Replace two 2 x 6 rafters in kind where needed. Replace existing damaged section of 3 x 4 plate at northwest corner with like kind. Add blocking between existing roof rafters at perimeter walls; attach new blocking at west wall to existing brick wall with epoxy anchors at 24 inches on center.

Masonry Wall

Construct a masonry wall along the south property line and alleyway.

2.6 PROJECT IMPLEMENTATION

The rehabilitation of the LSMSHP grounds is expected to occur between July and December, 2004. Unfavorable conditions, such as inclement weather, could cause unforeseen delays; however, the Park is expected to be open for public visitation and protocol events in January 2005.

Heavy equipment required for the proposed activities may include (but not be limited to) dump trucks, backhoes, and possibly, one or two small cranes. Most construction equipment would be transported to the site and remain there until the associated work is completed. Transport vehicles for building and landscape components, material delivery trucks, and crew vehicles would also be present intermittently at the site. Staging areas for the project would be limited to the immediate Park environs. Construction on the Mansion has been in progress for the last four years; construction areas are already defined and should require only minor modifications to accommodate work proposed for this project.

2.7 VISITATION TO LELAND STANFORD MANSION STATE HISTORIC PARK

The Stanford Mansion and grounds have been closed to the public since 1998, and has been undergoing restoration/rehabilitation for approximately four years. When LSMSHP park opens for public visitation, DPR anticipates that the limited physical capacity of LSMSHP and number of available tour slots will dictate the volume of park visitors. According to DPR's 1990 *Stanford House State Historic Park General Plan*, the Park is designed to accommodate 55,000 visitors per year. The proposed rehabilitation of the Mansion grounds and development of Lot 3 will enhance the appearance of the park and support planned use of the Mansion for public and protocol events it is not expected to contribute significantly to the number of people visiting the park. Both public and protocol events could still occur, although most activities would be confined to the interior of the Mansion. Although there will be some events that will only use the outdoor venue, most outside activities will be an extension of events at the Mansion.

2.8 CONSISTENCY WITH LOCAL PLANS AND POLICIES

The proposed Rehabilitation of Mansion Grounds project at Leland Stanford Mansion SHP is consistent with local plans and policies currently in effect, including the *Stanford House State Historic Park General Plan*, the *City of Sacramento 2000 Master Plan for Park Facilities and Recreation Services, Phase I*, and the *Sacramento City Code* (August 2003 update).

2.9 DISCRETIONARY APPROVALS

DPR has approval authority for implementation of projects within the boundaries of the Leland Stanford Mansion SHP, including the proposed Rehabilitation of Mansion Grounds project. Consultation with and/or permits from the U.S. Fish and Wildlife Service (USFWS), California Department of Fish and Game (DFG), and/or the City of Sacramento may be necessary.

2.10 RELATED PROJECTS

Leland Stanford Mansion Rehabilitation/Restoration: DPR is completing a four-year project to rehabilitate the Mansion for adaptive use, as a house museum and a venue for gubernatorial protocol events. At completion, the house will meet all applicable building codes, fire marshal regulations, Americans with Disabilities Act and security requirements. The proposed project is closely related to the Mansion rehabilitation, as rehabilitation of the Grounds would result in a unified setting representative of the Stanford Era, complementary to the Mansion's interpretive focus. However, work proposed as part of the Stanford Mansion Grounds Project does not have to be completed for the Mansion to operate as designed. Mitigation measures included in the Mitigated Negative Declaration (MND) prepared for this project (Stanford House Rehabilitation Project - SCH#2001042002; May 2001) are consistent with measures included herein and the *Final Stanford House Rehabilitation Project MND*, as it relates to work proposed as part of the Mansion Grounds Rehabilitation Project, is incorporated, by reference, into this document.

CHAPTER 3
ENVIRONMENTAL CHECKLIST

PROJECT INFORMATION

1.	Project Title:	Rehabilitation of Mansion Grounds
2.	Lead Agency Name & Address:	California Department of Parks and Recreation
3.	Contact Person & Phone Number:	Maria Baranowski, Senior Architect (916) 445-7998
4.	Project Location:	Leland Stanford Mansion State Historic Park Sacramento City and County, California
5.	Project Sponsor Name & Address:	California Department of Parks and Recreation Acquisition and Development Division Northern Service Center One Capitol Mall – Suite 500 Sacramento, CA 95814
6.	General Plan Designation:	*Stanford House State Historic Park General Plan* March 1990
7.	Zoning:	General Commercial (City of Sacramento Zoning Map Book, Category C-2)
8.	Description of Project:	DPR proposes to rehabilitate the grounds and rehabilitate/reconstruct the outbuildings within Leland Stanford Mansion State Historic Park to provide a unified setting representative of the Stanford Era, which is the primary period of significance of the park unit and its National Register of Historic Places listing. The environs will support interpretive activities, along with protocol and public events.
9.	Surrounding Land Uses & Setting: Planning)	Refer to Chapter 3 of this document (Section IX, Land Use
10.	Approval Required from Other Public Agencies	Refer to Chapter 2, Section 2.9

1. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact", as indicated by the checklist on the following pages.

☐ Aesthetics	☐ Agricultural Resources	☐ Air Quality
☐ Biological Resources	☐ Cultural Resources	☐ Geology/Soils
☐ Hazards & Hazardous Materials	☐ Hydrology/Water Quality	☐ Land Use/Planning
☐ Mineral Resources	☐ Noise	☐ Population/Housing
☐ Public Services	☐ Recreation	☐ Transportation/Traffic
☐ Utilities/Service Systems	☐ Mandatory Findings of Significance	☒ None

DETERMINATION

On the basis of this initial evaluation:

I find that the proposed project **COULD NOT** have a significant effect on the environment and a **NEGATIVE DECLARATION** will be prepared. ☐

I find that, although the original scope of the proposed project **COULD** have had a significant effect on the environment, there **WILL NOT** be a significant effect because revisions/mitigations to the project have been made by or agreed to by the proponent. A **MITIGATED NEGATIVE DECLARATION** will be prepared. ☒

I find that the proposed project **MAY** have a significant effect on the environment and an **ENVIRONMENTAL IMPACT REPORT** or its functional equivalent will be prepared. ☐

I find that the proposed project **MAY** have a "potentially significant impact" or "potentially significant unless mitigated impact" on the environment. However, at least one impact has been adequately analyzed in an earlier document, pursuant to applicable legal standards, and has been addressed by mitigation measures based on the earlier analysis, as described in the report's attachments. An **ENVIRONMENTAL IMPACT REPORT** is required, but it must analyze only the impacts not sufficiently addressed in previous documents. ☐

I find that, although the proposed project could have had a significant effect on the environment, because all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration, pursuant to applicable standards, and have been avoided or mitigated, pursuant to an earlier EIR, including revisions or mitigation measures that are imposed upon the proposed project, all impacts have been avoided or mitigated to a less-than-significant level and no further action is required. ☐

_____ _____

Susan E. Wilcox — March 3, 2003
Environmental Coordinator

ENVIRONMENTAL ISSUES

I. AESTHETICS.

ENVIRONMENTAL SETTING

Leland Stanford Mansion SHP is surrounded by commercial and government office buildings, most notably the 17-story State Resources Building occupying the half-block parcel directly south of the Mansion and its grounds. The California State Capitol, with its 40-acre park, is located one and a half blocks northeast of the Mansion grounds, but is not visible from the grounds at street level. The immediate vicinity of LSMSHP is urban hardscape.

At the time of its 1856-57 construction, the elaborate two-story brick mansion was a rare local example of the Italian Renaissance style, and with Stanford's first renovation following the great flood of 1861-62, it was acclaimed in 1862 as perhaps the most notable residence in the state. Stanford added a separate governor's office, and later expanded the home to four stories and 19,000 square feet to better meet the needs of his expanded household and enhanced stature.

Historic documents indicate that Governor Stanford consulted with a prominent California nurseryman on the post-flood repair of the Mansion grounds in the early 1860s, and evaluation of exterior photographs and records of horticultural stock available at the time have been useful in efforts to identify at least the larger of the landscape elements. Although limited by extreme modern alterations of the Mansion's original setting, the design of the rehabilitated grounds is an effort to restore much of the association and feeling of the Stanford-era landscape, enhancing the overall aesthetic value of the park while improving accessibility and providing for adaptive use.

WOULD THE PROJECT:	POTENTIALLY SIGNIFICANT IMPACT	LESS THAN SIGNIFICANT WITH MITIGATION	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
a) Have a substantial adverse effect on a scenic vista?	☐	☐	☐	☒
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☐	☒
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	☒	☐	☐	
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☒	☐

DISCUSSION

a) The park is located in Sacramento's fully urban central area. Multi-story modern buildings have eliminated views in all directions, with the exception of views up and down the major traffic corridors, including N Street. The project will not affect any scenic vista.

b) The only scenic resource in the immediate project area is the Stanford Mansion itself, and the project has been designed to enhance the aesthetic value and historical authenticity of the Mansion's setting. The project will not damage any scenic resource.

c) Although changes to the existing visual character and quality of the LSMSHP are key elements of the proposed project, adherence to the *Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings* (as described in Mitigation Measure **Cult-1**) will ensure that the changes will improve rather than degrade the Park's aesthetic value. As with any construction project, there would be some temporary decrease in the visual appeal of the area immediately affected by the work being performed, however, the project's long-term effects will be less than significant with mitigation incorporated.

d) Lighting at the gardens and parking area will provide adequate light levels for way-finding and pedestrian safety with specific attention to contrast ratios, uniformity, light pollution, fixture selection and quality as well as energy efficiency. Special attention will be given to minimizing glare and light pollution. Pathways will be illuminated with low level pathway lights and/or accent lighting on plantings adjacent to pathways to further reinforce boundaries and traffic flow patterns, based on coordination and direction with the design team. Lighting at the gardens will reinforce and accentuate landscape and architectural focal points. Traditional landscape lighting techniques will be used such as up-lighting of the Mansion, trees, low level lighting of pathways and accent lighting of architectural elements. Event lighting recommendations will be provided as required for group events.

The designers have recommended the replacement of existing modern street lights on N and 8th streets with period lighting. Any such change would require coordination with and approval from the City of Sacramento. Lighting at the Stable will have a simple design reflecting the utilitarian uses associated with the space. Fixtures will provide adequate ambient light as required for general use as determined by the design team.

Lighting at the reconstructed Barn will consist of multiple "layers" of light, including fixtures that provide ambient light in the space while lighting the exposed structure and ceiling above. Additional accent lighting will be used to light the perimeter walls used for display. Additional lighting will be provided at the ticket booth, bookshop, restroom and storage areas.

Existing buildings and adjacent roadways all maintain some level of interior, exterior, and security lighting within visual range of the proposed project. The lighting associated with this project would not add significantly to the current local or overall nighttime illumination of the area or create a defining point of illumination. It is expected that all construction work for the proposed project would be limited to daylight hours, eliminating the need for work lights, however, unavoidable delays or emergency situations could require minimal use of exterior construction lights on a limited basis. Less than significant impact.

II. AGRICULTURAL RESOURCES.

ENVIRONMENTAL SETTING

The proposed project location is within the boundaries of the Leland Stanford Mansion SHP and contains no lands zoned for agriculture. The Park is situated in a fully urban area, zoned General Commercial, as are all adjoining properties. Current land use in the immediate area is limited to office buildings, primarily owned and in use by the State of California.

WOULD THE PROJECT*:	POTENTIALLY SIGNIFICANT IMPACT	LESS THAN SIGNIFICANT WITH MITIGATION	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☒
b) Conflict with existing zoning for agricultural use or a Williamson Act contract?	☐	☐	☐	☒
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use?	☐	☐	☐	☒

* In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997), prepared by the California Department of Conservation as an optional model for use in assessing impacts on agricultural and farmland.

DISCUSSION

a) None of the land within Leland Stanford Mansion SHP or area impacted by the proposed project is included in any of the Important Farmland categories, as delineated by the California Department of Conservation, under the Farmland Mapping and Monitoring Program (FMMP). No impact.

b) The project is located wholly on State Park land and is not in conflict with existing zoning for agricultural use in the Sacramento County General Plan or any Williamson Act land contracts. No impact.

c) No conversion of adjacent agricultural lands to non-agricultural uses would occur as a result of the project. Project improvements are solely on State Park land and involve limited development of non-agricultural property. No impact.

III. AIR QUALITY.

ENVIRONMENTAL SETTING

The Leland Stanford Mansion SHP is located in Sacramento County, in the city of Sacramento, which is part of the Sacramento Valley Air Basin (Basin), the Sacramento Metro Air Quality Management District (SMAQMD), and the U.S. Environmental Protection Agency, Region IX. Because of its inland location, the climate of the Basin is more extreme than coastal areas, with cool, wet winters and hot, dry summers, resulting in relatively good air quality during the winter months and increasingly stagnant air and increased air pollution throughout the summer and fall. Emissions from the Sacramento metropolitan area dominate the emissions for the Basin; on-road motor vehicles are the primary source of these emissions. Nitrogen oxides (NO_x), reactive organic gases (ROG) and carbon monoxide (CO) emissions are on the decline for both mobile and stationary sources, despite a significant increase in population and vehicle miles traveled (VMT), due primarily to more stringent motor vehicle controls and a reduction in evaporative emissions. Peak ozone values have not declined as quickly in the Basin as they have in other urban areas, although the number of exceedance days has declined since1988. The urbanized portion of the Basin, or broader Sacramento Area (BSA), receives ozone pollutants from the San Francisco Bay Area and San Joaquin Valley Air Basins, and contributes these same pollutants to the Mountain Counties and Upper Sacramento Valley. BSA can also return some of these pollutants to San Francisco and the San Joaquin Valley, depending on the winds. Direct emissions of PM_{10} are increasing in the Basin, primarily due to fugitive dust from paved and unpaved roads, construction and demolition, and particulates from residential fuel combustion (fireplaces and wood stoves). Levels are expected to remain relatively steady for both PM_{10} and $PM_{2.5}$ through 2010. Many sources of PM_{10} are seasonal, so annual averages may give artificially low results.

According to the California Air Resources Board (CARB), Sacramento County, including the city of Sacramento, was in attainment for CO and sulfates in 2002. An area is designated in attainment if the state standard for the specified pollutant was not violated at any site during a three-year period.

However, the Sacramento area was in “non-attainment” of both the state and national ozone standards. Sacramento County was classified as “serious” non-attainment under the state ozone standard and the Sacramento Metro area, which also includes Yolo, Solano, Placer, and El Dorado counties, was classified as Severe (15 years) under the federal ozone standard. The region faces a 2005 deadline to meet the federal one-hour health standard for ground-level ozone. The county is also in non-attainment of both national and state standards for particulate matter (PM_{10} or particles with an aerodynamic diameter of 10 microns or less). An area is designated in non-attainment if there was at least one violation of a state standard for the specified pollutant within the area boundaries.

The Basin is designated a unclassified/attainment zone for carbon monoxide under national ambient air quality standards and unclassified/attainment under state standards for hydrogen sulfide, nitrogen dioxide, and sulfur dioxide.

WOULD THE PROJECT*:	POTENTIALLY SIGNIFICANT IMPACT	LESS THAN SIGNIFICANT WITH MITIGATION	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
a) Conflict with or obstruct implementation of the applicable air quality plan or regulation?	☐	☐	☐	☒
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	☐	☒	☐	☐
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	☐	☒	☐	☐
d) Expose sensitive receptors to substantial pollutant concentrations (e.g., children, the elderly, individuals with compromised respiratory or immune systems)?	☐	☐	☒	☐
e) Create objectionable odors affecting a substantial number of people?	☐	☐	☒	☐

* Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied on to make these determinations.

DISCUSSION

a) Work proposed by this project is not in conflict with and would not obstruct implementation of any applicable air quality management plan for Sacramento County or the SMAQMD. No impact.

b,c) The proposed project would not emit air contaminants at a level that, by themselves, would violate any local, state, or federal ambient air quality standard (AAQS), or contribute to a permanent or long-term increase in any air contaminant. However, project construction would generate short-term emissions of fugitive dust (PM10) and involve the use of equipment that would emit ozone precursors (i.e., reactive organic gasses [ROG] and nitrogen oxides, or NOx). Increased emissions of PM10, ROG, and NOx could contribute to existing non-attainment conditions and interfere with achieving the projected attainment standards. Consequently, construction emissions would be considered a potentially significant short-term adverse impact. Implementation of the following mitigation measures would reduce potential impact to a less than significant level.

MITIGATION MEASURES AIR-1

- All active construction areas would be watered at least twice daily during dry, dusty conditions.
- All trucks hauling soil, sand, or other loose materials would be covered or required to maintain at least two feet of freeboard.
- All equipment engines would be maintained in good condition, in proper tune (according to manufacturer's specifications), and in compliance with all State and federal requirements.
- Excavation and grading activities would be suspended when sustained winds exceed 25 mph; instantaneous gusts exceed 35 mph.
- If required, the project shall provide a plan for approval by SMAQMD, demonstrating that the heavy-duty (> 50 horsepower) off-road vehicles to be used in the construction project, including owned, leased and subcontractor vehicles, would achieve a project wide fleet-average 20 percent NOx reduction and 45 percent particulate reduction, compared to the most recent CARB fleet average at time of construction.
- If required, the project representative would submit to SMAQMD a comprehensive inventory of all off-road construction equipment , equal to or greater than 50 horsepower, that would be used an aggregate of 40 or more hours during any portion of the construction project. The inventory would include the horsepower rating, engine production year, and projected hours of use or fuel throughput for each piece of equipment. The inventory would be updated and submitted monthly throughout the duration of the project, except that an inventory would not be required for any 30-day period in which no construction activity occurs. At least 48 hours prior to the use of subject heavy-duty off-road equipment, the project representative would provide SMAQMD with the anticipated construction timeline, including start date, and name and phone number of the project manager and on-site foreman.
- The project would ensure that emissions from all off-road diesel powered equipment used on the project site do not exceed 40 percent opacity for more than three minutes in any one hour. Any equipment found to exceed 40 percent opacity (or Ringelmann 2.0) would be repaired immediately, and SMAQMD would be notified within 48 hours of identification of non-compliant equipment. A visual survey of all in-operation equipment would be made at least weekly, and a monthly summary of the visual survey results would be submitted throughout the duration of the project, except that the monthly summary would not be required for any 30-day period in which no construction activity occurs. The monthly summary would include The monthly summary would include the quantity and type of vehicles surveyed, as well as the dates of each survey.

d) As noted in III (b,c) Discussion above, the project would only generate dust and equipment exhaust emissions for the brief period of construction. The park is currently closed to the public and will remain so, except for limited guided tours, until construction on both the Mansion and grounds is complete. The project site is located in an urbanized commercial area; residences in the area are limited and there are no schools, hospitals, or nursing homes in the general vicinity. These conditions, in conjunction with Mitigation Measure **AIR-1** would reduce the potential adverse impact to a less than significant level.

e) The proposed work would not result in the long-term generation of odors. Construction-related emissions could result in a short-term generation of odors, including diesel exhaust and fuel or solvent vapors. These odors might be considered objectionable by employees or those in the immediate vicinity of the project. However, construction activities would be short-term and odorous emissions would dissipate rapidly in the air, with increased distance from the source. The potential for impact would be considered less than significant.

IV. BIOLOGICAL RESOURCES.

ENVIRONMENTAL SETTING

The Leland Stanford Mansion State Historic Park is located in the Sacramento Valley subregion of the Great Central Valley region. Prior to construction of the house in 1857, natural habitats included oak woodland and grassland cut by a wide, meandering river and marsh. The American and Sacramento Rivers flooded periodically, but have since been controlled through dams and diversions.

Although native vegetation was removed for urban development, landscape plantings provide habitat for common wildlife species. American robin *(Turdus migratorius)*, Brewer's blackbird *(Euphagus cyanocephalus)*, house finch *(Carpodacus mexicanus)*, and white-crowned sparrow *(Zonotrichia leucophrys)* are found within the project site. The Sacramento River supports a narrow band of riparian habitat on its banks, and is located approximately one half mile from the project site. Other natural habitats such as grassland and oak woodland are located more than 5 miles away.

Vegetation

Vegetation within the project site is the result of historic and modern urban landscaping activities. No significant natural plant communities have been identified.

Special-Status Species

Sensitive biological resources that occur or potentially occur on the proposed project site are discussed in this section. Sensitive biological resources include the plants and animals that have been given special recognition by federal, state, or local resource agencies and organizations. Also considered are habitats that are listed as critical for the survival of a listed species or have special value for wildlife, and plant communities that are unique or of limited distribution. Specific information on the identified biological resources is provided along with potential impacts to those resources from the construction of new facilities and reconstruction and repair of historic structures.

The US Fish and Wildlife Service provided a list of sensitive species that may be present in the project area or may be affected by the project (February 2004). The term "sensitive species" refers to Threatened and Endangered plant and wildlife species, and California Species of Special Concern (species that receive protection because of declining populations, limited ranges, and/or continuing threats that make them vulnerable to extinction). All sensitive species and their habitats were evaluated for potential impacts by this project. A query of the California Department of Fish and Game's Natural Diversity Database (CNDDB 2003) was conducted for locations of sensitive species and habitats within the Sacramento East and Sacramento West 7.5-minute USGS quadrangle maps and Sacramento County. Special-status plant species potentially occurring in the study area were derived from the California Native Plant Society's (CNPS) Inventory of Rare and Endangered Plants of California (6th edition, electronic version, 2001).

THREATENED AND ENDANGERED SPECIES AND SPECIES OF SPECIAL CONCERN

The following species are identified by the US Fish and Wildlife Service as occurring or potentially occurring in the USGS quadrangles encompassing the proposed project site and adjacent habitats.

Plant species

Valley sagittaria *(Sagittaria sanfordii)* - This CNPS List 1B species occurs in shallow freshwater marshes in Sacramento County. It is highly unlikely that this species exists in or near the project area because marsh and other wetland habitats are lacking.

Animal species

No special-status animal species are known to occur within the project area. The project area is within the range of the special-status species listed below, and these species were evaluated for potential impacts.

California red-legged frog (*Rana aurora draytonii*) – A Federal Threatened species and a California Species of Concern that occurs in lowlands and foothills in still or slow moving water with dense shoreline vegetation. Potentially suitable aquatic and upland habitats do not occur within the project site. Aquatic habitats are more than 1 mile away from the proposed project site. The project will not impact California red-legged frogs.

Valley elderberry longhorn beetle – (*Desmocerus californicus dimorphus*) is a Federal Threatened species. The species is found in the Central Valley of California and lower elevations of the Sierran foothills and is only associated with blue elderberry (*Sambucus sp*.), which is the obligate host for the larvae. No elderberry plants occur within the project area.

Sensitive bat species – There are several sensitive bat species that are known to occur in the downtown area and may be present in buildings at the project site. Bat species that may roost in the office building, stable, or other structures within the project area include the Pacific western big-eared bat (*Corynorhinus (=Plecotus) townsendii townsendii),* long-legged myotis (*Myotis volans*), Yuma myotis (*Myotis yumanensis*), and the small-footed myotis *(Myotis ciliolabrum)* which are all Federal Species of Concern. The project could impact sensitive bat species.

WETLANDS AND WATERS OF THE UNITED STATES

The U.S. Army Corps of Engineers (USACE) defines wetlands as lands that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Typically, USACE jurisdictional wetlands meet three criteria: they have hydrophytic vegetation, hydric soils, and wetland hydrology.

Waters of the U.S. are defined as all waters used in interstate or foreign commerce, waters subject to the ebb and flow of the tide, all interstate waters including interstate wetlands and all other waters such as intrastate lakes, rivers, streams, mudflats, sandflats, wetlands, sloughs, prairie potholes, wet meadows, playa lakes, and natural ponds. Waters of the U.S. are under the

USACE jurisdiction.

The California Coastal Commission defines wetlands as all "lands which may be covered periodically or permanently with shallow water…" (Section 30121, Coastal Act). The presence of only one of the three wetland parameters (i.e., soils, vegetation, or hydrology) that are needed to meet the USACE definition of a wetland is needed to meet the criteria for a Coastal Commission wetland.

There are no Coastal Commission defined wetlands and no USACE wetlands or Waters of the U.S. at the project site. No wetlands will be impacted by the proposed project.

Would the project:	POTENTIALLY SIGNIFICANT IMPACT	LESS THAN SIGNIFICANT WITH MITIGATION	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
a) Have a substantial adverse effect, either directly or through habitat modification, on any species identified as a sensitive, candidate, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or the U.S. Fish and Wildlife Service?	☐	☒	☐	☐
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or the U.S. Fish and Wildlife Service?	☐	☐	☐	☒
c) Have a substantial adverse effect on federally protected wetlands, as defined by §404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☐	☒
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☒	☐	☐
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☒	☐	☐
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☐	☒

Discussion

a) Sensitive bat species may roost within the office and historic stable. Bats may roost in structures year-round, but are most vulnerable during maternity season. Impacts to bats using

the structures as a maternity roost could occur as a result of project construction. Implementation of Mitigation Measure **Bio-1** would reduce those potential impacts to a less than significant level.

MITIGATION MEASURE BIO-1 (SENSITIVE BAT SPECIES)

- A DPR ecologist will conduct an inspection for evidence of sensitive bat species within the office and historic stable and surrounding structures prior to the start of construction.
- If bats are found to be using the structures, they will be humanely excluded prior to the start of work in the affected building(s). Exclusion will occur between October 1 and March 15, to avoid impact during the breeding season. The exclusion will be permanent.

b) The project will not affect any riparian habitat or other sensitive community. The buildings scheduled for reconstruction or repair are approximately one half mile from the Sacramento River. No impact.

c) This project will not affect federally protected wetlands, through direct removal, filling, hydrological interruption, or other means. No impact.

d) Through implementation of Mitigation Measure Bio 1, potential impacts to movements, migration, or nursery sites of sensitive bat species will be reduced to less than significant.

e,f) This project does not conflict with any local ordinances, adopted conservation plans, or policies. The *Stanford House State Historic Park General Plan* directs DPR to protect trees which are likely to either date to the 1870s interpretive period (e.g. three American Elms on N Street) or later plantings which are consistent with an 1870s garden in Sacramento. Damage resulting in the death of these historic trees would be considered a potentially significant impact. Implementation of Mitigation Measure **BIO-2** will reduce any potential impacts to a less than significant level.

MITIGATION MEASURE BIO-2 (Tree protection measures)

- Prior to construction, all areas of ground disturbance will be flagged on the ground and inspected by a DPR resource ecologist for potential impacts to trees.
- Trees to be protected would be designated (flagged) by a DPR-approved resource ecologist, prior to the start of construction. Protective fencing would be placed as necessary to avoid construction impacts prior to the start of work, and would remain in place throughout all phases of construction. The objective is to avoid damaging a tree's root system in the upper two feet of soil, within five times the tree's diameter. Tree wounds, including tree limb removals, that are the result of project actions, would be treated within 24 hours with a suitable protective application, as identified by the project resource ecologist.

Radius of Five

Most permanent roots are within the circular zone around the tree trunk
= radius of 5 x DBH.

EXAMPLE: Health Zone for a 24" DBH tree is within 10' of the trunk

V. CULTURAL RESOURCES.

ENVIRONMENTAL SETTING

Leland Stanford Mansion State Historic park is located in the west central portion of Sacramento, California, two blocks southwest of the State Capitol, on the southeast corner of 8th and "N" Streets. The site occupies Lots 1, 2, and 3 of Block 205, bounded by 8th, 9th, "N," and "O" Streets. The Stanford Mansion and grounds were laid out on Lots 1 and 2. Lot 3, although not part of the original mansion site, will be incorporated into the overall landscape site development. During the restoration of the mansion site (i.e. Lots 1 and 2), an extensive archaeological investigation was made in all areas where project activities required soil removal. This included the southwest (new) entry patio, the southeast service yard, a small trench at the northeast side of the building, and a trench adjacent to the alley—at the south side of the clubhouse. Only historic archaeological material was found during the mansion site excavations. It may be assumed that the remainder of the project will encounter a similar volume of historic artifacts and architectural remains.

The restoration of the existing two-story brick stable, located at the rear or south end of the service wing would also be undertaken during the proposed grounds rehabilitation project. The barn has had some interior archaeological research completed in the past by State Parks personnel.

The extensive mansion site excavations conducted over the past two years have shown that Lots 1 and 2 had been covered by two and one half to three feet of fill during construction activities in 1870. Excavations to a greater depth than that required for the new construction did not take place, both due to budget limitations and proper archaeological conservation measures which focus on non-destructive techniques and methods. Whether or not Lot 3 will contain the same amount of fill will only be ascertained through future archaeological testing and excavation. This testing and excavation will be coordinated with the proposed landscaping activities.

The primary historic resource at Leland Stanford Mansion SHP is the Stanford residence itself and an associated (extant) brick stable. Built in 1856 by Sacramento merchant Shelton C. Fogus, the home underwent several expansion and remodeling campaigns during the 1850s, 60s, and 70s, the first within one year of its initial construction. Fogus sold the house to Leland Stanford in July 1861, approximately four months before Stanford was elected governor of California. The *Sacramento Union* newspaper, in its notice of Stanford's purchase of the house, provides the first documentary evidence of the brick stable. By May 1862, Stanford constructed a one-story semi-detached office that served as the Governor's office for his and two succeeding administrations. An 1870 bird's eye view of Sacramento provides the earliest evidence of a barn situated on the southeast portion of the Stanford lot. The barn also appears in the 1895 Sanborn Map, but is not included in the 1915 Sanborn Map.

In 1872 local contractors Knox and Turton began the most expansive alteration of the house. Their work included raising the entire residence to construct a new first floor and adding an entire fourth floor by building directly on the parapets of the original house. The fourth floor addition, in the form of a mansard roof, effectively combined the French Second Empire style with the Renaissance Revival detailing of the older portions of the house. Knox and Turton also constructed a large cross-wing at the back of the original home to connect the office and the service wings to the main house. Some pre-1872 landscaping and some of the early brick walks apparently survived the 1872 remodel. The majority of the brick walks are intact today, and with the exception of perhaps

three or four plants, are the only landscape features that survive. Ironically, Leland Stanford moved his family to San Francisco approximately fourteen months after their remodel was completed.

Other people and events associated with the Mansion include California Banker D.O. Mills, who briefly leased the residence prior to Stanford's purchase, and the great flood of 1861 that deposited silt between the walls and underneath the floors of the house that remains to this day. Leland Stanford Junior, Leland and Jane Stanford's only child and the namesake of Leland Stanford Jr. University, was born in the house in 1868.

In 1900 Jane Stanford gave the house to the Roman Catholic diocese to be used as a home for "friendless" children. With very minor exceptions, alterations to the house performed by the Catholic Church after 1900 were "additive" and did not result in the loss of historic fabric. By 1932, when other Church facilities in Sacramento opened to care for young children, high-school-age girls lived in the house. In 1938 the Church began to orient its social programs at the Stanford home towards neighborhood settlement house activities which led to the construction of the one secondary building that presently spans the boundary of Lots 2 and 3 at their southern ends. Informally known as the "clubhouse," the building was constructed in 1943 with volunteer labor to support these activities. Under the current proposal, the clubhouse would be relocated or demolished and a historic replication of the Stanford-era barn constructed at the barn's original location. Plans include the construction of an additional shed immediately east of the barn to provide needed storage space.

In 1971 the United States Secretary of the Interior designated the Stanford home a National Historic Landmark. In 1978 the State of California purchased the property from the Catholic Church. The Church leased the house back from the State until 1987; the year that State parks formally occupied the property. From 1986 until 1996, a team of State Parks archaeologists, architects, and historians conducted physical, documentary, and oral history investigations of the Stanford Mansion. Much of what we know about the history of the Stanford's Sacramento house is the result of this research.

	POTENTIALLY SIGNIFICANT IMPACT	LESS THAN SIGNIFICANT WITH MITIGATION	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
WOULD THE PROJECT:				
a) Cause a substantial adverse change in the significance of a historical resource, as defined in §15064.5?	☐	☒	☐	☐
b) Cause a substantial adverse change in the significance of an archaeological resource, pursuant to §15064.5?	☐	☒	☐	☐
c) Cause a substantial adverse change in the significance of Native American historical, cultural, and sacred sites, pursuant to PRC§5097.9?	☐	☐	☐	☒
d) Disturb any human remains, including those interred outside of formal cemeteries?	☐	☐	☐	☒

DISCUSSION

a) The proposed landscape project will take place adjacent to the east side of the Mansion on the east half of Lot 2 and all of Lot 3 as well as the open space to the north and west side of the Mansion. Some of the existing trees and shrubs will remain and extensive new planting will take place. The retention of the existing historic landscaping is consistent with the historical context of the site. The historic landscape architect will identify the historically significant material to be retained.

Brick Stable: The Stanford Mansion Grounds Project includes the rehabilitation of the extant brick stable for interpretive and maintenance storage purposes. Impacts to the stable will be limited to the removal of selected post-Stanford-era alterations and changes. New frame walls will sit in front of existing walls, encapsulating extant historic fabric. Other changes include the restoration of a window that was converted to a doorway during the Church's ownership. To protect the original flat, tar-and-canvas roof, the post-Stanford-era hipped roof will be left in place and re-shingled with in-kind materials. The original stable doors, replaced with garage doors when the Sisters purchased an automobile in the 1930s, will be restored with historically appropriate stable doors. Post-1872 changes to the second floor of the Stable that are not visible and will not interfere with the interpretation of the Stable will be retained. The project is designed so that no historic fabric from the Stanford era will be damaged or destroyed. Fire and life safety will dictate the design and function of the openings in the alleyway.

Brick Walkways: The vast majority of the brick walkways are so uneven that they are difficult, if not dangerous to use. The project will rehabilitate the walkways by lifting the bricks and relaying them on a new, re-graded base in their original herringbone pattern.

Vegetation: With the possible exception of three of four individual plants, no plantings from the 1872 period survive on the Stanford Mansion Grounds. The garden and hardscape immediately adjacent the house will be restored according to a series of photographs taken by Edweard Muybridge in 1872. Earlier photographs also provide historic information that will be used to restore the gardens. Possible historic plants that pose a safety hazard or are not healthy will be removed.

Lot 3: The Lot 3 portion of the State Historic Park was not part of the original Stanford property. The additional property is not a contributing factor in the historical significance of the Leland Stanford Mansion and grounds. The Grounds Project would turn Lot 3 into an "adaptive re-use space" for garden parties and entertainment. The garden/patio will be compatible with, and complement the historic Stanford Grounds.

Reconstructed Barn: Although the Stanford House is quite large, exhibit and storage space is extremely scarce. The reconstructed barn will help solve some of these space problems. Two photographs and two Sanborn Fire Insurance maps provide sufficient documentary evidence to reconstruct the Stanford Barn that existed on the property at least from 1870 to 1895.

Clubhouse: The Clubhouse is partially located on the original footprint of the Barn. It will be demolished to allow for the Barn's reconstruction. In December, 2002, The historical architectural firm Carey & Co., Inc. found that the Clubhouse does not meet National Register criteria requirements, nor is it eligible for the California Register.

MITIGATION MEASURE CULT-1: HISTORIAN'S REVIEW OF PLANS
To insure that the project meets the *Secretary of Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Restoring, and Reconstructing Historic Buildings*, a qualified DPR State Historian will review all plans, and any changes to the plans proposed during construction.

b) The removal of the existing non-historic clubhouse will allow the replication of the Stanford barn and the construction of an additional storage shed immediately east of the barn. The footings of the original barn may be exposed at or below ground level when the clubhouse is removed. The Sanborn map shows two detached outbuildings, one at the southwest corner and one at the southeast corner of Lot 3. Depending on the type of construction used on these two structures some or no archaeological material may remain.

The Sanborn map shows the footprint of a one and one half story residential building which had at one time existed on Lot 3. When the building had been removed by moving it off the site or by demolition it is unlikely that the footing was removed. Therefore it is very likely that the foundation is still in place.

The likelihood of trashpits to still be in place at the rear of Lot 3 is very high. On Lots 1 and 2, it was found that two to three feet of fill had been brought in during the construction of 1870. As the ground level below the blacktop parking area on Lot 3 is somewhat the same as that of Lots 1 and 2, and the extant brick sidewalk on N Street is at approximately the same level, we may assume that the fill found on Lots 1 and 2 may extend onto Lot 3. Trashpits were found to be intact adjacent to the alley on Lots 1 and 2 so it may be assumed that similar features would be found on Lot 3. Implementation of Mitigation Measure **CULT-2** would reduce any potential impacts to a less then significant level.

MITIGATION MEASURE CULT-2: ARCHAEOLOGICAL MONITORING AND TESTING
DPR qualified archaeologists will monitor all project-related ground-disturbing work both within the brick barn and at all exterior locations. The removal of soil will be excavated using archaeological techniques meeting current professional standards. All soil removal for landscaping and trenching will be monitored. Demolition or relocation of the clubhouse will be monitored on site and pertinent data will be recorded during the removal process. The removal of the blacktop parking area will be monitored and care will be taken to remove the overburden so as not to destroy any archaeological material beneath it. When any trees or shrubs are to be removed, the hole where the removal takes place will be inspected. All soil removal on site will be under the direct supervision of DPR archaeologists. All soil removed will be screened through ¼ inch mesh if directed by the monitoring DPR archaeologist Artifacts recovered would be cleaned, sorted, catalogued, and prepared for curation at a DPR facility. All features would be documented in place before being removed. Trench profiles will be drawn when appropriate. A report of the findings from the excavation will be completed and appropriately distributed. Any and all archaeology will be conducted as called for in the Advisory Council on Historic Preservation's publication, *Archeology And Historic Preservation: Secretary of the Interior's Standards and Guidelines*.

c) No human remains or burial sites have been documented or found during earlier excavations nor are any expected to be found on the site during excavations for the proposed grounds rehabilitation. In the unexpected event of such a discovery, DPR and its contractors will immediately respond in keeping with mitigation measure **CULT-3**.

MITIGATION MEASURE CULT-3: ARCHAEOLOGICAL DISCOVERY PROVISIONS

- In the event that human remains are discovered, work would cease immediately in the area of the find and the project manager/site supervisor would notify the appropriate DPR personnel. Any human remains and/or funerary objects would be left in place or returned to the point of discovery and covered with soil. The DPR Sector Superintendent (or authorized State representative) would notify the County Coroner, in accordance with §7050.5 of the California Health and Safety Code, and the Native American Heritage Commission (or Tribal Representative). If a Native American monitor is on-site at the time of the discovery, the monitor would be responsible for notifying the appropriate Native American authorities.

  If the coroner or tribal representative determines the remains represent Native American interment, the NAHC in Sacramento and/or tribe would be consulted to identify the most likely descendants and appropriate disposition of the remains. Work would not resume in the area of the find until proper disposition is complete (PRC §5097.98). No human remains or funerary objects would be cleaned, photographed, analyzed, or removed from the site prior to determination

  If it is determined the find indicates a sacred or religious site, the site would be avoided to the maximum extent practicable. Formal consultation with the State Historic Preservation Officer and review by the Native American Heritage Commission/Tribal Cultural representatives would also occur as necessary to define additional site mitigation or future restrictions.

VI. GEOLOGY AND SOILS.

ENVIRONMENTAL SETTING

Topography

The project site at Stanford Mansion State Historic Park (Park) is located in downtown Sacramento at 800 N Street, on the southeast corner of N and 8th streets (see Figure G-1). The topography of the project site is flat, at an elevation of approximately 20 feet amsl. The Sacramento River is located approximately 0.6 mile to the west of the project site.

Geology

The Park is located in the central portion of the Great Valley Geomorphic Province (GVGP), a northwest-trending, relatively flat alluvial plain extending from the Klamath Mountains in the north to the Tehachapi Mountains in the south, the Sierra Nevada to the east and the Coast Ranges to the west. The GVGP is an elongate structural trough that has been filled with a thick (more than 10,000 feet) sequence of sediments, mostly derived from the erosion of the Sierra Nevada, and some input from the Coast Ranges to the west. The sediments are a mixture of gravel, sand, silt and clay, up to thousands of feet thick. The trough is an asymmetric geosyncline[1] with a short western flank and a long, stable eastern shelf supported at depth by the granitic rocks of the Sierra Nevada.

The geologic formation underlying the project site is mapped as Quaternary alluvium (channel and levee deposits), consisting of unweathered gravel, sand, and silt deposited by present-day stream and river systems (Helley & Harwood, 1985). These deposits form levees along the main course of the Sacramento River and the American River.

Soils

According to the USDA (1985) the soil type at the project site is mapped as Urban Land and defined as large areas covered by 90% or more with impervious surfaces or structures (roads, driveways, sidewalks, buildings, and parking lots). The soil material under the impervious surface may be Columbia or Cosumnes, based on nearby mapped occurrences (the State Capitol rests on Columbia-Urban Land complex). The Columbia silt loam is very deep, and formed in poorly-drained alluvium derived from mixed rock sources. Runoff is slow, permeability is moderately rapid, erosion is moderate, and shrink-swell potential is low, except in the lower clay layer, where it is high.

A geotechnical investigation was conducted at the Park for a new elevator (AGS, 2001). A single boring was drilled to a depth of 51.5 feet below ground surface. The upper 10 feet of soil consists of a very dense silt, underlain by loose to very dense sand with interbedded silt to the total depth explored (AGS, 2001). This project will be confined to the upper five feet of soil or less.

Seismicity

The Park is located in an area of relatively low seismicity, but two notable events have occurred in the area: the Winters Earthquake of 1892 included two shocks with Richter magnitudes of 6.4 and

[1] Geosyncline: a large downwarped structural trough with a thick accumulation of sediments and volcanic rocks; often formed in part of a tectonic cycle with a subsequent orogeny (mountain-building period).

6.2; and the 1975 Oroville Earthquake registered a Richter magnitude 5.7, with two aftershocks of 5.2 and 5.1 (AGS, 2001). The nearest seismic sources that may affect the project site are: (1) the Dunnigan Hills (Zamora) Fault, located 19 miles northwest of the project site; (2) the Foothills Fault System, a complex of faults that occur along the Sierra Nevada foothills from Oroville (Oroville Earthquake source) to Mariposa, which includes the Bear Mountain Fault, located approximately 22 miles east of the project site; and (3) the Green Valley Fault, located 42 miles southwest of the project site. Large earthquakes on the Rodgers Creek Fault Zone (58 miles southwest), the Hayward Fault (62 miles southwest) and the San Andreas Fault (79 miles southwest) could also affect the project site.

	POTENTIALLY SIGNIFICANT IMPACT	LESS THAN SIGNIFICANT WITH MITIGATION	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
WOULD THE PROJECT:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map, issued by the State Geologist for the area, or based on other substantial evidence of a known fault? (Refer to Division of Mines and Geology Special Publication 42.)	☐	☐	☐	☒
ii) Strong seismic ground shaking?	☐	☒	☐	☐
iii) Seismic-related ground failure, including liquefaction?	☐	☐	☐	☒
iv) Landslides?	☐	☐	☐	☒
b) Result in substantial soil erosion or the loss of topsoil?	☐	☒	☐	☐
c) Be located on a geologic unit or soil that is unstable, or that would become unstable, as a result of the project and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?	☐	☐	☐	☒
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1997), creating substantial risks to life or property?	☐	☐	☐	☒
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste disposal systems, where sewers are not available for the disposal of waste water?	☐	☐	☐	☒
f) Directly or indirectly destroy a unique paleontological resource or site, or unique geologic feature?	☐	☐	☐	☒

DISCUSSION

a) The project site is located within the Great Valley region, an area relatively free of large earthquake events. The chance of the surface rupture of an earthquake fault at the project site is highly unlikely. Seismic ground-shaking is possible from earthquake events on the faults discussed previously. The probability of seismic-induced landslides, liquefaction, or other phenomena is low in this area.

i) The project site is not located within an Alquist-Priolo Earthquake Fault Zone (APEFZ) as designated by the California Geological Survey (CGS). Therefore, there is no expected impact from surface rupture due to this project.

ii) The CGS has determined that the Greenville Fault is capable of generating a Maximum Credible Earthquake of magnitude 6.9, (Petersen, 1996). The various segments of the Foothills Fault System are capable of producing earthquakes with magnitudes ranging from 6.3 to 6.7. The Dunnigan Hills Fault, closest to the project site, is capable of generating a Maximum Credible Earthquake of magnitude 6.5 (AGS, 2001). The expected ground acceleration at the project site is low, on the order of 0.1g to 0.2g (Petersen, 1999). Any damage to property or risk to the public as a result of this project can be reduced to less than significant by implementation of Mitigation Measure **Geo-1**.

iii) Seismic-induced ground failure, such as liquefaction, usually occurs in unconsolidated granular soils that are water saturated. During seismic-induced ground shaking, pore water pressure can increase in loose soils, causing the soils to change from a solid to a liquid state (liquefaction). The site soils are relatively unconsolidated and groundwater is within 50 feet of the ground surface (20 feet bgs), but the subsurface soils are generally medium dense, not loose, so the potential for liquefaction would be low. An analysis by AGS (2001) determined that liquefaction is unlikely at the project site. Based on this information, there is a less than significant impact due to the project.

ii)

Mitigation Measure Geo-1: Seismic Building Requirements
• Any new buildings that are part of this project would be constructed to conform to earthquake design requirements as specified in the current version of the California Building Code. Any restoration of existing historic structures will conform to the State Historical Building Code and the *Secretary of Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Restoring, and Reconstructing Historic Buildings*. • State Parks staff will inspect all buildings as soon as possible after a large earthquake to ascertain any damage. Any major damage would require inspection by a qualified structural engineer before the buildings could resume use by Park staff or the public.

iv) No landslides are present at the project site and would not occur due to the flat topography. Therefore, there is no impact from a seismically-triggered landslide.

b) A temporary increase in erosion may occur during the phases of this project during grading and trenching for building foundations and utility lines, and any other ground disturbing activities. Implementation of Mitigation Measure **GEO-2** will reduce soil erosion or loss of topsoil by the proposed project to a less than significant level.

MITIGATION MEASURE GEO-2: EROSION CONTROLS
• BMPs will be used in all areas to control soil and surface water runoff during excavation, trenching and grading activities. Grading and excavation activities should not be planned during the rainy season (October 31 to May 1), but if storms are anticipated during construction or if construction must occur during winter months, "winterizing" will occur, including the covering (tarping) of any stockpiled soils and the use of temporary erosion control methods to protect disturbed soil. Temporary erosion control measures (BMPs) must be used during all soil disturbing activities and until all disturbed soil has been stabilized (recompacted, re-vegetated, etc.) These BMPs will include, but not be limited to, the use of silt fences, straw bales, or straw or rice coir rolls, to prevent soil loss and siltation into the storm drain system, and ultimately to the Sacramento River. • Permanent BMPs for erosion control will consist of properly compacting disturbed areas and implementing the landscaping plan.

c) The project is not located within a geologic unit or soil that is known to be unstable, based upon available data. Therefore, there is a less than significant impact due to this project.

d) The project site is not underlain by expansive soils, as indicated by the geotechnical investigation by AGS (2001). The upper site soils are silt and sandy silt, and contain little or no clay. Expansive soils (expansive clays) are generally plastic clays. Therefore, there is no impact due to this project.

e) The project does not involve the installation of a septic system or leach field. Any facilities added as part of this project will tie into the City of Sacramento sewage and storm drain system. Therefore, there is no impact due to this project.

f) No known unique paleontological resource exists within the project site. Therefore, there is no impact

VII. HAZARDS AND HAZARDOUS MATERIALS.

ENVIRONMENTAL SETTING

Hazards

The proposed project site at Stanford Mansion State Historic Park is located in downtown Sacramento. The Stanford Mansion was built in 1857 and enlarged in 1871-72. Prior to the establishment of the City of Sacramento, this area was the natural floodplain of the Sacramento and American rivers. There has been no known industrial use on the parcel that could have been a source of hazardous materials. As part of this project, the existing club house will be demolished, the existing stable will be rehabilitated, and the historic barn (no longer present) will be reconstructed to serve as a visitor center. A hazardous materials survey of the club house and the stables was conducted by KELLCO (2002a &b). Lead-based paint and materials containing asbestos were found in both buildings.

Airports

The project site is not located within an airport land use zone, or within 2 miles of an airport. Sacramento Executive Airport is located approximately four miles south of the project site. Sacramento International Airport is located approximately nine miles to the northwest. There are no private airstrips in the vicinity of the park.

Schools

There are no schools located within one-quarter mile of the project location. The closest school, Sacramento Montessori Elementary, is located approximately 0.4 mile to the north at 11th and D streets in Sacramento.

Fire

The Park is located within the City of Sacramento, and there are no adjacent wildlands. Any fire response would be from the Sacramento City Fire Department. The Park has an on-site fire suppression system for the mansion.

	POTENTIALLY SIGNIFICANT IMPACT	LESS THAN SIGNIFICANT WITH MITIGATION	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
WOULD THE PROJECT:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☒	☐	☐
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and/or accident conditions involving the release of hazardous materials, substances, or waste into the environment?	☐	☒	☐	☐
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☐	☒
d) Be located on a site which is included on a list of hazardous materials sites, compiled pursuant to Government Code §65962.5, and, as a result, create a significant hazard to the public or environment?	☐	☐	☐	☒
e) Be located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport? If so, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒
f) Be located in the vicinity of a private airstrip? If so, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒
h) Expose people or structures to a significant risk of loss, injury, or death from wildland fires, including areas where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	☐	☐	☐	☒

DISCUSSION

a) Construction activities may require the use of certain potentially hazardous materials, such as fuels, oils, or other fluids associated with the operation and maintenance of vehicles and equipment. These materials are generally contained within vessels engineered for safe storage. Large quantities of these materials will not be stored at or transported to the construction site. Spills, upsets, or other construction-related accidents could result in a release of fuel or other hazardous substances into the environment. Mitigation measure **Hazmat-1** would reduce the potential for adverse impacts from these incidents to a less than significant level.

Mitigation Measure Hazmat-1: Spill Prevention
• All equipment will be inspected by the contractor for leaks immediately prior to the start of construction, and regularly inspected thereafter until equipment is removed from park premises. • The contractor(s) and/or DPR would prepare an emergency Spill Prevention and Response Plan prior to the start of construction and maintain a spill kit on-site throughout the life of the project. This plan would include a map that delineates construction staging areas, where refueling, lubrication, and maintenance of equipment may occur. Areas designated for refueling, lubrication, and maintenance of equipment shall be at least 50 feet from storm drain inlets, or if size restraints preclude a 50-foot setback, then appropriate storm drain inlet protection devices will be in place. In the event of any spill or release of any chemical in any physical form at the project site or within the boundaries of the Park during construction, the contractor would immediately notify the appropriate DPR staff (e.g., project manager, supervisor, or State Representative). • Equipment will be cleaned and repaired (other than emergency repairs) outside the park boundaries. All contaminated water, sludge, spill residue, or other hazardous compounds will be disposed of outside park boundaries, at a lawfully permitted or authorized destination.

b) The existing, non-historic club house will be demolished. The hazardous materials investigation (KELLCO, 2002b) determined that both lead-based paint and asbestos-containing material (siding and vinyl floor tiles) are present. A survey of the stable (referred to as the Pump House in the 2002 KELLCO report) detected both lead-based paint and asbestos-containing material (roofing mastic, white roof paint, tape joint compound, plaster skim coat, and texturing compound). There is a potential for hazardous substances to be released to the environment during the demolition process (Club House) and the renovation of the stable. Removal or disturbance of material with any detectable amount of asbestos or lead paint must be handled in accordance with Occupational Safety and Health (OSHA), Cal-OSHA, and California Department of Health Services (DHS) regulations (KELLCO, 2002 a&b). Implementation of Mitigation Measure **Hazmat-2** would reduce any risk to on-site workers, the public, or the environment to less than significant.

Mitigation Measure Hazmat- 2: Demolition/Rehabilitation Health & Safety
The State's contractor will prepare a Health & Safety Plan for demolition of the Club House and renovation of the stable. The H&S Plan will refer to the KELLCO reports and follow OSHA, Cal-OSHA and DHS regulations. The H&S Plan will also include the proper respiratory protection during demolition, the use of an exclusion zone to prevent exposure to the public, and the proper disposal procedures for any hazardous substances.

c) As noted in the Environmental Setting, there are no schools in the general vicinity of the project or within one-quarter mile of the proposed project site. Therefore, there will be no impact from this project.

d) No part of the Park is included on a list of hazardous materials sites compiled pursuant to Government Code §65962.5 (Cortese List). No area within the project site is currently restricted or known to have hazardous materials present. Therefore, no impact would occur with project development.

e, f) The Park is not located within an airport land use plan, within two miles of a public airport, or in the vicinity of a private air strip. The nearest airport, Sacramento Executive, is located four miles south of the project site. Therefore, no impact would occur as a result of this project.

g) All construction activities associated with the proposed project would occur within the boundaries of the Park. The sidewalk area may be cordoned off during construction work, and would cause a short-term restriction of access to pedestrians. Therefore, the impact of this project would be less than significant.

h) The project work location is within an urban setting with no adjacent wildlands. Therefore, there is no impact due to this project.

VIII. HYDROLOGY AND WATER QUALITY.

ENVIRONMENTAL SETTING

Watershed

LSMSHP is located within the Sacramento River Basin, as designated by the Central Valley Regional Water Quality Control Board (CVRWQCB). The Park is located in an urban setting within the City of Sacramento and all drainage from the site is captured by storm drains and street gutters. The historic combined sewer and storm drainage system conveys runoff to treatment plants before discharging to the Sacramento River.

Flooding

The Park is located within the 100-year flood plain of the Sacramento and American rivers according to the FEMA map (2004).

Water Quality

The Central Valley Regional Water Quality Control Board (CVRWQCB) regulates water quality in the region and provides water quality standards and management criteria as required by the Clean Water Act. These standards and criteria are presented in the Water Quality Control Plan (Basin Plan) for the Central Valley Region (CVRWQCB, 1998). The Basin Plan identifies the beneficial uses and water quality objectives for the Central Valley region. Beneficial uses for the Sacramento River are listed in the following table:

Beneficial Use	Sacramento River
Municipal and Domestic Supply (MUN)	X
Agricultural Supply (AGR) – irrigation & stock watering	X
Industrial (IND & POW) – service supply & power	X
Groundwater Recharge (GWR)	X
Water Contact Recreation (REC-1)	X
Non-Contact Water Recreation (REC-2)	X
Wildlife Habitat	X
Cold Fresh Water Habitat (COLD)	X
Warm Fresh Water Habitat (WARM)	X
Migration of Aquatic Organisms (MGR) – warm and cold water	X
Spawning, Reproduction and/or Early Development for Fish (SPWN) – warm and cold water	X
Navigation (NAV)	X

Water Supply

The Park is located within the Sacramento Valley Groundwater Basin, South American Subbasin, as defined by the Department of Water Resources (DWR 2003). The aquifer system is composed of continental deposits of Late Tertiary age, including younger alluvium (flood basin deposits, dredge tailings, and stream channel deposits), older alluvium, and Miocene/Pliocene volcanics. Water supply for the Park is from the City of Sacramento municipal supply, which is drawn from both groundwater sources and from surface (river) water sources

		POTENTIALLY SIGNIFICANT IMPACT	LESS THAN SIGNIFICANT WITH MITIGATION	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
WOULD THE PROJECT:					
a)	Violate any water quality standards or waste discharge requirements?	☐	☒	☐	☐
b)	Substantially deplete groundwater supplies or interfere substantially with groundwater recharge, such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level that would not support existing land uses or planned uses for which permits have been granted)?	☐	☐	☐	☒
c)	Substantially alter the existing drainage pattern of the site or area, including through alteration of the course of a stream or river, in a manner which would result in substantial on- or off-site erosion or siltation?	☐	☐	☒	☐
d)	Substantially alter the existing drainage pattern of the site or area, including through alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in on- or off-site flooding?	☐	☐	☒	☐
e)	Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	☐	☒	☐	☐
f)	Substantially degrade water quality?	☐	☒	☐	☐
g)	Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map, or other flood hazard delineation map?	☐	☐	☒	☐
h)	Place structures that would impede or redirect flood flows within a 100-year flood hazard area?	☐	☐	☒	☐
i)	Expose people or structures to a significant risk of loss, injury, or death from flooding, including flooding resulting from the failure of a levee or dam?	☐	☐	☒	☐
j)	Result in inundation by seiche, tsunami, or mudflow?	☐	☐	☐	☒

Discussion

a) During any grading, excavation, utility trenching, or geotechnical investigations associated with the landscaping, parking areas, retaining wall, or new buildings, a release of sediment to surface waters (storm drains and Sacramento River) could occur. Other impacts to water quality could result from releases of fuels or other fluids from vehicles and equipment during the construction process. These activities could result in a violation of water quality standards and waste discharge requirements. Mitigation Measure **Hydro-1** will control

releases of pollutants in storm (or other) water runoff. A plan to prevent, contain, and clean up any spills (Spill Prevention and Response Plan) will be used to mitigate for any impacts to water quality.

Mitigation Measure Hydro-1 (Water Quality)

- Implementation of Mitigation Measure **Geo-2** will provide BMPs to control erosion and runoff during the project construction and post-construction. The project would comply with all applicable water quality standards as specified in the CVRWQCB Basin Plan.

- Implementation of Mitigation Measure **Hazmat-1** will mitigate for impacts to water quality from possible pollutants (fuels and other vehicle fluids released from vehicles and heavy equipment during construction).

b) The project may involve a slight increase in water usage due to introduction of new landscaping and irrigation systems. The water supply is from the City of Sacramento and is of adequate quantity to meet any increased needs. Therefore, there will be no impacts as a result of this project.

c) No existing drainages will be altered by this project. Any siltation impacts to will be less than significant. Post-construction BMPs to reduce sediment-laden runoff are specified in Mitigation Measure **Geo-2**.

d) The drainage pattern will not be altered in a manner that would significantly increase the rate or amount of surface runoff in a manner that would result in on- or off-site flooding. New irrigation and drainage systems installed as part of the landscaping plan and soundwall will be designed to conduct any surface runoff into nearby existing City of Sacramento storm drains. There should be less than significant impact due to this project.

e) This project will not create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems, provided the new storm drainage system is designed to handle increased surface water runoff. No substantial additional sources of polluted runoff are expected from this project, provided soil erosion BMPs are followed and a Spill Prevention and Response Plan is in place for vehicle fluid spills. Implementation of Mitigation Measure **Hydro-2** will reduce this impact to less than significant.

Mitigation Measure Hydro 2 – Water Runoff

- Any additional runoff due to new buildings, paved parking lot areas, and landscaping will be determined and an appropriately sized and designed stormwater drainage system will be installed to prevent any on- or off-site flooding.

- Implementation of Mitigation Measure Hydro 1 will mitigate for impacts from siltation and from vehicle and equipment fluid spills.

f) This project has the potential to degrade water quality . No substantial additional sources of polluted runoff are expected from this project, provided soil erosion BMPs are followed and a Spill Prevention and Response Plan is in place for vehicle fluid spills. Implementation of Mitigation Measures **Hydro-1** and **-2** will reduce impacts to water quality to a less than significant level.

g) The entire project is located within the 100-year floodplain, but the project does not place any new housing in the 100-year floodplain. Therefore, there is a less than significant potential impact from this project.

h) This project will not place new structures that could impede or redirect flood flows within any FEMA-designated 100-Year flood plain. The Park contains existing buildings in an urban setting and is within the 100-year floodplain. Therefore, there is no new impact from this project.

i) The project would not expose people or structures to an increased significant risk of loss, injury, or death from flooding, including flooding resulting from the failure of a levee or dam. Failure of Folsom Dam, or levees along the American and Sacramento rivers could affect the project site, but this is an ongoing risk that will not be increased due to this project. Therefore, there is less than significant impact from this project.

j) The project area topography is relatively flat and not prone to landslides. The project is not located in an area that would be severely inundated by either a seiche or a tsunami. Therefore, there is no risk from this project.

IX. LAND USE AND PLANNING.

ENVIRONMENTAL SETTING

The Sacramento Convention and Visitors' Bureau website describes California's capitol city (population 400,018) as, *"the cultural, educational, business and governmental center of a four-county metropolitan region."* Sacramento's business sector is described as "dynamic," and the city's attractive amenities include a growing mass transit system and cultural, educational, and medical facilities which serve the needs of 1.5 million people.

Leland Stanford Mansion SHP occupies less than one acre in an area zoned C-2 in the City of Sacramento Planning Department's Zoning Book, and is bordered by fully developed parcels on all four sides. The designation C-2 indicates a general commercial zone, providing for

> *"the sale of commodities, or performance of services, including repair facilities, small wholesale stores or distributors, and limited processing and packaging. The maximum height within 100 feet of residential is 35 feet; greater than 100 feet to residential the maximum height is 45 feet. Parking ratio for retail 1 space per 250 gross square feet, restaurant 1 space per 3 seats, general commercial 1 space per 500 gross square feet. There is no maximum lot coverage. Buildings over 40,000 square feet require special permit approval. Buildings over 20,000 square feet in the C-2 (NC) zone require a special permit."*

The Park is designed for varied uses: (1) House Museum; (2) Governor's use; (3) Mixed use; and (4) Adaptive Use. The interpretive plan will incorporate accurate, museum quality restoration and authentic artifacts reflecting original uses, primarily focused on the Stanford period. State protocol uses may include gubernatorial meetings and ceremonies. The reconstructed historic barn can accommodate a public contact station, formal exhibits or audiovisual program space, an interpretive bookstore, and space for meetings and special activities; and the adaptive rehabilitation of the Park will provide restroom, offices, a catering kitchen, and curatorial and storage areas.

Development of LSMSHP and its Grounds is guided by the park's General Plan and *Sacramento City Codes*. As a recreational facility, the development of permanent housing is not a planned use of the Park. The Park is both a local recreational resource and a destination park, used by locals and out-of-town visitors alike, but does not offer residential opportunities within its boundaries. There are no private business opportunities associated with this state park unit.

	POTENTIALLY SIGNIFICANT IMPACT	LESS THAN SIGNIFICANT WITH MITIGATION	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
WOULD THE PROJECT:				
a) Physically divide an established community?	☐	☐	☐	☒
b) Conflict with the applicable land use plan, policy, or regulation of any agency with jurisdiction over the project (including, but not limited to, a general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☐	☒

c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	☐	☐	☐	☒

DISCUSSION

a) The proposed project site is wholly within the boundaries of Leland Stanford Mansion SHP, in downtown Sacramento. The site does not contain or define an established community and no project activities would disrupt or divide any community functions. Project activities or operations following construction would not prevent access to adjacent parcels. No impact.

b,c) As noted in the Environmental Setting and Discussion IX(a) above, the proposed project site is located entirely within the SHP and is subject to land use restrictions contained in the Stanford House SHP GP, the City of Sacramento GP, and regulatory agency requirements. No project elements are in conflict with the zoning, regulatory policies, land use plans, conservation plans or ordinances for this area. All appropriate consultation and permits would be acquired, in compliance with all applicable local, state, and federal requirements. No impact.

X. MINERAL RESOURCES.

ENVIRONMENTAL SETTING

No significant mineral resources have been identified within the boundaries of the project area at Stanford Mansion State Historic Park. Mineral resource extraction is not permitted under the Resource Management Directives of the Department of Parks and Recreation.

	POTENTIALLY SIGNIFICANT IMPACT	LESS THAN SIGNIFICANT WITH MITIGATION	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
WOULD THE PROJECT:				
a) Result in the loss of availability of a known mineral resource that is or would be of value to the region and the residents of the state?	☐	☐	☐	☒
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?	☐	☐	☐	☒

DISCUSSION

a) The project would not result in the loss of availability of a known mineral resource because no known mineral resources exist within the project boundary. No impact.

b) The project would not result in the loss of availability of a locally important mineral resource recovery site because none exist within the project boundary. No impact.

XI. NOISE.

ENVIRONMENTAL SETTING

The Leland Stanford Mansion SHP is located at the corner of 8th and N Streets, in the central portion of busy downtown Sacramento. The property was initially developed in 1956 and the city has built up around it, increasing the ambient noise level around the property with time. Traffic is the primary source of noise at the park, with 8th Street bounding the property to the west and N Street to the north, and consists mainly of private automobiles and local transit buses, with intermittent truck traffic. Traffic volume is consistently high during normal business hours and commute times, with significantly reduced volume and noise levels on weekends, holidays, and weekdays between 7 pm and 6 am.

The Sacramento Regional Transit (RT) District operates multiple bus routes along both 8th and N Streets daily. RT Metro light rail line also runs within 50 feet of the Mansion, along the 8th Street corridor. According to the *Sacramento County General Plan, Noise Element*, typical RT Metro light rail noise emissions for this distance are estimated at a mean sound exposure level of 87 decibels (dB), with a calculated weekday Ldn of 61 dB. Light Rail operates twice every 15 minutes from 4:30 am to 7:00 pm and twice every 30 minutes from 7:00 pm until 11:30 pm during weekdays. Schedules vary during weekends and holidays.

The Leland Stanford Mansion, located on the project site, has been undergoing an intensive rehabilitation for over four years, with ongoing construction traffic and noise. See MND prepared for this project (Stanford House Rehabilitation Project - SCH#2001042002; May 2001).

	POTENTIALLY SIGNIFICANT IMPACT	LESS THAN SIGNIFICANT WITH MITIGATION	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
WOULD THE PROJECT:				
a) Generate or expose people to noise levels in excess of standards established in a local general plan or noise ordinance, or in other applicable local, state, or federal standards?	☐	☒	☐	☐
b) Generate or expose people to excessive groundborne vibrations or groundborne noise levels?	☐	☐	☒	☐
c) Create a substantial permanent increase in ambient noise levels in the vicinity of the project (above levels without the project)?	☐	☐	☒	☐
d) Create a substantial temporary or periodic increase in ambient noise levels in the vicinity of the project, in excess of noise levels existing without the project?	☐	☒	☐	☐
e) Be located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport? If so, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒
f) Be in the vicinity of a private airstrip? If so, would the project expose people residing or working in the	☐	☐	☐	☒

project area to excessive noise levels?

DISCUSSION

a) The project would be in compliance with all noise restrictions applicable to this area. Outdoor activities, such as events with live and/or amplified sound or music, may occur during operation of the facility. Although these activities are exempt from City of Sacramento noise standards, under §8.68.080(C) of the City of Sacramento Noise Ordinances, noise levels will not exceed 96 dBA leq and will not occur before 9 am or continue after 10 pm on Monday-Thursday (11 pm on Friday, Saturday, or Sunday).

Depending on the specific construction activities being performed, short-term increases in ambient noise levels could result in speech interference near the project site and a potential increase in annoyance to occupants of adjacent buildings. However, construction-generated noise would be considered to have a potentially significant short-term impact to nearby noise-sensitive receptors (e.g., residents of apartment complex, approximately two blocks from project site). Implementation of the following mitigation measures would reduce those potential impacts to a less than significant level.

MITIGATION MEASURE NOISE 1
• Construction activities would generally be limited to the daylight hours, Monday - Friday. If work during weekends or holidays is required, no work will occur on those days before 7:30 am or after 8 p.m. • Internal combustion engines used for any purpose at the job site would be equipped with a muffler of a type recommended by the manufacturer. Equipment and trucks used for construction would utilize the best available noise control techniques (e.g., engine enclosures, acoustically-attenuating shields or shrouds, intake silencers, ducts, etc.) whenever feasible and necessary. • Stationary noise sources and staging areas would be located as far from sensitive receptors as possible. If they must be located near sensitive receptors, stationary noise sources would be muffled to the extent feasible and/or, where practicable, enclosed within temporary sheds.

b) Construction activity would not involve the use of explosives, pile driving, or other intensive construction techniques that could generate significant ground vibration or noise. Minor vibration immediately adjacent to excavating equipment would only be generated on a short-term basis. Therefore, groundborne vibration or noise generated by the project would have a less than significant impact.

c) Once the proposed project is completed, all related construction noise would disappear. Nothing within the scope of the proposed project would result in a substantial permanent increase in ambient noise levels. The project is intended to provide an accurate representation of landscaping during the park's primary period of significance (1870s) and a setting to support public and private functions at the mansion. As noted in Discussion (a) above, outdoor events may include live and/or amplified sound or music, but would be of a temporary, intermittent nature. Therefore, the impact to permanent ambient noise levels would be less than significant.

d) See XI(a) Discussion above. Mitigated to a less than significant impact.

e,f) The Leland Stanford Mansion SHP is not located within an airport land use plan, within two miles of a public airport, or in the vicinity of a private air strip. Therefore, no impact would occur as a result of this project.

XII. POPULATION AND HOUSING

ENVIRONMENTAL SETTING

Approximately 29 per cent of Sacramento County's total population resides in the City of Sacramento. The city's population increased by 12 per cent in the decade 1990-2000 to over 400, 000 residents and its current estimated growth rate is 1.8 per cent each year. California Department of Finance estimates the population of Sacramento County will reach 1,707,600 people in 2020, an approximate 14.8 per cent increase over the decade 2010-2020.

There are no residences within or adjacent the Leland Stanford Mansion State Historic Park. As an historic resource and public recreational facility, neither housing nor business opportunities are offered inside the Park boundaries.

	POTENTIALLY SIGNIFICANT IMPACT	LESS THAN SIGNIFICANT WITH MITIGATION	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
WOULD THE PROJECT:				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☐	☒
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

DISCUSSION

a). This project provides for the rehabilitation of the grounds and rehabilitation/ reconstruction of outbuildings within the Leland Stanford Mansion State Historic Park. The work would result in increased visitor access and enhance visitor experience while providing a unique historic venue for both protocol and public events. The project would have no housing component and all work would take place within the confines of the park boundaries. There would be no additions or changes to the existing local infrastructure, other than reopening the Park's visitor entrances onto city sidewalks minor extension of existing utilities. No new public or private projects are expected to be initiated as a result of construction or operation of the new visitor center. Therefore, the project would have no impact on population growth in the area.

b,c) As noted in XII(a) Discussion above, the project would have no housing component and would neither modify nor displace any existing housing nor displace any persons, either temporarily or permanently. No impact.

XIII. PUBLIC SERVICES.

ENVIRONMENTAL SETTING

The project area is limited to the grounds of Leland Stanford Mansion State Historic Park, which occupies one quarter block of downtown Sacramento. The focus of the project is to restore the landscape of the Stanford property to its 1872 appearance, where feasible, to improve visitor services, and to provide an outdoor venue for public and protocol events, in keeping with the historic character of the newly-rehabilitated Mansion.

The Sacramento City Fire Department provides fire protection and emergency medical transportation in the downtown area. Both city (Sacramento Police Department) and State (California Highway Patrol) law enforcement officers have jurisdiction in and around LSMSHP; however, DPR park rangers are trained police officers and serve the public in that capacity within park boundaries.

	POTENTIALLY SIGNIFICANT IMPACT	LESS THAN SIGNIFICANT WITH MITIGATION IMPACT	LESS THAN SIGNIFICANT IMPACT	NO
WOULD THE PROJECT:				
a) Result in significant environmental impacts from construction associated with the provision of new or physically altered governmental facilities, or the need for new or physically altered governmental facilities, to maintain acceptable service ratios, response times, or other performance objectives for any of the public services:	☐	☐	☐	☒
Fire protection?	☐	☐	☐	☒
Police protection?	☐	☐	☒	☐
Schools?	☐	☐	☐	☒
Parks?	☐	☐	☐	☒
Other public facilities?	☐	☐	☐	☒

DISCUSSION

a) Work associated with this project would be confined to the Leland Stanford Mansion Grounds. There is limited vegetation on site, and the potential for accidental fire ignition would note be significantly greater than is currently present. The demand for fire protection services is not expected to increase during or following construction. Any construction work has the potential for injury and could require emergency rescue or medical assistance. However, this demand is no great than present at any other construction project in the area and not require an increase in emergency personnel, either temporarily or permanently. Nothing in the project scope would contribute to the need for an increase in the level of fire prevention and suppression.

Security devices and measures to be implemented with this project include alarms and supervisory signals, glass breakage and motion detectors, and use of a central alarm monitoring service. State Park Rangers have full law enforcement authority and only require assistance from local police as backup for unusual situations. No additional demands on rangers or local police are expected as a result of this project. Consultation with the Governor's Dignitary Protection service has ensured the inclusion of security measures appropriate to the proposed special uses of the site. The project will result in a less than significant impact on police protection.

No schools exist within or adjacent to the project area. No changes would occur that would affect existing schools or require additional schools or school personnel. No impact.

Only the proposed project site would be remain closed to public use during construction. No impact. The project, as a whole, would have a less than significant effect on any public services.

XIV. RECREATION.

ENVIRONMENTAL SETTING

Founded in 1849, Sacramento's history is forever tied to the California Gold Rush, the Pony Express, and the Transcontinental Railroad. Recreational opportunities in the city include history-centered tours and special events in historic venues, such as the Traditional Jazz Society's Jazz Jubilee, held annually in Old Sacramento SHP. The city's two rivers, the American and the Sacramento, contribute to Sacramento's intrinsic character and provide popular outdoor recreation for area residents and visitors.

As noted by the Sacramento Convention and Visitors' Bureau, Sacramento is one of California's main tourist centers, and "*Sacramentans enjoy professional ballet, opera, theater, outstanding museums, one of the best small zoos in the country, and the NBA's Sacramento Kings*." The State Capitol, North America's largest railroad museum, and the Old Governor's Mansion State Historic Park are among the City's many attractions.

	POTENTIALLY SIGNIFICANT IMPACT	LESS THAN SIGNIFICANT WITH MITIGATION	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
WOULD THE PROJECT:				
a) Increase the use of existing neighborhood and regional parks or other recreational facilities, such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☒	☐
b) Include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?	☐	☐	☐	☒

DISCUSSION

a) The proposed project site is located entirely within the boundaries of LSMSHP. The grounds rehabilitation project is unlikely to accelerate physical deterioration of the historic Mansion, as it provides additional and alternative gathering areas for visitors, and opportunities to enjoy the park's outdoor features without participating in controlled tour groups. Completion of the grounds rehabilitation would result in a less than significant impact on the acceleration of physical deterioration of existing public areas.

b) The proposed project would rehabilitate an existing facility and would neither construct nor expand that facility. Significant environmental (cultural) resources would be enhanced by completion of the grounds rehabilitation, as would the experience of park visitors. No adverse physical environmental effect would result.

XV. TRANSPORTATION/TRAFFIC.

ENVIRONMENTAL SETTING

The Stanford Mansion State Historic Park (Park) exists in an urban island, consisting primarily of office buildings, parking lots and structures, and commercial establishments. The property is bounded on two sides by concrete sidewalk, interrupted by sections of historic brick walk along the 'N' street boundary (currently under restoration as a separate project), and city streets ('N' Street, running east-west, and 8th Street, running north-south). Traffic includes private automobiles, public transportation (including buses, taxis, etc.), bicyclists, and pedestrians. A dead-end alley extends along the back (south side) of the Mansion, between 8th and 9th Streets. Motorized traffic is moderate to heavy during normal business hours (6:00 am – 7:00 pm, Monday – Friday); pedestrian traffic is light to moderate.

Both 8th and N Streets are primary access roads leading to the project site, with access from the adjoining alley or through a gate off N Street, at Lot 3. 'N' Street is an eastbound three-lane, one way major city street; 8th Street is a northbound three-lane, one way local street. The number three lane of 8th Street between N and O contains the RT Metro light rail line, but is available for motorized vehicle use when the train is not present.

Parking and loading zones are normally available at curbside, along the park boundaries on both 'N' and 8th Streets, with both public and private parking lots in the general vicinity of the Park. However, parking spaces immediately adjacent to the property are currently unavailable, due to ongoing construction.

The surrounding area also supports a secondary use of multiple-family residential complexes within several blocks of the Park. The closest is approximately two blocks from the Mansion. These residences, and a few local retail establishments are the primary contributor to traffic during off-business hours.

Sacramento Light Rail tracks The Sacramento Regional Transit (RT) District operates multiple bus routes along both 8th and N Streets daily. Buses stop at 8th and O, and at 9th and N Streets. RT Metro light rail line also runs along 'O' Street, one block south of the Park, and along the 8th Street, paralleling the property boundary to the west. Trains operate twice every 15 minutes from 4:30 am to 7:00 pm and twice every 30 minutes from 7:00 pm until 11:30 pm during weekdays. Schedules vary during weekends and holidays. The closest light rail stops are at 8th and O Streets, and at 7th Street and Capitol Mall.

	POTENTIALLY SIGNIFICANT IMPACT	LESS THAN SIGNIFICANT WITH MITIGATION	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
WOULD THE PROJECT:				
a) Cause a substantial increase in traffic, in relation to existing traffic and the capacity of the street system (i.e., a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	☐	☐	☒	☐
b) Exceed, individually or cumulatively, the level of service standards established by the county congestion management agency for designated roads or highways?	☐	☐	☒	☐
c) Cause a change in air traffic patterns, including either an increase in traffic levels or a change in location, that results in substantial safety risks?	☐	☐	☐	☒
d) Contain a design feature (e.g., sharp curves or a dangerous intersection) or incompatible uses (e.g., farm equipment) that would substantially increase hazards?	☐	☐	☐	☒
e) Result in inadequate emergency access?	☐	☐	☒	☐
f) Result in inadequate parking capacity?	☐	☐	☒	☐
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	☐	☐	☐	☒

DISCUSSION

a) All construction activities associated with the project would occur within the boundaries of Leland Stanford Mansion SHP or in approved staging areas currently existing along city streets. Only delivery of construction materials would have the potential to cause limited traffic delays on a public road (N or 8th Streets); however, most deliveries will be made at the service entrance within the adjoining alley at the back (south side) of the property. As noted in the Environmental Setting above, both 8th and N Streets are primary access roads leading to the project site, with access from the adjoining alley or through a gate off N Street, at Lot 3. Construction activity has been ongoing at this site for over four years and little change in daily trips or level of crew or equipment is expected to occur once work begins on the grounds. The right turn into the service alley from 8th Street does not normally result in increased congestion; it is not necessary to cross lanes to enter the property. In addition, work crews and equipment typically arrive or leave the site outside the normal periods of congestion and will continue to do so as part of this project.

   Many groups visiting the park, especially school children, arrive by bus or van. Loading/unloading zones will be established on N Street, at the front of the Mansion and near the pedestrian entrance, to prevent interruption of the traffic flow. Less than significant impact.

b) As noted in Discussion XV(a) above, the proposed project would not substantially increase

the number of vehicles using either 8th or N Streets, or surrounding connectors, or add additional congestion beyond current baseline conditions. Less than significant impact.

c) The Leland Stanford Mansion SHP is not located within an airport land use plan, within two miles of a public airport, or in the vicinity of a private air strip. Therefore, no impact would occur as a result of this project.

d) The proposed project does not contain any transportation-related design elements and, therefore, would have no impact.

e) Most construction activities associated with the proposed project would occur within the boundaries of LSMSHP and work would not restrict access to or block any public road outside the immediate construction area. Minor delays may occur along 8th Street during delivery of construction materials and structural components, consistent with current usage by delivery trucks for the adjacent Resources Building. However, minimum access requirements for emergency vehicles would be maintained at all times. Less than significant impact.

f) The proposed rehabilitation of the Mansion grounds and development of Lot 3 will be undertaken to enhance the appearance of the park and support planned use of the Mansion for public and protocol events. It, alone, is not expected to contribute significantly to the number of people visiting the park. Although there will be some events that will only use the outdoor venue, most outside activities will be an extension of events at the Mansion. Parking concerns related to Mansion operations were addressed in the environmental document for that project (see Stanford House Rehabilitation Project - SCH#2001042002; May 2001, incorporated into this document by reference). Generally, events [special events or activities by the Governor's Office and Legislature] will occur after normal business hours and are not expected to create additional traffic or parking requirements during critical periods. As noted in the LSMSHP General Plan, "...[there is] very little demand for parking spaces of any kind at night or on weekends." Parking immediately adjacent to LSMSHP is very limited (6 metered vehicle spaces, one handicap-accessible parking space; and 4-5 staff parking spaces at the southeast corner of Lot 3), and two of these spaces will be eliminated. However, metered parking is available on all surrounding streets and there are multiple public and private parking garages and lots within walking distance of the Mansion. Less than significant impact.

g) There are no policies, plans, or programs supporting alternative transportation that apply to this project. However, both bus and light rail access is available within two blocks of the Mansion. No impact.

XVI. UTILITIES AND SERVICE SYSTEMS.

ENVIRONMENTAL SETTING

Leland Stanford Mansion SHP is located in downtown Sacramento. All water for the Park is supplied by the City of Sacramento Department of Utilities. 85 per cent of the potable water delivered in Sacramento is drawn from the Sacramento and American Rivers, with the remaining 15 per cent supplied by wells. The city operates two water treatment plants, eight pump stations, thousands of fire hydrants, and more than fifteen hundred miles of distribution pipelines.

Sewage treatment and storm drainage-runoff is also provided by the Department of Utilities. Sacramento retains portions of a historic-era combined sewer system. Most of the combined sewage/stormwater/runoff is treated at two primary treatment plants dedicated to the combined system. The Sacramento Regional County Treatment Plant provides secondary treatment before effluent is discharged into the Sacramento River.

Solid waste (refuse) is handled by a private contract, with on-site dumpster pick-up. Refuse is hauled to the Keifer Landfill. DPR currently collects recyclables on-site and transports them to the Railroad Museum's recycling area. Park management is investigating future use of the state's General Services recycling facility, which is located conveniently near LSMSHP.

The park is served by an underground gas line, supplied by Pacific, Gas & Electric (PG & E), and the Sacramento Municipal Utilities District (SMUD) supplies electricity in the park and throughout the central city. In addition to power purchased on the wholesale market, SMUD obtains its electricity from diverse and renewable resouces, including Hydro-generation (dams and powerhouses), cogeneration plants, and wind, solar and biomass/landfill gas power. Telephone service in the area is supplied by SBC Pacific Bell.

		POTENTIALLY SIGNIFICANT IMPACT	LESS THAN SIGNIFICANT WITH MITIGATION	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
WOULD THE PROJECT:					
a)	Exceed wastewater treatment restrictions or standards of the applicable Regional Water Quality Control Board?	☐	☐	☐	☒
b)	Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities?	☐	☐	☐	☒
	Would the construction of these facilities cause significant environmental effects?	☐	☐	☐	☒
c)	Require or result in the construction of new storm water drainage facilities or expansion of existing facilities?	☐	☐	☒	☐
	Would the construction of these facilities cause significant environmental effects?	☐	☐	☐	☒
d)	Have sufficient water supplies available to serve the project from existing entitlements and resources or are new or expanded entitlements needed?	☐	☐	☐	☒
e)	Result in a determination, by the wastewater treatment provider that serves or may serve the project, that it has adequate capacity to service the project's anticipated demand, in addition to the provider's existing commitments?	☐	☐	☒	☐
f)	Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	☐	☐	☐	☒
g)	Comply with federal, state, and local statutes and regulations as they relate to solid waste?	☐	☐	☐	☒

DISCUSSION

a) Leland Stanford Mansion SHP is within the jurisdiction of the Central Valley Regional Water Quality Control District. The proposed project would be in compliance with all applicable water quality standards and waste discharge requirements (see Mitigation Measure **HAZMAT-1** regarding potential impacts from accidents, spills, or upset). No impact.

b) Water for the park is supplied by the City of Sacramento. The proposed project would demolish the extant Clubhouse and create a reconstructed Barn/visitor center/interpretation facility and a Shed for storage. While additional irrigation lines will be needed for the rehabilitated landscape, the replacement plumbing fixtures in the new structure will be designed for water conservation, and the net increase in water use on the Mansion grounds would be less than significant.

c) Demolition of the Clubhouse and construction/reconstruction of the Barn and Shed, along with landscape improvements, would result in less than significant change in the volume of runoff water from the park. Therefore, this project would not create or contribute runoff water that would exceed the capacity of existing stormwater drainage systems (see Mitigation Measure **HYDRO-2** – Water Runoff). Less than significant impact.

d) As indicated in the Environmental Setting above, potable water is supplied to the park and surrounding area by the City of Sacramento. Current supplies are adequate for existing demands, the minimal additional demands associated with the proposed construction, and projected future use. Less than significant impact.

e,f) The proposed grounds rehabilitation project at LSMSHP will include up to two restrooms, one multipurpose sink, drinking fountains and a janitor's sink. These facilities will replace three existing restrooms in the Club House. A completely new sanitary waste and vent system will be provided throughout the Barn in accordance with the latest revision of the California Plumbing Code.(CPC). Soil, waste and vent lines will be sized according to the CPC and will be arranged for gravity flow. The City of Sacramento has adequate wastewater disposal capacity for the anticipated increased use. The proposed work would not significantly increase the park's wastewater or solid waste disposal needs.

g) The proposed project would comply with all federal, state, and local regulations on solid waste. No impact.

CHAPTER 4
MANDATORY FINDINGS OF SIGNIFICANCE

	POTENTIALLY SIGNIFICANT IMPACT	LESS THAN SIGNIFICANT WITH MITIGATION	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
WOULD THE PROJECT:				
a) Does the project 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?	☐	☒	☐	☐
b) Have the potential to eliminate important examples of the major periods of California history or prehistory?	☐	☒	☐	☐
c) Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means the incremental effects of a project are considerable when viewed in connection with the effects of past projects, other current projects, and probably future projects?)	☐	☐	☐	☒
d) Have environmental effects that will cause substantial adverse effects on humans, either directly or indirectly?	☐	☐	☐	☒

DISCUSSION

a) The proposed project was evaluated for potential significant adverse impacts to the natural environment. The project site does not support any native plant communities or special status plants. It has been determined that the project would have the potential to degrade the quality of the potential nesting habitat for sensitive bat species. The project also has the potential to increase runoff. However, full implementation of all mitigation measures incorporated into this project would avoid or reduce these potential impacts, both individually and cumulatively, to a less than significant level.

b) The proposed project site was evaluated for potential significant adverse impacts to the cultural resources of Leland Stanford Mansion SHP. It has been determined that much of the work proposed in this project would not have the potential to cause a significant adverse impact to the Mansion's National Register status or associated cultural landscape. However, with the known existence of historic-era archaeological resources in and near the project site, ground-disturbing activities proposed by the project could inadvertently expose and significantly impact previously unrecorded prehistoric or historic features or archaeological resources. Full implementation of all mitigation measures incorporated into this project would reduce those impacts, both individually and cumulatively, to a less than significant level.

c) As noted earlier in this document, DPR is now completing its rehabilitation of the Leland Stanford Mansion for adaptive use, as a house museum and a venue for gubernatorial and legislative protocol events. The proposed project is closely related to the Mansion rehabilitation, as rehabilitation of the Grounds would result in a unified setting representative of the Stanford Era, complementary to the Mansion's interpretive focus. Full implementation of all mitigation measures associated with this project will ensure that no adverse effects, cumulative or otherwise, will result. Currently, DPR has no additional plans for rehabilitation or maintenance projects at LSMSHP.

d) Most project-related environmental effects have been determined to pose a less than significant impact on humans. However, possible impacts from construction emissions (Air Quality), construction accidents and fire (Hazards and Hazardous Wastes), earthquakes (Geology and Soils), and Noise have the potential to result in significant adverse effects on humans. These potentially significant adverse impacts would be reduced to a less than significant level if all mitigation measures incorporated into this project are fully implemented.

CHAPTER 5
SUMMARY OF MITIGATION MEASURES

The following mitigation measures would be implemented by DPR as part of the Leland Stanford Mansion SHP Rehabilitation of Mansion Grounds Project.

AESTHETICS

MITIGATION MEASURE

- See mitigation measure **Cult-1.**

AIR QUALITY

MITIGATION MEASURES AIR-1

- All active construction areas would be watered at least twice daily during dry, dusty conditions.
- All trucks hauling soil, sand, or other loose materials would be covered or required to maintain at least two feet of freeboard.
- All equipment engines would be maintained in good condition, in proper tune (according to manufacturer's specifications), and in compliance with all State and federal requirements.
- Excavation and grading activities would be suspended when sustained winds exceed 25 mph; instantaneous gusts exceed 35 mph.
- If required, the project shall provide a plan for approval by SMAQMD, demonstrating that the heavy-duty (> 50 horsepower) off-road vehicles to be used in the construction project, including owned, leased and subcontractor vehicles, would achieve a project wide fleet-average 20 percent NOx reduction and 45 percent particulate reduction, compared to the most recent CARB fleet average at time of construction.
- If required, the project representative would submit to SMAQMD a comprehensive inventory of all off-road construction equipment , equal to or greater than 50 horsepower, that would be used an aggregate of 40 or more hours during any portion of the construction project. The inventory would include the horsepower rating, engine production year, and projected hours of use or fuel throughput for each piece of equipment. The inventory would be updated and submitted monthly throughout the duration of the project, except that an inventory would not be required for any 30-day period in which no construction activity occurs. At least 48 hours prior to the use of subject heavy-duty off-road equipment, the project representative would provide SMAQMD with the anticipated construction timeline, including start date, and name and phone number of the project manager and on-site foreman.

- The project would ensure that emissions from all off-road diesel powered equipment used on the project site do not exceed 40 percent opacity for more than three minutes in any one hour. Any equipment found to exceed 40 percent opacity (or Ringelmann 2.0) would be repaired immediately, and SMAQMD would be notified within 48 hours of identification of non-compliant equipment. A visual survey of all in-operation equipment would be made at least weekly, and a monthly summary of the visual survey results would be submitted throughout the duration of the project, except that the monthly summary would not be required for any 30-day period in which no construction activity occurs. The monthly summary would include The monthly summary would include the quantity and type of vehicles surveyed, as well as the dates of each survey.

BIOLOGICAL RESOURCES

MITIGATION MEASURE BIO-1 (SENSITIVE BAT SPECIES)

- A DPR ecologist will conduct an inspection for evidence of sensitive bat species within the office and historic stable and surrounding structures prior to the start of construction.
- If bats are found to be using the structures, they will be humanely excluded prior to the start of work in the affected building(s). Exclusion will occur between October 1 and March 15, to avoid impact during the breeding season. The exclusion will be permanent.

MITIGATION MEASURE BIO-2 (TREE PROTECTION MEASURES)

- Prior to construction, all areas of ground disturbance will be flagged on the ground and inspected by a DPR resource ecologist for potential impacts to trees.
- Trees to be protected would be designated (flagged) by a DPR-approved resource ecologist, prior to the start of construction. Protective fencing would be placed as necessary to avoid construction impacts prior to the start of work, and would remain in place throughout all phases of construction. The objective is to avoid damaging a tree's root system in the upper two feet of soil, within five times the tree's diameter. Tree wounds, including tree limb removals, that are the result of project actions, would be treated within 24 hours with a suitable protective application, as identified by the project resource ecologist.

CULTURAL RESOURCES

MITIGATION MEASURE CULT-1 (HISTORIAN'S REVIEW OF PLANS)

- To insure that the project meets the *Secretary of Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Restoring, and Reconstructing Historic Buildings*, a qualified DPR State Historian will review all plans, and any changes to the plans during construction.

MITIGATION MEASURE CULT-2: ARCHAEOLOGICAL MONITORING AND TESTING

DPR qualified archaeologists will monitor all project-related ground-disturbing work both within the brick barn and at all exterior locations. The removal of soil will be excavated using archaeological techniques meeting current professional standards. All soil removal for landscaping and trenching will be monitored. Demolition or relocation of the clubhouse will be monitored on site and pertinent data will be recorded during the removal process. The removal of the blacktop parking area will be monitored and care will be taken to remove the overburden so as not to destroy any archaeological material beneath it. When any trees or shrubs are to be removed, the hole where the removal takes place will be inspected. All soil removal on site will be under the direct supervision of DPR archaeologists. All soil removed will be screened through ¼ inch mesh if directed by the monitoring DPR archaeologist Artifacts recovered would be cleaned, sorted, catalogued, and prepared for curation at a DPR facility. All features would be documented in place before being removed. Trench profiles will be drawn when appropriate. A report of the findings from the excavation will be completed and appropriately distributed. Any and all archaeology will be conducted as called for in the Advisory Council on Historic Preservation's publication, *Archeology And Historic Preservation: Secretary of the Interior's Standards and Guidelines*.

MITIGATION MEASURE CULT-3: ARCHAEOLOGICAL DISCOVERY PROVISIONS

- In the event that previously undocumented cultural resources are encountered during project construction (including but not limited to dark soil containing shell shellfish, bone, flaked stone, groundstone, or deposits of historic trash) work within the immediate vicinity of the find will be temporarily halted or diverted until a DPR-qualified cultural resource specialist has been contacted to evaluate the find and implement appropriate treatment measures and disposition of the artifact (s).

- In the event that significant cultural resources were found in a project location, a qualified historian, archaeologist, and/or Native American representative (if appropriate) would monitor any ground-disturbing work in that area from that point forward.

- In the event that human remains are discovered, work would cease immediately in the area of the find and the project manger/site supervisor would notify the appropriate DPR personnel. Any human remains and/or funerary objects would be left in place or returned to the point of discovery and covered with soil. The DPR Sector Superintendent (or authorized representative) would notify the County Coroner, in accordance with 7050.5 of the California Health and Safety Code, and the Native American Heritage Commission (or Tribal Representative). If a Native American monitor were on-site at the time of the discovery, the monitor would be responsible for notifying the appropriate Native American authorities

- If the coroner determines the remains represent Native American interment, the Native American Heritage Commission in Sacramento and/or tribe would be consulted to identify the most likely descendants and appropriate disposition of the remains. Work would not resume in the area of the find until proper disposition is complete (PRC 5097.98). No human remains or funerary objects would be cleaned, photographed, analyzed, or removed from the site prior to determination.

- If it is determined the find indicates a sacred or religious site; the site would be avoided to the maximum extent practicable. Formal consultation with the State Historic Preservation Office and review by the Native American Heritage Commission/Tribal Cultural representatives would also occur as necessary to define additional site mitigation or future restrictions.

GEOLOGY AND SOILS

MITIGATION MEASURE GEO-1 (SEISMIC BUILDING REQUIREMENTS)

- Any new buildings that are part of this project would be constructed to conform to earthquake design requirements as specified in the current version of the California Building Code. Any restoration of existing historic structures will conform to the State Historical Building Code and the *Secretary of Interior's Standard for the Treatment of Historic Properties with Guidelines for Preserving, Restoring, and Reconstructing Historic Buildings*.

- State Parks staff will inspect all buildings as soon as possible after a large earthquake to ascertain any damage. Any major damage would require inspection by a qualified structural engineer before the buildings could resume use by Park staff or the public.

MITIGATION MEASURE GEO-2 (EROSION CONTROLS)

- BMPs will be used in all areas to control soil and surface water runoff during excavation, trenching and grading activities. Grading and excavation activities should not be planned during the rainy season (October 31 to May 1), but if storms are anticipated during construction or if construction must occur during winter months, "winterizing" will occur, including the covering (tarping) of any stockpiled soils and the use of temporary erosion control methods to protect disturbed soil. Temporary erosion control measures (BMPs) must be used during all soil disturbing activities and until all disturbed soil has been stabilized (recompacted, re-vegetated, etc.) These BMPs will include, but not be limited to, the use of silt fences, straw bales, or straw or rice coir rolls, to prevent soil loss and siltation into the storm drain system, and ultimately to the Sacramento River.

- Permanent BMPs for erosion control will consist of properly compacting disturbed areas and implementing the landscaping plan.

HAZARDS AND HAZARDOUS MATERIALS

MITIGATION MEASURE HAZMAT-1 (SPILL PREVENTION)

- All equipment will be inspected by the contractor for leaks immediately prior to the start of construction, and regularly inspected thereafter until equipment is removed from park premises. The contractor(s) and/or DPR would prepare an emergency Spill Prevention and Response Plan prior to the start of construction and maintain a spill kit on-site throughout the life of the project. This plan would include a map that delineates construction staging areas, where refueling, lubrication, and maintenance of equipment may occur. Areas designated for refueling, lubrication, and maintenance of equipment shall be at least 50 feet from storm drain inlets, or if size restraints preclude a 50-foot setback, then appropriate storm drain inlet protection devices will be in place. In the event of any spill or release of any chemical in any physical form at the project site or within the boundaries of the Park during construction, the contractor would immediately notify the appropriate DPR staff (e.g., project manager, supervisor, or State Representative).

- Equipment will be cleaned and repaired (other than emergency repairs) outside the park boundaries. All contaminated water, sludge, spill residue, or other hazardous compounds will be disposed of outside park boundaries, at a lawfully permitted or authorized destination.

MITIGATION MEASURE HAZMAT-2 (DEMOLITION/REHABILITATION HEALTH & SAFETY)

- The State's contractor will prepare a Health & Safety Plan for demolition of the Club House and renovation of the stable. The H&S Plan will refer to the KELLCO reports and follow OSHA, Cal-OSHA and DHS regulations. The H&S Plan will also include the proper respiratory protection during demolition, the use of an exclusion zone to prevent exposure to the public, and the proper disposal procedures for any hazardous substances.

HYDROLOGY AND WATER QUALITY

MITIGATION MEASURES HYDRO-1 (WATER QUALITY)

- Implementation of Mitigation Measure **Geo 2** will provide BMPs to control erosion and runoff during the project construction and post-construction. The project would comply with all applicable water quality standards as specified in the CVRWQCB Basin Plan.

- Implementation of Mitigation Measure **Hazmat 1** will mitigate for impacts to water quality from possible pollutants (fuels and other vehicle fluids released from vehicles and heavy equipment during construction).

MITIGATION MEASURE HYDRO-2 (WATER RUNOFF)

- Any additional runoff due to new buildings, paved parking lot areas, and landscaping will be determined and an appropriately sized and designed stormwater drainage system will be installed to prevent any on- or off-site flooding.

- Implementation of Mitigation Measure **Hydro-1** will mitigate for impacts from siltation and from vehicle and equipment fluid spills.

NOISE

MITIGATION MEASURES NOISE-1

- Construction activities would generally be limited to the daylight hours, Monday - Friday. If work during weekends or holidays is required, no work will occur on those days before 7:30 am or after 8 p.m.
- Internal combustion engines used for any purpose at the job site would be equipped with a muffler of a type recommended by the manufacturer. Equipment and trucks used for construction would utilize the best available noise control techniques (e.g., engine enclosures, acoustically-attenuating shields or shrouds, intake silencers, ducts, etc.) whenever feasible and necessary.
- Stationary noise sources and staging areas would be located as far from sensitive receptors as possible. If they must be located near sensitive receptors, stationary noise sources would be muffled to the extent feasible and/or, where practicable, enclosed within temporary sheds.

UTILITIES AND SERVICE SYSTEMS

MITIGATION MEASURES UTIL-1

- See mitigation measure **Hazmat-1.**

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APPENDIX A

LOCATION MAP

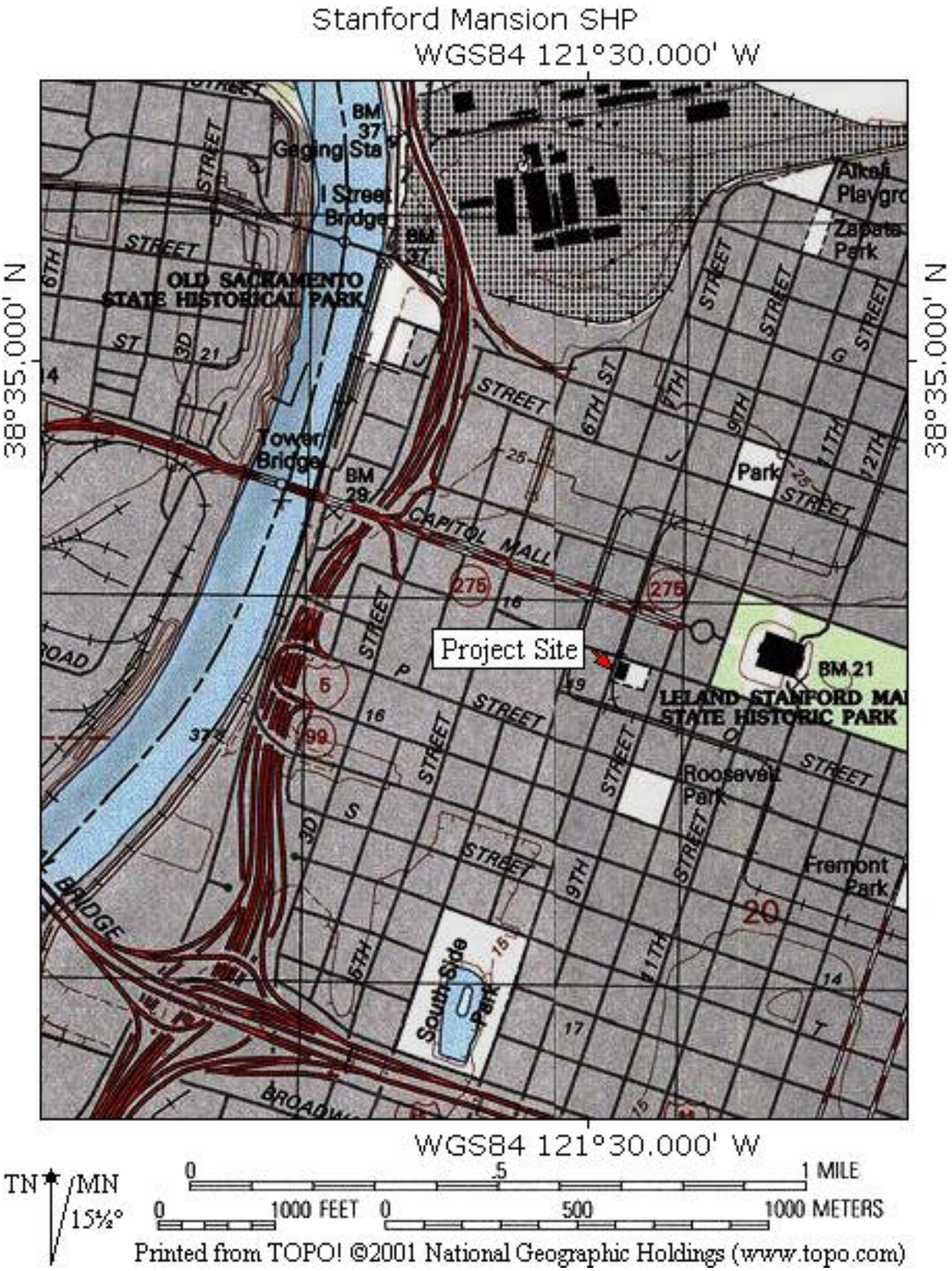

Figure G-1 Topographic Map

APPENDIX B

PROJECT DESIGN GRAPHICS

APPENDIX C

ACRONYMS