

NOTICE OF EXEMPTION

To: Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044

From: Sacramento Municipal Utility District
6201 S Street, MS H201
Sacramento, CA 95817-1899

County of Sacramento Clerk/
Recorder
P.O. Box 839
Sacramento, CA 95812 -0839

Lead Agency: Sacramento Municipal Utility District

Project Title: The Jackson Excelsior Property Project

Project Applicant: Sacramento Municipal Utility District, 6201 S Street, MS H201, Sacramento, CA 95817-1899

Project Location: Un-incorporated Sacramento County, Southeast corner of Jackson Road and Excelsior Road.

Project Description: Sacramento Municipal Utility District (SMUD) has purchased two parcels totaling approximately 46 acres of partially developed land located within un-incorporated Sacramento County at the southeast corner of Excelsior Road and Jackson Road. The western parcel (parcel 1) is approximately 25.64 acres and contains two structures; an approximately 2,100 square-foot single-story residence/garage with approximately 588 square feet of living space. There is also a separate, approximately 2,700 square-foot shop building on the site with a partially exposed dirt floor. The eastern parcel (parcel 2) is approximately 19.02 acres and contains three structures; an approximately 1,987 square-foot single-story residence, a separate approximately 1,300 square-foot lean-to shed, and an approximately 2,900 square-foot workshop building. Additional structures and materials include interior parcel fencing, loafing sheds, the remnants of two tree house and debris. Parcel 2 contains an irrigation standpipe which will require pot hole trenching to identify the extent of subsurface piping. A Phase I Environmental Assessment was completed for both parcels and identified two areas of hydrocarbon (used motor oil) contaminated soil. Soil sampling confirmed that the dirt floor of the shop building is contaminated with used motor oil. Each parcel contains one water well and parcel 2 contains an irrigation standpipe. SMUD plans to demolish the structures, associated subsurface water and waste lines, equipment associated with the water wells located above grade, excavate and dispose of the two identified locations containing contaminated soil and construct 5,800 feet of fencing to Caltrans specifications, including up to four gates, around the combined perimeter of both parcels. Approximately 500 cubic yards of contaminated soil are planned for removal. Each parcel contains various habitat features such as annual grasslands, seasonal wetlands, vernal pools and a stock pond as well as various ornamental, fruit and eucalyptus trees. The habitat features and trees will all be protected in place and will not be removed or impacted over the course of the demolition and excavation activities. Two trees contain remnants of tree houses and will be removed to not cause additional damage to the trees. Fencing and visible delineators will be utilized to identify protected areas and trees. Work

will only occur within the developed areas of both properties. Crews performing the demolition, excavation and fence construction will all receive environmental awareness training prior to the start of any activity. The training will include information regarding sensitive habitats and tribal cultural resources. SMUD anticipates beginning the work in the September-November 2019 timeframe.

Name of Public Agency Approving the Project: Sacramento Municipal Utility District
Name of Person or Agency Carrying Out the Project: Sacramento Municipal Utility District

Exempt Status (Check One)

- Ministerial (CEQA PRC §21080(b)(1); CEQA Guidelines §15268)
- Declared Emergency (CEQA PRC §21080(b)(3); CEQA Guidelines §15269(a))
- Emergency Project (CEQA PRC §21080(b)(4); CEQA Guidelines §15269(b)(c))
- Categorical Exemptions (CEQA PRC §21080(b)(9), 21084; CEQA Guidelines §1530 Existing Facilities, §15304, Minor Alterations to Land, §15330, Minor Actions to Prevent, Minimize, Stabilize, Mitigate or Eliminate the Release or Threat of Release of Hazardous Waste or Hazardous Substances)
- Statutory Exemptions

Reasons Why Project is Exempt:

Under CEQA Guidelines § 15062, a lead agency must identify the rationale for making the determination that a project is exempt under CEQA. SMUD has determined that the Jackson Excelsior Property Project is exempt under CEQA Guidelines § 15301, Existing Facilities; §15304, Minor Alterations to Land; and §15330 Minor Actions to Prevent, Minimize, Stabilize, Mitigate or Eliminate the Release or Threat of Release of Hazardous Waste or Hazardous Substances.

CEQA Guidelines § 15301, Existing Facilities reads, "Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use beyond that existing at the time of the lead agency's determination. The types of "existing facilities" itemized below are not intended to be all-inclusive of the types of projects which might fall within Class 1. The key consideration is whether the project involves negligible or no expansion of an existing use. (l) Demolition and removal of individual small structures listed in this subdivision: (1) One single-family residence and (4) Accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences." The project is consistent with this section because it would include the demolition of five small structures on the two parcels.

CEQA Guidelines §15304, Minor Alterations to Land, which reads, "Class 4 consists of minor public or private alterations in the condition of land, water, and/or vegetation which do not involve removal of healthy, mature, scenic trees except for forestry or agricultural purposes. Examples include, but are not limited to: (a) Grading on land with a slope of less than 10 percent, except that grading shall not be exempt in a waterway, in any wetland, in an officially designated (by federal, state, or local government action) scenic area, or in officially mapped areas of severe geologic hazard such as an Alquist-Priolo Earthquake Fault Zone or within an official Seismic Hazard Zone, as delineated by the State Geologist; (c) Filling of earth into

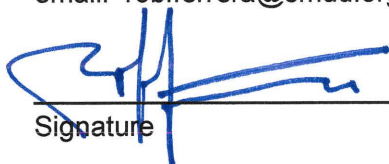
previously excavated land with material compatible with the natural features of the site; (f) Minor trenching and backfilling where the surface is restored. The project would include some grading to level areas where soil was removed due to contamination.

CEQA Guidelines §15330 Minor Actions to Prevent, Minimize, Stabilize, Mitigate or Eliminate the Release or Threat of Release of Hazardous Waste or Hazardous Substances reads "Class 30 consists of any minor cleanup actions taken to prevent, minimize, stabilize, mitigate, or eliminate the release or threat of release of a hazardous waste or substance which are small or medium removal actions costing \$1 million or less"; (b) (5) Excavation and/or offsite disposal of contaminated soils or sludges in regulated units. The project would include the removal and disposal of contaminated soils.

The Jackson Excelsior Property Project involves the demolition of two vacant single-family dwellings and three structures, two garages in addition to the removal and disposal of contaminated soils, removal and discovery of an irrigation standpipe and the construction of fencing, and therefore is considered exempt in accordance with CEQA Guidelines §15301, §15304, and §15330.

Lead Agency Contact Person:

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Signature

September 18, 2019

Date

Rob Ferrera

Printed Name

Sacramento Municipal Utility District

Lead Agency

Signed by Lead Agency
 Signed by Lead Applicant

Governor's Office of Planning & Research

Date Received for filing at OPR: _____

SEP 18 2019

STATE CLEARINGHOUSE