

# **Appendix E. Review Checklist for Bufferlands Land Use Proposals**

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**Sacramento Regional Wastewater Treatment Plant  
Bufferlands Land Use Management Program  
Compatibility Checklist**

Date of application:

Applicant:

Proposed Use:

Location Requested:

Land Area Required:

**Land Use Policy**

**Is proposed land  
use consistent  
with policy?**

|            |              |           |
|------------|--------------|-----------|
| <b>Yes</b> | <b>Maybe</b> | <b>No</b> |
|------------|--------------|-----------|

**General Management Policies**

|   |  |  |  |
|---|--|--|--|
| • Ensure that future uses of the Bufferlands are consistent with this master plan.  |  |  |  |
| • Ensure that future uses of the Bufferlands are consistent with city and county general plans and zoning ordinances.   |  |  |  |
| • Ensure that future uses would not constrain operation or expansion of the Plant, including interceptors and outfalls, in any way.   |  |  |  |
| • Minimize the introduction of permanent structures on the Bufferlands.   |  |  |  |
| • Restrict or prohibit new residential uses on the Bufferlands.   |  |  |  |
| • Ensure that future land uses along the Bufferlands boundary are compatible with existing or proposed residential development.   |  |  |  |
| • Ensure that oil and gas leases are authorized only in areas where drilling activities are compatible with existing and planned land uses.   |  |  |  |
| • Ensure that grading, excavation, or any other construction activities in areas with existing easements are consistent with the easement descriptions.   |  |  |  |
| • Discourage grading, excavation, the addition of structures, construction, or any permanent changes in land use in areas containing major utilities or infrastructure (e.g., underground pipelines). |  |  |  |

|                        |   |              |           |
|------------------------|---|--------------|-----------|
| <b>Land Use Policy</b> | <b>Is proposed land use consistent with policy?</b> |              |           |
|                        | <b>Yes</b>  | <b>Maybe</b> | <b>No</b> |

**General Management Policies, continued**

|  |  |  |  |
|--|--|--|--|
| <ul style="list-style-type: none"> <li>Discourage the removal of native trees and landmark trees consistent with County Tree Ordinance and General Plan policies.</li> </ul>   |  |  |  |
| <ul style="list-style-type: none"> <li>Discourage development in areas classified or potentially classifiable as wetlands under U.S. Army Corps of Engineers and U.S. Environmental Protection Agency criteria, including vernal pools, seasonal wetlands, freshwater marshes, riparian forests, open water, and low-lying fallow lands within the Beach Lake floodplain.</li> </ul>   |  |  |  |
| <ul style="list-style-type: none"> <li>Ensure that all activities that may affect special-status plant and animal species are consistent with the following: federal Endangered Species Act (ESA) policies protecting species that are federally listed or proposed for listing as threatened or endangered; California Endangered Species Act (14 CCR 670.5) policies protecting species that are state-listed as threatened or endangered; and California Environmental Quality Act (CEQA) policies protecting plants that meet the definitions of rare or endangered (State CEQA Guidelines, Section 15380).</li> </ul> |  |  |  |

**Public Safety and Security**

**Flood Control**

|   |  |  |  |
|---|--|--|--|
| <ul style="list-style-type: none"> <li>Ensure that all land uses within designated floodways and 100-year floodplain zones are managed in conformance with county, state, and federal ordinances limiting floodway and floodplain alterations, construction within floodways, and protection of floodplain structures.</li> </ul> |  |  |  |
| <ul style="list-style-type: none"> <li>Encourage flood control measures that preserve or enhance natural riparian habitat, protect water quality and soils, and recharge groundwater aquifers.</li> </ul>   |  |  |  |

**Fire Protection**

|  |  |  |  |
|--|--|--|--|
| <ul style="list-style-type: none"> <li>Ensure that future land uses do not impede coordination with local fire protection agencies to provide an appropriate level of fire protection for the Bufferlands.</li> </ul>  |  |  |  |
| <ul style="list-style-type: none"> <li>Ensure that future land uses do not impede the implementation of fire and fuels management activities.</li> </ul>   |  |  |  |
| <ul style="list-style-type: none"> <li>Ensure that future land uses do not:             <ul style="list-style-type: none"> <li>incur risk from existing natural fire hazards,</li> <li>exacerbate natural fire hazards, or</li> <li>incur risk from structural fires.</li> </ul> </li> </ul> |  |  |  |
| <ul style="list-style-type: none"> <li>Ensure that future land uses would be adequately served by existing firefighting capability and access.</li> </ul>  |  |  |  |
| <ul style="list-style-type: none"> <li>Ensure that fire protection for future land uses would not require water supply or water pressure in excess of existing levels.</li> </ul>  |  |  |  |

**Vector Control**

|  |  |  |  |
|--|--|--|--|
| <ul style="list-style-type: none"> <li>Manage mosquito populations such that they remain at safe levels.</li> </ul>  |  |  |  |
| <ul style="list-style-type: none"> <li>Ensure that all activities affecting mosquito populations are compatible with Sacramento-Yolo Mosquito and Vector Control District policies.</li> </ul> |  |  |  |

| Land Use Policy   | Is proposed land use consistent with policy? |       |    |
|---|--|-------|----|
|   | Yes  | Maybe | No |
| <b>Hazardous Materials Releases</b>   |  |       |    |
| <ul style="list-style-type: none"> <li>Comply with policies and regulations set by the Risk Management Program (RMP) for all Acutely Hazardous Materials (AHM) used onsite that meet or exceed regulatory threshold planning quantities.</li> </ul> |  |       |    |
| <ul style="list-style-type: none"> <li>Maintain mechanisms (e.g., fencing, locked gates, signage, security patrol) for controlling public access on the Bufferlands.</li> </ul>   |  |       |    |
| <b>Public Use</b>   |  |       |    |
| <ul style="list-style-type: none"> <li>Encourage, as feasible, public use opportunities on the Bufferlands.</li> </ul>  |  |       |    |
| <ul style="list-style-type: none"> <li>Provide mechanisms for controlling unsupervised public access.</li> </ul>  |  |       |    |
| <b>Environmental Education</b>  |  |       |    |
| <ul style="list-style-type: none"> <li>Encourage, if feasible, opportunities for environmental education to take place at the Bufferlands</li> </ul>  |  |       |    |
| <ul style="list-style-type: none"> <li>Strive to expand the public's knowledge and understanding of the Bufferlands and the values it has to offer.</li> </ul>  |  |       |    |
| <b>Research and Development</b>   |  |       |    |
| <ul style="list-style-type: none"> <li>Promote focused research projects by Bufferlands staff (as staffing levels permit) that can provide information to guide management activities.</li> </ul>   |  |       |    |
| <ul style="list-style-type: none"> <li>Promote focused research projects by outside researchers such as college and university students that can provide information to guide management activities.</li> </ul>                                     |  |       |    |
| <ul style="list-style-type: none"> <li>Incorporate environmental education into appropriate Bufferlands research activities.</li> </ul>   |  |       |    |
| <ul style="list-style-type: none"> <li>Participate in regional data exchange with other resource agencies and organizations as appropriate for research and management purposes.</li> </ul>   |  |       |    |
| <b>Cultural Resources</b>   |  |       |    |
| <ul style="list-style-type: none"> <li>Ensure that any activities affecting known or potential cultural resource sites are consistent with CEQA cultural resource policies (Public Resources Code, Sections 20183 and 20184).</li> </ul>            |  |       |    |
| <ul style="list-style-type: none"> <li>Minimize impacts on cultural resources by identifying and avoiding or, if avoidance is not feasible, mitigating impacts on cultural resources.</li> </ul>  |  |       |    |
| <ul style="list-style-type: none"> <li>Provide for renovation and reuse, where appropriate, of historic buildings on the Bufferlands.</li> </ul>  |  |       |    |
| <ul style="list-style-type: none"> <li>Provide for appropriate research and educational uses of the Bufferlands with respect to cultural resources.</li> </ul>  |  |       |    |

| Land Use Policy  | Is proposed land use consistent with policy? |       |    |
|--|--|-------|----|
|  | Yes  | Maybe | No |
| <b>Aesthetic Resources</b>   |  |       |    |
| • Maintain and protect the general open space character and visual qualities of the Bufferlands.   |  |       |    |
| • Require that new recreation, interpretive, and other facilities be designed to blend with the natural aesthetic character of the Bufferlands.  |  |       |    |
| • Encourage reuse of existing facilities to maintain the natural aesthetic character of the Bufferlands.   |  |       |    |
| • Require that any new facilities be sited to avoid or, if avoidance is infeasible, to minimize disturbance of large stands of mature, healthy trees and individual healthy trees of notable size and age.   |  |       |    |
| • Require the use of landscaping for onsite activities and encourage the use of landscaping for adjacent offsite development activities to protect and enhance the scenic quality of the Bufferlands and to screen undesirable views.  |  |       |    |
| <b>Water Quality</b>   |  |       |    |
| • Minimize sedimentation and erosion by controlling grading, preserving trees and other vegetation, and siting access roads appropriately.   |  |       |    |
| • Prohibit development of facilities that involve the use of toxic chemicals or other polluting substances in areas where substances could come into contact with floodwaters, permanently or seasonally high groundwater, or flowing creeks.  |  |       |    |
| • Examine, to the extent feasible, existing and potential water-quality impacts from lands upstream of the Bufferlands.  |  |       |    |
| • Ensure that any use of reclaimed wastewater is consistent with State Regional Water Control Board policies.  |  |       |    |
| <b>Land Use-Specific Management Policies</b>   |  |       |    |
| <b>Managed Wildlife Habitat Areas</b>  |  |       |    |
| • Maintain, enhance, and where feasible, restore plant and animal communities, populations, and species.   |  |       |    |
| • Apply an adaptive management strategy that incorporates inventory, management, monitoring, and research.   |  |       |    |
| • Coordinate all management activities (e.g., disking, prescribed burning, water quality improvement) to ensure that sensitive biological resources are protected.   |  |       |    |
| • Identify key habitat areas necessary for the protection and management of special-status plants and animals. In addition, the District shall provide buffer areas to protect special-status plant populations and reduce disruption of nesting and roosting areas for raptors, herons, egrets, and other sensitive wildlife species. |  |       |    |
| • Enhance habitat, where financially feasible, for threatened and endangered species.  |  |       |    |
| • Identify high-priority sites for habitat restoration based primarily on the value of restored habitats and their location relative to important wildlife use areas and corridors.  |  |       |    |
| • Encourage the restoration and/or enhancement of managed wildlife area habitats as mitigation for District projects.  |  |       |    |
| • Develop a cooperative management agreement with the Stone Lakes National Wildlife Refuge for the Managed Wildlife Habitat Areas.   |  |       |    |

| Land Use Policy   | Is proposed land use consistent with policy? |       |    |
|---|--|-------|----|
|   | Yes  | Maybe | No |
| <b>Open Space Areas</b>   |  |       |    |
| <ul style="list-style-type: none"> <li>Maintain open space areas to minimize fire hazards and protect sensitive biological and aesthetic resources.</li> </ul>  |  |       |    |
| <ul style="list-style-type: none"> <li>Preserve open space areas for the protection of public health and safety, preservation of biological resources, and provision of recreational opportunities.</li> </ul>  |  |       |    |
| <ul style="list-style-type: none"> <li>Prohibit grading or construction activities within 100 feet of the cultural resource site located northeast of Black Crown Lake.</li> </ul>  |  |       |    |
| <ul style="list-style-type: none"> <li>Maintain and protect the general character and visual qualities of the Open Space Areas.</li> </ul>  |  |       |    |
| <ul style="list-style-type: none"> <li>Encourage the restoration and/or enhancement of managed open space area habitats as mitigation for District projects.</li> </ul>   |  |       |    |
| <b>Leased Areas</b>   |  |       |    |
| <ul style="list-style-type: none"> <li>Limit use of areas located within the Plant expansion zone (southern and southeastern portions of the Bufferlands) to short-term agricultural leases subject to cancellation at the option of the District.</li> </ul> |  |       |    |
| <ul style="list-style-type: none"> <li>Work with the Public Works Real Estate Division to ensure that lease revenue is fair and equitable and provides a benefit to the District.</li> </ul>  |  |       |    |
| <ul style="list-style-type: none"> <li>Ensure that, where feasible, lessees employ surface water supplies rather than groundwater.</li> </ul>   |  |       |    |
| <ul style="list-style-type: none"> <li>Administer current and proposed lease agreements and easements to ensure that these entitlements are consistent with other Bufferlands management objectives and with CEQA.</li> </ul>                                 |  |       |    |
| <ul style="list-style-type: none"> <li>Discourage the conversion of agricultural lease areas for non-open space uses.</li> </ul>  |  |       |    |
| <ul style="list-style-type: none"> <li>Discourage the conversion of agricultural areas that provide nesting, roosting, or foraging habitat for special-status species.</li> </ul>   |  |       |    |
| <ul style="list-style-type: none"> <li>Encourage agricultural and grazing practices that benefit wildlife species.</li> </ul>   |  |       |    |
| <b>Horticultural Area</b>   |  |       |    |
| <ul style="list-style-type: none"> <li>Continue irrigation and tree maintenance as necessary to ensure the continued survival of a representative assemblage of Central Valley plant species.</li> </ul>  |  |       |    |
| <ul style="list-style-type: none"> <li>Replace trees as required to maintain a representative assemblage of Central Valley plant species.</li> </ul>  |  |       |    |
| <ul style="list-style-type: none"> <li>Encourage the use of native shrubs and/or herbaceous species in any future plantings.</li> </ul>   |  |       |    |
| <ul style="list-style-type: none"> <li>Support implementation of Phase II of the Trail of Trees Project.</li> </ul>   |  |       |    |
| <ul style="list-style-type: none"> <li>Coordinate all management activities to ensure that sensitive biological resources are protected.</li> </ul>   |  |       |    |
| <b>Plant Process Facilities</b>   |  |       |    |
| <ul style="list-style-type: none"> <li>Ensure that new land uses do not affect the consistency of plant operations with the policies that govern land use in the leased areas.</li> </ul>   |  |       |    |
| <ul style="list-style-type: none"> <li>Coordinate future operation of the constructed wetlands facility with other management activities (e.g., habitat restoration, water quality improvement, research and development).</li> </ul>                         |  |       |    |