Office of Planning and Environmental Review
Leighann Moffitt, Director

20190990372

County Executive
Navdeep S. Gill

Negative Declaration

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

1. **Control Number: PLNP2018-00342**

2. **Title and Short Description of Project:** Mutual Housing on the Boulevard
   A **Tentative Parcel Map** to divide approximately 6.8 acres into two lots in the RD-20 zone.
   A **Design Review** to comply with the Countywide Design Guidelines.

3. **Assessor's Parcel Number:** 051-0640-047-0000

4. **Location of Project:** The project site is located at 7351 Stockton Boulevard, approximately 200 feet north of the intersection of Stockton Boulevard and Orange Avenue, in the South Sacramento community.

5. **Project Applicant:** Mutual Housing California

6. Said project will not have a significant effect on the environment for the following reasons:
   a. It will not have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory.
   b. It will not have the potential to achieve short-term, to the disadvantage of long-term, environmental goals.
   c. It will not have impacts, which are individually limited, but cumulatively considerable.
   d. It will not have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly.

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

8. The attached Initial Study has been prepared by the Sacramento Office of County Planning and Environmental Review in support of this Negative Declaration. Further information may be obtained by contacting the Office Planning and Environmental Review at 827 Seventh Street, Room 225, Sacramento, California, 95814, or phone (916) 874-6141.

[Original Signature on File]
Tim Hawkins
Environmental Coordinator
County of Sacramento, State of California

COUNTY OF SACRAMENTO
OFFICE OF PLANNING AND ENVIRONMENTAL REVIEW
INITIAL STUDY

PROJECT INFORMATION

CONTROL NUMBER: PLNP2018-00342

NAME: Mutual Housing on the Boulevard

LOCATION: The project site is located at 7351 Stockton Boulevard, approximately 200 feet north of the intersection of Stockton Boulevard and Orange Avenue, in the South Sacramento community.

ASSESSOR'S PARCEL NUMBER: 051-0640-047-0000

OWNER: Stockton Boulevard Housing Associates, LP
8001 Fruitridge Road, Suite A
Sacramento, CA 95820
Attention: Adrienne Gemheart

APPLICANT: Mutual Housing California
8001 Fruitridge Road, Suite A
Sacramento, CA 95820
Attention: Adrienne Gemheart

PROJECT DESCRIPTION

1. A **Tentative Parcel Map** to divide approximately 6.8 acres into two lots in the RD-20 zone.
2. A **Design Review** to comply with the Countywide Design Guidelines.

ENVIRONMENTAL SETTING

The 6.8-acre project site is flat vacant land with a few clusters of trees scattered along Stockton Boulevard and at the center portion of the site. A large portion of the property has already been disturbed, previously used as a staging area during the construction of the single-family development for the parcel immediately to the east. A gravel road was constructed through the middle of the property in 2005. The property is bordered on the south by Florin Creek with a pedestrian and bicycle path adjacent to it. The west of the property is bordered by Stockton Boulevard. Stockton Boulevard is lined with power poles along the project site, supporting a 65kV transmission line. Surrounding

properties are primarily single-family residential zoned RD-5 (Residential Density 5) with some commercial and office uses along Stockton Boulevard zoned BP (Business Professional) and GC (General Commercial). The property to the north of the site is zoned BP with office uses. The property to the south of the site is also a vacant parcel zoned RD-20 (Residential Density 20). See Plate IS-1 and Plate IS-2 for aerial maps that show the site's surrounding uses and zoning.

The proposed project is a seven building, 127 unit multi-family apartment and townhome complex with associated parking, landscaping, and recreational amenities. The site will be divided into two parcels. Parcel 1 will include all 127 housing units, 173 parking spaces, and 6,500 square feet of amenity space, including a lobby, manager's office, community room, restrooms, storage space, indoor play area, basketball court, community garden, outdoor barbeque and seating space, bicycle locks, onsite bioretention basins, and classroom/computer space. Parcel 2 will include a 5,000 square foot family arts and education center with 18 parking spaces. See Plate IS-3 for the proposed project's Tentative Parcel Map Exhibit, illustrating the site plan.

Plate IS-1: Vicinity Map

Plate IS-2: Zoning Map

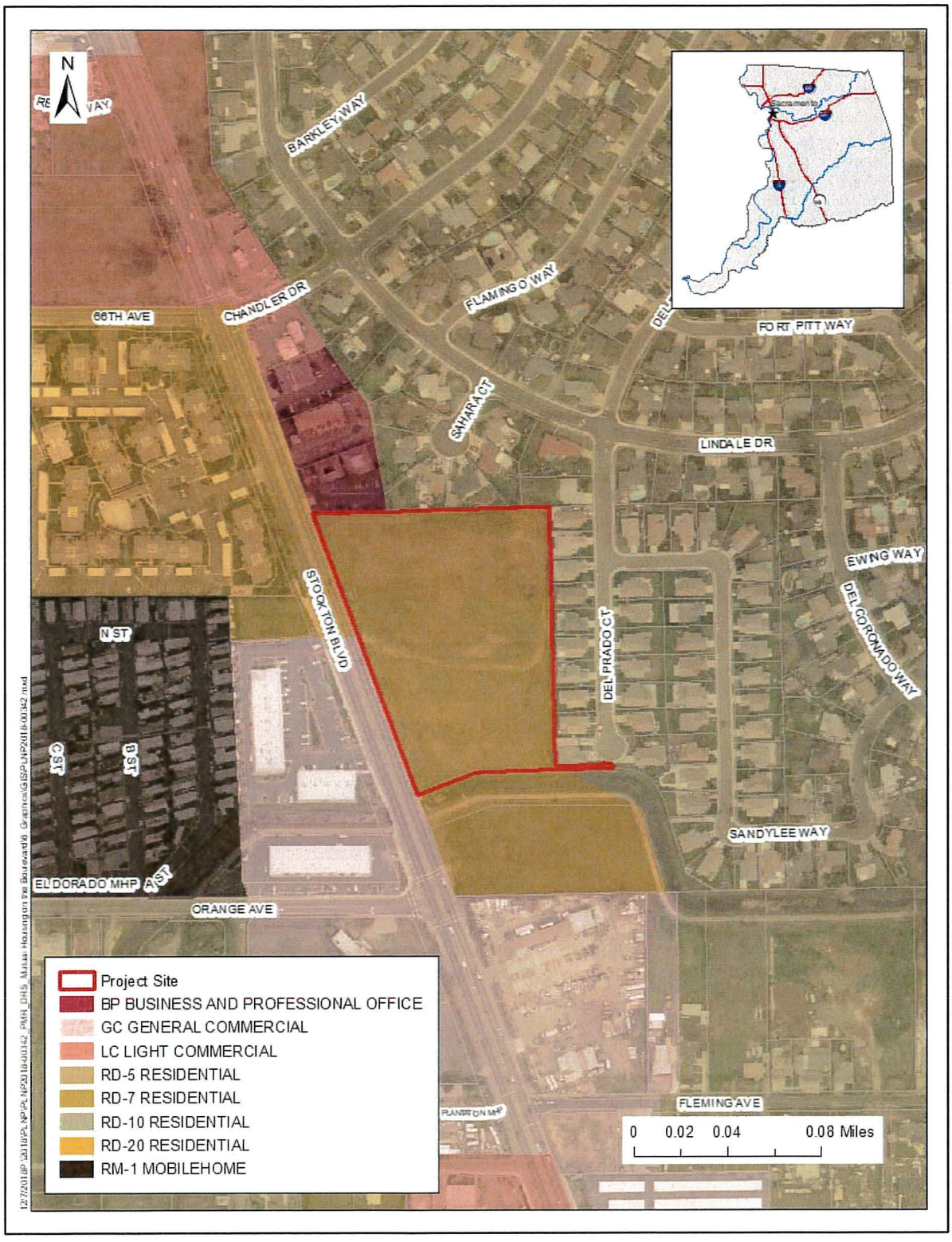
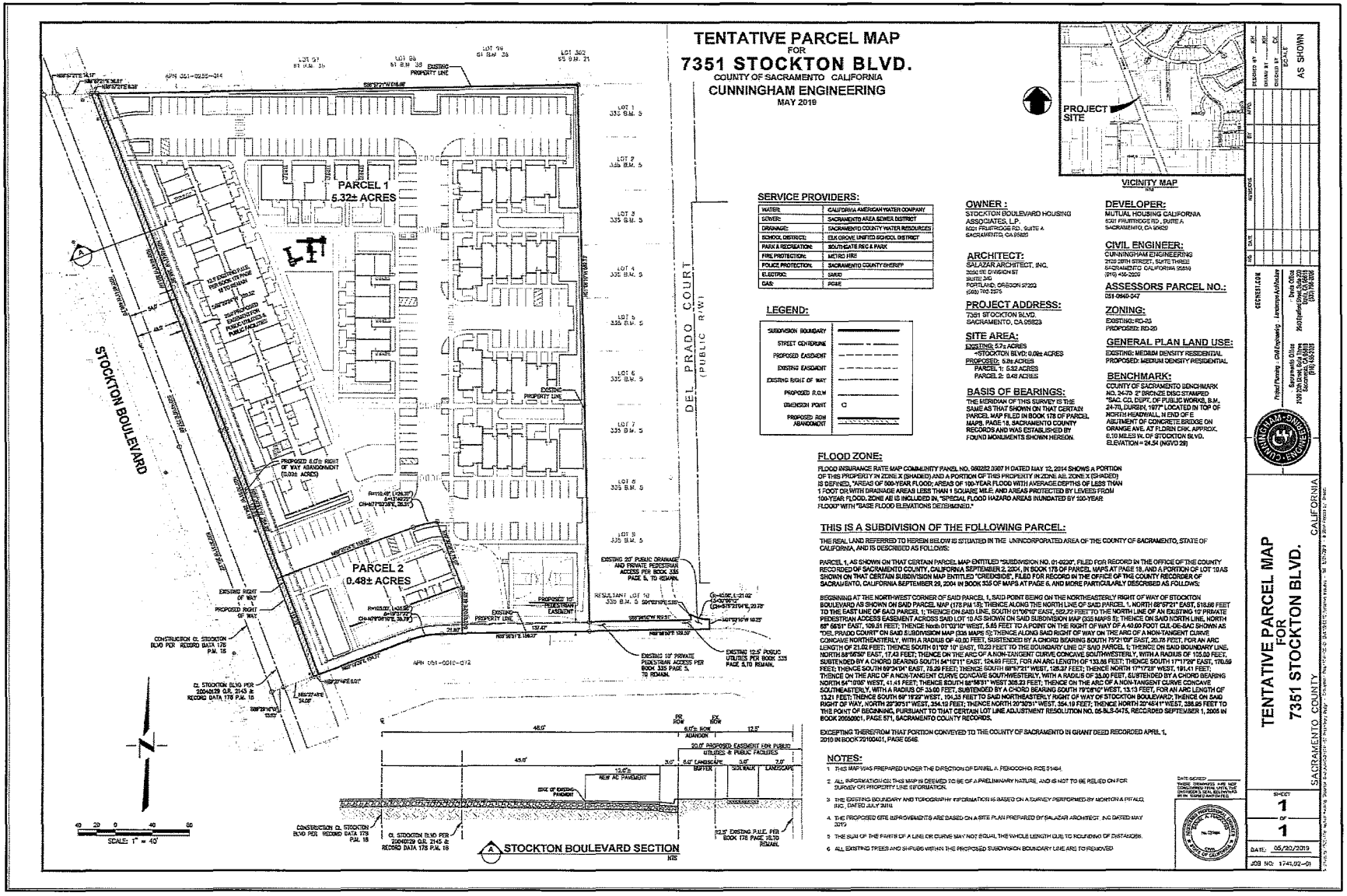


Plate IS-3: Tentative Parcel Map



ENVIRONMENTAL EFFECTS

Appendix G of the California Environmental Quality Act (CEQA) provides guidance for assessing the significance of potential environmental impacts. Based on this guidance, Sacramento County has developed an Initial Study Checklist (located at the end of this report). The Checklist identifies a range of potential significant effects by topical area. The topical discussions that follow are provided only when additional analysis beyond the Checklist is warranted.

BACKGROUND

The project site has been included with other adjacent properties in a history of development proposals that ultimately did not fully build out. Thus, the 6.8 acre site is a remainder piece of land from these prior projects where Environmental Documentation was completed.

The property was the subject of a Subdivision and Use Permit project (1990-SDP-PMR-0626) for which an Initial Study was prepared and a Negative Declaration released on June 18, 1991. Another Initial Study was prepared for this project concluding that the original Initial Study and Negative Declaration adequately addressed environmental impacts. Subsequently, the map expired. The project was resubmitted a third time (2001-RSP-RPR-0230) and approved on May 10, 2004. A third Initial Study was prepared, which again concluded that the original Initial Study and Negative Declaration adequately addressed environmental impacts. These three projects were requests to divide the subject property and adjacent parcels into two parcels in the RD-20(F) and RD-5(NPA)(F) land use zones and to divide the two parcels into 76 single family lots. Mitigation Measures and conditions of approval were required for these projects.

The last proposal titled Creekside (Control No. 2004-SDP-SPP-0452) was located on Parcel "A", one of the two parcels that was created by the past project approvals. An Initial Study was prepared and a Negative Declaration was released on July 29, 2005. The project, to divide approximately 7.8 gross acres into 93 lots, including 86 residential lots, built one acre of the project, but the remaining 6.8 acres (consisting of the project site), was not built.

TRANSPORTATION/TRAFFIC

This section supplements the Initial Study Checklist by analyzing if the proposed project would cause a substantial increase in traffic or exceed a level of service standard, substantially increase hazards due to design features (e.g. sharp curves), result in inadequate emergency access, or conflict with an adopted transit plan.

Two access driveways will be provided from Stockton Boulevard, located at the northern end and southern portion of the site. The south driveway will serve as the primary

entry/exit and the north driveway will serve as an exit only. Access will be controlled with vehicular and pedestrian gates around the perimeter of the site.

Sacramento County has developed quantitative thresholds for determining the significance of project-related impacts due to an alteration in the traffic generating potential of the project site. If a proposed project is expected to increase p.m. peak hour vehicle trips by 100 or more over existing zoning of the subject property, a traffic study is required to further analyze impacts. If a proposed project is not expected to increase p.m. peak hour trips by 100 or more, impacts are typically considered less than significant. The additional trips generated in the peak hour by the proposed project are 56, therefore, a traffic study for the proposed project is not recommended. See Table IS-1 for the trip generation numbers. Environmental impacts related to traffic generation are expected to be ***less than significant***.

Table IS-1: Trip Generation Table

Condition	Zoning or Use (Area)	Source	Daily Trip Rate	Daily Trips	P.M. Peak Hour Trip Rate	P.M. Peak Hour Trips
Existing Use	Vacant RD-20, 6.8 Ac			0		0
Proposed Project	127 DU RD-20, 6.8 Ac	ITE (221)	5.44 VTE/DU	**691**	0.44 VTE/DU	**56**
Increase in trips for the proposed project as compared to the existing use				**691**		**56**

Notes: VTE = Vehicle Trip Ends DU = Dwelling Units AC = Acres
ITE = Institute of Transportation Engineers, *Trip Generation*, 10th Edition (Land Use No.)

NOISE

This section supplements the Initial Study Checklist by analyzing if the proposed project would result in exposure of persons to, or generation of, noise levels in excess of standards established by the local general plan, noise ordinance or applicable standards of other agencies and results in a substantial temporary increase in ambient noise levels in the project vicinity.

Noise is defined as unwanted sound. Sound is a rapid fluctuation of air pressure above and below atmospheric pressure. Sound levels are measured and expressed in decibels (dB) and 0 dB corresponding roughly to the threshold of hearing. To protect citizens and visitors of the County from unhealthy or inappropriate noise levels, the General Plan contains a Noise Element with policies designed to control or abate noise. The Noise Element of the Sacramento County General Plan establishes noise exposure criteria to aid in determining land use compatibility by defining the limits of noise exposure for sensitive land uses. There are policies for noise receptors or sources,

transportation or non-transportation noise, and interior and exterior noise. Policy NO-1, below, applies to the proposed project.

NO-1. The noise level standards for noise-sensitive areas of *new* uses affected by traffic or railroad noise sources in Sacramento County are shown by Table 1 (below). Where the noise level standards of Table 1 are predicted to be exceeded at new uses proposed within Sacramento County which are affected by traffic or railroad noise, appropriate noise mitigation measures shall be included in the project design to reduce projected noise levels to a state of compliance with the Table 1 standards.

Table IS-2: Noise Element Table 1
Noise Standards for New Uses Affected by Traffic and Railroad Noise

New Land Use	Sensitive Outdoor Area – L_{dn}	Sensitive Interior Area – L_{dn}
All Residential[5]	65	45
Transient lodging[3,5]	65	45
Hospitals and nursing homes[3,4,5]	65	45
Theaters and auditoriums[3]	None	35
Churches, meeting halls, schools, libraries, etc.[3]	65	40
Office buildings[3]	65	45
Commercial buildings[3]	None	50
Playgrounds, parks, etc	70	None
Industry[3]	65	50

1. Sensitive areas are defined in acoustical terminology section.
2. Interior noise level standards are applied within noise-sensitive areas of the various land uses, with windows and doors in the closed positions.
3. Where there are no sensitive exterior spaces proposed for these uses, only the interior noise level standard shall apply.
4. Hospitals are often noise-generating uses. The exterior noise level standards for hospitals are applicable only at clearly identified areas designated for outdoor relaxation either by hospital staff or patients.
5. If this use is affected by railroad noise, a maximum (L_{max}) noise level standard of 70 dB shall be applied to all sleeping rooms to reduce the potential for sleep disturbance during nighttime train passages.

TRAFFIC NOISE

The west-side of the project length is along Stockton Boulevard, where high noise levels are an existing condition. The proposed project will be bounded by a masonry wall along the north and east property lines and a steel picket fence with vehicular and pedestrian gates along the western and southern property lines. The County noise standards for all residential uses are 65 db L_{dn} for sensitive outdoor areas and 45 db L_{dn} for sensitive interior areas. According to the FHWA Traffic Noise Prediction Model, a basic model for analyzing predicted noise levels, the noise environment at the nearest building setback from Stockton Boulevard is at 72 db L_{dn}. This is at a distance of approximately 79 feet from the centerline of Stockton Boulevard to the proposed project's nearest building fronting Stockton Boulevard.

The project's Environmental Assessment (EA) prepared for the Sacramento Housing and Redevelopment Agency (SHRA) comprised of an ambient noise survey completed by Ascent Environmental on May 28, 2019. One long-term (24-hour) and two short-term (15 minute) measurements were taken on the project site. The 24-hour measurement was taken 10 feet east of the edge of Stockton Boulevard, within the western boundary of the project site. Existing ambient noise levels were measured at 75.2 dBA L_{dn}. Based on the proposed site plan, the new residential buildings would be located approximately 40 feet east of the edge of Stockton Boulevard, resulting in a noise exposure level of 69.1 dBA L_{dn}. These noise levels will exceed County noise standards. See Appendix A for specific noise survey measurement locations and results.

According to the EA, typical building construction provides between 20- and 25-dB exterior-to-interior noise reductions. With the proposed project's site plan still in the design phase and exact locations of future residential buildings not finalized, the EA concluded that exact noise exposure levels cannot be determined at this time. Building site distance mitigation from the EA has been included to ensure the proposed project meets exterior noise levels of 65 dBA L_{dn} for residential uses along Stockton Boulevard. Noise attenuation mitigation from the EA has been included to ensure that all residential uses proposed in locations above the 65 dBA L_{dn} would be met with interior noise levels of 45 dBA L_{dn} achieved. With building site distance and noise attenuation mitigation, impacts to sensitive outdoor and interior noise levels will not exceed County noise standards and are considered ***less than significant.***

HYDROLOGY AND WATER QUALITY

This section supplements the Initial Study Checklist by analyzing if the proposed project would alter the existing drainage patterns in such a way that it causes flooding; contribute runoff that would exceed the capacity of existing or planned stormwater infrastructure; place housing within the 100-year floodplain; place structures in a 100-year floodplain that would cause substantial impacts as a result of impeding or redirecting flood flows; develop in an area that is subject to 200 year urban levels of flood protection, or expose people or structures to substantial loss of life, health, or property as a result of flooding.

The project site is located within an area identified on the FEMA FIRM Panel Number 06067C as "Zone X," an area of minimal flood hazard and "Zone AE," an area designated as Regulatory Floodway. The entire project site and adjacent parcels are also located in a local flood hazard zone. The Initial Studies prepared for prior projects (1990 and 2001) that encompassed the subject property indicated that the 100 year flood levels covered the entire property. Project applicants were to supply 1 foot of fill across the entire property in order to get pad elevations above the 100 year flood level. A drainage study from the Creekside project (2004) stated in conjunction with other projects within the floodplain of this watershed, the project would cause a maximum rise in water level of 1.0 foot. The Sacramento County Department of Water Resources (DWR) reviewed the drainage study and stated at that time that the Creekside project will not be a significant impact in the 100-year floodplain of Florin Creek, with requested conditions of approval.

The current project proposal would not locate any people or habitable structures within any areas prone to flood. The portion of the project area designated as Zone AE would be developed into a road and would be designed to accommodate increased water or flood conditions, if required. DWR staff (Furlan) reviewed the proposed project and indicated in e-mail correspondence dated June 25, 2019 that the site design proposed by the applicant would provide a viable solution with the tentative parcel map.

Compliance with DWR's conditions of approval and the site design reviewed by DWR will ensure that environmental impacts related to drainage are considered ***less than significant***.

WATER QUALITY

CONSTRUCTION WATER QUALITY: EROSION AND GRADING

Construction on undeveloped land exposes bare soil, which can be mobilized by rain or wind and displaced into waterways or become an air pollutant. Construction equipment can also track mud and dirt onto roadways, where rains will wash the sediment into storm drains and thence into surface waters. After construction is complete, various other pollutants generated by site use can also be washed into local waterways. These pollutants include; but are not limited to: vehicle fluids, heavy metals deposited by vehicles, and pesticides or fertilizers used in landscaping.

Sacramento County has a National Pollutant Discharge Elimination System (NPDES) Municipal Stormwater Permit issued by Regional Water Board. The Municipal Stormwater Permit requires the County to reduce pollutants in stormwater discharges to the maximum extent practicable and to effectively prohibit non-stormwater discharges. The County complies with this permit in part by developing and enforcing ordinances and requirements to reduce the discharge of sediments and other pollutants in runoff from newly developing and redeveloping areas of the County.

The County has established a Stormwater Ordinance (Sacramento County Code 15.12). The Stormwater Ordinance prohibits the discharge of unauthorized non-stormwater to the County's stormwater conveyance system and local creeks. It applies

to all private and public projects in the County, regardless of size or land use type. In addition, Sacramento County Code 16.44 (Land Grading and Erosion Control) requires private construction sites disturbing one or more acres or moving 350 cubic yards or more of earthen material to obtain a grading permit. To obtain a grading permit, project proponents must prepare and submit for approval an Erosion and Sediment Control (ESC) Plan describing erosion and sediment control best management practices (BMPs) that will be implemented during construction to prevent sediment from leaving the site and entering the County's storm drain system or local receiving waters. Construction projects not subject to SCC 16.44 are subject to the Stormwater Ordinance (SCC 15.12) described above.

In addition to complying with the County's ordinances and requirements, construction sites disturbing one or more acres are required to comply with the State's General Stormwater Permit for Construction Activities (CGP). CGP coverage is issued by the State Water Resources Control Board (State Board) http://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.shtml and enforced by the Regional Water Board. Coverage is obtained by submitting a Notice of Intent (NOI) to the State Board prior to construction and verified by receiving a WDID#. The CGP requires preparation and implementation of a site-specific Stormwater Pollution Prevention Plan (SWPPP) that must be kept on site at all times for review by the State inspector.

Applicable projects applying for a County grading permit must show proof that a WDID# has been obtained and must submit a copy of the SWPPP. Although the County has no enforcement authority related to the CGP, the County does have the authority to ensure sediment/pollutants are not discharged and is required by its Municipal Stormwater Permit to verify that SWPPPs include the minimum components.

The project must include an effective combination of erosion, sediment and other pollution control BMPs in compliance with the County ordinances and the State's CGP. Erosion controls should always be the *first line of defense*, to keep soil from being mobilized in wind and water. Examples include stabilized construction entrances, tackified mulch, 3-step hydroseeding, spray-on soil stabilizers and anchored blankets. Sediment controls are the *second line of defense*; they help to filter sediment out of runoff before it reaches the storm drains and local waterways. Examples include rock bags to protect storm drain inlets, staked or weighted straw wattles/fiber rolls, and silt fences.

In addition to erosion and sediment controls, the project must have BMPs in place to keep other construction-related wastes and pollutants out of the storm drains. Such practices include, but are not limited to: filtering water from dewatering operations, providing proper washout areas for concrete trucks and stucco/paint contractors, containing wastes, managing portable toilets properly, and dry sweeping instead of washing down dirty pavement.

It is the responsibility of the project proponent to verify that the proposed BMPs for the project are appropriate for the unique site conditions, including topography, soil type

and anticipated volumes of water entering and leaving the site during the construction phase. In particular, the project proponent should check for the presence of colloidal clay soils on the site. Experience has shown that these soils do not settle out with conventional sedimentation and filtration BMPs. The project proponent may wish to conduct settling column tests in addition to other soils testing on the site, to ascertain whether conventional BMPs will work for the project.

If sediment-laden or otherwise polluted runoff discharges from the construction site are found to impact the County's storm drain system and/or Waters of the State, the property owner will be subject to enforcement action and possible fines by the County and the Regional Water Board.

Project compliance with requirements outlined above, as administered by the County and the Regional Water Board will ensure that project-related erosion and pollution impacts are ***less than significant***.

OPERATION: STORMWATER RUNOFF

Development and urbanization can increase pollutant loads, temperature, volume and discharge velocity of runoff over the predevelopment condition. The increased volume, increased velocity, and discharge duration of stormwater runoff from developed areas has the potential to greatly accelerate downstream erosion and impair stream habitat in natural drainage systems. Studies have demonstrated a direct correlation between the degree of imperviousness of an area and the degradation of its receiving waters. These impacts must be mitigated by requiring appropriate runoff reduction and pollution prevention controls to minimize runoff and keep runoff clean for the life of the project.

The County requires that projects include source and/or treatment control measures on selected new development and redevelopment projects. Source control BMPs are intended to keep pollutants from contacting site runoff. Examples include "No Dumping-Drains to Creek/River" stencils/stamps on storm drain inlets to educate the public, and providing roofs over areas likely to contain pollutants, so that rainfall does not contact the pollutants. Treatment control measures are intended to remove pollutants that have already been mobilized in runoff. Examples include vegetated swales and water quality detention basins. These facilities slow water down and allow sediments and pollutants to settle out prior to discharge to receiving waters. Additionally, vegetated facilities provide filtration and pollutant uptake/adsorption. The project proponent should consider the use of "low impact development" techniques to reduce the amount of imperviousness on the site, since this will reduce the volume of runoff and therefore will reduce the size/cost of stormwater quality treatment required. Examples of low impact development techniques include pervious pavement and bioretention facilities.

The County requires developers to utilize the *Stormwater Quality Design Manual for the Sacramento Region, 2018* (Design Manual) in selecting and designing post-construction facilities to treat runoff from the project. Regardless of project type or size, developers are required to implement the minimum source control measures (Chapter 4 of the Design Manual). Low impact development measures and Treatment Control Measures are required of all projects exceeding the impervious surface threshold defined in Table

3-2 and 3-3 of the Design Manual. Further, depending on project size and location, hydromodification control measures may be required (Chapter 5 of the Design Manual).

Updates and background on the County's requirements for post-construction stormwater quality treatment controls, along with several downloadable publications, can be found at the following websites:

http://www.waterresources.saccounty.net/stormwater/Pages/default.aspx

http://www.beriverfriendly.net/Newdevelopment/

The final selection and design of post-construction stormwater quality control measures is subject to the approval of the County Department of Water Resources; therefore, they should be contacted as early as possible in the design process for guidance. Project compliance with requirements outlined above will ensure that project-related stormwater pollution impacts are ***less than significant***.

BIOLOGICAL RESOURCES

This section supplements the Initial Study Checklist by analyzing if the proposed project would have a substantial effect on a special status species, sensitive habitat, or protected wetland; if it would interfere substantially with the movement of wildlife; or if it would conflict with applicable ordinances, policies, or conservation plans.

TREES

Over the years, a significant number of trees have been removed throughout Sacramento County to facilitate urban development, to accommodate agriculture, to provide fuel wood, or to be milled into building materials. It is clear that with continued urban and rural development, the County's woodlands and the variety of species they support will disappear unless concerted efforts are pursued to protect this valuable resource.

BACKGROUND AND REGULATORY SETTING

The General Plan contains numerous goals, policies, concepts and strategies to protect and/or preserve tree resources. The following provides the goals and policies applicable to the project:

CO-137. Mitigate for the loss of native trees for road expansion and development consistent with General Plan policies and/or the County Tree Preservation Ordinance.

CO-138. Protect and preserve non-oak native trees along riparian areas if used by Swainson's Hawk, as well as landmark and native oak trees measuring a minimum of 6 inches in diameter or 10 inches aggregate for multi-trunk trees at 4.5 feet above ground.

CO-139. Native trees other than oaks, which cannot be protected through development, shall be replaced with in-kind species in accordance with established tree

planting specifications, the combined diameter of which shall equal the combined diameter of the trees removed.

CO-145. Removal of non-native tree canopy for development shall be mitigated by creation of new tree canopy equivalent to the acreage of non-native tree canopy removed. New tree canopy acreage shall be calculated using the 15-year shade cover values for tree species.

CO-146. If new tree canopy cannot be created onsite to mitigate for the non-native tree canopy removed for new development, project proponents (including public agencies) shall contribute to the Greenprint funding in an amount proportional to the tree canopy of the specific project.

CO-147. Increase the number of trees planted within residential lots and within new and existing parking lots.

The major goal outlined in the Conservation Element of the General Plan is for the management and protection of natural resources for the use and enjoyment of present and future generations, while maintaining the long-term ecological health and balance of the environment.

Sacramento County has identified the value of its native and landmark trees and has adopted measures in its General Plan to provide for their preservation. The Tree Ordinance (Chapter 19.04 of the County Code) Section 19.04.030 (6) provides the following definition: "Landmark tree means an especially prominent or stately tree on any land in Sacramento County, including privately owned land." Heritage trees are native oak trees that are at or over 19" diameter at breast height (dbh). All native oak trees are protected under the Conservation Element of the County of Sacramento General Plan. When development requires removal of native oaks, replacement mitigation is required pursuant to County policy. The Conservation Element also requires the preservation of landmark trees, as well as non-oak natives, such as California black walnuts and California sycamores, wherever possible. It should be noted that to be considered a tree, as opposed to a seedling or sapling, the tree must have a diameter at breast height (dbh) of at least 6 inches or, if it has multiple trunks of less than 6 inches each, a combined dbh of 10 inches.

Project Tree Setting

An arborist report was prepared for the project site by Up A Tree Arborist Services dated February 22, 2019. See Appendix B, Biological Resources Assessment, for the Arborist Report at the end of the document. The arborist report information included the tree species, diameter at breast height (dbh), root protection zone, area of tree canopy, tree structure, health, and overall condition, the dripline environment, and general recommendations. A total of 27 trees were included in the report, 24 of which are native and 3 of which are non-native. Native tree species on-site consist of valley oak (*Quercus lobata*), interior live oak (*Quercus wislizenii*), Northern California black walnut (*Juglans californica v. hindsii*), and Oregon Ash (Fraxinus ltifolia). Non-native tree species on-site consist of persimmon, olive, and chinaberry. Given the density of the proposed infill project, there does not appear any way to feasibly retain these trees.

Native Trees

Out of the 24 native trees identified in the arborist report, 7 of the native trees are less than 6 inches dbh. These trees include a 5" dbh interior live oak (Tree No. 959), a 4" dbh valley oak (Tree No. 962), a multi-trunk interior live oak totaling 5.7" dbh (Tree No. 963), and four multi-trunk black walnut trees totaling 5" dbh,, 4.2" dbh, 5.7" dbh, and 5.7" dbh (Tree Nos. 956, 957, 969 and 974). Due to their size, no mitigation is required for these native trees. All the native trees identified in the arborist report, with the exception of the 4" dbh valley oak (Tree No. 962), were given a recommendation for removal due to poor structure. The arborist indicated the trees have been cut down in the past and the resulting structure of these reforming trees is in poor condition. Sacramento County Office of Planning and Environmental Review (PER) Staff Arborist (Little) conducted a site visit to analyze the trees on-site. Although the structure of these native trees is in poor condition, overall, the health of the trees are still viable to produce tree canopy. In particular, the black walnut trees are well canopied to produce fruit.

With the exception of the poor structure and small size associated with the 4 multi-stemmed Oregon Ash trees on-site (Tree No. 966 – 5.5" dbh, Tree No. 968 – 4.5" dbh, Tree No. 977 – 4.2" dbh, and Tree No. 978 – 4.5" dbh) it is recommended that all native trees on the project site at or more than 6 inches dbh are mitigated. County records indicate that the oak tree mitigation required for the Creekside project (Control No. 04-SDP-SPP-0452) has been met for the oak trees still located on-site. The total native tree removal mitigation required for the proposed project is 81.6 inches dbh. See Table IS-3, below, for a listing of all native trees on-site that will require mitigation.

Standard mitigation for native tree removal, encroachment, and construction protection for adjacent off-site native trees is included to ensure impacts related to native trees from the proposed project are considered ***less than significant***.

Table IS-3: Native Trees On-site Requiring Mitigation

Tree #	Common Name	Dripline	dbh	Rating	Action	Encroachment	Mitigation
953	Black Walnut	18 ft.	9.8"	Poor Structure; Good-Fair Health	Remove due to construction	N/A	9.8"
954	Black Walnut	35 ft.	7.7"	Poor Structure; Fair Health	Remove due to construction	N/A	7.7"
955	Black Walnut	9 ft.	6.6"	Poor Structure; Fair Health	Remove due to construction	N/A	6.6"
958	Black Walnut	9 ft.	6.4"	Poor Structure; Fair Health	Remove due to construction	N/A	6.4"
964	Interior Live Oak	12 ft.	7.3""	Poor Structure; Good-Fair Health	Remove due to construction	N/A	7.3" (Mitigated from Creekside Project)
965	Valley Oak	12 ft.	7.1"	Fair-Poor Structure; Good-Fair Health	Remove due to construction	N/A	7.1" (Mitigated from Creekside Project)
967	Black Walnut	15 ft.	8.1"	Poor Structure; Fair-Poor Health	Remove due to construction	N/A	8.1"
971	Black Walnut	12 ft.	9.9"	Poor Structure; Fair Health	Remove due to construction	N/A	9.9"
972	Black Walnut	21 ft.	6.4"	Not Provided	Remove due to construction	N/A	6.4"
973	Black Walnut	15 ft.	6.4"	Poor Structure; Fair Health	Remove due to construction	N/A	6.4"
975	Black Walnut	18 ft.	9.1"	Poor Structure; Fair Health	Remove due to construction	N/A	9.1"
976	Black Walnut	18 ft.	11.2"	Poor Structure; Fair Health	Remove due to construction	N/A	11.2"
Total	**12 native trees**	**194 ft.**	**96"**	--	--	--	**81.6"**

Non-Native Trees

The 15-year shade cover values for tree species referenced in policy CO-145 are also referenced by the Sacramento County Zoning Code, Chapter 30, Article 4, and the list is maintained by the Sacramento County Department of Transportation, Landscape Planning and Design Division. The list includes more than seventy trees. Policy CO-146 references the Greenprint program, which is run by the Sacramento Tree Foundation and has a goal of planting five million trees in the Sacramento region.

Three non-native trees are located on the project site and recommended for removal due to project construction. See Table IS-4 for a listing of all non-native trees on-site. The Arborist Report provided a similar health assessment for the non-native trees as with the native trees; however these trees also had viable canopy area for mitigation. To compensate for the loss of these non-native trees, tree plantings consistent with General Plan policy CO-145 will be required. This will be accomplished by planting enough trees from the County's approved landscape tree list so that planted trees yield an equivalent amount of canopy utilizing the 15 year shade values. Mitigation will require on-site replanting of non-native trees to the greatest extent feasible. With mitigation, impacts associated with non-native tree removal are considered ***less than significant***.

Table IS-4: Non-Native Trees On-site

Tree #	Common Name	Dripline	dbh	Rating	Action	Canopy Area	Mitigation
960	Persimmon	9 ft.	4.4"	Poor Structure ; Fair-Poor Health	Remove due to project construction	254 square feet	Replacement canopy loss of 254 square feet
961	Chinaberry Tree	6 ft.	6"	Poor Structure ; Fair-Poor Health	Remove due to project construction	113 square feet	Replacement canopy loss of 113 square feet
No Tag	Olive	9 ft.	--	Poor Structure ; Fair-Poor Health	Remove due to project construction	254 square feet	Replacement canopy loss of 254 square feet
Total	**3 non-native trees**	**24 ft.**	**10.4"**	--	--	**621 square feet**	**621 square feet**

WATERS OF THE U.S. /STATE

According to the EA, Florin Creek, a perennial drainage present along the southern boundary of the project site is hydrologically connected to the Sacramento River via Morrison Creek and is a Waters of the United States. The applicant is not proposing any work or alterations to be done within the high water line of Florin Creek. The

closest building proposed near the southern boundary adjacent to Florin Creek is the 5,000± square foot Family Arts and Education Center. It is setback approximately 36 feet, 4 inches from the southern boundary property line.

A Biological Resources Assessment was prepared by Analytical Environmental Services dated June 2019 (Appendix B). The assessment stated that a depressed area with standing water was observed within the project site during a February 1, 2019 visit. Vegetation in this area was consistent with the vegetation elsewhere in the nonnative grassland habitat, suggesting that standing water was not a regular and recurring event. The soils within and immediately adjacent to the saturated area were investigated during the site visit to determine if hydric soil indicators were present. Investigation of the soils did not suggest regular saturation or inundation based on established hydric soil indicators. The gravel road constructed through the middle of the property in 2005 maybe partially responsible for slowing water movement from the northern portion of the site towards Florin Creek on the south side of the property, but it appears the conditions at the saturated area are not consistently wet enough in an average year to create the conditions required to be delineated as a wetland, pursuant to United States Army Corps of Engineers (USACE) standards. No significant environmental impacts related to Waters of the U.S./State are expected as a result of this project.

Swainson's Hawk and Nesting Birds of Prey

The Swainson's hawk (*Buteo swainsoni*) is listed as a threatened species by the State of California and is a candidate for federal listing as threatened or endangered. It is a migratory raptor typically nesting in or near valley floor riparian habitats during spring and summer months. Swainson's hawks were once common throughout the state, but various habitat changes, including the loss of nesting habitat (trees) and the conversion of native Central Valley grasslands to certain incompatible agricultural and urban uses has caused an estimated 90% decline in their population.

Swainson's hawks feed primarily upon small mammals, birds, and insects. Their typical foraging habitat includes native grasslands, alfalfa, and other hay crops that provide suitable habitat for small mammals. Certain other row crops and open habitats also provide some foraging habitat. The availability of productive foraging habitat near a Swainson's hawk's nest site is a critical requirement for nesting and fledgling success. In Central California, about 85% of Swainson's hawk nests are within riparian forest or remnant riparian trees.

Nesting Birds of Prey

This section addresses raptors which are not listed as endangered, threatened, or of special concern, but are nonetheless afforded general protections by the Fish and Game Code. Raptors and their active nests are protected by the California Fish and Game Code Section 3503.5, which states: It is unlawful to take, possess, or destroy any birds in the orders Falconiformes or Strigiformes (birds of prey, or raptors) or to take, possess, or destroy the nest or eggs of any such bird except as otherwise provided by this code or any regulation adopted pursuant thereto. Section 3(18) of the Federal Endangered Species Act defines the term "take" means to harass, harm, pursue, hunt,

shoot, wound, kill, trap, capture, or collect, or to attempt to engage in any such conduct. Causing a bird to abandon an active nest may cause harm to egg(s) or chick(s) and is therefore considered "take." Thus, take may occur both as a result of cutting down a tree or as a result of activities nearby an active nest which cause nest abandonment. Raptors within the Sacramento region include tree-nesting species such as the red-tailed hawk and red-shouldered hawk, as well as ground-nesting species such as the northern harrier. The following raptor species are identified as "special animals" due to concerns over nest disturbance: Cooper's hawk, sharp-shinned hawk, golden eagle, northern harrier, and white-tailed kite. Trees on the project site could provide suitable habitat.

To avoid impacts to nesting raptors, mitigation involves pre-construction nesting surveys to identify any active nests and to implement avoidance measures if nests are found – if construction will occur during the nesting season of March 1 to September 15. The purpose of the survey requirement is to ensure that construction activities do not agitate or harm nesting raptors, potentially resulting in nest abandonment or other harm to nesting success. If nests are found, the developer is required to contact California Fish and Wildlife to determine what measures need to be implemented in order to ensure that nesting raptors remain undisturbed. The measures selected will depend on many variables, including the distance of activities from the nest, the types of activities, and whether the landform between the nest and activities provides any kind of natural screening. If no active nests are found during the focused survey, no further mitigation will be required.

PROJECT SPECIFIC ISSUES

A Biological Resources Assessment was prepared by Analytical Environmental Services dated June 2019 (Appendix B). The assessment concluded that although the site may represent foraging habitat, there is no potential breeding habitat for this species within the site. The California Natural Diversity Database (CNNDB) indicated the nearest occurrence of Swainson's Hawk from the project site was approximately 0.813 miles near Persimmon and Tangerine Avenues on the west side of Highway 99. Additionally, the project site is located a little under 3 miles to the north of a known Swainson's Hawk nest. The size of the vacant property at approximately 6.8 acres lends itself to being suitable for foraging habitat. Due to the occurrence of Swainson's Hawk sitings and nests near the project site along with the size of the property, the site contains potential suitable nesting and foraging habitat for Swainson's hawks and other raptors. Participation in the SSHCP will ensure that impacts are ***less than significant.***

GIANT GARTER SNAKE

Endemic to wetlands in the Sacramento and San Joaquin valleys, the Giant Garter Snake (GGS) (*Thamnophis gigas*) inhabits marshes, sloughs, ponds, small lakes, low gradient streams, and other waterways and agricultural wetlands, such as irrigation and drainage canals and rice fields. Essential habitat components consist of (1) adequate water during the snake's active period (i.e., early spring through mid-fall) to provide a prey base and cover, (2) emergent, herbaceous wetland vegetation, such as cattails and bulrushes, for escape cover and foraging habitat; (3) upland habitat for basking,

cover, and retreat sites; and (4) high elevation uplands for cover and refuge from flood waters. Giant garter snakes are typically absent from larger rivers and other water bodies that support introduced populations of large, predatory fish, and from wetlands with sand, gravel, or rock substrates. Riparian woodlands do not provide suitable habitat because of excessive shade, lack of basking sites, and absence of prey populations.

PROJECT SPECIFIC ISSUES

The Biological Resources Assessment (Appendix B) prepared for the proposed project indicated that due to the presence of adjacent Florin Creek, the project site represents marginal aquatic habitat for this species and it may use the banks of the creek for estivation and basking habitat. The California Natural Diversity Database (CNNDB) indicated the nearest occurrence of GGS from the project site was a little over 3 miles away along Laguna Creek near the Stone Lakes National Wildlife Refuge. GGS is not identified as a modeled habitat species for the project site according to the South Sacramento Habitat Conservation Plan (SSHCP) database. PER Staff consulted with Eric Hansen, an Environmental Biologist specializing in GGS habitat. Mr. Hansen reviewed photographs and aerial photos of the project site with adjacent Florin Creek and indicated the likelihood of GGS occurring on-site is exceptionally low. His assessment is based upon Florin Creek being only intermittently wetted during the GGS active season, the creek lacks much of the wetland vegetation and character most commonly associated with GGS occupancy, and the project site is nested within a heavily developed landscape. With the above assessment, the proposed project will not impact potential GGS habitat. No mitigation is required related to GGS for SSHCP participation.

SOUTH SACRAMENTO COUNTY HABITAT CONSERVATION PLAN

The proposed project site is located within the urban development area boundaries of the South Sacramento County Habitat Conservation Plan (SSHCP). On May 15, 2018 the Final SSHCP and EIS/EIR was published in the federal Register for a 30 day review period. Public hearings on the proposed adoption of the final SSHCP, final EIS/EIR, final Aquatic Resources Plan (ARP), and final Implementation Agreement (IA) began in August 2018, and adoption by the County occurred on September 11, 2018. The permit was received on June 12, 2019 from the U.S. Fish and Wildlife Service, July 25, 2019 from the U.S. Army Corps of Engineers, and August 20, 2019 from the California Department of Fish and Wildlife.

The SSHCP is a regional approach to addressing development, habitat conservation, and agricultural lands within the south Sacramento County region, including the cities of Galt and Rancho Cordova. The specific geographic scope of the SSHCP includes U.S. Highway 50 to the north, the Sacramento River levee and County Road J11 (connects the towns of Walnut Grove and Thornton, it is known as the Walnut Grove-Thornton Road) to the west, the Sacramento County line with El Dorado and Amador counties to the east, and San Joaquin County to the south. The SSHCP Project area excludes the City of Sacramento, the City of Folsom, the City of Elk Grove, most of the Sacramento-San Joaquin Delta, and the Sacramento community of Rancho Murieta.

The SSHCP will consolidate and enhance wetlands, primarily vernal pools and upland habitats to provide ecologically viable conservation areas. It also intends to minimize regulatory hurdles and facilitate the permitting process for development projects. The SSHCP will cover 28 different species of plants and wildlife, including 10 that are state and/or federally-listed as threatened or endangered. The SSHCP will be an agreement between state/federal wildlife and wetland regulators and local jurisdictions, which will allow land owners to engage in the "incidental take" of listed species in return for conservation commitments from local jurisdictions. The options for securing these commitments are currently being developed. Sacramento County is partnering with the incorporated cities of Rancho Cordova, and Galt, as well as the Sacramento Regional Sanitation District, Sacramento County Connector Joint Powers Authority (JPA), and Sacramento County Water Agency (SWCA) to further advance the regional planning goals of the SSHCP. The SSHCP has been developed as a collaborative effort to streamline permitting and protect open space, habitat, and agriculture.

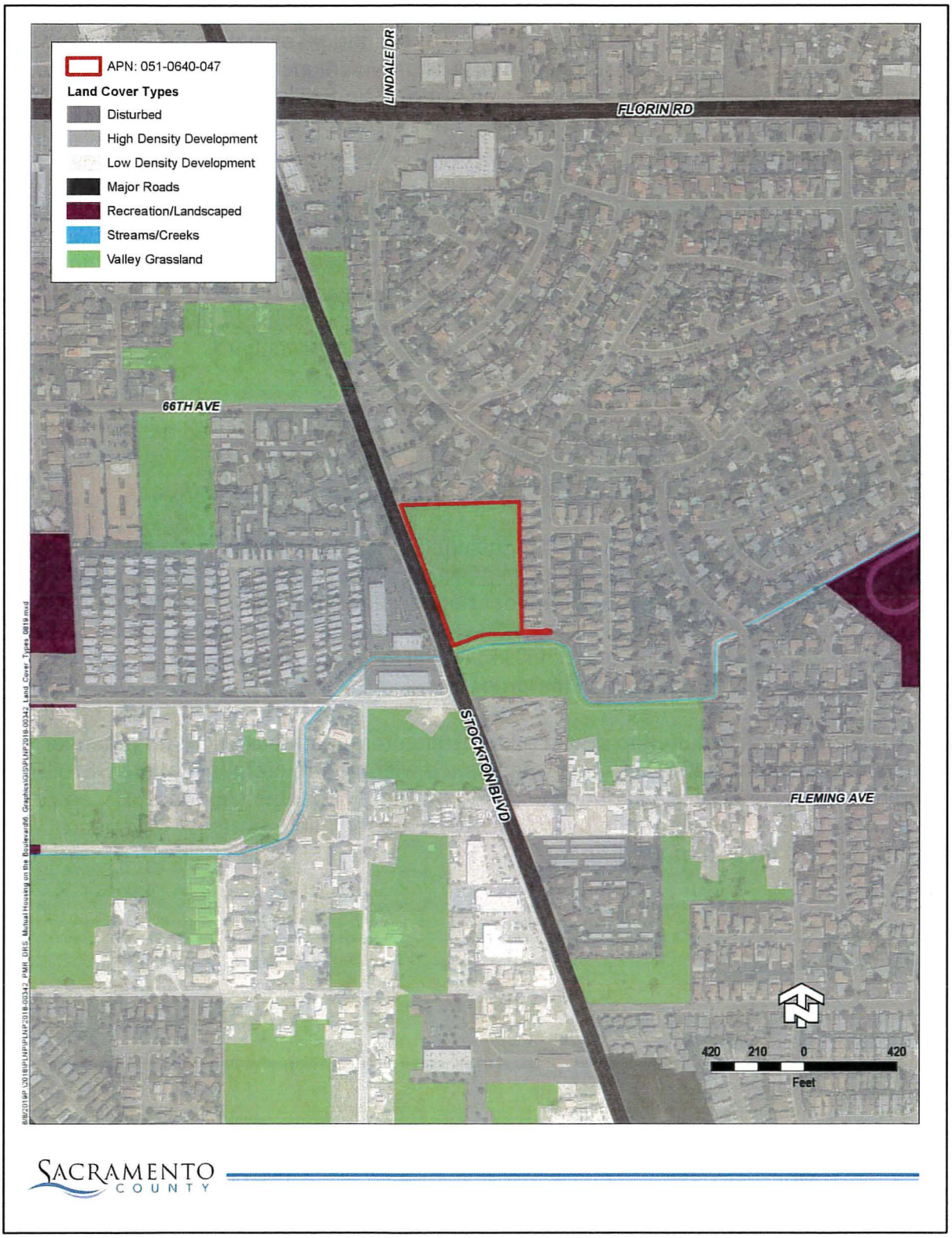
PROJECT SPECIFIC ISSUES

The SSHCP land cover type data indicate that the project site contains 0.04 acre of High Density Development and 5.91 acres of Valley Grassland (see Plate IS-4). Participation in the SSHCP will ensure that impacts are ***less than significant.***

It is noted that the EA prepared for SHRA included mitigation measures for minimization of impacts to Loggerhead Shrike, Burrowing Owl, and Special-status Plants. A site visit by PER Staff Biologist (Little) concluded that Loggerhead Shrike and Burrowing Owl species' habitats were not present on-site. It was also concluded that the site has been significantly disturbed by grading and disking of soil to where Special-status Plant species were unlikely to develop on the property.

The applicant will be required to obtain authorization through the SSHCP for potential impacts to valley grassland acreage. Compliance with the requirements of the SSHCP, including adherence to the Avoidance and Minimization Measures (Appendix C), as well as payment of fees to support the overall SSHCP Conservation Strategy, will ensure that impacts are ***less than significant.***

Plate IS-4: SSHCP Land Cover Types



CULTURAL RESOURCES

This section supplements the Initial Study Checklist by analyzing if the proposed project would cause a substantial adverse change in significance of a historical resource or archeological resource, directly or indirectly destroy a unique paleontological or site or unique feature, or disturb any human remains.

The California Environmental Quality Act (CEQA) defines cultural resources as historical and unique archaeological resources that meet significance criteria of the California Register of Historical Resources. The eligibility criteria of the California Register include the following:

- Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
- Is associated with the lives of persons important in our past;
- Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or
- Has yielded, or may be likely to yield, information important in prehistory or history. (Public Resources Code SS5024.1, Title 14 CCR, Section 4852).

Under CEQA, lead agencies must consider the effects of their projects on cultural resources. Project notification according to Assembly Bill (AB) 52 was sent to Native American tribes who requested notification on June 6, 2019. E-mail correspondence dated June 18, 2019 from the Wilton Rancheria was received requesting to be informed if the project changed, but the tribe did not request consultation under AB-52 at this time. E-mail correspondence dated June 26, 2019 was received from the United Auburn Indian Community of the Auburn Rancheria (UAIC) along with written correspondence dated June 28, 2019 requesting project consultation due to sensitive resources located near the project site.

A Cultural Resources Report was prepared for the project site by Analytical Environmental Services (AES) dated March 4, 2019. The report concluded that Records Search Results prepared by the North Central Information Center (NCIC) and a field survey resulted in no identification of any cultural resources within the proposed project site. The Cultural Resources Report was sent in separate e-mails to UAIC and Wilton Rancheria representatives on July 11, 2019. Additionally, the project was discussed at a Project's Review Meeting with PER staff and UAIC representatives on July 18, 2019. UAIC representatives did not express any further questions or concerns with the project, with the incorporation of mitigation measures to address unanticipated discoveries, construction worker environmental awareness and protection training for tribal cultural resources, and a post ground disturbance site visit.

There is the possibility of uncovering subsurface archaeological materials during project construction. If such subsurface resources are encountered, work should halt in the vicinity of the discovery until its significance can be evaluated by a professional archeologist. With mitigation from consultation with Native American tribes, impacts to undiscovered cultural resources will be reduced to ***less than significant***.

ENVIRONMENTAL MITIGATION MEASURES

MITIGATION MEASURE A: BUILDING SIGHT DISTANCE TO MEET COUNTY NOISE STANDARDS

Any proposed residential building shall not be located within 10 feet of the edge of Stockton Boulevard. Locating sensitive land uses beyond 10 feet from Stockton Boulevard would provide adequate distance from the noise source to ensure the project meets County General Plan Noise Element Standards for sensitive exterior areas of residential uses.

MITIGATION MEASURE B: NOISE ATTENUATION

New residential land uses located within 105 feet of Stockton Boulevard (i.e., distance at which the 65 dBA L_{dn} acceptable limit is exceeded), all buildings shall be constructed such that they provide an exterior-to-interior noise reduction of 30-dB, ensuring that interior noise standards of 45 dBA L_{dn} would be achieved. Note, that the 30-dB attenuation requirement may be adjusted once the final building location has been determined. For example, siting the building 50 feet from Stockton Boulevard would require a 23-dB noise reduction. Achievement of the interior noise goal shall be demonstrated by the project applicant before building permit issuance.

To achieve adequate noise attenuation, the following or additional other applicable, measures may be incorporated into building design:

- High STC-rated (i.e., over 30) windows and doors.
- Mechanical ventilation penetrations for exhaust fans should not face toward Stockton Boulevard. Where feasible, these vents should be routed towards the opposite side of the building to minimize sound intrusion to sensitive areas of the buildings.
- Where vents must face toward Stockton Boulevard, it is recommended that the duct work be increased in length and make as many "S" turns as feasible before exiting the dwelling. This separates the openings between the noise source and the living space with a long circuitous route. Each time the sound turns a corner, it is reduced slightly. Flexible duct work is preferred ducting for this noise mitigation. Where the vent exits the building, a spring-loaded flap with a gasket should be installed to reduce sound entering the duct work when the vent is not in use.
- Mechanical ventilation should be provided to allow occupants to keep doors and windows closed for acoustic isolation.

MITIGATION MEASURE C: NATIVE TREE REMOVAL

The removal of 81.6 inches dbh of native trees (Tree No. 963 – 9.8" dbh black walnut, Tree No. 954 – 7.7" dbh black walnut, Tree No. 955 – 6.6" dbh black walnut, Tree No. 958 – 6.4" dbh black walnut, Tree No. 967 – 8.1" dbh black walnut, Tree No. 971 – 9.9" dbh black walnut, Tree No. 972 – 6.4" dbh black walnut, Tree No. 973 – 6.4" dbh black walnut; Tree No. 975 – 9.1" dbh black walnut, and Tree No. 976 – 11.2" dbh black walnut) shall be compensated for by planting in-kind native trees equivalent to the dbh inches lost, based on the ratios listed below, at locations that are authorized by the Environmental Coordinator. On-site preservation of native trees that are less than 6 inches (<6 inches) dbh, may also be used to meet this compensation requirement. Native trees include: valley oak (*Quercus lobata*), interior live oak (*Quercus wislizenii*), blue oak (*Quercus douglasii*), or oracle oak (*Quercus morehus*), California sycamore (*Platanus racemosa*), California black walnut (*Juglans californica*, which is also a List 1B plant), Oregon ash (*Fraxinus latifolia*), western redbud (*Cercis occidentalis),* gray pine (*Pinus sabiniana*), California white alder (*Alnus rhombifolia*), boxelder (*Acer negundo*), California buckeye (*Aesculus californica*), narrowleaf willow (*Salix exigua*), Gooding's willow (*Salix gooddingii*), red willow (*Salix laevigata*), arroyo willow (*Salix lasiolepis*), shining willow (*Salix lucida*), Pacific willow (*Salix lasiandra*), and dusky willow (*Salix melanopsis*).

Replacement tree planting shall be completed prior to approval of grading or improvement plans, whichever comes first. A total of 81.6 inches will require compensation.

Equivalent compensation based on the following ratio is required:

- one preserved native tree < 6 inches dbh on-site = 1 inch dbh
- one D-pot seedling (40 cubic inches or larger) = 1 inch dbh
- one 15-gallon tree = 1 inch dbh
- one 24-inch box tree = 2 inches dbh
- one 36-inch box tree = 3 inches dbh

Prior to the approval of Improvement Plans or Building Permits, whichever occurs first, a Replacement Tree Planting Plan shall be prepared by a certified arborist or licensed landscape architect and shall be submitted to the Environmental Coordinator for approval. The Replacement Tree Planting Plan(s) shall include the following minimum elements:

1. Species, size and locations of all replacement plantings and < 6-inch dbh trees to be preserved
2. Method of irrigation
3. If planting in soils with a hardpan/duripan or claypan layer, include the Sacramento County Standard Tree Planting Detail L-1, including the 10-foot deep boring hole to provide for adequate drainage
4. Planting, irrigation, and maintenance schedules;

5. Identification of the maintenance entity and a written agreement with that entity to provide care and irrigation of the trees for a 3-year establishment period, and to replace any of the replacement trees which do not survive during that period.
6. Designation of 20-foot root zone radius and landscaping to occur within the radius of trees < 6 inches dbh to be preserved on-site.

No replacement tree shall be planted within 15 feet of the driplines of existing native trees or landmark size trees that are retained on-site, or within 15 feet of a building foundation or swimming pool excavation. The minimum spacing for replacement native trees shall be 20 feet on-center. Examples of acceptable planting locations are publicly owned lands, common areas, and landscaped frontages (with adequate spacing). Generally unacceptable locations are utility easements (PUE, sewer, storm drains), under overhead utility lines, private yards of single family lots (including front yards), and roadway medians.

Native trees <6 inches dbh to be retained on-site shall have at least a 20-foot radius suitable root zone. The suitable root zone shall not have impermeable surfaces, turf/lawn, dense plantings, soil compaction, drainage conditions that create ponding (in the case of oak trees), utility easements, or other overstory tree(s) within 20 feet of the tree to be preserved. Trees to be retained shall be determined to be healthy and structurally sound for future growth, by an ISA Certified Arborist subject to Environmental Coordinator approval.

If tree replacement plantings are demonstrated to the satisfaction of the Environmental Coordinator to be infeasible for any or all trees removed, then compensation shall be through payment into the County Tree Preservation Fund. Payment shall be made at a rate of $325.00 per dbh inch removed but not otherwise compensated, or at the prevailing rate at the time payment into the fund is made.

MITIGATION MEASURE D: NATIVE TREE CONSTRUCTION PROTECTION

For the purpose of this mitigation measure, a native tree is defined as a valley oak (*Quercus lobata*), blue oak (*Quercus douglasii*), interior live oak (*Quercus wislizenii*), California black walnut (*Juglans californica),* or Oregon ash (*Fraxinus latifolia*), having a diameter at breast height (dbh) of at least 6 inches, or if it has multiple trunks of less than 6 inches each, a combined dbh of at least 10 inches.

All portions of adjacent off-site native trees which have driplines that extend onto the project site, and all off-site native trees which may be impacted by utility installation and improvements associated with this project, shall be preserved and protected as follows:

1. A circle with a radius measurement from the trunk of the tree to the tip of its longest limb shall constitute the dripline protection area of the tree. Limbs must not be cut back in order to change the dripline. The area beneath the dripline is a critical portion of the root zone and defines the minimum protected area of the tree. Removing limbs which make up the dripline does not change the protected area.

2. Chain link fencing or a similar protective barrier shall be installed one foot outside the driplines of the oak trees prior to initiating project construction, in order to avoid damage to the trees and their root system. For those trees with partial encroachment, the fencing may be placed at the limits of construction.
3. No signs, ropes, cables (except cables which may be installed by a certified arborist to provide limb support) or any other items shall be attached to the native trees.
4. No vehicles, construction equipment, mobile home/office, supplies, material or facilities shall be driven, parked, stockpiled, or located within the dripline of the native trees.
5. Any soil disturbance (scraping, grading, trenching, and excavation) is to be avoided within the driplines of the native trees. Where this is necessary, an ISA Certified Arborist will provide specifications for this work, including methods for root pruning, backfill specifications, and irrigation management guidelines.
6. All underground utilities and drain or irrigation lines shall be routed outside the driplines of native trees. Trenching within protected tree driplines is not permitted. If utility or irrigation lines must encroach upon the dripline, they should be tunneled or bored under the tree under the supervision of an ISA Certified Arborist.
7. If temporary haul must pass within the driplines of native trees, a roadbed of six inches of mulch or gravel shall be created to protect the root zone. The roadbed shall be installed from outside of the dripline and while the soil is in a dry condition, if possible. The roadbed material shall be replenished as necessary to maintain a six-inch depth.
8. Drainage patterns on the site shall not be modified so that water collects or stands within, or is diverted across, the dripline of the native trees.
9. No sprinkler or irrigation system shall be installed in such a manner that it sprays water within the driplines of the native trees.
10. Tree pruning that may be required for clearance during construction must be performed by an ISA Certified Arborist or Tree Worker and in accordance with the American National Standards Institute (ANSI) A300 pruning standards and the International Society of Arboriculture (ISA) "Tree Pruning Guidelines".
11. Landscaping beneath the native trees may include non-plant materials such as boulders, decorative rock, wood chips, organic mulch, non-compacted decomposed granite, etc. Landscape materials shall be kept two (2) feet away from the base of the trunk. The only plant species which shall be planted within the driplines of the native trees are those which are tolerant of the natural semi-arid environs of the trees. Limited drip irrigation approximately twice per summer is recommended for the understory plants.
12. Any fence/wall that will encroach into the dripline protection area of any protected tree shall be constructed using grade beam wall panels and posts or piers set no closer than 10 feet on center. Posts or piers shall be spaced in such a manner as to maximize the separation between the tree trunks and the posts or piers in order to reduce impacts to the trees.
13. For a project constructing during the months of June, July, August, and September, deep water trees by using a soaker hose (or a garden hose set to a

trickle) that slowly applies water to the soil until water has penetrated at least one foot in depth. Sprinklers may be used to water deeply by watering until water begins to run off, then waiting at least an hour or two to resume watering (provided that the sprinkler is not wetting the tree's trunk). Deep water every 2 weeks and suspend watering 2 weeks between rain events of 1 inch or more.

MITIGATION MEASURE E: NON-NATIVE CANOPY REPLACEMENT

In order to compensate for the loss of non-native urban canopy, a non-native tree listed on the approved landscape tree list shall be planted within the proposed project site. The trees selected should provide at least 621 square feet of canopy based on the 15-year shade cover values on the approved landscape tree list. Where space is available, the tree shall not be planted closer than 20 feet from utilities, pools, and buildings and 15 feet from sidewalks. If the distance from above cannot be obtained, trees shall be planted within the site's proposed parking lot areas.

MITIGATION MEASURE F: PARTICIPATION IN THE SSHCP

To compensate for impacts to approximately 5.91 acres of Valley Grassland and potential impacts associated with Swainson's Hawk and nesting raptors, the applicant shall obtain authorization through the SSHCP and conform with all applicable Avoidance and Minimization Measures (Appendix C), as well as payment of fees necessary to mitigate for impacts to species and habitat prior to construction.

MITIGATION MEASURE G: TRIBAL CULTURAL RESOURCE AWARENESS TRAINING

In coordination with traditionally and culturally affiliated Native American Tribes, the project proponent will develop and administer a consultant and construction worker tribal cultural resources awareness brochure and training program for all personnel involved in project constriction and implementation. The project proponent will distribute the brochure (see attachment) and ensure that the training is conducted in coordination with qualified cultural resources specialists and Native American Representatives and Monitors from traditionally and culturally affiliated Native American Tribes before any stages of project implementation and construction activities begin on the project site. The program will include relevant information regarding sensitive tribal cultural resources, including applicable regulations, protocols for avoidance, and consequences of violating State laws and regulations. The worker cultural resources awareness program will also describe appropriate avoidance and minimization measures for resources that have the potential to be located on the project site and will outline what to do and whom to contact if any potential tribal cultural resources, resources, or artifacts are encountered. The program will also underscore the requirement for confidentiality and culturally-appropriate treatment of any find of significance to Native Americans and appropriate behaviors to use onsite, consistent with Native American Tribal values.

MITIGATION MEASURE H: INADVERTENT DISCOVERY OF CULTURAL RESOURCES

1. If subsurface deposits believed to be cultural or human in origin are discovered during ground disturbance, site preparation, or construction activities, then all work must halt within a 100-foot radius of the discovery. A qualified professional archeologist, meeting the Secretary of the Interior's Professional Qualification Standards for prehistoric and historic archaeology, shall be retained at the Applicant's expense to evaluate the significance of the find. If it is determined due to the types of deposits discovered that a Native American monitor is required, the Guidelines for Monitors/Consultants of Native American Cultural, Religious, and Burial Sites as established by the Native American Heritage Commission shall be followed, and the monitor shall be retained at the Applicant's expense.
2. Work shall not continue within the 100-foot radius of the discovery site until the archaeologist conducts sufficient research and data collection to make a determination that the resource is either 1) not cultural in origin; or 2) not potentially eligible for listing on the National Register of Historic Places or California Register of Historical Resources.
   a) If a potentially-eligible resource is encountered, then the archeologist, and the project proponent shall coordinate with the Sacramento County Office of Planning and Environmental Review (PER), and arrange for either 1) total avoidance of the resource, if possible; or 2) test excavations or total data recovery as mitigation. The determination shall be formally documented in writing and submitted to PER as verification that the provisions of CEQA for managing unanticipated discoveries have been met.
   b) Section 5097.98 of the State Public Resources Code and Section 7050.5 of the State Health and Safety Code, in the event of the discovery of human remains, all work must stop and the County Coroner shall be immediately notified. If the remains are determined to be Native American, guidelines of the Native American Heritage Commission shall be adhered to in the treatment and disposition of the remains.

MITIGATION MEASURE I: POST-GROUND DISTURBANCE SITE VISIT

When Tribal Cultural Resources (TCRs) were not identified during preliminary site reconnaissance or subsurface testing but resources are known or likely to occur based on: 1) results of prior cultural resource studies, 2) specific knowledge of given site by culturally-affiliated Native American tribes, or 3) geologic and site conditions are appropriate and resources have been identified in the vicinity of the project site, culturally-affiliated tribal representatives shall be allowed access to the construction site for a post-ground disturbance site visit. The applicant shall notify the CEQA lead agency a minimum of seven days prior to initiation of ground disturbance to allow the agency time to notify culturally-affiliated tribes. Tribal representatives from culturally-affiliated tribes shall be allowed access to the project site within the first five days of ground-breaking activity to inspect soil piles, trenches, or other disturbed areas.

If potential Native American prehistoric, historic, archaeological or cultural resources including midden soil, artifacts, chipped stone, exotic rock (non-native), or unusual amounts of baked clay, shell or bone are identified during this initial post-ground disturbance inspection the following actions shall be taken:

- Work shall be suspended within 100 feet of the find, and the project applicant shall immediately notify the CEQA lead agency representative. The project applicant shall coordinate any subsequent investigation of the site with a qualified archaeologist approved by the Placer County Community Development Resource Agency and a tribal representative from the culturally-affiliated tribe(s). The archaeologist shall coordinate with the culturally-affiliated tribe(s) to allow for proper management recommendations should potential impacts to the resources be found by the CEQA lead agency representative to be significant.

- A site meeting of construction personnel shall be held in order to afford the tribal representative the opportunity to provide Tribal Cultural Resources awareness information.

- A written report detailing the site assessment, coordination activities, and management recommendations shall be provided to the CEQA lead agency representative and by the qualified archaeologist. The CEQA lead agency will then provide the written report to the Tribe. Possible management recommendations for historical, unique archaeological or TCRs could include resource avoidance, preservation in place, reburial on-site, or a paid tribal monitor.

- The contractor shall implement any measures deemed by CEQA lead agency representative staff to be necessary and feasible to avoid or minimize significant effects to the TCR, including the use of a paid Native American Monitor whenever work is occurring within 100 feet of the find.

Tribal representative shall be invited to the pre-construction meeting prior to any earthwork or ground disturbance activities commencing. A minimum of seven days prior to beginning earthwork or other minor or major soil disturbance activities, the applicant shall notify the CEQA lead agency representative of the proposed earthwork start-date, in order to provide the CEQA lead agency representative with time to contact the United Auburn Indian Community (UAIC), to invite a UAIC tribal representative to conduct a site visit. The UAIC representative shall notify the CEQA lead agency representative whether the site visit should occur before or after ground disturbing activities.

A UAIC tribal representative shall be invited to inspect the project site, including any ESA plan, fence around cultural areas, soil piles, trenches, or other disturbed areas[1]. During this inspection, a site meeting of construction personnel shall also be held in order to afford the tribal representative the opportunity to provide tribal cultural resources awareness information.

If any tribal cultural resources, including but not limited to structural features, unusual amounts of bone or shell, artifacts, human remains, or architectural remains are encountered during this initial inspection or during any subsequent construction activities, work shall be suspended within 100 feet of the find, including a reasonable buffer, and the project applicant shall immediately notify the CEQA lead agency representative and the Tribe. The project applicant shall coordinate any necessary investigation of the site with a UAIC tribal representative, a qualified archaeologist approved by the lead agency, and as part of the site investigation and resource assessment the archeologist shall consult with the UAIC and provide appropriate management recommendations should potential impacts to the resources be found by the CEQA lead agency representative to be significant, taking into consideration the Tribe's views obtained through consultation. A written report detailing the site assessment, coordination activities, and management recommendations shall be provided to the CEQA lead agency representative by the qualified archaeologist. The CEQA lead agency representative will then provide the written report to the Tribe. Possible management recommendations for tribal cultural resources, historical, or archaeological resources could include resource avoidance or preservation in place; where avoidance is infeasible other measures must be considered in consultation with the Tribe. The contractor shall implement any measures deemed by CEQA lead agency representative staff to be necessary and feasible to avoid or minimize significant effects to the cultural resources, including the use of a paid Native American Monitor whenever work is occurring within 100 feet of the find, including a reasonable buffer.

MITIGATION MEASURE COMPLIANCE

Comply with the Mitigation Monitoring and Reporting Program (MMRP) for this project as follows:

1. The proponent shall comply with the MMRP for this project, including the payment of a fee to cover the Office of Planning and Environmental Review staff costs incurred during implementation of the MMRP. The MMRP fee for this project is $6,900.00. This fee includes administrative costs of $934.00.

2. Until the MMRP has been recorded and the administrative portion of the MMRP fee has been paid, no final parcel map or final subdivision map for the subject

[1] This mitigation measure is not appropriate for deferment or replacement of early cultural surveys with affiliated Tribal Monitors and Representatives which may also include archaeological staff, surveys, testing and/or the use of noninvasive and invasive methods and techniques needed to identify, evaluate, preserve, or avoid resources PRIOR TO project approval.

property shall be approved. Until the balance of the MMRP fee has been paid, no encroachment, grading, building, sewer connection, water connection or occupancy permit from Sacramento County shall be approved.

INITIAL STUDY CHECKLIST

Appendix G of the California Environmental Quality Act (CEQA) provides guidance for assessing the significance of potential environmental impacts. Based on this guidance, Sacramento County has developed the following Initial Study Checklist. The Checklist identifies a range of potential significant effects by topical area. The words "significant" and "significance" used throughout the following checklist are related to impacts as defined by the California Environmental Quality Act as follows:

1 Potentially Significant indicates there is substantial evidence that an effect MAY be significant. If there are one or more "Potentially Significant" entries an Environmental Impact Report (EIR) is required. Further research of a potentially significant impact may reveal that the impact is actually less than significant or less than significant with mitigation.

2 Less than Significant with Mitigation applies where an impact could be significant but specific mitigation has been identified that reduces the impact to a less than significant level.

3 Less than Significant or No Impact indicates that either a project will have an impact but the impact is considered minor or that a project does not impact the particular resource.

	Potentially Significant	Less Than Significant with Mitigation	Less Than Significant	No Impact	Comments
1. **LAND USE** - Would the project:					
a. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including but not limited to a general plan, specific plan or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?			X		The project is consistent with environmental policies of the Sacramento County General Plan, South Sacramento Community Plan, and Sacramento County Zoning Code.
b. Physically disrupt or divide an established community?			X		The project will not create physical barriers that substantially limit movement within or through the community.
2. **POPULATION/HOUSING** - Would the project:					
a. Induce substantial unplanned population growth in an area either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of infrastructure)?			X		The proposal is consistent with existing land use designations and is located in an area designated for urban uses/growth. Development of the site and the associated extension of public infrastructure to serve the site would not result in substantial unplanned population growth. A less than significant impact will result.
b. Displace substantial amounts of existing housing, necessitating the construction of replacement housing elsewhere?				X	The project will not result in the removal of existing housing, and thus will not displace substantial amounts of existing housing. The project will add 127 apartment units to the community. No impact will occur.
3. **AGRICULTURAL RESOURCES** - Would the project:					
a. Convert Prime Farmland, Unique Farmland, Farmland of Statewide Importance or areas containing prime soils to uses not conducive to agricultural production?				X	The project site is not designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance on the current Sacramento County Important Farmland Map published by the California Department of Conservation. The site does not contain prime soils. No impact will occur.

	Potentially Significant	Less Than Significant with Mitigation	Less Than Significant	No Impact	Comments
b. Conflict with any existing Williamson Act contract?				X	No Williamson Act contracts apply to the project site. No impact will occur.
c. Introduce incompatible uses in the vicinity of existing agricultural uses?				X	The project does not occur in an area of agricultural production. No impact will occur.
4. **AESTHETICS** - Would the project:					
a. Substantially alter existing viewsheds such as scenic highways, corridors or vistas?			X		The project does not occur in the vicinity of any scenic highways, corridors, or vistas. A less than significant impact will result.
b. Substantially degrade the existing visual character or quality of the site and its surroundings?			X		It is acknowledged that aesthetic impacts are subjective and may be perceived differently by various affected individuals. Nonetheless, given the urbanized environment in which the project is proposed, it is concluded that the project would not substantially degrade the visual character or quality of the project site or vicinity. A less than significant impact will result.
c. Create a new source of substantial light, glare, or shadow that would result in safety hazards or adversely affect day or nighttime views in the area?			X		The project will not result in a new source of substantial light, glare or shadow that would result in safety hazards or adversely affect day or nighttime views in the area. A less than significant impact will result.
5. **AIRPORTS** - Would the project:					
a. Result in a safety hazard for people residing or working in the vicinity of an airport/airstrip?				X	The project occurs outside of any identified public or private airport/airstrip safety zones. No impact will occur.
b. Expose people residing or working in the project area to aircraft noise levels in excess of applicable standards?				X	The project occurs outside of any identified public or private airport/airstrip noise zones or contours. No impact will occur.
c. Result in a substantial adverse effect upon the safe and efficient use of navigable airspace by aircraft?				X	The project does not affect navigable airspace. No impact will occur.

	Potentially Significant	Less Than Significant with Mitigation	Less Than Significant	No Impact	Comments
d. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				X	The project does not involve or affect air traffic movement. No impact will occur.
6. **PUBLIC SERVICES** - Would the project:					
a. Have an adequate water supply for full buildout of the project?			X		The water service provider, California American Water, has adequate capacity to serve the water needs of the proposed project. A less than significant impact will result.
b. Have adequate wastewater treatment and disposal facilities for full buildout of the project?			X		The Sacramento Regional County Sanitation District has adequate wastewater treatment and disposal capacity to service the proposed project. A less than significant impact will result.
c. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?			X		The Kiefer Landfill has capacity to accommodate solid waste until the year 2050. A less than significant impact will result.
d. Result in substantial adverse physical impacts associated with the construction of new water supply or wastewater treatment and disposal facilities or expansion of existing facilities?			X		Minor extension of infrastructure would be necessary to serve the proposed project. Existing service lines are located within existing roadways and other developed areas, and the extension of lines would take place within areas already proposed for development as part of the project. No significant new impacts would result from service line extension.
e. Result in substantial adverse physical impacts associated with the provision of storm water drainage facilities?			X		Minor extension of infrastructure would be necessary to serve the proposed project. Existing stormwater drainage facilities are located within existing roadways and other developed areas, and the extension of facilities would take place within areas already proposed for development as part of the project. No significant new impacts would result from stormwater facility extension.

	Potentially Significant	Less Than Significant with Mitigation	Less Than Significant	No Impact	Comments
f. Result in substantial adverse physical impacts associated with the provision of electric or natural gas service?			X		Minor extension of utility lines would be necessary to serve the proposed project. Existing utility lines are located along existing roadways and other developed areas, and the extension of lines would take place within areas already proposed for development as part of the project. No significant new impacts would result from utility extension.
g. Result in substantial adverse physical impacts associated with the provision of emergency services?			X		The project would incrementally increase demand for emergency services, but would not cause substantial adverse physical impacts as a result of providing adequate service. A less than significant impact will result.
h. Result in substantial adverse physical impacts associated with the provision of public school services?			X		The project would result in minor increases to student population; however, the increase would not require the construction/expansion of new unplanned school facilities. Established case law, *Goleta Union School District v. The Regents of the University of California* (36 Cal-App. 4th 1121, 1995), indicates that school overcrowding, standing alone, is not a change in the physical conditions, and cannot be treated as an impact on the environment. A less than significant impact will result.
i. Result in substantial adverse physical impacts associated with the provision of park and recreation services?			X		The project will result in increased demand for park and recreation services, but meeting this demand will not result in any substantial physical impacts. A less than significant impact will result.
7. **TRANSPORTATION/TRAFFIC** - Would the project:					
a. Result in a substantial increase in vehicle trips that would exceed, either individually or cumulatively, a level of service standard established by the County?			X		The project will result in minor increases in vehicle trips, but this increase will not cause, either individually or cumulatively, a level of service standard established by the County to be exceeded. A less than significant impact will result.

	Potentially Significant	Less Than Significant with Mitigation	Less Than Significant	No Impact	Comments
b. Result in a substantial adverse impact to access and/or circulation?			X		The project will be required to comply with applicable access and circulation requirements of the County Improvement Standards and the Uniform Fire Code. Upon compliance, impacts are less than significant.
c. Result in a substantial adverse impact to public safety on area roadways?			X		The project will be required to comply with applicable access and circulation requirements of the County Improvement Standards and the Uniform Fire Code. Upon compliance, impacts are less than significant.
d. Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?			X		The project does not conflict with alternative transportation policies of the Sacramento County General Plan, with the Sacramento Regional Transit Master Plan, or other adopted policies, plans or programs supporting alternative transportation. A less than significant impact will result.
8. **AIR QUALITY** - Would the project:					
a. 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?			X		The project does not exceed the screening thresholds established by the Sacramento Metropolitan Air Quality Management District and will not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment. A less than significant impact will result.
b. Expose sensitive receptors to pollutant concentrations in excess of standards?			X		There are no sensitive receptors (i.e., schools, nursing homes, hospitals, daycare centers, etc.) adjacent to the project site. See Response 8.a.
c. Create objectionable odors affecting a substantial number of people?				X	The project will not generate objectionable odors. No impact will occur.

	Potentially Significant	Less Than Significant with Mitigation	Less Than Significant	No Impact	Comments
9. **NOISE** - Would the project:					
a. Result in exposure of persons to, or generation of, noise levels in excess of standards established by the local general plan, noise ordinance or applicable standards of other agencies?			X		The project is in the vicinity of a noise source (Stockton Boulevard) that generates noise in excess of applicable standards, but mitigation will reduce these impacts to less than significant levels. Refer to the Noise discussion in the Environmental Effects section above.
b. Result in a substantial temporary increase in ambient noise levels in the project vicinity?			X		Project construction will result in a temporary increase in ambient noise levels in the project vicinity. This impact is less than significant due to the temporary nature of the these activities, limits on the duration of noise, and evening and nighttime restrictions imposed by the County Noise Ordinance (Chapter 6.68 of the County Code). A less than significant impact will result.
10. **HYDROLOGY AND WATER QUALITY** - Would the project:					
a. Substantially deplete groundwater supplies or substantially interfere with groundwater recharge?			X		The project will incrementally add to groundwater consumption; however, the singular and cumulative impacts of the proposed project upon the groundwater decline in the project area are minor. A less than significant impact will result.
b. Substantially alter the existing drainage pattern of the project area and/or increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?			X		Compliance with applicable requirements of the Sacramento County Floodplain Management Ordinance, Sacramento County Water Agency Code, and Sacramento County Improvement Standards will ensure that impacts are less than significant. A less than significant impact will result.

	Potentially Significant	Less Than Significant with Mitigation	Less Than Significant	No Impact	Comments
c. Develop within a 100-year floodplain as mapped on a federal Flood Insurance Rate Map or within a local flood hazard area?			X		A portion of the project is within a 100-year floodplain as mapped on a federal Flood Insurance Rate Map (Flood Zone AE) and a local flood hazard area. The Sacramento County Floodplain Management Ordinance, Sacramento County Water Agency Code, and Sacramento County Improvement Standards require that the project be located outside or above the floodplain, and will ensure that impacts are less than significant. Refer to the Hydrology discussion in the Environmental Effects section above.
d. Place structures that would impede or redirect flood flows within a 100-year floodplain?			X		Although a portion of the project is within a 100-year floodplain, compliance with the Sacramento County Floodplain Management Ordinance, Sacramento County Water Agency Code, and Sacramento County Improvement Standards will ensure that impacts are less than significant. A less than significant impact will result.
e. Develop in an area that is subject to 200 year urban levels of flood protection (ULOP)?				X	The project is not located in an area subject to 200-year urban levels of flood protection (ULOP). No impact will occur.
f. Expose people or structures to a substantial risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?			X		The project will not expose people or structures to a substantial risk of loss, injury, or death involving flooding, including flooding as a result of the failure of a levee or dam. A less than significant impact will result.
g. Create or contribute runoff that would exceed the capacity of existing or planned stormwater drainage systems?			X		Adequate on- and/or off-site drainage improvements will be required pursuant to the Sacramento County Floodplain Management Ordinance and Improvement Standards. A less than significant impact will result.

	Potentially Significant	Less Than Significant with Mitigation	Less Than Significant	No Impact	Comments
h. Create substantial sources of polluted runoff or otherwise substantially degrade ground or surface water quality?			X		Compliance with the Stormwater Ordinance and Land Grading and Erosion Control Ordinance (Chapters 15.12 and 14.44 of the County Code respectively) will ensure that the project will not create substantial sources of polluted runoff or otherwise substantially degrade ground or surface water quality. A less than significant impact will result.
11. **GEOLOGY AND SOILS** - Would the project:					
a. Expose people or structures to substantial risk of loss, injury or death involving 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?			X		Sacramento County is not within an Alquist-Priolo Earthquake Fault Zone. Although there are no known active earthquake faults in the project area, the site could be subject to some ground shaking from regional faults. The Uniform Building Code contains applicable construction regulations for earthquake safety that will ensure less than significant impacts.
b. Result in substantial soil erosion, siltation or loss of topsoil?			X		Compliance with the County's Land Grading and Erosion Control Ordinance will reduce the amount of construction site erosion and minimize water quality degradation by providing stabilization and protection of disturbed areas, and by controlling the runoff of sediment and other pollutants during the course of construction. A less than significant impact will result.
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, soil expansion, liquefaction or collapse?			X		The project is not located on an unstable geologic or soil unit. A less than significant impact will result.
d. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available?			X		A public sewer system is available to serve the project. A less than significant impact will result.

	Potentially Significant	Less Than Significant with Mitigation	Less Than Significant	No Impact	Comments
e. Result in a substantial loss of an important mineral resource?				X	The project is not located within an Aggregate Resource Area as identified by the Sacramento County General Plan Land Use Diagram, nor are any important mineral resources known to be located on the project site. No impact will occur.
f. Directly or indirectly destroy a unique paleontological resource or site?			X		No known paleontological resources (e.g. fossil remains) or sites occur at the project location. A less than significant impact will result.
12. **BIOLOGICAL RESOURCES** - Would the project:					
a. Have a substantial adverse effect on any special status species, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, or threaten to eliminate a plant or animal community?			X		The project site contains 5.91 acres of suitable habitat (Valley Grassland) according to the South Sacramento Habitat Conservation Plan (SSHCP) land cover types. Mitigation is included to reduce impacts to less than significant levels. Refer to the Biological Resources discussion in the Environmental Effects section above.
b. Have a substantial adverse effect on riparian habitat or other sensitive natural communities?			X		No sensitive natural communities occur on the project site, nor is the project expected to affect natural communities off-site. A less than significant impact will result.
c. Have a substantial adverse effect on streams, wetlands, or other surface waters that are protected by federal, state, or local regulations and policies?			X		Florin Creek is adjacent to the project site, but no construction activities are proposed within the creek area. A less than significant impact will result. Refer to the Biological Resources discussion in the Environmental Effects section above.
d. Have a substantial adverse effect on the movement of any native resident or migratory fish or wildlife species?			X		Resident and/or migratory wildlife may be displaced by project construction; however, impacts are not anticipated to result in significant, long-term effects upon the movement of resident or migratory fish or wildlife species, and no major wildlife corridors would be affected. A less than significant impact will result.

	Potentially Significant	Less Than Significant with Mitigation	Less Than Significant	No Impact	Comments
e. Adversely affect or result in the removal of native or landmark trees?			X		Native trees occur on the project site and will be affected by on and/or off-site construction. Mitigation is included to ensure impacts are less than significant. Refer to the Biological Resources discussion in the Environmental Effects section above.
f. Conflict with any local policies or ordinances protecting biological resources?			X		The project is consistent with local policies/ordinances protecting biological resources.
g. Conflict with the provisions of an adopted Habitat Conservation Plan or other approved local, regional, state or federal plan for the conservation of habitat?			X		The project is within the Urban Development Area of the South Sacramento Habitat Conservation Plan (SSHCP). The project will need to comply with the applicable avoidance and minimization measures outlined in the SSHCP. Refer to the Biological Resources discussion in the Environmental Effects section above.
13. **CULTURAL RESOURCES** - Would the project:					
a. Cause a substantial adverse change in the significance of a historical resource?				X	No historical resources would be affected by the proposed project. No impact will occur.
b. Have a substantial adverse effect on an archaeological resource?			X		A Cultural Report was prepared for the subject property that included survey work. A less than significant impact will result. Refer to the Cultural Resources discussion in the Environmental Effects section above.
c. Disturb any human remains, including those interred outside of formal cemeteries?			X		No known human remains exist on the project site. Nonetheless, mitigation has been recommended to ensure appropriate treatment should remains be uncovered during project implementation. A less than significant impact will result.
d. Would the project cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code 21074?			X		Notification pursuant to Public Resources Code 21080.3.1(b) was provided to the tribes and request for consultation was received. A less than significant impact will result. Refer to the Cultural Resources discussion in the Environmental Effects section above.

	Potentially Significant	Less Than Significant with Mitigation	Less Than Significant	No Impact	Comments
14. **HAZARDS AND HAZARDOUS MATERIALS** - Would the project:					
a. Create a substantial hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?				X	The project does not involve the transport, use, and/or disposal of hazardous material. No impact will occur.
b. Expose the public or the environment to a substantial hazard through reasonably foreseeable upset conditions involving the release of hazardous materials?				X	The project does not involve the transport, use, and/or disposal of hazardous material. No impact will occur.
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances or waste within one-quarter mile of an existing or proposed school?				X	The project does not involve the use or handling of hazardous material. No impact will occur.
d. Be located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5, resulting in a substantial hazard to the public or the environment?				X	The project is not located on a known hazardous materials site. No impact will occur.
e. Impair implementation of or physically interfere with an adopted emergency response or emergency evacuation plan?			X		The project would not interfere with any known emergency response or evacuation plan. A less than significant impact will result.
f. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to or intermixed with urbanized areas?			X		The project is within the urbanized area of the unincorporated County. There is no significant risk of loss, injury, or death to people or structures associated with wildland fires. A less than significant impact will result.
15. GREENHOUSE GAS EMISSIONS – Would the project:					
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			X		The project will not have the potential to interfere with the County meeting the goals of AB 32 (reducing greenhouse gas emissions to 1990 levels by 2020); therefore, the climate change impact of the project is considered less than significant.

SUPPLEMENTAL INFORMATION

LAND USE CONSISTENCY	Current Land Use Designation	Consistent	Not Consistent	Comments
General Plan	Medium Density Residential (MDR)	X		
Community Plan	Residential Density 20 (RD-20)	X		South Sacramento
Land Use Zone	RD-20 and RD-20 (F)	X		Approval of a Tentative Parcel Map and Design Review are required.

INITIAL STUDY PREPARERS

Environmental Coordinator: Tim Hawkins
Section Manager: Chris Pahule
Project Leader: Carol Gregory
Initial Review: Josh Greetan
Office Manager: Rita Ensign
Administrative Support: Justin Maulit