



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:** PLNP2019-00093
2. **Title and Short Description of Project: 7425 W 4th Tentative Parcel Map**
A **Special Development Permit** to allow the proposed project to deviation from the following development standards:
Public Water System (Section 5.3.1.A, Table 5.4): Subdivision projects shall be required to have public water. The resultant parcels are proposed to be served by individual water wells instead of a public water system.
Minimum Lot Width (Section 5.3.1.A, Table 5.4): The minimum lot width for an AR-2 zoned property is 150 feet. Parcel 1 is proposed as having a lot width of 132 feet.
An **Exception from Title 22.24.630** (County Land Development Ordinance) to allow the proposed lots to be served by individual water wells instead of a public water system.
A **Design Review** to comply with the Countywide Design Guidelines
3. **Assessor's Parcel Number:** 206-0010-021-0000
4. **Location of Project:** The project site is located on the west side of West 4th Street and approximately 430± feet south of West U Street, in the Rio Linda/Elverta community.
5. **Project Applicant:** Wong & Associates, Attn: Gary Wong
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]

Todd Smith

Interim Environmental Coordinator
County of Sacramento, State of California

COUNTY OF SACRAMENTO
OFFICE OF PLANNING AND ENVIRONMENTAL REVIEW
INITIAL STUDY

PROJECT INFORMATION

CONTROL NUMBER: PLNP2019-00093

NAME: 7425 W 4th Tentative Parcel Map

LOCATION: The project site is located on the west side of West 4th Street and approximately 430± feet south of West U Street, in the Rio Linda/Elverta community.

ASSESSOR'S PARCEL NUMBER: 206-0010-021-0000

OWNER:

Ellen Sullivan
7425 West 4th Street
Rio Linda, CA 95673

APPLICANT:

Wong & Associates, Attn: Gary Wong
2730 Arden Way
Sacramento, CA 95825

PROJECT DESCRIPTION

1. A **Tentative Parcel Map** to divide six (6) acres into three (3) lots in the Agricultural-Residential 2 Acres (AR-2) zone.
2. A **Special Development Permit** to allow the proposed project to deviation from the following development standards:
 - Public Water System (Section 5.3.1.A, Table 5.4): Subdivision projects shall be required to have public water. The resultant parcels are proposed to be served by individual water wells instead of a public water system.
 - Minimum Lot Width (Section 5.3.1.A, Table 5.4): The minimum lot width for an AR-2 zoned property is 150 feet. Parcel 1 is proposed as having a lot width of 132 feet.

3. An **Exception from Title 22.24.630** (County Land Development Ordinance) to allow the proposed lots to be served by individual water wells instead of a public water system.
4. A **Design Review** to comply with the Countywide Design Guidelines.

ENVIRONMENTAL SETTING

The 6.0± acre project site is located at 7425 W 4th Street, on the west side of West 4th Street and approximately 430-feet south of West U Street, in the Rio Linda/Elverta community (Plate IS-1, Project Location). Overall, the surrounding neighborhood is a semi-rural area located in northern Sacramento County. The subject property has been in agricultural use for many years but used primarily as a single-family residence. The entire property is in disturbed condition from goat grazing, mounds of fill, driveways, landscaped yards and multiple structures. Existing on-site improvements are located adjacent to West 4th Street. Structures on the property include a single-family home and the following accessory structures: garage, guest house, shed and a large work shed/storage structure.

The property slopes southwesterly toward an existing pond feature located in the northwest portion of the property. The pond crosses the property boundary and extends onto the adjacent property to the west. Terrain in the immediate vicinity of the project site is generally flat with mild elevation fluctuations. The elevation of the subject property is approximately 35-feet above mean sea level.

Centered around the existing single-family residence are non-native trees. The trees on the property include: Willow, Maple, Alder, Locust, Ash and Elm trees. The remainder of the project site is vegetated throughout with annual grasses and weeds.

Surrounding land use is entirely agricultural residential. Zoning of the project site and adjacent parcels is Agricultural-Residential (AR-2). Surrounding parcels are characterized as having single-family residences and ancillary buildings surrounded by open space. Some of the surrounding properties appear to include some hobby farm and small-scale animal husbandry operations (Plate IS-3, Zoning).

Plate IS-1: Project Location

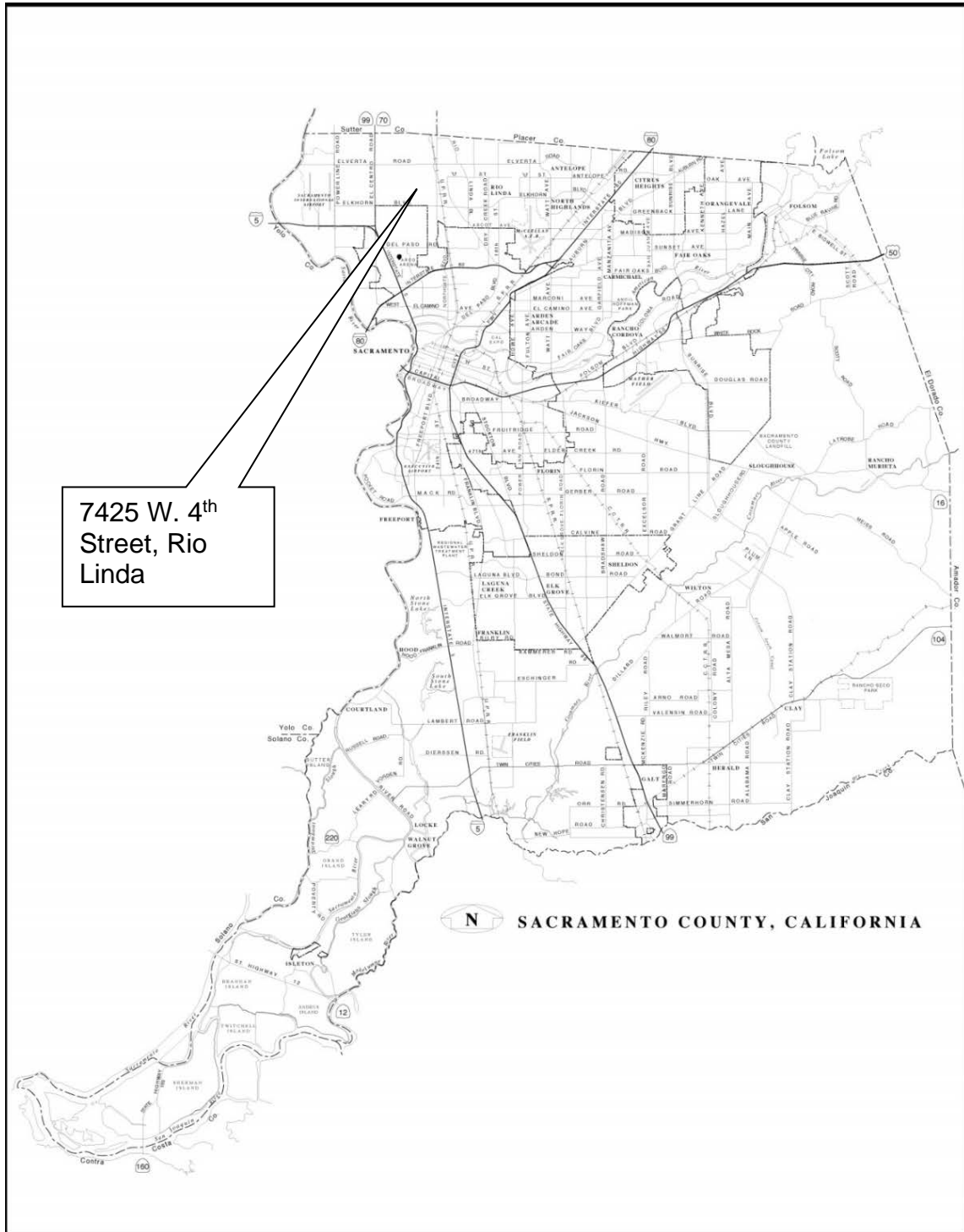


Plate IS-2: Project Site

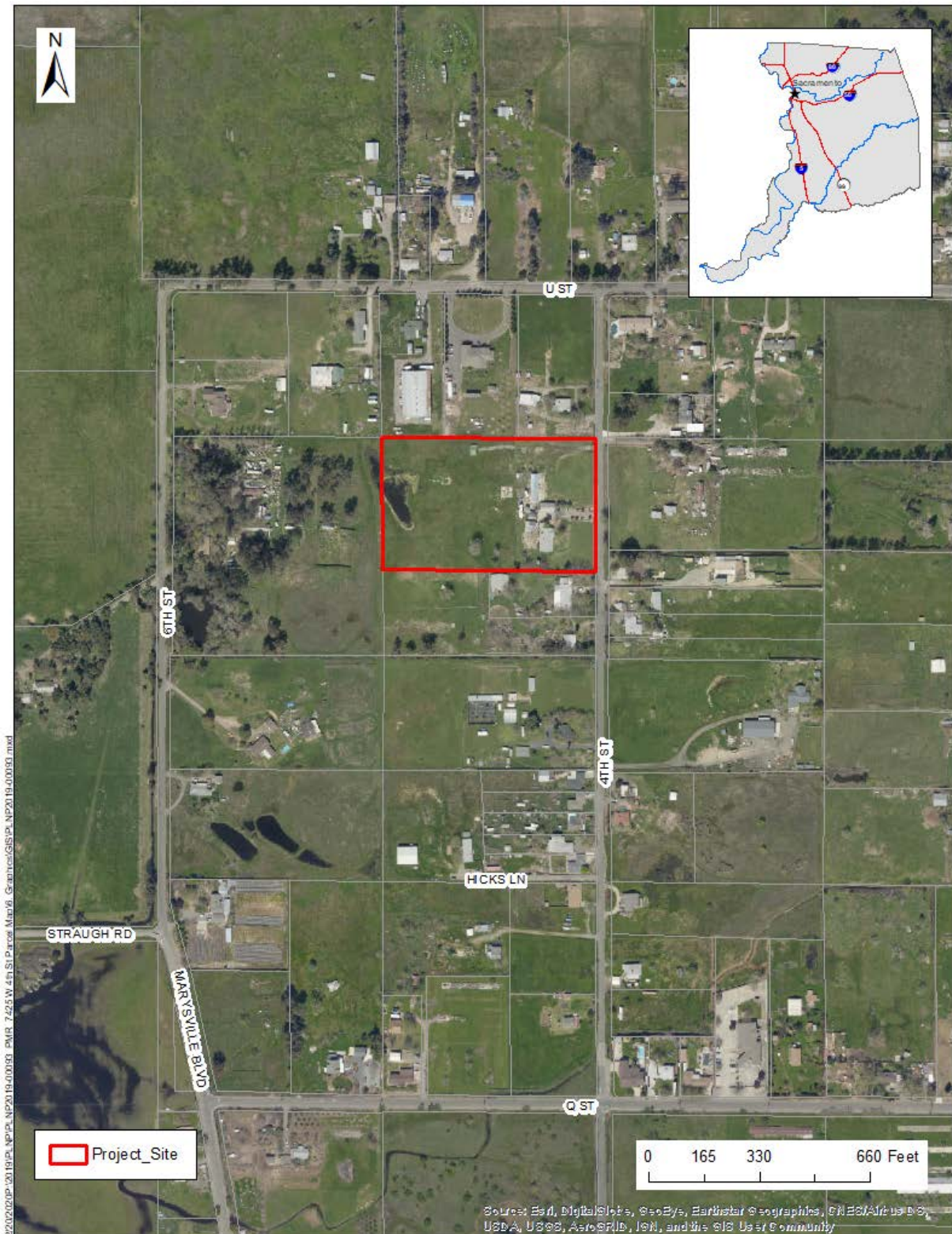


Plate IS-3: Zoning

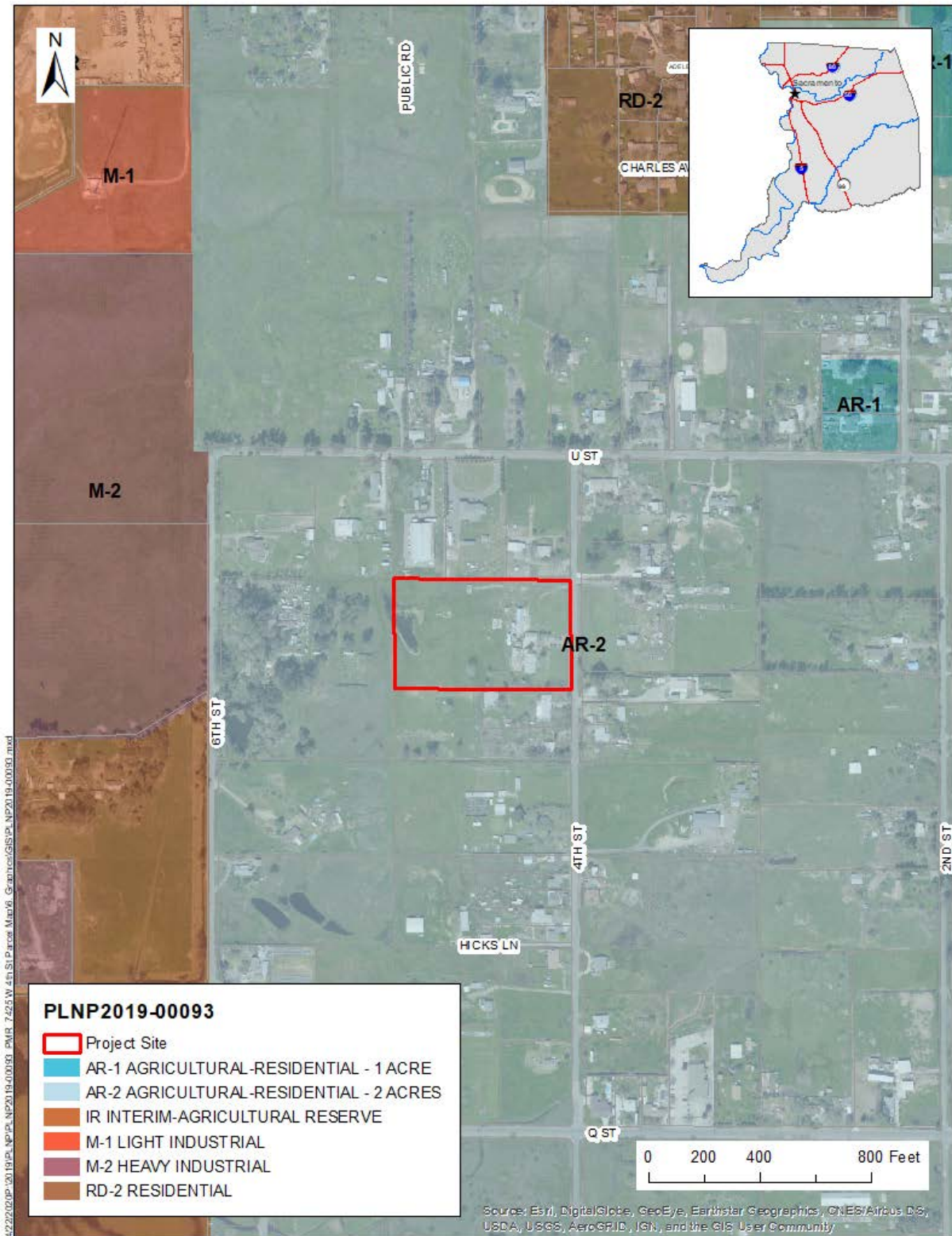


Plate IS-4: Conceptual House, Well and Septic Layout Plan

NOTE: THE TYPES, LOCATIONS, SIZES AND DEPTHS OF EXISTING UNDERGROUND UTILITY AS SHOWN ON THIS INSTRUMENT HAVE BEEN OBTAINED FROM RECORDS OF VARIOUS JURISDICTIONS. IT IS CONSIDERED THAT SUCH RECORDS ARE CORRECT, THE TYPES, SIZES, LOCATIONS AND DEPTHS OF SUCH UNDERGROUND UTILITIES IS REASONABLE. IT IS REASONABLE TO CREATE AND BE BELIEVED ALL KNOWN UTILITIES ARE SHOWN. THE SURVEYOR ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF RECORDS OR THE LOCATION OF SUCH UNDERGROUND UTILITIES NOR FOR THE EXISTENCE OF OTHER BURIED OBJECTS OR UTILITIES WHICH MAY NOT BE INDICATED HEREIN. ANY OTHER RECORDS OR UTILITIES IN THIS SURVEY WERE PROVIDED BY PARTIES TO THIS INSTRUMENT. ANY AND ALL RECORDS OR UTILITIES WERE PROVIDED BY "TODAY NATIONAL TITLE COMPANY, 67200 VAN DYKE DR., WESTLAND, MI 48090-1074."

LEGEND:
 A.P.N. ASSESSOR'S PARCEL NUMBER
 S.M. BOOK OF MAPS
 T.M. BOOK OF TOWN MAPS
 E. CENTERLINE
 CHD. GROUND ELEVATION
 F. TOP OF FINISHMENT
 X"±. SIZE OF TANK IN INCHES
 R"±. RADIUS POINT IN FEET OR POINTS
 S.M.P. SANITARY SEWER MANHOLE
 S.C.V. STORM DRAIN MANHOLE
 C.P. CHANNEL POLE
 P.U. PUBLIC UTILITY EASEMENT
 J.P. JOINT POLE
 S.U. SURVEY POINT
 D.H.W. DEEPWATER UTILITY WAY
 H.P. HIGH PRESSURE
 L. LOCAL
 M. METRIC EQUIVALENT

NOTES:
 1. THE TYPES, LOCATIONS, SIZES AND DEPTHS OF EXISTING UNDERGROUND UTILITY AS SHOWN ON THIS INSTRUMENT HAVE BEEN OBTAINED FROM RECORDS OF VARIOUS JURISDICTIONS. IT IS CONSIDERED THAT SUCH RECORDS ARE CORRECT, THE TYPES, SIZES, LOCATIONS AND DEPTHS OF SUCH UNDERGROUND UTILITIES IS REASONABLE. IT IS REASONABLE TO CREATE AND BE BELIEVED ALL KNOWN UTILITIES ARE SHOWN. THE SURVEYOR ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF RECORDS OR THE LOCATION OF SUCH UNDERGROUND UTILITIES NOR FOR THE EXISTENCE OF OTHER BURIED OBJECTS OR UTILITIES WHICH MAY NOT BE INDICATED HEREIN. ANY OTHER RECORDS OR UTILITIES IN THIS SURVEY WERE PROVIDED BY PARTIES TO THIS INSTRUMENT. ANY AND ALL RECORDS OR UTILITIES WERE PROVIDED BY "TODAY NATIONAL TITLE COMPANY, 67200 VAN DYKE DR., WESTLAND, MI 48090-1074."
 2. THIS SURVEY WAS PREPARED IN PART WITH INFORMATION AND NOTES OR RECORDS FROM THE PROPERTY OWNERS OF "TODAY NATIONAL TITLE COMPANY, 67200 VAN DYKE DR., WESTLAND, MI 48090-1074."

SURVEYOR'S STATEMENT:
 THIS DRAWING WAS PREPARED BY ME OR UNDER MY SUPERVISION IN ACCORDANCE WITH SECTION 87511 OF THE PROFESSIONAL LAND SURVEYOR'S ACT.

LEGAL DESCRIPTION:
 THE FOLLOWING DESCRIBED REAL PROPERTY IN THE COUNTY OF SACRAMENTO, CALIFORNIA IS THE PROPERTY OF:
 THE NORTH ONE FEET OF LOT 13, AS SHOWN ON THE MAP ENTITLED "TWO LINDA SUBDIVISION, NO. 17, PROPOSED OCTOBER 22, 1973, BY BOOK 14 OF MAPS, PAGE 52."
 ASSESSOR'S PARCEL NUMBER(S) 206-0010-021

WONG & ASSOCIATES
 ENGINEERS & SURVEYORS • LAND PLANNING
 12544 COLTON ROAD, SUITE 2224
 RIVERSIDE, CALIFORNIA 92504
 TEL: (951) 502-4666 FAX: (951) 502-4933

CONCEPTUAL HOUSE, WELL AND SEPTIC LAYOUT PLAN
 7425 WEST 4TH STREET
 A.P.N. 206-0010-021
 COUNTY OF SACRAMENTO STATE OF CALIFORNIA

REVISIONS:
 NO. DATE BY

SCALE:
 1" = 40'

DATE:
 11/21/2019

PROJECT:
 CONCEPTUAL HOUSE, WELL AND SEPTIC LAYOUT PLAN

DATE:
 11/21/2019

BY:
 [Signature]

CHECKED BY:
 [Signature]

DATE:
 11/21/2019

SCALE:
 1" = 40'

DATE:
 11/21/2019

PROJECT:
 CONCEPTUAL HOUSE, WELL AND SEPTIC LAYOUT PLAN

DATE:
 11/21/2019

BY:
 [Signature]

CHECKED BY:
 [Signature]

DATE:
 11/21/2019

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.

LAND USE

This section supplements the Initial Study Checklist by analyzing if the proposed project would:

- 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?

As proposed, the Tentative Parcel Map will divide 6.00± acres into three (3) single-family lots (Plate IS-4 Conceptual House, Well and Septic Plan). The site is designated for Agricultural-Residential uses by the Sacramento County General Plan, Agricultural-Residential 2 (AR-2) by the Rio Linda/Elverta Community Plan and is within the AR-2 land use zone as designated by the Sacramento County Zoning Maps. According to the Land Use Element of the Sacramento County General Plan:

The Agricultural-Residential designation provides for rural residential uses, such as animal husbandry, small-scale agriculture, and other limited agricultural activities. This designation is typical of established rural communities where between one and ten acres per unit is allowed, resulting in a development density of 2.5 to 0.25 persons per acre.

Each parcel within the AR-2 land use zone is required to have a minimum width of one hundred fifty (150) feet and a minimum gross area of two (2) acres. Proposed Parcel 1 is 132 feet in width and the applicant has applied for a Special Development Permit to deviate from the minimum lot width requirement. All three of the proposed lots meet the minimum area requirements at 2.00± acres gross. The current project does not propose a change in use of the lots. They would remain agricultural-residential land.

The applicant has delineated the building pad locations for Parcels 1 and 2 (Plate IS-4: Conceptual House, Well and Septic Layout Plan), which are located outside of the 100-year floodplain. See the “Drainage” section below for more information on the existing floodplain on the subject property.

The surrounding land use is entirely agricultural residential. Zoning of the project site and all adjacent parcels is Agricultural-Residential (AR-2). Surrounding parcels are

characterized as having single-family residences and ancillary buildings surrounded by open space. Some of the surrounding properties appear to include some hobby farm and small-scale animal husbandry operations. In order to ensure lot compatibility, staff conducted an analysis of parcels within 500 feet of the proposed project. Parcels surrounding the site range from 1 acres to 10 acres in size, with 2.80 acres being the average parcel size. The size of the proposed parcels will fall within typical ranges of lot sizes in the surrounding area.

The Tentative Parcel Map is consistent with the Sacramento County General Plan, Rio Linda/Elverta Community Plan, and the Sacramento County Zoning Code for total acreage, density and permitted uses. The proposed project is not expected to significantly alter current land uses in the area or create a use that is incompatible with current designations. Additionally the project does not conflict with any applicable land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect nor does the project divide an established community. Land use related environmental impacts associated with this project are considered ***less than significant***.

HYDROLOGY AND WATER QUALITY

This section supplements the Initial Study Checklist by analyzing if the proposed project would:

- 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?
- Create substantial sources of polluted runoff or otherwise substantially degrade ground or surface water quality?

DRAINAGE AND FLOODPLAIN

The project site is located in the Dry Creek Watershed and drains west towards the Natomas East Main Drainage Canal (NEMDC), which is situated approximately 0.66-miles directly west of the site. Natomas East Main Drainage Canal, formerly known as Steelhead Creek, is a perennial drainage that terminates at its confluence with the Sacramento River near the confluence with the American River.

The project site is located in the NEMDC Trib. 3 watershed and FEMA Flood Zone 500-year as described on the Flood Insurance Rate Map community panel number 06067C0053J. The 50-foot resource setback and the 100 year floodplain are indicated on the Tentative Parcel Map (Plate IS-4, Conceptual House, Well and Septic Layout Plan). Comments submitted by the Department of Water Resources (DWR) indicate that although the project site is not located in a federal floodplain, it is located within a local floodplain. Therefore, the associated conditions of approval regarding the project site submitted by DWR consist of requirements associated with building in a floodplain, consistent with the County's Floodplain Management Ordinance.

The 100-year flood elevation crosses all three proposed parcels. However, the proposed conceptual building pads are not located within the floodplain (see Plate IS-4 Conceptual House, Well and Septic Layout Plan).

Given that the proposed project will be required to comply with the standards of Sacramento County including but not limited to the Sacramento County Floodplain Management Ordinance and Sacramento County Improvement Standards, impacts related to drainage and the floodplain on the project site 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 adverse effect on wetlands or waterways?
- 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?
- Have a substantial adverse effect on the movement of any native resident or migratory fish or wildlife species?
- Adversely affect or result in the removal of native or landmark trees?

STREAMS, WETLANDS AND OTHER SURFACE WATERS

REGULATORY BACKGROUND

Federal and state regulation (Clean Water Act Sections 404 and 401) uses the term “surface water” to refer to all standing or flowing water which is present above-ground either perennially or seasonally. There are many types of surface waters, but the two major groupings are linear waterways with a bed and bank (streams, rivers, etc) and wetlands. The Clean Water Act has defined the term wetland to mean “those areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions”. The term “wetlands” includes a diverse assortment of habitats such as perennial and seasonal freshwater marshes, vernal pools, and wetted swales. The 1987 Army Corps Wetlands Delineation Manual is used to determine whether an area meets the technical criteria for a wetland and is therefore subject to local, State or Federal regulation of that habitat type. A delineation verification by the Army Corps will verify the size and condition of the wetlands and other waters in question, and will help determine the extent of government jurisdiction.

Wetlands are regulated by both the Federal and State government, pursuant to the Clean Water Act Section 404 (federal) and Section 401 (state). The United States Army Corps of Engineers (Army Corps) is generally the lead agency for the federal permit process, and the Regional Water Quality Control Board (Regional Water Board) is generally the lead agency for the state permit process. The Clean Water Act protects

all “navigable waters”, which are defined as traditional navigable waters that are or were used for commerce, or may be used for interstate commerce; tributaries of covered waters; and wetlands adjacent to covered waters, including tributaries. Isolated wetlands, that is, those wetlands that are not hydrologically connected to other “navigable” surface waters (or their tributaries), are not considered to be subject to the Clean Water Act.

In addition to the Clean Water Act, the state also has jurisdiction over impacts to surface waters through the Porter-Cologne Water Quality Control Act, which does not require that waters be “navigable”. For this reason, Federal non-jurisdictional waters – isolated wetlands – can be regulated by the State of California pursuant to Porter-Cologne.

The Clean Water Act establishes a “no net” loss” policy regarding wetlands for the state and federal governments, and General Plan Policy CO-58 establishes a “no net loss” policy for Sacramento County. Pursuant to these policies, any wetlands to be excavated or filled require 1:1 mitigation, and construction within the wetlands cannot take place until the appropriate permit(s) have been obtained from the Army Corps, the U.S. Fish and Wildlife Service (USFWS), the Regional Water Board, the California Department of Fish and Wildlife and any other agencies with authority over surface waters. Any loss of delineated wetlands not mitigated for through the permitting process must be mitigated, pursuant to County policy. Appropriate mitigation may include establishment of a conservation easement over wetlands, purchase of mitigation banking credits, or similar measures.

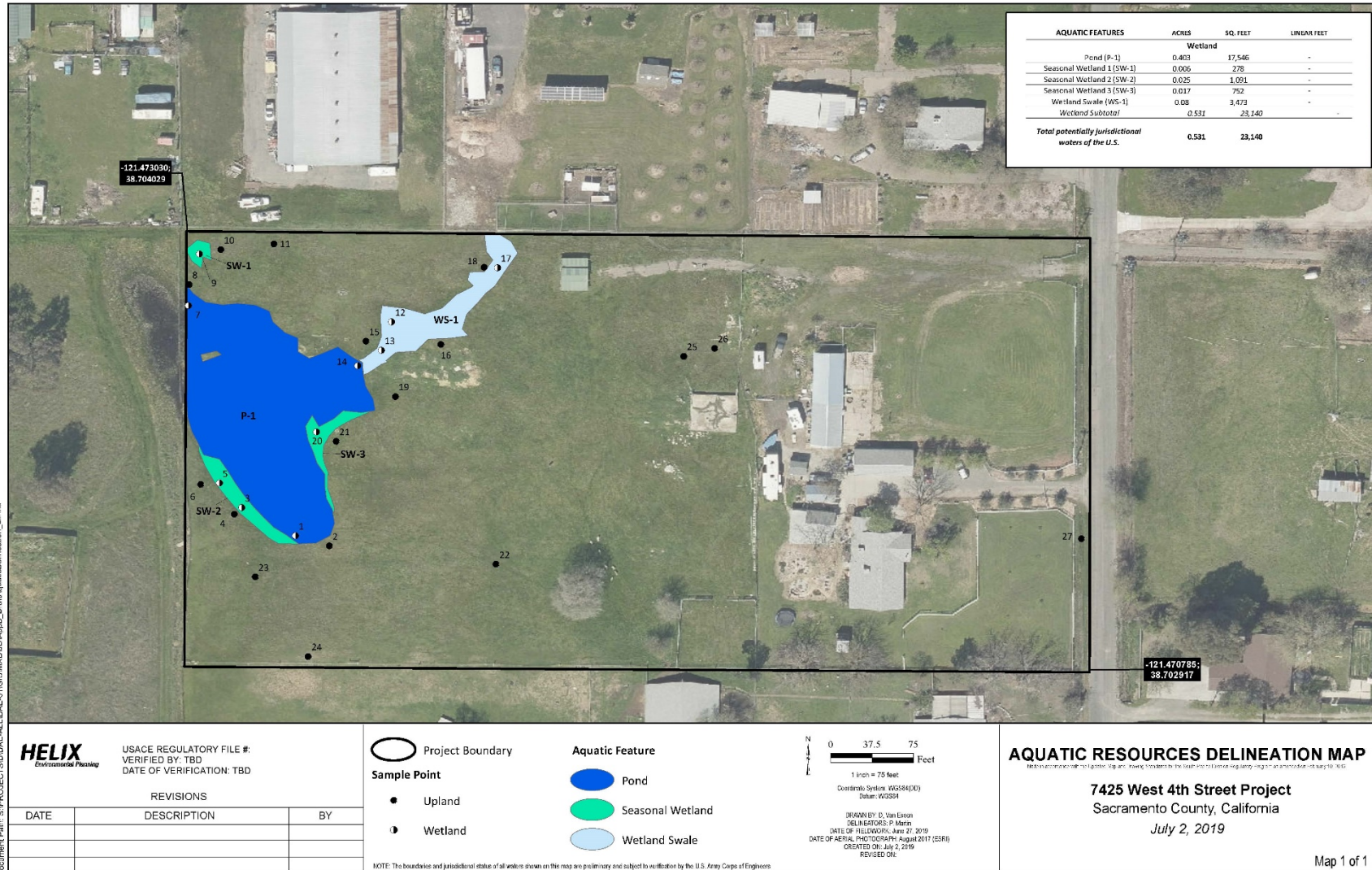
PROJECT IMPACTS

HELIX Environmental Planning prepared an aquatic resources delineation report for the subject property. The delineation is included in Appendix A of this document, and portions of this analysis were utilized for the following discussion. HELIX identified 0.531± acres of potentially jurisdictional wetlands on the subject property, consisting of a freshwater pond, wetland swale and three seasonal wetlands on the project site. These wetlands are depicted in (Plate IS-5: Wetland Delineation).

The aquatic resources are potential waters of the U.S. pending a significant nexus determination from the USACE and are waters of the State subject to CVRWQCB jurisdiction. No CDFW jurisdictional features were observed onsite. Impacts to these aquatic resources would require concurrence from the USACE through the Approved Jurisdictional Determination process whether or not the aquatic features are waters of the U.S. and potentially a permit from the USACE depending on the results. Regardless of the results of the determination from the USACE, impacts to these features would require authorization from the CVRWQCB.

The proposed project has been designed such that there will not be any direct impacts to wetlands on the project site. A 50-foot buffer for all wetland features has been identified in determining the buildable area of proposed lots. Mitigation has been included to ensure the proposed project would not encroach within a 50-foot buffer of the on-site wetland features; impacts are ***less than significant***.

PLATE IS-5 WETLAND DELINEATION



Document Path: S:\PROJECTS\DDAE-ALL\DDAE-01\GIS\MXD\DDAE-01\AquaticDelineation_L.mxd

HELIX
Environmental Planning

USACE REGULATORY FILE #:
VERIFIED BY: TBD
DATE OF VERIFICATION: TBD

REVISIONS		
DATE	DESCRIPTION	BY

- Project Boundary
- Sample Point**
- Upland
- Wetland

- Aquatic Feature**
- Pond
 - Seasonal Wetland
 - Wetland Swale

Scale: 1 inch = 75 feet
 Datum: NAD83
 Projection: UTM
 Zone: 18N
 Datum: NAD83
 Projection: UTM
 Zone: 18N

AQUATIC RESOURCES DELINEATION MAP

7425 West 4th Street Project
 Sacramento County, California
 July 2, 2019

Map 1 of 1

SPECIAL STATUS SPECIES

Review of project site characteristics, potential habitat, and a search of the California Natural Diversity Database (CNDDDB) species list was used to determine the potential habitats and species which could be impacted by the project. Review of the CNDDDB species list indicates that some sensitive habitats, plants, and animals occur within the Rio Linda quadrangle the CNDDDB indicates documented occurrences of tricolor blackbird, Swainson's hawk, burrowing owl, and vernal pool fairy shrimp within the specific quadrangle. The database does not indicate the presence of any of the above listed species within the project limits. Species that would potentially be impacted by the project include Swainson's hawk, burrowing owl, and other protected birds, and are discussed further below.

SWAINSON'S HAWK

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 loss of foraging habitat through 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. CEQA analysis of impacts to Swainson's hawks consists of separate analyses of impacts to nesting habitat and foraging habitat.

The CEQA analysis provides a means by which to ascertain impacts to the Swainson's hawk. When the analysis identifies impacts, mitigation measures are established that will reduce impacts to the species to a less than significant level. Project proponents are cautioned that the mitigation measures are designed to reduce impacts and do not constitute an incidental take permit under the California Endangered Species Act (CESA). Anyone who directly or incidentally takes a Swainson's hawk, even when in compliance with mitigation measures established pursuant to CEQA, may violate the California Endangered Species Act.

NESTING HABITAT IMPACT METHODOLOGY

For determining impacts to and establishing mitigation for nesting Swainson's hawks in Sacramento County, CDFW recommends utilizing the methodology set forth in the Recommended Timing and Methodology for Swainson's Hawk nesting Surveys in California's Central Valley (Swainson's Hawk TAC 2000). The document recommends that surveys be conducted for the two survey periods immediately prior to the **start of**

construction. The five survey periods are defined by the timing of migration, courtship, and nesting in a typical year (refer to Table IS-1). Surveys should extend a ½-mile radius around all project activities, and if active nesting is identified, CDFW should be contacted.

Table IS-1: Recommended Survey Periods for Swainson’s Hawk (TAC 2000)

Period #	Timeframe	# of surveys required	Notes
I.	Jan. 1 – Mar. 20	1	Optional, but recommended
II.	Mar. 20 – Apr. 5	3	
III.	Apr. 5 – Apr. 20	3	
IV.	Apr. 21 – June 10	N/A	Initiating surveys is not recommended during this period
V.	June 10 – July 30	3	

For example, if a project is scheduled to begin on June 20, three surveys should be completed in Period III and three surveys in Period V, as surveys should not be initiated in Period IV. It is always recommended that surveys be completed in Periods II, III and V.

PROJECT IMPACTS- NESTING HABITAT

The project site contains large trees that provide potential nesting habitat for Swainson’s hawk (*Buteo swainsoni*). The site is adjacent to larger agricultural residential parcels that contain large trees that could provide nesting habitat. The closest occurrence of Swainson’s Hawk is approximately 0.19 miles west from the project limits. Project construction noise and dust could potentially impact nesting of the birds.

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 February 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. Mitigation will ensure that impacts to Swainson's hawk and other nesting raptors will be ***less than significant***.

FORAGING HABITAT IMPACT METHODOLOGY

Swainson's hawks are known to forage up to 18 miles from their nest site; however, that is the extreme range of one individual bird's daily movement. It is more common for a Swainson's hawk to forage within 10 miles of its nest site. Therefore it is generally accepted and CDFW recommends evaluating projects for foraging habitat impacts when they are within 10 miles of a known nest site. Virtually all of Sacramento County is within 10 miles of a known nest.

Statewide, CDFW recommends implementing the measures set forth in the "Staff Report Regarding Mitigation for Impacts to Swainson's Hawks (*Buteo swainsoni*) in the Central Valley of California" (November 1, 1994) for determining impacts to Swainson's hawk foraging habitat unless local jurisdictions develop an individualized methodology designed specifically for their location. Sacramento County has developed such a methodology and received confirmation from CDFW in May of 2006 that the methodology is a better fit for unincorporated Sacramento County and should replace the statewide, generalized methodology for determining impacts to foraging habitat.

Swainson's hawk foraging habitat value is greater in large expansive open space and agricultural areas than in areas which have been fragmented by agricultural-residential or urban development. The methodology for unincorporated Sacramento County is based on the concept that impacts to Swainson's hawk foraging habitat occur as properties develop to increasingly more intensive uses on smaller minimum parcel sizes. As part of methodology development, County and CDFW staff analyzed aerial photography of the County and compared this to the underlying zoning. It was determined that there was a strong correlation in most areas between the presence of suitable habitat and zoning for large agricultural parcels, and conversely that areas zoned for agricultural-residential or more dense uses tended to have fragmented or absent habitat. Therefore, the methodology relies mainly on the minimum parcel size allowed by zoning to determine habitat value. Though there may be individual properties which do not follow the observed regional trend, it was concluded that adherence to this methodology would result in adequate cumulative mitigation for the species.

For the purpose of the methodology, properties with zoning of AG-40 and larger are assumed to maintain 100% of their foraging habitat value and properties with AR-5 zoning and smaller are assumed to have lost all foraging habitat value. The project site is currently zoned AR-2 Residential 2 for the entire 6.00 acres. Table IS-2 below illustrates the continuum between AG-40 and AR-2 that represents the partial loss of habitat value that occurs with fragmentation of large agricultural land holdings. The large, 75% loss of habitat value between AG-20 and AR-2 is due to the change in land use from general agriculture to -residential.

Table IS-2: Swainson’s Hawk Foraging Habitat Value by Zoning Category

Zoning Category	Habitat Value Remaining
AG-40 and above (e.g. AR-80, AG-160 etc.)	100%
AG-20/UR	75%
AR-10	25%
AR-5 and smaller (e.g. AR-2, 1, or RD-5, 7, 10, 15, 20, etc.)	0%

PROJECT IMPACTS FORAGING HABITAT

Based on the site’s existing AR-2 zoning, the land possesses 0% value as suitable foraging habitat, according to Sacramento County’s 2006 methodology. Therefore, no mitigation is required for the loss of foraging habitat.

Project impacts to Swainson’s hawk foraging habitat are ***less than significant***.

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 Wildlife Code. Raptors and their active nests are protected by the California Fish and Wildlife 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. The project site contains large trees that provide potential nesting habitat for raptors. The site is adjacent to larger vacant and agricultural residential parcels that contain large trees that could provide nesting habitat.

To avoid impacts to nesting raptors, mitigation is recommended. If construction will occur during the nesting season of March 1 to September 15 pre-construction nesting

surveys to identify active nests will be required. If active nests are found avoidance measures will be required. 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 project proponent 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. Impacts to nesting raptors are considered ***less than significant***.

MIGRATORY NESTING BIRDS

The Migratory Bird Treaty Act of 1918, which states “unless and except as permitted by regulations, it shall be unlawful at any time, by any means or in any manner, to pursue, hunt, take, capture, kill, attempt to take, capture, or kill” a migratory bird. 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.”

The project site and vicinity contains large trees that provide potential nesting habitat for migratory nesting birds. The site is adjacent to larger vacant and agricultural residential parcels that contain large trees that could also provide nesting habitat. To avoid take of nesting migratory birds, mitigation has been included to require that activities either occur outside of the nesting season, or, if nesting migratory birds are present, require that nests be buffered from construction activities until the nesting season is concluded. Impacts to migratory birds are considered ***less than significant***.

BURROWING OWL

According to the California Fish and Wildlife life history account for the species, burrowing owl (*Athene cunicularia*) habitat can be found in annual and perennial grasslands, deserts, and arid scrublands characterized by low-growing vegetation. Burrows are the essential component of burrowing owl habitat. Both natural and artificial burrows provide protection, shelter, and nesting sites for burrowing owls. Burrowing owls typically use burrows made by fossorial mammals, such as ground squirrels or badgers, but also use human-made structures such as cement culverts; cement, asphalt, or wood debris piles; or openings beneath cement or asphalt pavement. Burrowing owls are listed as a California Species of Special Concern due to loss of breeding habitat.

Burrowing owls may use a site for breeding, wintering, foraging, and/or migration stopovers. Breeding season is generally defined as spanning February 1 to August 31 and wintering from September 1 to January 31. Occupancy of suitable burrowing owl habitat can be verified at a site by detecting a burrowing owl, its molted feathers, cast pellets, prey remains, eggshell fragments, or excrement at or near a burrow entrance. Burrowing owls exhibit high site fidelity, reusing burrows year after year.

According to the California Fish and Wildlife “Staff Report on Burrowing Owl Mitigation” (March 2012), surveys for burrowing owl should be conducted whenever suitable habitat is present within 500 feet of a proposed impact area; this is also consistent with the “Burrowing Owl Survey Protocol and Mitigation Guidelines” published by The California Burrowing Owl Consortium (April 1993). Occupancy of burrowing owl habitat is confirmed whenever one burrowing owl or burrowing owl sign has been observed at a burrow within the last three years.

The California Fish and Wildlife Staff Report on Burrowing Owl Mitigation indicates that the impact assessment should address the factors which could impact owls, the type and duration of disturbance, the timing and duration of the impact, and the significance of the impacts. The assessment should also take into account existing conditions, such as the visibility and likely sensitivity of the owls in question with respect to the disturbance area and any other environmental factors which may influence the degree to which an owl may be impacted (e.g. the availability of suitable habitat).

The project site contains flat, open terrain, short grass and sparsely distributed vegetation on exposed ground, and rolling grassland habitat that could support burrowing owl. Construction activities associated with project implementation could disturb burrowing owl, if present.

To avoid impacts to burrowing owl, mitigation involves pre-construction nesting surveys to identify any active burrows and to implement avoidance measures if burrows are found. The purpose of the survey requirement is to ensure that construction activities do not agitate or harm nesting burrowing owl, potentially resulting in nest abandonment or other harm to nesting success. If occupied burrows or burrowing owls are found the applicant shall contact the Environmental Coordinator and consult with California Fish and Wildlife prior to construction, and will be required to submit a Burrowing Owl Mitigation Plan. If no active nests are found during the focused survey, no further mitigation will be required. Impacts to burrowing owl are ***less than significant***.

NON-NATIVE TREE CANOPY

The Sacramento County General Plan Conservation Element contains several policies aimed at preserving tree canopy within the County. These are:

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.

CO-149. Trees planted within new or existing parking lots should utilize pervious cement and structured soils in a radius from the base of the tree necessary to maximize water infiltration sufficient to sustain the tree at full growth.

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, so is not included here, but it is available at

<http://www.per.saccounty.net/Programs/Documents/Tree%20Coordinator/Tree%2015-year%20shade%20values%201-8-14.pdf#search=15%20year%20shade%20value> .

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.

NON-NATIVE TREES SITE SPECIFIC ANALYSIS

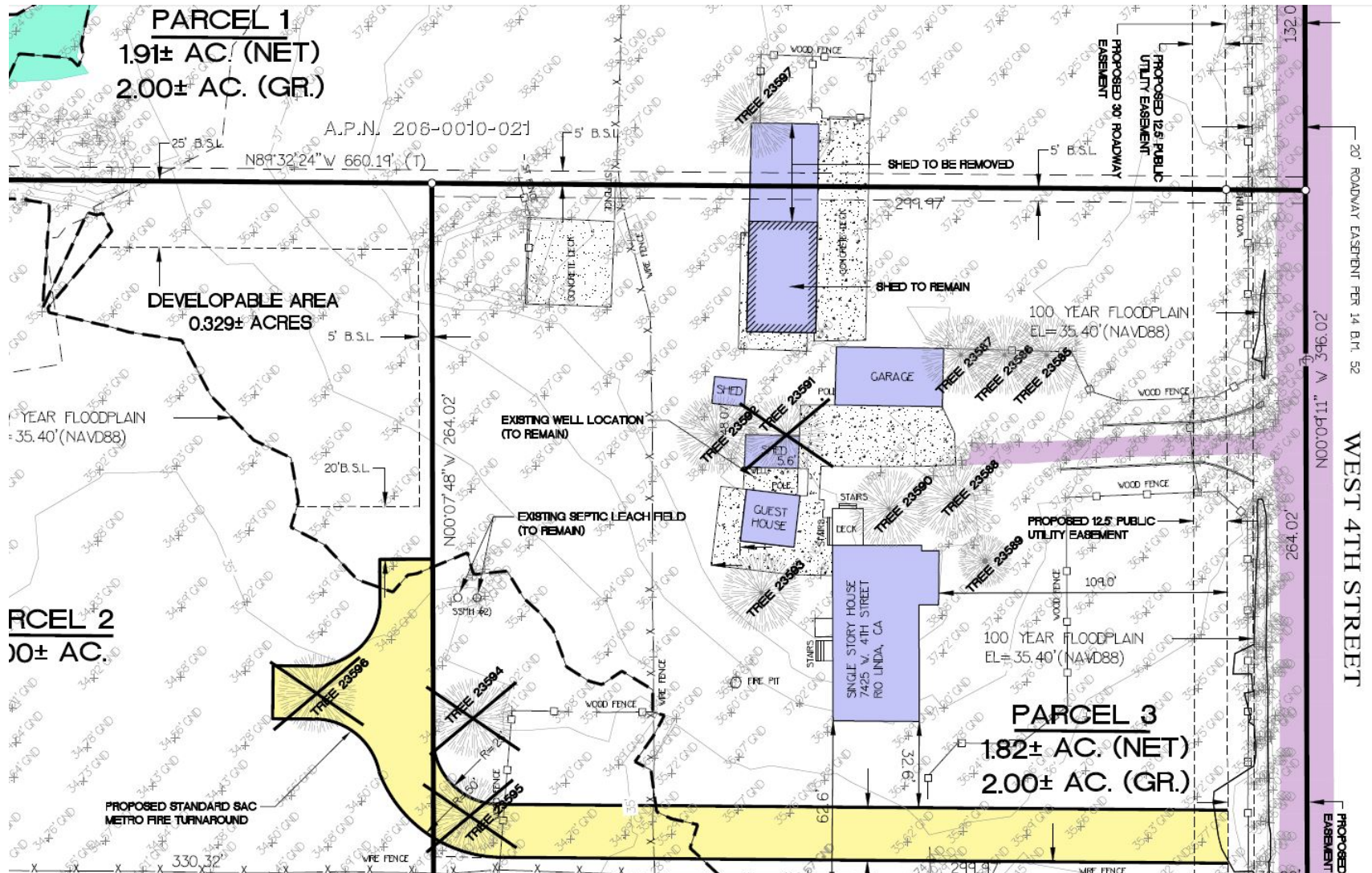
The applicant submitted a tree inventory summary of the subject property (Plate IS-6: Tree Locations). Thirteen (13) non-native trees were identified on the property. Project implementation would result in the removal of four (4) trees (Table IS-3 Non-Native Trees Proposed for Removal). A Black Locust with a DBH of 8” and a Modesto Ash with a DBH of 16” will be removed due to health issues. A Modesto Ash with a DBH of 16” and an American Elm with a DBH of 32” will be removed to accommodate the 20-foot wide private drive and associated turnaround. (Dbh is a standard measurement representing the diameter taken at breast height or 4½ feet from the ground.)

The calculation of canopy being removed is canopy radius x canopy radius x 3.14= square footage of canopy for the individual tree. In total, approximately 2,792 square feet of canopy will be removed. Mitigation has been included to address the loss of 2,792 square feet through payment to the Sacramento Tree Foundation or planting equivalent trees onsite. Impacts to non-native tree canopy are considered to be **less than significant**.

Table IS-3 Non-Native Trees Proposed For Removal

Tree #	Species	Sq Ft of Canopy
23591	Black Locust (<i>Robinia pseudoacaia</i>)	364 Square Feet
23594	Modesto Ash (<i>Fraxinus velutina</i>)	332 Square Feet
23595	Modesto Ash (<i>Fraxinus velutina</i>)	357 Square Feet
23596	American Elm (<i>Ulmus Americana</i>)	1,739 Square Feet

Plate IS-6: Tree Locations



ENVIRONMENTAL MITIGATION MEASURES

MITIGATION MEASURE A: WETLANDS

Construction fencing shall be installed a minimum of 50 feet from the margins of the onsite waters identified in Plate IS-3. All construction activities are prohibited within this buffer area.

MITIGATION MEASURE B: SWAINSON'S HAWK

If construction, grading, or project-related improvements are to commence between February 1 and September 15, focused surveys for Swainson's hawk nests shall be conducted by a qualified biologist within a ½-mile radius of project activities, in accordance with the Recommended Timing and Methodology for Swainson's Hawk Nesting Surveys in California's Central Valley (Swainson's Hawk TAC 2000). To meet the minimum level of protection for the species, surveys should be completed for the two survey periods immediately prior to commencement of construction activities in accordance with the 2000 TAC recommendations. If active nests are found, CDFW shall be contacted to determine appropriate protective measures, and these measures shall be implemented prior to the start of any ground-disturbing activities. If no active nests are found during the focused survey, no further mitigation will be required.

MITIGATION MEASURE C: BURROWING OWL

Prior to the commencement of construction activities (which includes clearing, grubbing, or grading) within 500 feet of suitable burrow habitat, a survey for burrowing owl shall be conducted by a qualified biologist. The survey shall occur within 30 days of the date that construction will encroach within 500 feet of suitable habitat. Surveys shall be conducted in accordance with the following:

1. A survey for burrows and owls should be conducted by walking through suitable habitat over the entire project site and in areas within 150 meters (~500 feet) of the project impact zone.
2. Pedestrian survey transects should be spaced to allow 100 percent visual coverage of the ground surface. The distance between transect center lines should be no more than 30 meters (~100 feet), and should be reduced to account for differences in terrain, vegetation density, and ground surface visibility. To efficiently survey projects larger than 100 acres, it is recommended that two or more surveyors conduct concurrent surveys. Surveyors should maintain a minimum distance of 50 meters (~160 feet) from any owls or occupied burrows. It is important to minimize disturbance near occupied burrows during all seasons.
3. If no occupied burrows or burrowing owls are found in the survey area, a letter report documenting survey methods and findings shall be submitted to the Environmental Coordinator and no further mitigation is necessary.

4. If occupied burrows or burrowing owls are found, then a complete burrowing owl survey is required. This consists of a minimum of four site visits conducted on four separate days, which must also be consistent with the Survey Method, Weather Conditions, and Time of Day sections of Appendix D of the California Fish and Wildlife “Staff Report on Burrowing Owl Mitigation” (March 2012). Submit a survey report to the Environmental Coordinator which is consistent with the Survey Report section of Appendix D of the California Fish and Wildlife “Staff Report on Burrowing Owl Mitigation” (March 2012).
5. If occupied burrows or burrowing owls are found the applicant shall contact the Environmental Coordinator and consult with California Fish and Wildlife prior to construction, and will be required to submit a Burrowing Owl Mitigation Plan (subject to the approval of the Environmental Coordinator and in consultation with California Fish and Wildlife). This plan must document all proposed measures, including avoidance, minimization, exclusion, relocation, or other measures, and include a plan to monitor mitigation success. The California Fish and Wildlife “Staff Report on Burrowing Owl Mitigation” (March 2012) should be used in the development of the mitigation plan.

MITIGATION MEASURE D: RAPTOR NEST PROTECTION

If construction activity (which includes clearing, grubbing, or grading) is to commence within 500 feet of suitable nesting habitat between March 1 and September 15, a survey for raptor nests shall be conducted by a qualified biologist. The survey shall cover all potential tree nesting habitat on-site and off-site up to a distance of 500 feet from the project boundary. The survey shall occur within 30 days of the date that construction will encroach within 500 feet of suitable habitat. The biologist shall supply a brief written report (including date, time of survey, survey method, name of surveyor and survey results) to the Environmental Coordinator prior to ground disturbing activity. If no active nests are found during the survey, no further mitigation will be required. If any active nests are found, the Environmental Coordinator and California Fish and Wildlife shall be contacted to determine appropriate avoidance/protective measures. The avoidance/protective measures shall be implemented prior to the commencement of construction within 500 feet of an identified nest.

MITIGATION MEASURE E: MIGRATORY BIRD NEST PROTECTION

To avoid impacts to nesting migratory birds the following shall apply:

1. If construction activity (which includes clearing, grubbing, or grading) is to commence within 50 feet of nesting habitat between February 1 and August 31, a survey for active migratory bird nests shall be conducted no more than 14 day prior to construction by a qualified biologist.
2. Trees slated for removal shall be removed during the period of September through January, in order to avoid the nesting season. Any trees that are to be removed during the nesting season, which is February through August, shall be

surveyed by a qualified biologist and will only be removed if no nesting migratory birds are found.

3. If active nest(s) are found in the survey area, a non-disturbance buffer, the size of which has been determined by a qualified biologist, shall be established and maintained around the nest to prevent nest failure. All construction activities shall be avoided within this buffer area until a qualified biologist determines that nestlings have fledged, or until September 1.

MITIGATION MEASURE F: NON-NATIVE TREE CANOPY

Removal of 2,792 square feet 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 Sacramento County Department of Transportation 15-year shade cover values for tree species. Preference is given to on-site mitigation, but if this is infeasible, then funding shall be contributed to the Sacramento Tree Foundation's Greenprint program in an amount proportional to the tree canopy lost (as determined by the 15-year shade cover calculations for the tree species to be planted through the funding, with the cost to be determined by the Sacramento County Tree Foundation).

MITIGATION MEASURE G: CULTURAL RESOURCES INADVERTENT DISCOVERY

In the event that human remains are discovered in any location other than a dedicated cemetery, work shall be halted and the County Coroner contacted. For all other unexpected cultural resources discovered during project construction, work shall be halted until a qualified archaeologist may evaluate the resource encountered.

1. Pursuant to Sections 5097.97 and 5097.98 of the State Public Resources Code, and Section 7050.5 of the State Health and Safety Code, if a human bone or bone of unknown origin is found during construction, all work is to stop and the County Coroner and the Office of Planning and Environmental Review shall be immediately notified. If the remains are determined to be Native American, the coroner shall notify the Native American Heritage Commission within 24 hours, and the Native American Heritage Commission shall identify the person or persons it believes to be the most likely descendent from the deceased Native American. The most likely descendent may make recommendations to the landowner or the person responsible for the excavation work, for means of treating or disposition of, with appropriate dignity, the human remains and any associated grave goods.
2. In the event of an inadvertent discovery of cultural resources (excluding human remains) during construction, all work must halt in the vicinity of the discovery and the Office of Planning and Environmental Review shall be immediately notified. A qualified professional archaeologist, 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.

- a. Work cannot continue within the immediate vicinity of the discovery site (based on the apparent distribution of cultural resources) until a cultural resources specialist 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.
- b. If a potentially-eligible resource is encountered, then the archaeologist and/or tribal monitor, Planning and Environmental Review Division staff, and project proponent shall arrange for either 1) total avoidance of the resource, if possible; or 2) further evaluation and treatment as necessary, based on the recommendation by culturally affiliated Native American tribes (if the resource is considered a tribal cultural resource). The determination shall be formally documented in writing and submitted to the County Environmental Coordinator as verification that the provisions of CEQA for managing unanticipated discoveries have been met.

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 \$3,400. This fee includes administrative costs of \$948.00.
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 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. Cause a significant environmental impact due to a conflict with any applicable land use plan, policy, or regulation 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, Rio Linda/Elverta Community Plan, and the Sacramento County Zoning Code. Refer to the Land Use discussion in the Environmental Effects section above.
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 project will result in the addition of 2 new homes; however, this growth is consistent with existing land use designations.
b. Displace substantial amounts of existing people or 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.
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.
b. Conflict with any existing Williamson Act contract?				X	No Williamson Act contracts apply to the project site.

	Potentially Significant	Less Than Significant with Mitigation	Less Than Significant	No Impact	Comments
c. Introduce incompatible uses in the vicinity of existing agricultural uses?				X	The project is located in an existing agricultural residential area and will retain its agricultural residential zoning; therefore, the project will not impact agricultural production.
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.
b. In non-urbanized area, substantially degrade the existing visual character or quality of public views 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 similar parcels sizes surrounding the proposed project, it is concluded that the project would not substantially degrade the visual character or quality of the project site or vicinity.
c. If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?			X		Construction will not substantially degrade the visual character or quality of the project site.
d. 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.
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.
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.
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.

	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.
6. PUBLIC SERVICES - Would the project:					
a. Have an adequate water supply for full buildout of the project?			X		Private wells would be required to provide potable water to future development. As proposed, the project will result in the addition of two (2) new water wells to serve the project. Sacramento County Environmental Management Department (EMD) has conditioned this project that each newly created parcel must have its own water well installed. All wells must be in compliance with EMD's well permitting and inspection program requirements.
b. Have adequate wastewater treatment and disposal facilities for full buildout of the project?			X		Private Septic systems would be required to process waste for future development. As proposed, the project will result in the addition of two (2) new septic tanks to serve the proposed project. All septic systems must be in compliance with EMD's liquid waste permitting and inspection program requirements.
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.
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		This property cannot connect to the public water and sewer systems. Each lot created will be required to establish a new septic tank and well.

	Potentially Significant	Less Than Significant with Mitigation	Less Than Significant	No Impact	Comments
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.
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.
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, <i>Goleta Union School District v. The Regents of the University of California</i> (36 Cal-App. 4 th 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.
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.

	Potentially Significant	Less Than Significant with Mitigation	Less Than Significant	No Impact	Comments
7. TRANSPORTATION - Would the project:					
a. Conflict with or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)-measuring transportation impacts individually or cumulatively, using a vehicles miles traveled standard established by the County?			X		The project falls under the screening criteria of a small project according to the Sacramento County Traffic Analysis Guidelines and therefore does not require further analysis related to vehicle miles traveled.
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.
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.
b. Expose sensitive receptors to pollutant concentrations in excess of standards?				X	See Response 8.a.
c. Create objectionable odors affecting a substantial number of people?				X	The project will not generate objectionable odors.

	Potentially Significant	Less Than Significant with Mitigation	Less Than Significant	No Impact	Comments
9. NOISE - Would the project:					
a. Result in generation of a temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established by the local general plan, noise ordinance or applicable standards of other agencies?			X		The project is not in the vicinity of any uses that generate substantial noise, nor will the completed project generate substantial noise. The project will not result in exposure of persons to, or generation of, noise levels in excess of applicable standards.
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).
c. Generate excessive groundborne vibration or groundborne noise levels.				X	The project will not involve the use of pile driving or other methods that would produce excessive groundborne vibration or noise levels at the property boundary.
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.
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.

	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		The project is within a 100-year floodplain as mapped on a federal Flood Insurance Rate Map (Flood Zone X). 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 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.
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).
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.
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.

	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		<p>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.</p> <p>Sacramento County Code Chapters 6.28 and 6.32 provide rules and regulations for water wells and septic systems that are designed to protect water quality. The Environmental Health Division of the County Environmental Management Department has permit approval authority for any new water wells and septic systems on the site. Compliance with existing regulations will ensure that impacts are less than significant.</p>
11. GEOLOGY AND SOILS - Would the project:					
a. Directly or indirectly cause potential substantial adverse effects, including 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		<p>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.</p>
b. Result in substantial soil erosion, siltation or loss of topsoil?			X		<p>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.</p>

	Potentially Significant	Less Than Significant with Mitigation	Less Than Significant	No Impact	Comments
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.
d. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available?			X		All septic systems must comply with the requirements of the County Environmental Management Department, Environmental Health Division, as set forth in Chapter 6.32 of the County Code. Compliance with County standards will ensure impacts are less than significant.
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.
f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				X	No known paleontological resources (e.g. fossil remains) or sites occur at the project location.
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 suitable habitat for Burrowing Owl and Swainson's Hawk. 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			The project site contains 0.531 acres of aquatic resources habitat. Mitigation is included to reduce impacts to less than significant levels. Refer to the Biological Resources discussion in the Environmental Effects section above.

	Potentially Significant	Less Than Significant with Mitigation	Less Than Significant	No Impact	Comments
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			There are wetlands located within the project area. Mitigation is included to require that construction activities remain a minimum of 50-foot feet from the wetlands, which will ensure that impacts are less than significant. 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.
e. Adversely affect or result in the removal of native or landmark trees?				X	No native and/or landmark trees occur on the project site, nor is it anticipated that any native and/or landmark trees would be affected by off-site improvement required as a result of the project.
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	There are no known conflicts with any approved plan for the conservation of habitat.
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.
b. Have a substantial adverse effect on an archaeological resource?			X		No known archaeological resources occur on-site. The Northern California Information Center was contacted regarding the proposed project. A record search indicated that the project site is not considered sensitive for archaeological resources.

	Potentially Significant	Less Than Significant with Mitigation	Less Than Significant	No Impact	Comments
c. Disturb any human remains, including those interred outside of formal cemeteries?			X		The project site is located outside any area considered sensitive for the existence of undiscovered human remains.
14. TRIBAL CULTURAL RESOURCES - Would the project:					
a. 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. The United Auburn Indian Community of the Auburn Rancheria responded and determined that there are no known Tribal Cultural Resources (TCRs) in the project area and that there is a low potential for unknown or buried TCR to occur. The tribe requested that mitigation measures be added to this project as they relate to TCRs, including inadvertent discoveries and avoidance.
15. 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.
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.
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.
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 (Geotracker and EnviroStor, accessed 2/20/2020).

	Potentially Significant	Less Than Significant with Mitigation	Less Than Significant	No Impact	Comments
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.
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 an urbanizing area of the unincorporated County and is located within the Local Responsibility Area of Sacramento Metropolitan Fire District according to the CalFire Fire Hazard Severity Zones Map (2007). Compliance with local Fire District standards and requirements ensures impacts are less than significant.
16. ENERGY – Would the project:					
a. Result in potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction?			X		While the project will introduce two new homes and increase energy consumption, compliance with Title 24, Green Building Code, will ensure that all project energy efficiency requirements are net resulting in less than significant impacts.
b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?			X		The project will comply with Title 24, Green Building Code, for all project efficiency requirements.
17. 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 addition of three houses would not exceed the County's draft 2030 GHG thresholds of 0.78 annual metric tons CO ₂ e per capita for the residential sector.
b. Conflict with an applicable plan, policy or regulation for the purpose of reducing the emission of greenhouse gases?			X		The project is consistent with County policies adopted for the purpose or reducing the emission of greenhouse gases.

SUPPLEMENTAL INFORMATION

LAND USE CONSISTENCY	Current Land Use Designation	Consistent	Not Consistent	Comments
General Plan	Agricultural Residential (Ag Res)	X		
Community Plan	AR-2	X		
Land Use Zone	AR-2	X		

INITIAL STUDY PREPARERS

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