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## 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: PLNP2019-00360**
2. **Title and Short Description of Project: Eskaton Fair Oaks Parking Addition**

A Use Permit Amendment (81-UP-0050) to add two additional parcels to the north of the existing residential care facility to develop into a parking area.  
A Design Review to comply with the Sacramento County Countywide Design Guidelines (Countywide Design Guidelines).

The proposed project is located on portions of two parcels: the eastern portion of 11338 Fair Oaks Boulevard (233-0142-066), which contains an existing Eskaton parking lot; and the adjacent undeveloped parcel located to the southeast at 8091 Village Estates Lane (233-0690-007)

The proposed parking addition (located north of the existing facility) will add 62 parking spaces for staff, visitors and volunteers . The breakdown of the proposed parking includes: 32 standard parking spaces, 28 compact parking spaces and 2 motorcycle parking spaces.
3. **Assessor's Parcel Number:** 233-0142-066-0000 and 233-0690-007-0000
4. **Location of Project:** The project site is located at 11338 Fair Oaks Boulevard and 8091 Village Estates Lane, on the east side of Fair Oaks Boulevard and approximately 1,800 feet north of Sunset Avenue within the unincorporated Fair Oaks Community.
5. **Project Applicant:** Warren Consulting Engineers Inc.,
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

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**CONTROL NUMBER:** PLNP2019-00360

**NAME:** Eskaton Fair Oaks Parking Addition

**LOCATION:** The project site is located at 11338 Fair Oaks Boulevard and 8091 Village Estates Lane, on the east side of Fair Oaks Boulevard and approximately 1,800 feet north of Sunset Avenue within the unincorporated Fair Oaks Community.

**ASSESSOR'S PARCEL NUMBER(S):** 233-0142-066-0000 and 233-0690-007-0000

**OWNER:** Eskaton Properties, Inc., Erin Scherer  
8091 Village Estates Lane, Fair Oaks, CA 95628

**APPLICANT:** Warren Consulting Engineers Inc., George Warren  
1117 Windfield Way, Suite 110, El Dorado Hills, CA 95752

PROJECT DESCRIPTION

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1. A **Use Permit Amendment** (81-UP-0050) to add two additional parcels to the north of the existing residential care facility to develop into a parking area.
2. A **Design Review** to comply with the *Sacramento County Countywide Design Guidelines* (Countywide Design Guidelines).

The proposed project is located on portions of two parcels: the eastern portion of 11338 Fair Oaks Boulevard (233-0142-066), which contains an existing Eskaton parking lot (Plate IS-3); and the adjacent undeveloped parcel located to the southeast at 8091 Village Estates Lane (233-0690-007) (Plate IS-2).

The proposed parking addition (located north of the existing facility) will add 62 parking spaces for staff, visitors and volunteers (Plate IS-4). The breakdown of the proposed parking includes: 32 standard parking spaces, 28 compact parking spaces and 2 motorcycle parking spaces.

## ENVIRONMENTAL SETTING

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The 1.02± acre properties are located at 11338 Fair Oaks Boulevard and 8091 Village Estates Lane, approximately 0.4 miles south of Madison Avenue and approximately 0.3 miles north of Sunset Avenue, on the east side of Fair Oaks Boulevard in the Fair Oaks community (Plate IS-1). The surrounding neighborhood is an urban environment in eastern Sacramento County. The properties have been adjacent to an existing residential care facility since 1978 (78-UP-298).

The project site as well as the surrounding neighborhood is zoned single-family Residential (RD-5) (Plate IS-2). Existing on-site improvements are located south of the proposed parking lot. The project site contains a large number of native and non-native trees. Vegetation on the site is urban and consists of lawns, tree groves, shade trees and shrub cover.

Plate IS-1: Project Vicinity Map



Plate IS-2: Zoning Map



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**Plate IS-3: Site Photographs**



Looking east towards the proposed expansion area of the parking lot



Looking north at the existing parking lot

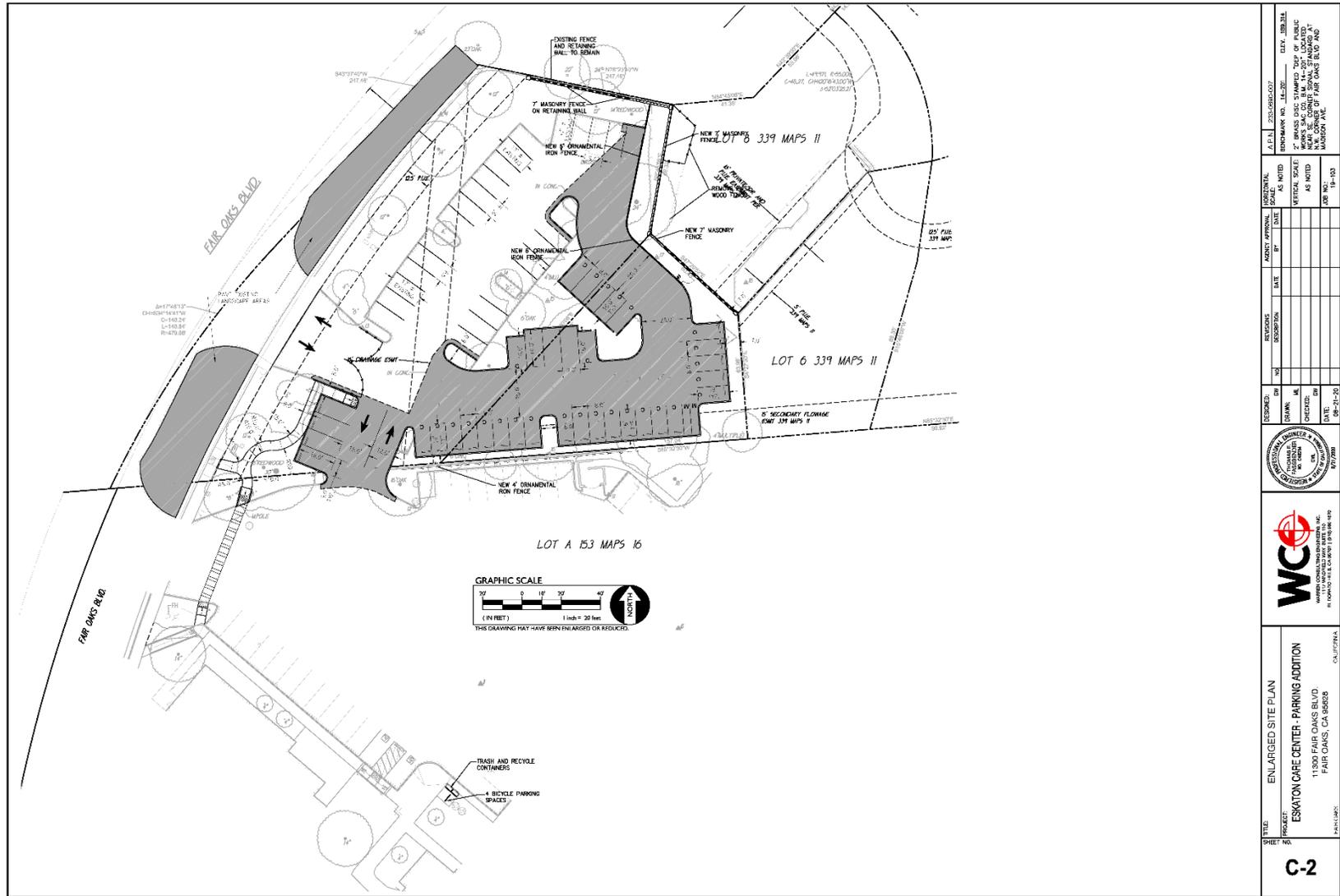


Looking south towards the existing facility



Looking west at existing driveway

Plate IS-4: Site Plan



<b>DESIGNED:</b> DATE: 08-21-20 DRAWN: AL CHECKED: EN DATE: 08-21-20		REGISTERED PROFESSIONAL ENGINEER CIVIL ENGINEERING STATE OF CALIFORNIA LICENSE NO. 67728	<b>WC</b> WATSON CONSULTANTS INC. 11000 THE COLLEGE BLVD #100 SAN DIEGO, CA 92161	TITLE: ENLARGED SITE PLAN PROJECT: ESKATON CARE CENTER - PARKING ADDITION 1300 FAIR OAKS BLVD FAIR OAKS, CA 95660 SHEET NO.: C-2
REVISIONS: NO. DATE DESCRIPTION 1 08-21-20				
A.E.P.L. 2020-08-0007 BENCHMARK NO. 14-232 2" BRASS DISC STAMPED TOP OF PUBLIC UTILITY MAIN WATER MAIN STAKE NEAR S. CORNER OF FAIR OAKS BLD AND N. SIDE OF LOT				

FILENAME: \\19-103\DWG\19-103-C-2.DWG



## ENVIRONMENTAL EFFECTS

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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 Eskaton Care Center of Fair Oaks is located at 11300 Fair Oaks Boulevard (APN: 233-0142-048) south of the subject properties. The 5.8± acre facility was developed in the late 1970's as an Adult Care Home and Convalescent Hospital (78-RZ-UP-0298). At the time, the property consisted of gently rolling grassland and woodland with oak trees and an almond orchard. In addition to the many native herbaceous plants and shrubs on the project site. The neighboring properties consisted of single-family homes. The Sacramento County Board of Supervisors approved the Use Permit on July 12, 1978. A Use Permit Renewal (81-UP-0050) was filed for the existing Adult Care Home and Convalescent Hospital. In addition, a Use Permit was filed to allow the Adult Care units to be sold as condominiums while remaining part of the overall hospital and care facility. The Sacramento County Board of Supervisors approved the project on November 5, 1981.

### 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?

The project is subject to the policies of the Sacramento County General Plan and the Sacramento County Zoning Code. As proposed, the Use Permit Amendment and Design Review will add 62 parking spaces to provide parking for staff, visitors and volunteers for the existing care facility (Plate IS-4). Currently, there is a parking shortage for the residential care facility based on increased staffing and volunteers. Access from Fair Oaks Boulevard will remain as-is, but internal circulation will be improved as the traffic will flow in a circular pattern. The parking addition will also connect the parcels internally with a drive aisle where there is an existing walkway.

The site is designated Low Density Residential uses by the Sacramento County General Plan, Residential (RD-5) by the Sacramento County Zoning Maps and the Fair Oaks Community Plan.

According to the Land Use Element of the Sacramento County General Plan:

The Low Density Residential designation provides for areas of predominately single-family housing with some attached housing units. Typical low-density development includes detached single-family homes, duplexes, triplexes, fourplexes, townhouses, lower density condominiums, cluster housing and mobile home parks.

The proposed project is consistent with the Sacramento County General Plan, Fair Oaks Community Plan and the Sacramento County Zoning Code. 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 appear to 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***.

## AESTHETICS

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

- If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?
- 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?

### *CONSISTENCY WITH ADOPTED REGULATIONS FOR SCENIC QUALITY*

#### **ZONING CODE CONSISTENCY**

The project is subject to the regulations of the Sacramento County Zoning Code Section 5.9.4.F. parking area screening:

1. Parking lots shall be screened from major public streets and adjacent residential uses with plants, trees, low walls, fences, berms or grade changes that are a minimum of 30 inches tall.
2. A six (6) foot high wall and landscaping shall be provided adjacent to properties zoned for residential, as identified in Section 5.2.4. The height of the fence shall be measured from the paved surface of the parking lot.

The subject property currently has a 27-foot wide landscaped planter along the Fair Oaks Boulevard street frontage that will be enhanced with additional landscaping. A vegetation screen approximately 36 inches tall is proposed along the Fair Oaks Boulevard street frontage. In addition, the applicant is proposing enhanced landscaping at both of the existing driveway locations. A 7-foot wide planter along with a 7-foot tall masonry fence is proposed to the north and east adjacent to the single-family residential properties. According to the landscaping plan, narrow tall screening shrubs will be planted in between the proposed trees adjacent to the residential properties for enhanced screening (Plate IS-5). Overall, the proposed fencing and landscaping will visually and audibly buffer the parking lot addition from the adjacent residential neighborhood.

### **DESIGN REVIEW CONSISTENCY**

The project was discussed at the Design Review Advisory Committee (DRAC) meeting on February 27, 2020. The DRAC members did not have any concerns regarding the proposed project and recommends that the hearing body find the project in compliance with the Sacramento County Design Guidelines. Overall, the DRAC recommended approval of the proposed project.

1. Additional planters or landscaped areas shall be provided in public parking areas as specified in Section 5.2.4.F. of this Code.

The planters within the proposed parking area fulfill the minimum requirement of 5-feet in width.

2. Within each planter or landscaped area, an irrigation system and live landscaping shall be provided and maintained.
3. Required planter and landscaped areas shall be protected from vehicle encroachment as specified in Section 5.2.4.F. of this Code.
4. Required planter or landscaped areas may be combined with appropriate pedestrian walks and similar hard surface area, provided that such hard surface does not cover more than 30 percent of any required planter or landscaped area. Ornamental or landscaping rock and gravel area shall be considered hard surface areas for the purpose of this provision.
5. Solar access rights of adjoining parcels shall be preserved.
6. The Project Planning Commission, when reviewing plans as herein provided, may require additional landscaping or walls where required to buffer residential uses from noise or lights from proposed development on the property described in Section 503-47 and may limit the height of buildings to one-story.

Single-family residences located to the north and east maintain an increased setback from the proposed parking lot area. Compliance with Zoning Code Section 5.9.4.G. will reduce the impact to the surrounding residential homes and impacts are ***less than significant***.

*LIGHT AND GLARE*

The project is subject to the regulations of the Sacramento County Zoning Code Section 5.9.4.G. parking area lighting:

1. Lighting shall be constructed with full shielding and/or recessed to reduce light trespass to adjoining properties. Each fixture shall be directed downward and away from adjoining properties and public right-of-way, so that no light fixture directly illuminates an area outside of the site, and the light source is not visible from residential properties.
2. The minimum lighting level shall be one (1) foot-candle of maintained illumination on the parking surface during the hours of use between one-half (1/2) hour before dusk and one-half (1/2) hour after dawn.

According to the submitted Photometric Plan (Plate IS-6), there will be a total of 13 lighting fixtures within the parking area and the minimum lighting level is in compliance.

Adjacent residential uses are considered to be light-sensitive because they are typically occupied during the evening hours. Artificial light sources can be potentially invasive and interfere with residential privacy by intruding into an individual's living environment, disrupting evening views and potentially changing neighborhood character.

Artificial light impacts are of two types: (1) aesthetics and (2) exposure. Light aesthetics refers to the viewer's general aesthetic perception of light sources and their environment and focuses on the visual changes, which take place as seen by an individual. Light exposure refers to the quantity of light or light intensity, emitted by light sources and received by an individual. Light aesthetics and light exposure are each evaluated using different criteria, as described later in this Section.

Light aesthetics are evaluated based on the following criteria:

- Proximity to light sources (i.e., a lit area within close proximity to a certain location would have a greater impact upon that location than a lit area further away); and
- Changes in large areas from unlit to lit conditions.

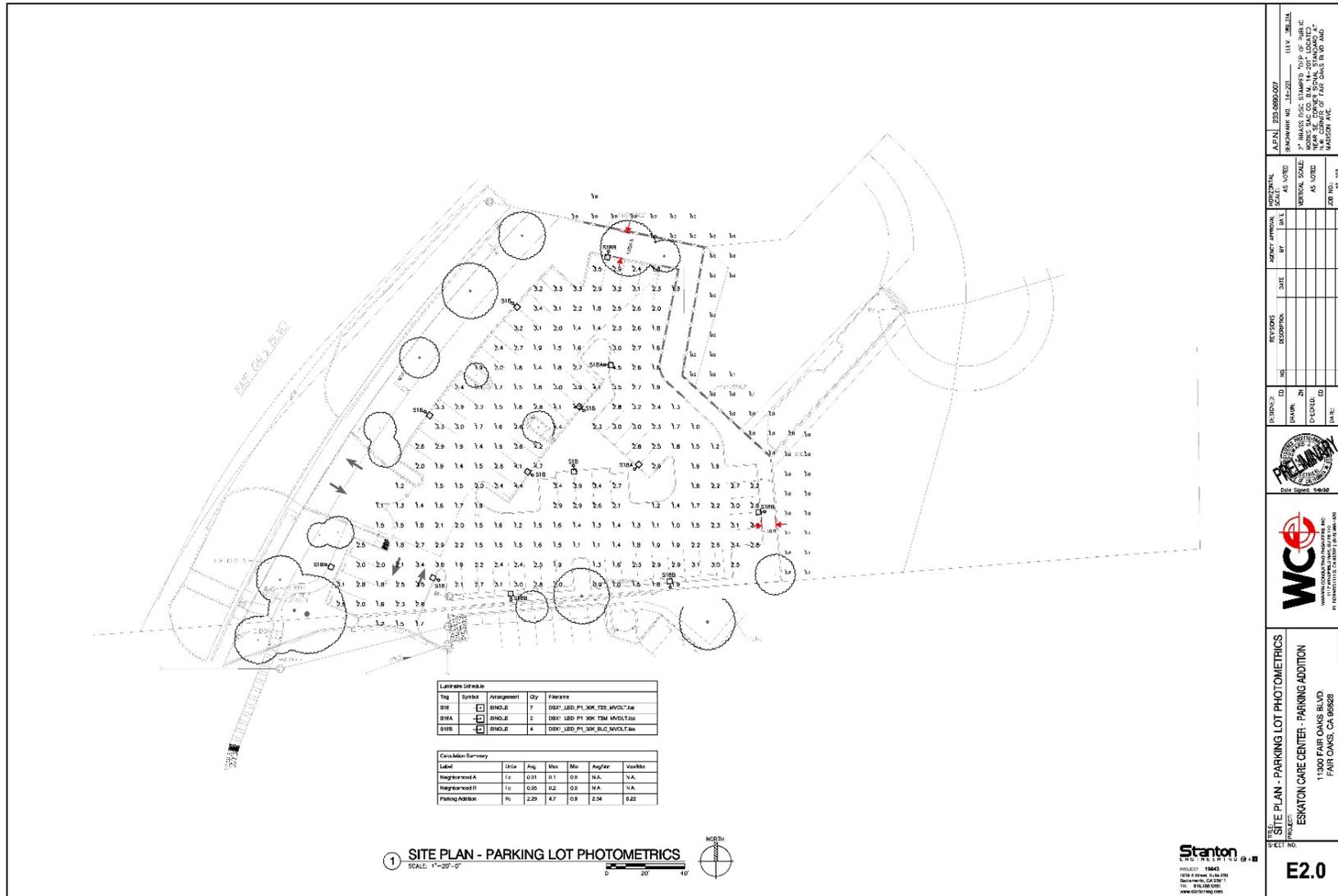
Glare is a lighting condition that causes an observer to experience visual discomfort as a result of high brightness. Lighting may also result in nighttime glare.

The area of the parking lot typically determines the height of the light poles. In densely populated areas, shorter light poles will ensure that glare does not become an issue, but more light poles are required in order to offer adequate coverage. However, taller and fewer light poles can achieve the same uniformity without the concern of glare due to less public interaction.

The mounting height of the light standards within the parking area is 18-feet high. Three (3) single-family homes are located adjacent to the proposed project and two (2) light poles are proposed along the north and eastern residential boundary. The first light pole is approximately 13± off the property line and the second light pole is approximately 7± feet off the property line. The distance from 8083 Village Estates Lane (APN: 233-0690-011) to the proposed light pole is approximately 31-feet. The distance from 8095 Village Estates Lane (APN: 233-0690-006) to the proposed light pole is 36-feet. In addition, the applicant is proposing a 7-foot tall masonry wall at the property line along with additional landscaping (Plate IS-6).

The increased height of the fencing around the parking lot and the additional landscaping proposed will visually and audibly buffer the parking lot addition from the adjacent residential neighborhood. Compliance with Zoning Code Section 5.9.4.G. will reduce the impact to the surrounding residential homes and impacts are ***less than significant***.

Plate IS-6, Photometric Plan



<p>PREMANIYAN Professional Engineer Civil 50002 9836</p>	<p>WCA WATER CONSTRUCTION ASSOCIATION 11100 FAIR OAKS BLVD. FAIR OAKS, CA 95628</p>	<p>PROJECT: 19045 SHEET NO. 1 OF 10 DATE: 11-05-19</p>										
<p>REVISIONS</p> <table border="1"> <thead> <tr> <th>NO.</th> <th>DESCRIPTION</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	NO.	DESCRIPTION	DATE				<p>APPLICANT</p> <table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> </tr> </tbody> </table>	NO.	DATE			<p>APN# 283090007</p> <p>PROJECT NO. 19045</p> <p>PROJECT NAME: ESKATON CARE CENTER - PARKING ADDITION</p> <p>PROJECT ADDRESS: 11300 FAIR OAKS BLVD., FAIR OAKS, CA 95628</p>
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<p>DATE: 11-05-19</p>	<p>SCALE: AS NOTED</p>	<p>PROJECT NO. 19045</p>										

## BIOLOGICAL RESOURCES

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

- Adversely affect or result in the removal of native or landmark trees?
- 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.

### *NATIVE TREES*

Sacramento County has identified the value of its native and landmark trees and has adopted measures for their preservation. The Tree Ordinance (Chapter 19.04 and 19.12 of the County Code) provides protections for landmark trees and heritage trees. The County Code defines a landmark tree as “an especially prominent or stately tree on any land in Sacramento County, including privately owned land” and a heritage tree as “native oak trees that are at or over 19” diameter at breast height (dbh).” Chapter 19.12 of the County Code, titled Tree Preservation and Protection, defines native oak trees as valley oak (*Quercus lobata*), interior live oak (*Quercus wislizenii*), blue oak (*Quercus douglasii*), or oracle oak (*Quercus morehus*) and states that “it shall be the policy of the County to preserve all trees possible through its development review process.” 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. The Sacramento County General Plan Conservation Element policies CO-138 and CO-139 also provide protections for native trees:

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.

Native trees other than oaks include Fremont cottonwood (*Populus fremontii*), 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*).

**SITE SPECIFIC ANALYSIS - NATIVE TREES**

An arborist report and tree inventory was prepared by California Tree and Landscape Consulting, Inc. on January 14, 2020 (Appendix A). The Inventory identified the species, size, and location of onsite and overhanging offsite trees. A total of 44 trees were inventoried and evaluated: 39 of the trees were located on the subject properties and the remaining 5 trees are located on adjacent lots (Plate IS-8). The applicant is proposing to remove seven (7) native trees (Plate IS-7). The removal of the trees requires mitigation that will be compensated for in-kind on an inch-for-inch basis for the removal of individual trees (Table IS-1). Five of the seven trees to be removed have severe health and structural deficiencies, and therefore, do not require mitigation for removal.

The impact from removing the remaining two (2) native trees can be mitigated by implementing mitigation per inch of dbh removed. Mitigation has been included to address the loss of 25.7 dbh through payment to the Sacramento Tree Foundation or planting equivalent trees onsite. There would not be any additional impacts through encroachment to any remaining native trees on or off site. Impacts to native trees are ***less than significant***.

**Table IS-1: Native Trees Proposed for Removal**

<b>Tree #</b>	<b>Species</b>	<b>DBH (Inches)*</b>	<b>Height Diameter Measured At (in)</b>	<b>Condition Rating</b>	<b>Mitigation Required</b>
#3821	Interior Live Oak <i>Quercus wislizenii</i>	16.2	54	Fair- Minor problems	Yes
#3823	Interior Live Oak <i>Quercus wislizenii</i>	13.4	12	Major structure or health problems	No
#3829	Interior Live Oak <i>Quercus wislizenii</i>	7.8	12	Major structure or health problems	No
#3843	Interior Live Oak <i>Quercus wislizenii</i>	19.4	12	Major structure or health problems	No
#3846	Interior Live Oak <i>Quercus wislizenii</i>	5.4	54	Fair- Minor problems	No
#3827	Valley Oak <i>Quercus lobata</i>	9.5	54	Fair- Minor problems	Yes
#3845	Valley Oak <i>Quercus lobata</i>	7.4	54	Major structure or health problems	No

\* Estimates provided by California Tree and Landscape Consulting, Inc. January 14, 2020





### *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**

Project implementation would result in the removal of sixteen (16) non-native trees located on the project site (Table IS-2). Mitigation for the removal of non-native trees is compensating for the square footage of the canopy for each individual tree. The non-native tree canopy removal has been calculated through digitization of tree canopy utilizing current aerial imagery. This method ensures overlapping canopy within tree clusters is not double counted. For individual trees (outside of a cluster), the calculation is canopy radius x canopy radius x 3.14= square footage of canopy for the individual tree. In total, 6,372 square feet of canopy will be removed. Mitigation has been included to address the loss of canopy through payment to the Sacramento Tree Foundation or planting equivalent trees onsite. Impacts with respect to non-native tree canopy are ***less than significant***.

Table IS-2 Non-Native Trees Proposed for removal

Tree #	Species	DBH (Inches)*	Height Diameter Measured At (in)	Canopy Radius (ft)	Sq Ft of individual tree in a cluster	Sq Ft of Tree using Canopy Radius
#3815	Crepe Myrtle	5.6	54	11	126 sq ft	
#3816	Crepe Myrtle	8.2	54	12	328 sq ft	
#3817	Red Oak <i>Quercus rubra</i>	8.8	54	21		1,385 sq ft
#3818	Red Oak <i>Quercus rubra</i>	5.3	54	12	146 sq ft	
#3819	Purple Leaf Plum	7.4	12	10		314 sq ft
#3820	Purple Leaf Plum	5.2	12	12	270 sq ft	
#3822	Sweetbum <i>Liquidambar styracifua</i>	7.5	54	15	339 sq ft	
#3824	Holly Oak <i>Quercus ilex</i>	5.7	54	11	183 sq ft	
#3825	Crape Myrtle	4.6	54	9	217 sq ft	
#3826	Holly Oak <i>Quercus ilex</i>	4.0	54	7	260 sq ft	
#3828	Silver Maple	9.3	18	24	312 sq ft	
#3830	Blue Gum	4.4	54	10		314 sq ft
#3833	Red Oak	8.1	54	20	941 sq ft	
#3839	Almond	7.7	54	12	335 sq ft	
#3841	Japanese Privet	10	54	12		452 sq ft
#3844	London Plane Tree	27.0	12	30	450 sq ft	

\* Estimates provided by California Tree and Landscape Consulting, Inc. January 14, 2020

### *SPECIAL STATUS SPECIES*

The United States Congress passed the Federal Endangered Species Act (FESA) in 1973 to protect those species that are endangered or threatened with extinction. In 1984, the State of California enacted a similar law, the California Endangered Species Act (CESA), to protect species identified and listed by the California Fish and Wildlife Commission as endangered or threatened with extinction.

The state and federal Endangered Species Acts are intended to operate in conjunction with the California Environmental Quality Act (CEQA) and the National Environmental Policy Act (NEPA) to help protect ecosystems that endangered and threatened species depend upon. The United States Fish and Wildlife Service (USFWS) is responsible for implementation of the FESA while CDFW implements the CESA.

Accidental or intentional killing of a threatened or endangered species is labeled “take”. “Take” is defined as “to harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect” any threatened or endangered wildlife species. Take may include significant habitat modification or degradation and is applied to threatened and endangered plant species as well.

Under CEQA, species officially proposed for listing (federal classification), candidate species (federal and state classification), species of special concern (State of California classification) and species of concern (federal classification) are fully protected. Plants identified as “1B” by the California Native Plant Society are also afforded protection pursuant to CEQA. The project site is located in a highly urbanized area with little remaining naturalized habitat. The potentially affected special status species are limited to birds that may utilize surrounding trees as nesting habitat.

#### **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.

### **PROJECT IMPACTS-NESTING HABITAT**

The site is adjacent to residential properties that contain large trees that could provide nesting habitat. The project site contains large trees that provide potential nesting habitat for Swainson's hawk (*Buteo swainsoni*) and other raptors. There are no documented Swainson's hawk occurrences in the project vicinity. Project construction noise and dust could potentially impact nesting of the birds.

CDFW recommends the use of the Swainson's Hawk Technical Advisory Committee's *Recommended Timing and Methodology for Swainson's Hawk Nesting Surveys in California's Central Valley* (2000). The document recommends that surveys be completed for at least two survey periods prior to a project's initiation. This recommendation would require a minimum of four surveys. Due to the unlikelihood of Swainson's hawk nesting on-site, and the highly urbanized nature of the project area, a single pre-construction survey is sufficient for the project and would be required 30 days prior to construction.

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. Mitigation will ensure that impacts to Swainson's hawk and other nesting raptors will be ***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 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. The project site contains large trees that provide potential nesting habitat for raptors. The site is adjacent to residential parcels that contain large trees that could provide nesting habitat.

### ***PROJECT IMPACTS***

The project site contains native and non-native trees, which provide suitable nesting habitat for raptors. Removal of the trees along with construction noise and dust could potentially impact nesting of the birds. 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.”

### ***PROJECT IMPACTS***

The project site contains large trees that provide potential nesting habitat for migratory nesting birds. The site is adjacent to 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 to require that nests be buffered from construction activities until the nesting season is concluded. Impacts to migratory birds are considered ***less than significant***.

## ENVIRONMENTAL MITIGATION MEASURES

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### MITIGATION MEASURE A: NATIVE TREE REMOVAL

The removal of 25.7 inches dbh of native oak trees shall be compensated for by planting in-kind native oak 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 oak trees include: valley oak (*Quercus lobata*), interior live oak (*Quercus wislizenii*), blue oak (*Quercus douglasii*), or oracle oak (*Quercus morehus*).

Replacement tree planting shall be completed prior to approval of grading or improvement plans, whichever comes first. A total of 25.7 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 B: NON- NATIVE CANOPY REPLACEMENT

Removal of 6,372 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.

#### MITIGATION MEASURE C: SWAINSON'S HAWK

If construction, grading, or project-related improvements are to commence between March 1 and September 15, a focused survey for Swainson's hawk nests on the site and within ¼ mile of the site shall be conducted by a qualified biologist no later than 30 days prior to the start of construction work (including clearing and grubbing). If active

nests are found, the California Fish and Wildlife 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 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: CULTURAL RESOURCES – UNANTICIPATED DISCOVERIES

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 within a 100-foot radius of the discovery. 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 100-foot radius of the discovery site until the archaeologist and/or tribal monitor 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 staff, and project proponent shall 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 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 \$ 4,000. 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

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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
<b>1. LAND USE - Would the project:</b>					
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, and the Sacramento County Zoning Code. See 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.
<b>2. POPULATION/HOUSING - Would the project:</b>					
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 Use Permit Amendment is consistent with existing land use designations of the Residential (RD-5) Zone. In addition, this project supports an existing facility that has existed since the late 1970's (78-RZ-UP-0298).
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.
<b>3. AGRICULTURAL RESOURCES - Would the project:</b>					
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 does not occur in an area of agricultural production.
<b>4. AESTHETICS - Would the project:</b>					
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	The project is not located in a non-urbanized area.
c. If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?			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. Project Aesthetics were analyzed within the context of the Zoning Code. See the Aesthetics discussion in the Environmental Effects section above.
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 result in a new source of lighting in the parking lot, but will not result in safety hazards or adversely affect day or nighttime views in the area. See the Aesthetics discussion in the Environmental Effects section above.
<b>5. AIRPORTS - Would the project:</b>					
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.

	Potentially Significant	Less Than Significant with Mitigation	Less Than Significant	No Impact	Comments
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.
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.
<b>6. PUBLIC SERVICES - Would the project:</b>					
a. Have an adequate water supply for full buildout of the project?				X	The project will not result in increased demand for water supply.
b. Have adequate wastewater treatment and disposal facilities for full buildout of the project?				X	The project will not require wastewater services.
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	The project will not require construction or expansion of new water supply, wastewater treatment, or wastewater disposal facilities.
e. Result in substantial adverse physical impacts associated with the provision of storm water drainage facilities?			X		Project construction would not require the addition of new stormwater drainage facilities.
f. Result in substantial adverse physical impacts associated with the provision of electric or natural gas service?				X	The project will not require electric or natural gas service.
g. Result in substantial adverse physical impacts associated with the provision of emergency services?				X	The project will not increase the demand for emergency services.

	Potentially Significant	Less Than Significant with Mitigation	Less Than Significant	No Impact	Comments
h. Result in substantial adverse physical impacts associated with the provision of public school services?				X	The project will not require the use of public school services.
i. Result in substantial adverse physical impacts associated with the provision of park and recreation services?				X	The project will not require park and recreation services.
<b>7. TRANSPORTATION - Would the project:</b>					
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 will not increase vehicle trips; it will serve as a parking lot for existing employees and volunteers.
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.

	Potentially Significant	Less Than Significant with Mitigation	Less Than Significant	No Impact	Comments
<b>8. AIR QUALITY - Would the project:</b>					
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.
<b>9. NOISE - Would the project:</b>					
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.
<b>10. HYDROLOGY AND WATER QUALITY - Would the project:</b>					
a. Substantially deplete groundwater supplies or substantially interfere with groundwater recharge?				X	The project will not substantially increase water demand over the existing use.

	Potentially Significant	Less Than Significant with Mitigation	Less Than Significant	No Impact	Comments
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.
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 site is in a local flood hazard area, but not in a federally mapped floodplain. Compliance with the County Floodplain Management Ordinance, County Drainage Ordinance, and Improvement Standards will assure less than significant impacts.
d. Place structures that would impede or redirect flood flows within a 100-year floodplain?				X	The project site is not within a 100-year floodplain.
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.
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.

	Potentially Significant	Less Than Significant with Mitigation	Less Than Significant	No Impact	Comments
<b>11. GEOLOGY AND SOILS - Would the project:</b>					
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		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.
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	The project will not require public sewer.
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.

	Potentially Significant	Less Than Significant with Mitigation	Less Than Significant	No Impact	Comments
<b>12. BIOLOGICAL RESOURCES - Would the project:</b>					
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		No special status species are known to exist on or utilize the project site, nor would the project substantially reduce wildlife habitat or species populations. However, ground disturbance during construction could disturb nesting birds of prey. See 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.
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	No protected surface waters are located on or adjacent to the project site.
d. Have a substantial adverse effect on the movement of any native resident or migratory fish or wildlife species?			X		A portion of the project site is already developed and the vacant portion of the project is surrounded by urban development. Project implementation would not affect native resident or migratory species.
e. Adversely affect or result in the removal of native or landmark trees?		X			Mitigation is included to ensure impacts are less than significant. See 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	There are no known conflicts with any approved plan for the conservation of habitat.
<b>13. CULTURAL RESOURCES - Would the project:</b>					
a. Cause a substantial adverse change in the significance of a historical resource?			X		No historical resources would be affected by the proposed project.

	Potentially Significant	Less Than Significant with Mitigation	Less Than Significant	No Impact	Comments
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. Mitigation has been added that in the event of an inadvertent discovery of cultural resources during construction, all work must halt in the vicinity of the discovery and the Office of Planning and Environmental Review shall be notified.
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. Mitigation has been added that in the event human remains are discovered in any location other than a dedicated cemetery, work shall be halted and the County Coroner contacted.
<b>14. TRIBAL CULTURAL RESOURCES - Would the project:</b>					
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 and request for consultation was not received.
<b>15. HAZARDS AND HAZARDOUS MATERIALS - Would the project:</b>					
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.

	Potentially Significant	Less Than Significant with Mitigation	Less Than Significant	No Impact	Comments
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.
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 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.
<b>16. ENERGY – Would the project:</b>					
a. Result in potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction?			X		The project will not increase energy consumption.
b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?			X		The project will not conflict with state or local plans for renewable energy or energy efficiency.
<b>17. GREENHOUSE GAS EMISSIONS – Would the project:</b>					
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			X		The project itself will not generate operational GHG emissions, as it is a parking lot that is designed to serve existing land uses. Emissions associated with construction are less than significant, per screening under Air Quality.

	Potentially Significant	Less Than Significant with Mitigation	Less Than Significant	No Impact	Comments
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**

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LAND USE CONSISTENCY	Current Land Use Designation	Consistent	Not Consistent	Comments
General Plan	Low Density Residential (LDR)	Yes		
Community Plan	Fair Oaks Community Plan	Yes		
Land Use Zone	Residential (RD-5)	Yes		

INITIAL STUDY PREPARERS

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Interim Environmental Coordinator: Todd Smith

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Administrative Support: Justin Maulit