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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:** PLNP2020-00043
- 2. Title and Short Description of Project:** SB-2 Zoning Code (General Plan and Design Guidelines) Multiple Family Housing Amendments

The proposed project is a policy level program that will amend the provisions of the Sacramento County General Plan, Sacramento County Zoning Code, and Countywide Design Guidelines (hereafter referred to as the Amendments or Project) and does not include any site-specific development proposals.

- 3. Assessor's Parcel Number:** n/a
- 4. Location of Project:** The project site is a countywide project affecting the unincorporated portions of Sacramento County.
- 5. Project Applicant:** Sacramento County Planning and Environmental Review
- 6. Said project will not have a significant effect on the environment for the following reasons:**
  - 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.
  - It will not have the potential to achieve short-term, to the disadvantage of long-term, environmental goals.
  - It will not have impacts, which are individually limited, but cumulatively considerable.
  - 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]**

**Joelle Inman**  
Environmental Coordinator  
County of Sacramento, State of California



**COUNTY OF SACRAMENTO**  
**PLANNING AND ENVIRONMENTAL REVIEW**  
**INITIAL STUDY**

**PROJECT INFORMATION**

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**CONTROL NUMBER:** PLNP2020-00043

**NAME:** SB2 Housing Production Streamlining And Acceleration- Amendments to the Sacramento County Zoning Code and Countywide Design Guidelines

**LOCATION:** The project site is a countywide project affecting the unincorporated portions of Sacramento County.

**ASSESSOR'S PARCEL NUMBER:** Various

**APPLICANT:** Sacramento County Planning and Environmental Review

**PROJECT DESCRIPTION**

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The proposed project is a policy level program that will amend the provisions of the Sacramento County Zoning Code and Countywide Design Guidelines (hereafter referred to as the Amendments or Project) and does not include any site-specific development proposals. Text changes related to the Project can be found in Appendix A of this document. The objectives of the Project and a summary of the primary amendments are included below.

**PROJECT OBJECTIVES:**

The Project includes amendments designed to:

- Create more objective design and development standards consistent with SB-35 (2017),
- Address regulatory barriers related to the development of various housing types and housing affordability, and
- Expedite processing and approvals of housing projects.

Although regulations guiding residential development in Sacramento County will be relaxed to encourage housing production at all levels of affordability with the approval of these amendments, the proposal:

- Will not introduce “by right’ residential allowances in zones not already allowed to accommodate residential uses,
- Will restrict “by right’ residential densities to the densities already allowed per zoning district, and
- Will require continued or additional discretionary actions for residential projects in zoning designations not already accommodating housing.

## **SUMMARY OF AMENDMENTS:**

### ***ZONING CODE AMENDMENTS***

#### **RESIDENTIAL PRODUCT TYPES**

- Duplex of 5 or fewer lots and Halfplex of 10 or fewer lots - Allow duplexes and halfplexes in the RD-3/RD-4 zoning districts by right. Remove Zoning Administrator Use Permit (UPZ) requirement and allow by right in RD-5/RD-7 zoning districts. Allow in BP zone with Minor Use Permit (UPM).
- Duplex of more than 5 lots and Halfplex of more than 10 lots- Allow duplexes and halfplexes in the RD-3/RD-4 and RD-5/RD-7 zoning districts with a UPZ. Allow in BP zone with UPZ.
- Multiple Family Dwellings of 10 or fewer units- Remove UPZ requirement and allow multifamily development in the RD-5 through -10 zoning districts by right. Remove Planning Commission Use Permit (UPP) requirement and replace with UPM in the BP zoning district.
- Multiple Family Dwellings of more than 10 units- Allow multifamily development in the RD-5 through -10 zoning districts with a UPZ. Remove UPP requirement and replace with UPZ in the BP zoning district. Replace UPP requirements for projects exceeding 150 units with Minor Special Development Permit.
- Attached Single-Family Dwellings of 10 or fewer lots- Disallow attached single family development in the UR, IR, and RD-1/RD-2 zoning districts. Remove UPZ requirement and allow by right in the RD-3/RD-4 and RD-5/RD-7/RD-10 zoning districts. Remove UPP requirement and replace with UPM in the BP zoning district.
- Attached Single-Family Dwellings – more than 10 units- Allow in BP zone with UPZ.
- Detached Single Family Dwellings – Remove UPP requirement and replace with UPM in BP zoning district.
- Mobile/Manufactured Home – Delete separate use category from table and consolidate with Single Family Detached use category.

- Mobile Home Parks – Allow Mobile Home Parks in RD-15 thru RD-40 and GC zoning districts with a UPZ. Remove UPP requirement and replace with UPZ in BP and LC zones.

### **DEVELOPMENT STANDARDS**

The proposed Zoning Code amendments will also modify several areas of development standards, including those for landscaping, duplex/halfplex developments and multiple family residential developments. These modifications include the following:

- Clarifications to landscaping standards for all types of development including when interior planters are required, when landscaping is required around trash enclosures, when front and side street yard landscaping is required for single family and duplex developments, and the required configuration and extent of landscaping in parking lots.
- Modify duplex/halfplex development standards to match those for single-family residential development.
- Modifications to multifamily residential development standards including: reduced setback requirements, reduced open space requirements, reduced parking requirements.
  - The reduced standards will vary depending on whether a property is adjacent to or within Low Density Residential Zoning Districts.
- Add development standards for Second Residential Units allowed under SB9, modeled after those for Accessory Dwelling Units. Modify development standards to allow Second Residential Units and Accessory Dwelling Units of up to 1,200 square feet in habitable area, under some circumstances. A Minor Special Development Permit may be issued to allow deviations from standards.

### **INCREASED DENSITY BONUS ALLOWANCE**

The Project also includes amendments to Chapter 6.5.4. of the Zoning Code addressing two recently passed bills (AB 1763 and AB 991) that have made several changes to the State Density Bonus Program. These changes will include modifications to existing Zoning Code definitions as well as inclusion of new definitions to allow for additional projects to qualify for density bonuses. New project types include housing developments for foster youth, disabled veterans, homeless persons, and low-income college students. The amount of density bonus a project can apply for, with a discretionary entitlement, has increased from a maximum of 35 percent to 80 percent and in certain instances; there is no density cap when located in highly urbanized areas close to mass transit. Projects will also be able to obtain up to four concessions and an unlimited number of waivers from County development standards based on the percentage of affordable units being provided (prior cap was 3 concessions). Lastly, affordability requirements for rental projects has been increased from 30 to 55 years.

### **NEW ENTITLEMENT TYPE**

The proposed Zoning Code Amendments will introduce a new “Minor Special Development Permit” discretionary entitlement to streamline review procedure for development standard deviations related to multiple family and accessory dwelling unit projects. This Minor Special Development Permit (SPM) would be processed in a similar manner to the existing Minor Use Permit entitlement.

### ***COUNTYWIDE DESIGN GUIDELINE AMENDMENTS***

The amendments to the Countywide Design Guidelines (Design Guidelines) include revised standards and new language applicable to multiple family projects in compliance with State mandates. The amendments will:

- Include new ‘Design Standards’ for multifamily residential projects based upon ‘objective standards’ rather than standards that are subjective in nature.
- Reformat the Guidelines and strike all language related to ‘Community Context Type’ due to its subjective nature.
- Incorporate existing objective development standards from the Zoning Code into the Guidelines as well as standards culminating from consultation with the local branch of the American Institute of Architects to ensure quality, compatible, sustainable project design elements.

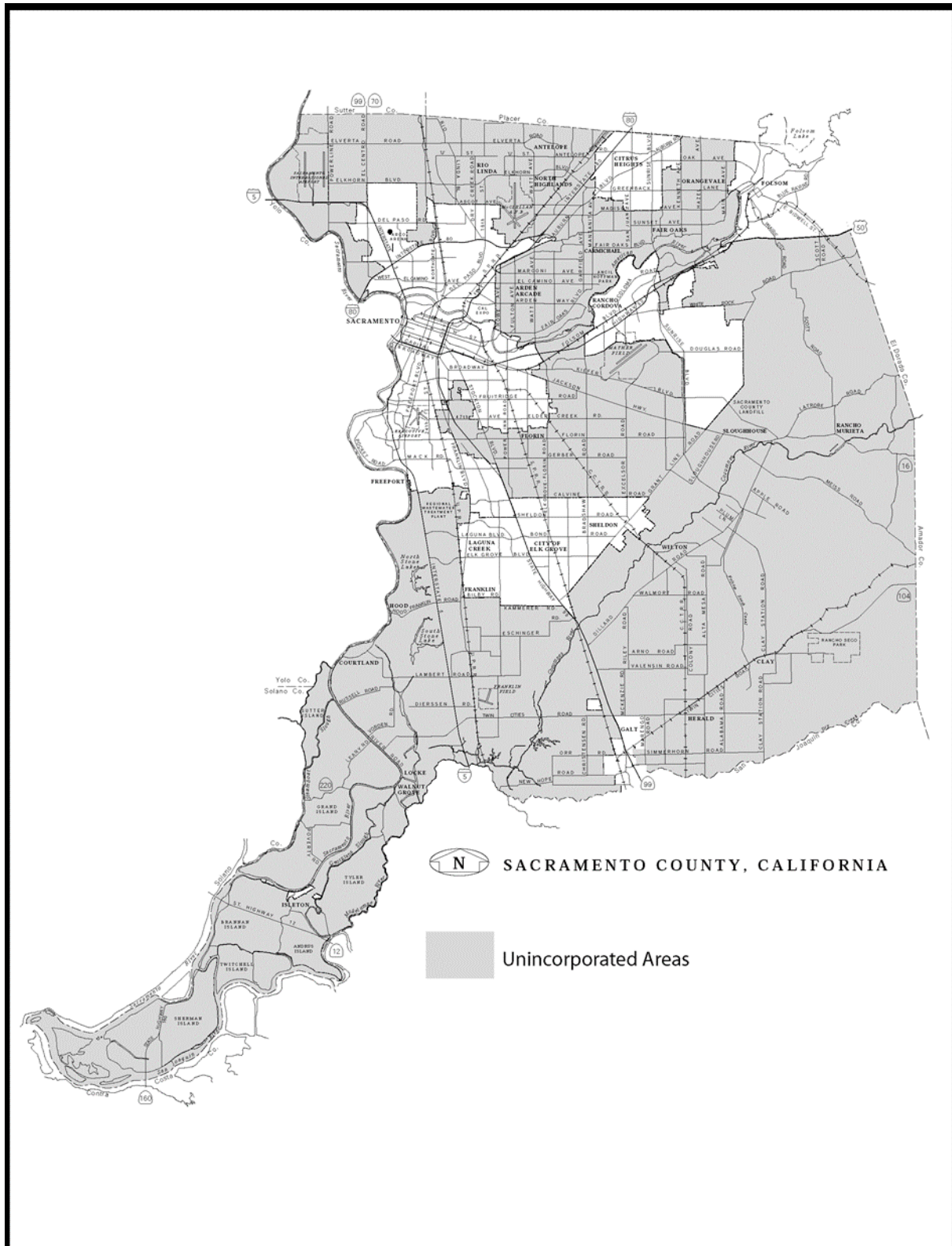
### **ENVIRONMENTAL SETTING**

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The Project includes amendments to the Sacramento County Zoning Code and Design Guidelines which apply to the unincorporated areas within the County of Sacramento (refer to Plate IS-1) and encompasses approximately 497,210 acres. The topography of the County is primarily flat, with increasing topography in the eastern portions of the County. The County is bordered to the west by Yolo and Solano Counties, to the north by Sutter and Placer Counties, to the east by El Dorado and Amador Counties, and to the south by San Joaquin and Contra Costa Counties.

It should be noted that although these regulatory documents apply to the entirety of unincorporated Sacramento County, the provisions included in the proposed amendments are designed to allow a wider array of housing opportunities in the urbanized portions of the County that are designated for urban development.

Plate IS-1: Unincorporated Sacramento County Exhibit



## **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 potentially significant effects by topical area. The topical discussions that follow are provided only when additional analysis beyond the Checklist is warranted.

### **BACKGROUND**

In March of 2019, Sacramento County Planning and Environmental Review (PER) received grant funding from the State of California, Department of Housing and Community Development (HCD) with the goal of encouraging the development of plans that streamline multifamily housing approvals and accelerate all types of housing production to help ameliorate unmet housing needs. The current proposal is one of several efforts brought forward by the County to address housing and to meet State Regional Housing Needs Allocation (RHNA) requirements.

State law requires each city and county to adopt a General Plan containing at least eight elements including a housing element. The housing element, required to be updated regularly, is subject to detailed statutory requirements and mandatory review by the State Department of Housing and Community Development (HCD).

Housing element law requires local governments to plan adequately to accommodate their existing and projected housing needs, including their share of the regional housing need. Housing element law is the State's primary market-based strategy to increase housing supply, choice, and affordability. The law recognizes that in order for the private for-profit and non-profit sectors to adequately address housing needs and demand, local governments must adopt land use plans and regulatory requirements that provide opportunities for, and do not unduly constrain, housing development.

Due to unmet needs for housing, the State and Regional housing projections are substantially higher than in prior periods. The 2021-2029 RHNA for unincorporated Sacramento County is 21,272 new units, which is an increase of 7,428 units over the previous 2013-2021 planning period of 13,844 units. As a percentage of the 153,512 units in the SACOG region, Sacramento County is assigned approximately 14 percent of units. The unincorporated Sacramento County allocation is a one-percent increase from its regional share in the prior cycle. And, while the overall number of units allocated to the County is substantially increased (including the total number of affordable units needed), the share of very low and low income units decreased by 5.1 percent from 38.7 to 33.6 percent from the previous cycle allocation.

### **METHODOLOGY**

This document will discuss the proposed project based on its four major components:

- Proposed design standards;



- Proposed development standards;
- New housing opportunities in the commercial zones; and,
- Revised density bonus allowances.

### ***DESIGN STANDARDS***

The amendments related to design standards include the introduction of objective, quantifiable design standards pursuant to Senate Bill 330 (SB330). The existing multifamily design guidelines in Chapter 3 of the Design Guidelines are subjective in nature and lack specificity, which is not in accordance with the intent or requirements of SB330. The proposal substantially modifies the function of these design guidelines, replacing them with quantitative 'Design Standards' that projects will be required to comply with. Limited deviations from design standards will be permitted with a Special Development Permit as outlined by Chapter 6 of the Zoning Code. These amendments will not result in any change in permitted uses or densities. These amendments are designed to provide flexibility for future residential development and are not expected to result in impacts over and beyond what would already occur for these types of development in the existing condition. As impacts related to these amendments are not expected to be greater than would otherwise occur under current entitlement allowances, these amendments are considered in the Initial Study Checklist but are not discussed further in specific topical areas in this document.

### ***DEVELOPMENT STANDARDS***

The amendments related to development standards include reductions in setbacks for multiple story single-family dwellings, duplex units, and multifamily development; reductions in common open space and landscape requirements; and reductions in minimum parking requirements for multifamily projects and residential care homes.

### ***HOUSING IN COMMERCIAL ZONES***

The amendments related to the commercial zones will allow duplex and halfplex units subject to the approval of a Use Permit in the BP Zone where the use is currently not permitted. Additionally, the amendments will lower the hearing authority for multifamily and single family attached projects from the Planning Commission to either the Zoning Administrator or the Planning Director in the BP Zone depending on how many units are proposed. Also, the Project will lower the hearing authority for mobile home parks from the Planning Commission to the Zoning Administrator in the BP and LC zones and allow them in the GC Zone (where the use is currently not allowed) subject to the approval of a Use Permit from the Zoning Administrator.

### ***DENSITY BONUSES***

The amendments related to density bonuses will include modifications to existing Zoning Code definitions as well as inclusion of new definitions to allow for additional qualifying project types. New project types include housing developments for foster youth, disabled veterans, homeless persons, and low-income college students. The amount of density

bonus a project can apply for has increased from a maximum of 35 percent to 80 percent and in certain instances; there is no density cap when located in highly urbanized areas close to mass transit. Developments will also be able to obtain up to four concessions and an unlimited number of waivers from County development standards based on the percentage of affordable units being provided (prior cap was 3 concessions). Lastly, affordability requirements for rental projects has been increased from 30 to 55 years.

### **2030 GENERAL PLAN**

The amendments related to new housing opportunities in commercial zones, modifications to the development standards and increased density bonus allowances are expected to have greatest potential to result in environmental impacts and are the focus of this document and are discussed in the relevant topical areas below.

This initial study is relying on the tiering provisions of CEQA Guidelines Section 15152. Tiering refers to using the analysis contained in a broader EIR for subsequent, more specific projects that usually follow. In cases where an EIR has been prepared and certified for a more general project, the environmental document for any subsequent, consistent project should limit the analysis to any effects, which had not previously been analyzed or that could be further reduced by new mitigation or avoidance measures. As part of this process, the environmental document must incorporate by reference the prior analysis, which includes summarizing any relevant analysis from the EIR being used for tiering.

This project includes Zoning Code and Design Guideline amendments, intended, in part, to support policies contained in the General Plan Housing Element and, on the grounds noted in the paragraph above, the key issue being examined in this Initial Study will be whether or not the proposed Project increases impacts beyond those examined within the General Plan EIR. If it does not, then the impacts of this Project are found to be less than significant. The 2030 Sacramento County General Plan was adopted on November 9, 2011, and the Environmental Impact Report (EIR) prepared for the General Plan is directly related to this housing production streamlining package.

Several land use alternatives were analyzed within the EIR, but ultimately the Sacramento County Board of Supervisors adopted the land use assumptions of the "Mixed Use" alternative. The adopted land use assumptions, which were analyzed within the EIR included revitalization of existing urban areas, infill development, rezoning of RD-20 properties to RD-30 densities, and increasing densities within existing approved master plan areas. This is relevant to this housing production streamlining package, because the key policies which are the subject of this Initial Study fall within the scope of the changes anticipated by the General Plan EIR analysis. Total growth assumed within the adopted General Plan was 99,700 units, with approximately 16,000 of the additional dwelling units attributable to the type of strategies included in the Project. The 2030 Sacramento County General Plan Final EIR is incorporated by reference, and is available for review at 827 7<sup>th</sup> Street, Room 220, Sacramento, CA 95814 (State Clearinghouse Number 2007082086).

## **LAND USE**

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

- 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?
- Physically disrupt or divide an established community?

### ***LAND USE ENVIRONMENTAL SETTING***

Sacramento County is located in the southern portions of the Sacramento Valley in the Central Valley region. It is bounded by the Sacramento River to the west and extends approximately 40 miles east to the foothills of the Sierra Nevada mountains. Several major freeways intersect the County, including north and southbound State Route (SR) 99, east and westbound US (United States Highway)-50, east and westbound US-80, and east and westbound SR-16.

Existing land uses in the County range from small single-family residences to commercial, agricultural, industrial, recreational, and conservation uses. Developed areas are generally located around and between the incorporated cities, in the northern areas of the county. The southern portions of the County consist primarily of open space uses including agriculture and recreation resources.

### ***LAND USE DISCUSSION***

The General Plan EIR states that impacts related to plan compatibility were determined to be significant and unavoidable (Sacramento County: pp 3-22 – 3-35); and, impacts related to land use policy compatibility were determined to be less-than-significant after implementation of mitigation measures (Sacramento County: pp 3-35 – 3-44). The General Plan EIR stated there would be less-than-significant impacts related to division or disruption of an established community (Sacramento County: p 3-47).

Establishing policies that increase single-family or multi-family densities in urbanized areas is consistent with land use plans and policies, which are intended to avoid significant effects as such policies are often key components of “smart growth” principles, because developing at increased densities is a means of reducing the ultimate regional growth footprint.

The Project includes revisions to regulatory standards related to the provision of housing and does not propose new development that would physically divide an established community or conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect. Furthermore, all future residential projects in the commercial zones or that qualify for a density bonus will be subject to additional permitting requirements and CEQA review.

Future residential projects in the commercial zones or residential projects that request a density bonus will be reviewed through the County’s entitlement process and CEQA to

ensure consistency with local, State, and federal regulations and all General Plan goals and policies intended to avoid dividing established communities, ensure new development remains interconnected with established communities, and ensure new development does not conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect. The Project does not result in any new significant impacts not analyzed in the General Plan EIR, nor does it worsen any impacts. Project impacts related to land use are ***less than significant***.

## **POPULATION/HOUSING**

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

- 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)?
- Displace substantial amounts of existing people or housing, necessitating the construction of replacement housing elsewhere?

### ***POPULATION/HOUSING ENVIRONMENTAL SETTING***

The total population of Sacramento County in January 2021 was 1,561,014 people, 970,521 of which resided in the incorporated portion of the County. In terms of housing, 583,631 housing units are located within Sacramento County (as a whole), 359,251 of which are located in the unincorporated area of the County (i.e., project area) (California Department of Finance [DOF] 2021).

The 2013-2021 Housing Element of the County General plan estimated that the population of unincorporated Sacramento County will be 696,590 by 2035, a 20.1 percent growth increase from 2020-2035 (Sacramento County 2013).

### ***POPULATION/HOUSING DISCUSSION***

The Project includes revisions to regulatory standards related to the provision of housing in urbanized areas of the County, and does not propose new development that could induce substantial unplanned population growth or displace existing people or housing units. The 2021-2029 RHNA for unincorporated Sacramento County is 21,272 new units, which is an increase of 7,428 units over the previous 2013-2021 planning period of 13,844 units. The County only has appropriately-zoned sites to accommodate 4,324 lower-income units, compared to a lower-income RHNA obligation of 7,158. Thus, there is a currently projected shortfall of 2,834 units. The proposed project includes amendments to the Zoning Code, Design Guidelines and General Plan to, in part, address this shortfall and will not induce unplanned population and housing growth. Furthermore, future residential projects in the commercial zones or residential projects that request a density bonus will be reviewed through the County's entitlement process and CEQA to ensure site specific issues related to increases in population and the displacement of existing people or housing is addressed on a project by project basis. The Project does not result

in any new significant impacts not analyzed in the General Plan EIR, nor does it worsen any impacts. Project impacts related to population and housing are ***less than significant***.

## **AESTHETICS**

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

- Substantially alter existing viewsheds such as scenic highways, corridors, or vistas?
- In non-urbanized area, substantially degrade the existing visual character or quality of public views of the site and its surroundings?
- 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?

### ***AESTHETICS ENVIRONMENTAL SETTING***

Sacramento County lies near the center of California's Central Valley, at the southern end of the Sacramento Valley. Aesthetic views within the valley region are generally characterized by broad sweeping panoramas of flat agricultural lands and open space dotted with trees, divided by numerous rivers and creeks, and populated with scattered towns and cities. To the east, the Sierra Nevada and their foothills form a background, and the Coast Range provides a backdrop on the western horizon. In general, the dominant visual characteristics within the unincorporated area are the open sections of the valley floor, urbanized land uses, agricultural land uses, rivers and creeks, and trees. Because the unincorporated area consists of relatively flat terrain, views of these resources are available from roadways throughout the area including US 50, State Route 99 (SR 99), SR 16, SR 160/River Road, Grant Line Road, and Scott Road. Oak trees, vernal pools, streams, creeks, the Delta region and the historic structures and rural communities such as Locke and Sloughhouse are among the County's visual heritage that many residents value as part of their quality of life. Distant views of the Sierra Nevada, the Coast Range, Mount Diablo, and the Sutter Buttes can be visible under clear conditions and are also considered part of the County's visual heritage.

The Scenic Highways Element of the County General Plan designates scenic corridors within the County. These corridors include River Road, Isleton Road, Garden Highway, Scott Road (from White Rock Road south to Latrobe Road), Latrobe Road, Michigan Bar Road, and Twin Cities Road (from State Route 160 east to Highway 99). SR160/River Road extends from the County border with Contra Costa County to the southern limit of the City of Sacramento and is a state designated scenic highway (Caltrans 2015). River Road meanders through the historic Delta agricultural areas and small towns along the Sacramento River. Scenic views along this corridor include the river, agricultural fields,

and orchards, patches of riparian forest, several historic homes, and buildings (Sacramento County 2010).

### ***AESTHETICS DISCUSSION***

The Project includes revisions to regulatory standards related to the provision of housing, and does not propose new development that would result in physical changes affecting scenic vistas, or visual character. Additionally, future residential projects in the commercial zones or residential projects that request a density bonus will be reviewed through the County's entitlement process and CEQA to ensure consistency with local, State, and federal regulations and all General Plan goals and policies intended to avoid impacts to State and County scenic routes. However, the proposed project does include revisions to development standards including reductions in setbacks for multifamily projects that have the potential to induce light, glare and shadow impacts upon neighboring residential properties.

The General Plan EIR indicates that there would be significant and unavoidable impacts on scenic resources and visual character or quality of an area associated with buildout of planned communities and new growth areas, and less-than-significant impacts related to infill and commercial corridor development. In addition, there would be significant and unavoidable impacts related to light and glare (Sacramento County 2010: 16-19 – 16-21). Project impacts related to light and glare are the same as those discussed in the General Plan EIR and no additional impacts associated with aesthetics have been identified. The Project does not result in any new significant impacts not analyzed in the General Plan EIR, nor does it worsen any impacts.

### **AIRPORTS**

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

- Result in a safety hazard for people residing or working in the vicinity of an airport/airstrip?
- Expose people residing or working in the project area to aircraft noise levels in excess of applicable standards?
- Result in a substantial adverse affect upon safe and efficient use of navigable airspace by aircraft?
- Result in a change to air traffic patterns, including either an increase in traffic levels or a change in location that results in safety risks?

### ***AIRPORTS ENVIRONMENTAL SETTING***

There are four major airports and a total of seven public airports located in the County. Sacramento International, Mather Field, and McClellan Air Park, all have adopted Comprehensive Land Use Plans (CLUPs) and/or Airport Policy Areas, which address

noise and safety contours for each respective facility. In addition, there are many small private airstrips used for personal agricultural and other uses (Sacramento County 2010).

### ***AIRPORTS DISCUSSION***

No new housing sites are proposed for development as a part of this housing amendment package that would result in physical changes to the environment. Additionally, although housing product type allowances will be broadened, discretionary review and approval of entitlements will still be required in commercial zones, and the Project does not propose any by right residential densities exceeding the current density limitations of the Zoning Code. Furthermore, all future residential projects in the commercial zones or that qualify for a density bonus will be subject additional to permitting requirements and CEQA review.

Future residential projects in the commercial zones or residential projects that request a density bonus will be reviewed through the County's entitlement process and CEQA to ensure consistency with local, State, and federal regulations and all General Plan goals and policies related to airport compatibility. Future projects will also be evaluated to consider the potential to affect safety, noise levels navigable airspace, and air traffic patterns associated with airports and airstrips. The Project does not result in any new significant impacts not analyzed in the General Plan EIR, nor does it worsen any impacts. Project impacts related to airport compatibility are ***less than significant***.

### **NOISE**

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

- 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?
- Result in a substantial temporary increase in ambient noise levels in the projects vicinity?
- Generate excessive groundborne vibration or groundborne noise levels?

### ***NOISE ENVIRONMENTAL SETTING***

The primary sources of noise in Sacramento County are from transportation, including car, aircraft, and train traffic. The primary noise sources for cars and other vehicles are primarily major roadways including State Route (SR) 99, US (United States Highway)-50, US-80, SR-16. In addition, there are also major and minor stationary sources in the County, such as aggregate mining and manufacturing facilities. Parks and schools are considered sensitive receptors, but these facilities may also generate noise, such as during outdoor sports events (Sacramento County 2010).

### **NOISE DISCUSSION**

No new housing sites are proposed for development as a part of this housing amendment package that would result in physical changes to the environment that would generate temporary or permanent increase in ambient noise levels or excessive groundborne vibrations. Additionally, although housing product type allowances will be broadened, discretionary review and approval of entitlements will still be required in commercial zones, and the project does not propose any by right residential densities exceeding the current density limitations of the Zoning Code. Furthermore, all future residential projects in the commercial zones or that qualify for a density bonus will be subject additional to permitting requirements and CEQA review.

Future residential projects in the commercial zones or residential projects that request a density bonus will be reviewed through the County's entitlement process and CEQA to ensure that residents are not exposed to unacceptable noise and vibration levels, and that the projects are consistent with all General Plan goals and policies. The Project does not result in any new significant impacts not analyzed in the General Plan EIR, nor does it worsen any impacts. Project impacts related to noise are ***less than significant***.

### **PUBLIC SERVICES**

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

- Have an adequate water supply for full buildout of the project?
- Have adequate wastewater treatment and disposal facilities for full buildout of the project?
- Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?
- 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?
- Result in substantial adverse physical impacts associated with the provision of storm water drainage facilities?
- Result in substantial adverse physical impacts associated with the provision of electric or natural gas service?
- Result in substantial adverse physical impacts associated with the provision of emergency services?
- Result in substantial adverse physical impacts associated with the provision of public school services?



- Result in substantial adverse physical impacts associated with the provision of park and recreation services?

***PUBLIC SERVICES ENVIRONMENTAL SETTING***

There are a total of 28 water purveyors providing water services to County residents, including within City boundaries. Sources of water within the region include groundwater from the North Area Groundwater Basin, and water from the Sacramento River (Sacramento County 2010; 18-10).

Wastewater conveyance and treatment is provided primarily by the Sacramento Regional County Sanitation District (SRCSD). SRCSD provides wastewater conveyance and treatment services to County residents, and operates 177 miles of interceptors (pipe systems). Wastewater is treated at the Sacramento Regional Wastewater Treatment Plant near Elk Grove (Sac County 2021).

The County operates one landfill, Keifer Landfill, which is located near the community of Sloughhouse. Keifer Landfill has a remaining capacity of approximately 112,900,000 cubic yards and is expected to cease operations in 2064 (Calrecycle 2021).

Electricity within the County is supplied and provided mainly by the Sacramento Metropolitan Utility District (SMUD), and Pacific Gas and Electric (PG&E).

Fire service is provided in the County of Sacramento by the Cities of Sacramento and Folsom, and eleven fire districts. The Natomas Fire Protection District is governed by the Sacramento County Board of Supervisors. The remaining districts (including the Elk Grove Community Services District) are independent special districts and are governed by elected Boards of Directors. Portions of the foothill areas are also protected by the State Division of Forestry, although it provides no structural protection. The unincorporated community of Freeport and a portion of its surrounding area are not located within any organized fire protection agency (Sacramento County 2010).

The following 11 fire districts serve the unincorporated areas:

- Sacramento Metropolitan Fire District
- Cosumnes Community Services District
- Delta
- Herald
- Fruitridge
- Wilton
- Pacific

- Natomas
- River Delta
- Walnut Grove
- Courtland. (Sacramento County 2010).

Unincorporated Sacramento County is served by the Sacramento County Sheriff's Department, which provides police protection services to County residents.

The entire County, including existing cities within the County, is served by 11 different K-12 public school districts. This list includes primary, secondary, and high school services provided to county residents (Sacramento County Office of Education 2021).

In Sacramento County, recreation services are provided by five different types of government entities: dependent park districts, independent park districts, County service areas, cities, and the County regional park system. There are thirteen park districts, two County service areas, four city parks departments, and one County regional park system (Sacramento County 2010). The primary library system serving County residents is the Sacramento Public Library. The Sacramento Public Library Authority is governed by a Joint Exercise of Powers Agreement between the County of Sacramento and the Cities of Citrus Heights, Galt, Isleton, Elk Grove, Rancho Cordova, and Sacramento. The City of Folsom operates the Folsom Public Library.

## ***PUBLIC SERVICES DISCUSSION***

### **WATER SUPPLY**

The General Plan EIR concluded that water purveyors would likely need additional conveyance infrastructure to serve development in newly urbanizing areas. Most Sacramento County water purveyors had sufficient supply to serve future development, with the exception of the California-American Water Company (CalAm), Florin County Water District, Tokay Park Water Company, and Sacramento County Water Agency Zone 40. In addition, CalAm, Tokay Park Water Company, and the Florin County Water District all have enough water rights and infrastructure to provide the needed water, but have contaminated wells that cannot be used at this time. The Sacramento County Water Agency had enough supply at the time of the EIR analysis to serve all of the development which could be expected to result from the increased units associated with the Housing Element policies, but not enough to serve that development in addition to other cumulative development. The EIR analysis included a cumulative assessment of water needs, and identified the various methods by which additional supply could be obtained. Mitigation Measure WS-1 required the addition of General Plan policies that would prohibit approval of new developments or building permits if sufficient water supply is not available (Sacramento County 2010: Chapter 6).

No new housing sites are proposed for development as a part of this housing amendment package that would result in physical changes to the environment and does not propose

new development that could result in new or physically altered public services facilities or provision of utilities and service systems. Additionally, although housing product type allowances will be broadened, discretionary review and approval of entitlements will still be required in commercial zones, and the project does not propose any by right residential densities exceeding the current density limitations of the Zoning Code. Furthermore, all future residential projects in the commercial zones or that qualify for a density bonus will be subject additional to permitting requirements and CEQA review.

Future residential projects in the commercial zones or residential projects that request a density bonus will be reviewed through the County's entitlement process and CEQA to ensure public services are provided consistent with all County General Plan goals and policies and to ensure acceptable service ratios, response times, and provision of utilities and service systems. The County General Plan EIR considered the increased demand public services required to serve the population projected in the 2013-2021 Housing Element. The location of new housing units or changes to density associated with the Project would be considered based on consistency with County General Plan policies, which preclude development within the County where adequate water supplies are not available (per adopted Mitigation Measure WS-1 in the General Plan EIR). The Project does not result in any new significant impacts not analyzed in the General Plan EIR, nor does it worsen any impacts. Project impacts related to water supply are ***less than significant***.

#### **SEWER SERVICE**

The General Plan EIR indicated that the existing flows to the Sacramento Regional Wastewater Treatment Plant (SRWTP) were 141 million gallons per day (mgd) and that buildout of the General Plan would result in flows of 193.9 mgd, which would exceed the permitted capacity at SRCSD (Sacramento County 2010: 5-13 – 5-18). While significant impacts could be reduced to a less-than-significant level for flows attributed to the General Plan, regional flows were estimated to reach 292.5 mgd, and available mitigation measures would not reduce impacts to a less-than-significant level (Sacramento County 2010: 5-18 – 5-20).

However, since release of the General Plan EIR, a substantial upgrade to SRWTP was approved, and is currently under way. The upgrade, known as the EchoWater Project, must be built by 2023 to meet new water quality requirements that were issued by the Central Valley RWQCB as part of SRCSD's 2010 NPDES permit. In addition, flows to the SRWTP have decreased as a result of water conservation efforts over the last 10 years and adequate capacity for wastewater is anticipated well into the future. Flows in 2014 were approximately 141 million gallons per day (mgd), compared to the current permitted capacity of 181 mgd (SRCSD 2014). According to the most recent SRCSD State of the District report, the amount of wastewater treated has reduced to 115 mgd (SRCSD 2019). It is not anticipated that SRCSD will need to consider further improvements to the SRWTP until after 2050. The SRWTP has been master planned to accommodate up to 350 mgd average day dry weather flow (ADWF) of treatment capacity (SRCSD 2014).

No new housing sites are proposed for development as a part of this housing amendment package that would result in physical changes to the environment and does not propose

new development that could result in new or physically altered public services facilities or provision of utilities and service systems. Additionally, although housing product type allowances will be broadened, discretionary review and approval of entitlements will still be required in commercial zones, and the project does not propose any by right residential densities exceeding the current density limitations of the Zoning Code. Furthermore, all future residential projects in the commercial zones or that qualify for a density bonus will be subject additional to permitting requirements and CEQA review.

Future residential projects in the commercial zones or residential projects that request a density bonus will be reviewed through the County's entitlement process and CEQA to ensure public services are provided consistent with all County General Plan goals and policies and to ensure acceptable service ratios, response times, and provision of utilities and service systems. The Project does not result in any new significant impacts not analyzed in the General Plan EIR, nor does it worsen any impacts. Project impacts related to sewer service are ***less than significant***.

### **SERVICE PROVIDERS**

The General Plan EIR indicated there would be less-than-significant impacts related to construction of new schools, libraries, Sheriff's facilities, fire stations, energy transmission lines, energy transfer stations, and parks (Sacramento County 2010: 4-20) The General Plan EIR also indicated there would be less-than-significant impacts related increased demand on to solid waste disposal (Sacramento County 2010: 4-21 – 4-22), public school facilities (Sacramento County 2010: 4-22 – 4-24), library services (Sacramento County 2010: 4-24 – 4-25), law enforcement services (Sacramento County 2010: 4-26 – 4-27), fire protection and emergency services (Sacramento County 2010: 4-27 – 4-28) energy facilities (Sacramento County 2010: 4-28 – 4-29). In addition, impacts related to parks and recreation facilities would be less-than-significant after implementation of mitigation measures (Sacramento County 2010: 4-30 – 4-31).

No new housing sites are proposed for development as a part of this housing amendment package that would result in physical changes to the environment and the Project does not propose new development that could result in new or physically altered public services facilities or provision of utilities and service systems. Additionally, although housing product type allowances will be broadened, discretionary review and approval of entitlements will still be required in commercial zones and the project does not propose any by right residential densities exceeding the current density limitations of the Zoning Code. Furthermore, all future residential projects in the commercial zones or that qualify for a density bonus will be subject additional to permitting requirements and CEQA review.

The County General Plan EIR considered the increased demand on public services required to serve the population projected in the 2013-2021 Housing Element. The proposed Project would not change the "by right" population or housing projections identified by the 2013–2021 Housing Element; therefore, the Project would not have any impacts on public services, such as fire, police, schools, parks, and other services, that are not already contemplated in the County General Plan (and addressed in the County's existing General Plan EIR). Future housing projects will continue to be reviewed through

the County's entitlement process and CEQA to ensure that public services are provided consistent with all County General Plan goals and policies and to ensure acceptable service ratios, response times, and provision of utilities and service systems. The Project does not result in any new significant impacts not analyzed within the General Plan EIR, nor does it worsen any impacts; impacts due to the Project are ***less than significant*** related to public services.

## **TRANSPORTATION/TRAFFIC**

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

- 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?
- Result in a substantial adverse impact to access and/or circulation?
- Result in a substantial adverse impact to public safety on area roadways?
- Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?

### ***TRANSPORTATION/TRAFFIC ENVIRONMENTAL SETTING***

The County's roadway network consists of a network of arterial, collector, local streets, and freeways. Several major freeways intersect the County, including north and southbound State Route (SR) 99, east and westbound US (United States Highway)-50, east and westbound US-80, and east and westbound SR-16.

The primary transit provider in the region is Sacramento Regional Transport, which operates bus and light rail serving city centers and surrounding urban areas. Rural areas of eastern and southern Sacramento County are served by South County Transit, Delta Breeze, and Amador Transit. Passenger rail in the County is also provided by Amtrak and Caltrain.

On October 6, 2020, the Board of Supervisors adopted revised significance thresholds for CEQA transportation analysis using vehicle miles traveled (VMT), in compliance with SB 743. In conjunction with Planning and Environmental Review, the Department of Transportation has updated the Transportation Analysis Guidelines (Guidelines) to provide guidance on VMT analysis. The Guidelines outline screening criteria, by which projects may be exempted from VMT analysis. If screening criteria are not met, a proponent must analyze the project's VMT, using methodologies outlined in the Guidelines. If a project is found to have a significant impact, VMT-reducing mitigation will be required. The screening criteria for VMT thresholds of significance are summarized in Table IS-1.

For projects which do not screen out from VMT analysis, Sacramento County's adopted VMT thresholds for residential projects is 85 percent or less of the regional average, which is less than or equal to 15.0 VMT per capita.

The Department of Transportation continues to require traffic studies, now called Local Transportation Analysis (LTA), for certain projects. Generally, this includes projects generating 100 or more new a.m. or p.m. peak hour vehicle trip-ends, projects generating 1,000 or more daily vehicle trip-ends, or projects which are likely to cause or substantially contribute to traffic congestion or safety issues. The purpose of the LTA is to ensure compliance with the multimodal policies in the General Plan, including level of service (LOS), safety, transit service, and a comprehensive, safe, convenient, and accessible bicycle and pedestrian system. Projects will be conditioned to provide any improvements recommended in the LTA in order to comply with General Plan policies. Depending on the project, the Department of Transportation may require additional analysis, including, but not limited to: turn pocket queuing, drive-thru queuing, traffic signal warrants, traffic safety, neighborhood cut-through traffic, truck impacts, access control, and phasing analysis. Requirements and guidance for preparing an LTA are included in the Guidelines.

### ***TRANSPORTATION/TRAFFIC DISCUSSION***

The General Plan EIR indicated that the Mixed Use Alternative would cause many of the roadways serving those areas to degrade to unacceptable LOS. In particular, increasing densities would affect Antelope Road, Easton Valley Parkway, Elk Grove-Florin Road, Elkhorn Boulevard, Fair Oaks Boulevard, Greenback Lane, Hazel Avenue, Hillsdale Boulevard, Madison Avenue, Stockton Boulevard, and Walerga Road more heavily than if densities were not increased. The Mixed Use Alternative was also found to have significant impacts to roadways within other jurisdictions, such as within the City of Sacramento. Significant impacts to the freeway system were also disclosed, including to I-5, US 50, Business 80, I-80, and SR 99. Ultimately, it was found that the Mixed Use Alternative had the greatest potential to reduce roadway impacts on a regional basis, but at the cost of increasing roadway impacts in localized areas; however, impacts were found to be significant and unavoidable (Sacramento County 2010: 9-69 – 9-93).

No new housing sites are proposed for development as a part of this housing amendment package that would result in physical changes to the environment and does not propose new development that would result in conflicts with policies related to transit, roadway, bicycle, and pedestrian facilities; hazardous design features; or inadequate emergency access. The Project would not conflict with existing policies or ordinances. Additionally, although housing product type allowances will be broadened, discretionary review and approval of entitlements will still be required in commercial zones and, the project does not propose any by right residential densities exceeding the current density limitations of the Zoning Code. Furthermore, all future residential projects in the commercial zones or that qualify for a density bonus will be subject additional to permitting requirements and CEQA review.

Table IS-1: Screening Criteria for CEQA Transportation Analysis

Type	Screening Criteria
Small Projects	<ul style="list-style-type: none"> <li>Projects generating less than 237 average daily traffic (ADT)</li> </ul>
Local-Serving Retail <sup>1</sup>	<ul style="list-style-type: none"> <li>100,000 square feet of total gross floor area or less; <u>OR</u> if supported by a market study with a capture area of 3 miles or less; <u>AND</u></li> <li>Local Serving: Project does not have regional-serving characteristics.</li> </ul>
Local-Serving Public Facilities/Services	<ul style="list-style-type: none"> <li>Transit centers</li> <li>Day care center</li> <li>Public K-12 schools</li> <li>Neighborhood park (developed or undeveloped)</li> <li>Community center</li> <li>Post offices</li> <li>Police and fire facilities</li> <li>Branch libraries</li> <li>Government offices (primarily serving customers in-person)</li> <li>Utility, communications, and similar facilities</li> <li>Water sanitation, waste management, and similar facilities</li> </ul>
Projects Near Transit Stations	<ul style="list-style-type: none"> <li>High-Quality Transit: Located within ½ a mile of an existing major transit stop<sup>2</sup> or an existing stop along a high-quality transit corridor<sup>3</sup>; <u>AND</u></li> <li>Minimum Gross Floor Area Ratio (FAR) of 0.75 for office projects or components; <u>AND</u></li> <li>Parking: Provides no more than the minimum number of parking spaces required<sup>4</sup>; <u>AND</u></li> <li>Sustainable Communities Strategy (SCS): Project is consistent with the adopted SCS; <u>AND</u></li> <li>Affordable Housing: Does not replace affordable residential units with a smaller number of moderate- or high-income residential units; <u>AND</u></li> <li>Active Transportation: Project does not negatively impact transit, bike or pedestrian infrastructure.</li> </ul>
Restricted Affordable	<ul style="list-style-type: none"> <li>Affordability: Screening criteria only apply to the restricted affordable units; <u>AND</u></li> </ul>

<p>Residential Projects</p>	<ul style="list-style-type: none"> <li>• Restrictions: Units must be deed-restricted for a minimum of 55 years; AND</li> <li>• Parking: Provides no more than the minimum number of parking spaces required; AND</li> <li>• Transit Access: Project has access to transit within a ½ mile walking distance; AND</li> <li>• Active Transportation: Project does not negatively impact transit, bike or pedestrian infrastructure.</li> </ul>
<p><sup>1</sup> See Appendix A for land use types considered to be retail.</p> <p><sup>2</sup> Defined in the Pub. Resources Code § 21064.3 (“Major transit stop’ means a site containing an existing rail transit station, a ferry terminal served by either a bus or rail transit service, or the intersection of two or more major bus routes with a frequency of service interval of 15 minutes or less during the morning and afternoon peak commute periods”).</p> <p><sup>3</sup> Defined in the Pub. Resources Code § 21155 (“For purposes of this section, a high-quality transit corridor means a corridor with fixed route bus service with service intervals no longer than 15 minutes during peak commute hours”).</p> <p><sup>4</sup> Sacramento County Zoning Code Chapter 5: Development Standards</p>	

Future residential projects in the commercial zones or residential projects that request a density bonus will be reviewed through the County’s entitlement process and CEQA to ensure that future housing projects are consistent with all relevant transportation-related General Plan goals and policies, including the County’s policies related to managing vehicular travel demand. Density bonuses are generally age or income restricted and therefore would screen out from future VMT analysis pursuant to Table IS-1 above. Additionally, future development consistent with the Project is expected to streamline housing in the urbanized portion of the County where extensive public transit systems exist and is anticipated to reduce overall per capita VMT by making the use of public transit more readily accessible. For projects which meeting the screening thresholds for project siting and/or size, no further VMT analysis will be required. This is considered to be consistent with guidance from the Governor’s Office of Planning and Research (OPR), which states that adding affordable housing to infill locations generally improves jobs-housing match, in turn shortening commutes and reducing VMT. Furthermore, a project would reduce VMT through developing in areas near transit and increasing density and mix of uses (OPR 2018).

Implementation of the proposed Project is anticipated to reduce overall VMT. Individual project review will evaluate projects consistent with County Guidelines. For future projects that do not screen out, and exceed thresholds, appropriate measures will be developed to reduce impacts during the accompanying CEQA review processes. There is potential for future, individual projects to exceed thresholds of significance for VMT, but it would be expected that the policies and programs outlined by the Project would facilitate reduction in cumulative VMT for the region, by targeting additional housing in infill areas, thus reducing VMT from greenfield development areas. The Project does not result in any



new significant impacts not analyzed in the General Plan EIR, nor does it worsen any impacts. Project impacts related to Transportation are ***less than significant***.

## **AIR QUALITY**

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

- 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?
- Expose sensitive receptors to pollutant concentrations in excess of standards?
- Create objectionable odors affecting a substantial number of people?

### ***AIR QUALITY ENVIRONMENTAL SETTING***

Sacramento County is located within the Sacramento Valley Air Basin (SVAB). The SVAB is bounded on the north by the North East Plateau Air Basin, on the south by the San Joaquin Valley Air Basin, on the east by the southern portion of the Cascade Range and the northern portion of the Sierra Nevada, and on the west by the Coast Ranges. Sacramento County is currently designated as nonattainment for both the federal and state ozone standards, the federal PM<sub>2.5</sub> standard, and the state PM<sub>10</sub> standard. The region is designated as in attainment or being unclassifiable for all other NAAQS and CAAQS (CARB 2019).

SMAQMD is part of the Sacramento Regional 2008 National Ambient Air Quality Standards 8-Hour Ozone Attainment and Reasonable Further Progress Plan. The 8-Hour Ozone Plan is intended to encourage infill development and growth patterns that promote alternatives to the automobile.

### ***AIR QUALITY DISCUSSION***

The General Plan EIR concluded that impacts related to construction and operational air quality would be significant and unavoidable, due to the overall cumulative scale of development that would occur. It was also found that development near the Roseville Rail Yard would have the potential to expose sensitive receptors to substantial health risks, and impacts were found to be significant and unavoidable. The EIR analyses also found that the General Plan would not cause exposure of sensitive receptors to substantial concentrations of carbon monoxide, cause elevated health risks associated with the Sacramento County International Airport, expose sensitive receptors to elevated health risks associated with diesel particulates, or result in substantial impacts related to naturally occurring asbestos exposure (Sacramento County 2010: 11-74 – 11-102).

No new housing sites are proposed for development as a part of this housing amendment package that would result in physical changes that could conflict with an applicable air quality plan, increase criteria air pollutants, expose sensitive receptors to substantial pollutant concentrations, or result in other emissions adversely affecting a substantial

number of people. Additionally, although housing product type allowances will be broadened, discretionary review and approval of entitlements will still be required in commercial zones, and the project does not propose any by right residential densities exceeding the current density limitations of the Zoning Code. Furthermore, all future residential projects in the commercial zones or that qualify for a density bonus will be subject to additional permitting requirements and CEQA review.

Future residential projects in the commercial zones or residential projects that request a density bonus will be reviewed through the County's entitlement process and CEQA to ensure consistency with local, State, and federal air quality standards and that future housing projects are consistent with all relevant County General Plan goals and policies, including those that would avoid locating housing near sources of substantial pollutant concentrations. The Project does not result in any new significant impacts not analyzed in the General Plan EIR, nor does it worsen any impacts. Project impacts related to air quality are ***less than significant***.

## **HYDROLOGY AND WATER QUALITY**

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

- Substantially deplete groundwater supplies or substantially interfere with groundwater recharge?
- 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?
- Develop within a 100-year floodplain as mapped on a federal Flood Insurance Rate Map or within a local flood hazard area?
- Place structures that would impede or redirect flood flows within a 100-year floodplain?
- Develop in an area that is subject to 200 year urban levels of flood protection (ULOP)?
- 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?
- Create or contribute runoff that would exceed the capacity of existing or planned stormwater drainage systems?
- Create substantial sources of polluted runoff or otherwise substantially degrade ground or surface water quality?

### ***HYDROLOGY AND WATER QUALITY ENVIRONMENTAL SETTING***

The Sacramento River Basin encompasses about 26,500 square miles and is bounded by the Sierra Nevada Mountains to the east, the Coast Ranges to the west, the Cascade Range and Trinity Mountains to the north and the Delta Central Sierra area to the south. Within the Sacramento River Basin are sub-basins or smaller watersheds that drain to the tributaries of the Sacramento River. The American River watershed is a sub-basin of the Sacramento River watershed. The American River originates in the Tahoe and Eldorado National Forests and flows into the Folsom Lake reservoir, which holds approximately 1 million acre feet of water. The Cosumnes and the Mokelumne Rivers are not tributaries of the Sacramento River; they flow into the San Joaquin River and are typically considered part of a separate watershed. The majority of Sacramento County is within the Sacramento River basin; however, southwestern Sacramento County contains Delta waterways, which interconnect the Sacramento, San Joaquin and Mokelumne Rivers.

The Delta contains vital water resources and a complex hydrologic system of islands and channels. Historically, the Delta was a vast tidal marsh; it was transformed to a series of channels and leveed islands in the first half of the 20th century. Sacramento is one of six counties that comprise the Delta region.

### ***HYDROLOGY AND WATER QUALITY DISCUSSION***

The General Plan EIR stated that there would be less-than-significant impacts associated with risk of flooding, upon implementation of mitigation measures requiring policy language to be added to the General Plan prohibiting development in areas identified on the City/County of Sacramento Flood Emergency Evacuation Plan as being inundated by at least three feet of water (Sacramento County 2010: 7-21 – 7-51) and significant and unavoidable impacts to water quality. The Mixed-Use Alternative, which was adopted by the County, would have less-than-significant impacts related to the risk of flooding and significant and unavoidable impacts related to water quality (Sacramento County 2010: 7-61 – 7-63).

No new housing sites are proposed for development as a part of this housing amendment package that would result in physical changes that could affect flooding, water quality, or stormwater drainage. Additionally, although housing product type allowances will be broadened, discretionary review and approval of entitlements will still be required in commercial zones, and the project does not propose any by right residential densities exceeding the current density limitations of the Zoning Code. Furthermore, all future residential projects in the commercial zones or that qualify for a density bonus will be subject additional to permitting requirements and CEQA review.

Future residential projects in the commercial zones or residential projects that request a density bonus will be reviewed through the County's entitlement process and CEQA to ensure consistency with federal and State policies and consistency with all relevant County General Plan goals and policies related to flooding, water quality, or stormwater drainage. The Project does not result in any new significant impacts not analyzed in the

General Plan EIR, nor does it worsen any impacts. Project impacts related to hydrological resources are ***less than significant***.

## **GEOLOGY AND SOILS**

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

- 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?
- Result in substantial soil erosion, siltation or loss of topsoil?
- 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?
- Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available?
- Result in a substantial loss of an important mineral resource?
- Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

### ***GEOLOGY AND SOILS ENVIRONMENTAL SETTING***

The earthquake shaking potential in the east and central portions of the County present a relatively low intensity potential for groundshaking, while the westernmost portion of the County in a relatively moderate potential for groundshaking. There are no areas zoned under the Alquist Priolo Earthquake Fault Zone Act in the County. Active faulting has not been mapped as occurring across or immediately adjacent to the County, and surface rupture due to faulting is not expected to occur unless some unknown fault is to rupture. Approximately one-third of the soil types in Sacramento County are considered to be expansive soils. In addition, potential liquefaction problems are associated with areas near downtown Sacramento and in the Delta. (Sacramento County 2010).

There is one known Pleistocene-age fossil-bearing formation, known as the Riverbank formation, located in the County. Fossil vertebrates have been recovered from the Riverbank formation at Arco Arena, along Chicken Ranch Slough near Howe Avenue and Arden Way, at the Teichert Gravel Pit, the Davis Gravel Pit, and on Ehrhardt Avenue, near the Sacramento Regional Wastewater Treatment Plant (UCMP qtd in Sacramento County, 2010).

Mineral Resource Zones (MRZ) are identified within Sacramento County (Sacramento County 2010). Three MRZs are identified; for areas with known occurrences of minerals

with undetermined significance, areas with inferred or indicated significant presence of resources, and areas where geologic information does not rule out either the presence or absence of significant mineral resources.

Significant mineral deposits are present in developed urban areas just south of US-80, within City of Sacramento boundaries, and in the northeastern corner of the County. Kaolin clay deposits may be found along the eastern edge of the County, approximately 3 miles southeast of the City of Rancho Murieta. Natural gas deposits are found in the south west region of the county, in the Delta's Rio Vista Field. The main resources in production are aggregate (sand and gravel), and natural gas (Sacramento County 2010).

### ***GEOLOGY AND SOILS DISCUSSION***

The General Plan EIR states that there would be less-than-significant impacts related to soils and soil hazards, mineral resources, and geologic hazards (Sacramento County 2010: 13-24 - 13-35).

No new housing sites are proposed for development as a part of this housing amendment package that would result in physical changes that directly or indirectly expose persons or structures to hazards associated with strong seismic ground shaking that results in landslides or liquefaction, unstable soils, or expansive soils. The Project does not propose new development that could cause soil erosion or destroy any unique paleontological resource or site or unique geologic feature. There are no active faults zoned under the Alquist-Priolo Earthquake Fault Zone Act or other known active faults in the County. No known mineral resources would be affected. Additionally, although housing product type allowances will be broadened, discretionary review and approval of entitlements will still be required in commercial zones, and the project does not propose any by right residential densities exceeding the current density limitations of the Zoning Code. Furthermore, all future residential projects in the commercial zones or that qualify for a density bonus will be subject additional to permitting requirements and CEQA review.

Future residential projects in the commercial zones or residential projects that request a density bonus will be reviewed through the County's entitlement process and CEQA to ensure compliance with State and local building codes and seismic safety design standards, such as California Building Code, and to ensure consistency with all relevant County General Plan goals and policies related to seismicity, soils, mineral resources, and geologic hazards. The Project does not result in any new significant impacts not analyzed in the General Plan EIR, nor does it worsen any impacts. Project impacts related to geology and soils 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 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 riparian habitat or other sensitive natural communities?
- Have a substantial adverse effect on streams, wetlands, or other surface waters that are protected by federal, state, or local regulations and policies?
- 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?
- Conflict with any local policies or ordinances protecting biological resources?
- Conflict with the provisions of an adopted Habitat Conservation Plan or other approved local, regional, state or federal plan for the conservation of habitat?

### ***BIOLOGICAL RESOURCES ENVIRONMENTAL SETTING***

Sacramento County habitat types include wetland, riverine, riparian, grassland, woodland, cropland, and urban forest. Wetlands are found in association with the County's rivers and creeks and their extended watersheds. Riverine includes the aquatic habitat of the Sacramento, American and Cosumnes Rivers, as well as lesser sized streams and creeks. Riparian habitat is composed of the bank vegetation and forested areas adjacent to the County's rivers, streams, and creeks; most notable is the riparian habitat found along the American River Parkway. Grassland is found throughout the County's open areas, much of it converted from native prairie to grazing land consisting of mostly non-native grasses. Scattered amongst the grazing land are vernal pools which harbor a number of state and federally listed species. Blue oak woodland habitat is found on the County's eastern edge where the valley floor transitions to the lower foothills of the Sierra Nevada. Cropland is found through much of rural southern Sacramento County drawing irrigation waters from the Sacramento and Cosumnes Rivers, as well as groundwater wells. The County's urban forest is comprised of a broad mix of mostly non-native deciduous and evergreen trees with a few stands of remnant and newly planted native oaks.

The species that inhabit these varied landscapes include large mammals, such as deer and the occasional mountain lion along major river corridors; medium sized mammals typically associated with rural landscapes such as badgers, raccoons and skunks; migratory waterfowl; colony nesting birds; shore birds; migratory and resident raptors and songbirds; anadromous and resident fish, amphibians, reptiles, and freshwater invertebrates. Major native vegetation in the County's rural landscapes include oaks, cottonwoods, grape, blackberry, elderberry, native grasses, and a number of small flowering plants associated with vernal pool habitats. Most cropland provides habitat values, typically for foraging. The County's urban forest provides nesting, roosting, and

foraging habitat for many songbirds, as well as other species who have successfully adapted to the human environment.

There are three adopted habitat conservation plans (HCPs) in the County: Natomas Basin HCP (NBHCP), South Sacramento HCP (SSHCP) and Metro Air Park HCP (MAPHCP). Sacramento County led local efforts to adopt the SSHCP. The SSHCP encompasses a 317,000 acre area in south Sacramento County and streamlines federal and state permitting for development and infrastructure projects while conserving habitat. An interconnected regional preserve system of over 36,000 acres – roughly 1.2 times the total size of San Francisco - will be created over the next 50 years to protect twenty-eight plant and wildlife species and their natural habitats (Sacramento County 2021).

The NBHCP applies to the 53,537-acre area interior to the toe of levees surrounding the Natomas Basin, located in the northern portion of Sacramento County and the southern portion of Sutter County. The Basin contains incorporated and unincorporated areas within the jurisdictions of the City of Sacramento, Sacramento County, and Sutter County. The purpose of the NBHCP is to promote biological conservation in conjunction with economic and urban development within the Permit Areas. The NBHCP establishes a multispecies conservation program to minimize and mitigate the expected loss of habitat values and incidental take of Covered Species that could result from urban development, operation and maintenance of irrigation and drainage systems, and certain activities associated with The Natomas Basin Conservancy management of its system of reserves established under the NBHCP. The goal of the NBHCP is to minimize incidental take of the Covered Species in the Permit Areas and to provide mitigation for the impacts of Covered Activities on the Covered Species and their habitat (Sacramento County et al. 2003).

***BIOLOGICAL RESOURCES DISCUSSION***

The General Plan EIR indicates that there would be significant and unavoidable impacts to special-status species under some circumstances, including development of new growth areas and buildout of planned areas (Sacramento County 2010: 8-31 - 8-69). In addition, the General Plan EIR concluded that there would be significant and unavoidable impacts related to loss of native tree and loss of tree canopy (Sacramento County 2010: 8-69 - 8-81).

No new housing sites are proposed for development as a part of this housing amendment package that would result in physical changes affecting biological resources. Additionally, although housing product type allowances will be broadened, discretionary review and approval of entitlements will still be required in commercial zones and the project does not propose any by right residential densities exceeding the current density limitations of the Zoning Code. Furthermore, all future residential projects in the commercial zones or that qualify for a density bonus will be subject additional to permitting requirements and CEQA review.

Future residential projects in the commercial zones or residential projects that request a density bonus will be reviewed through the County’s entitlement process and CEQA to ensure compliance with federal and State regulations and local policies and ordinances

related to biological resources; ensure consistency with the Natomas Basin HCP and South Sacramento HCP, as appropriate; and ensure consistency with all relevant County General Plan goals and policies. The Project does not result in any new significant impacts not analyzed in the General Plan EIR, nor does it worsen any impacts. Project impacts related to biological resources are ***less than significant***.

## **CULTURAL RESOURCES**

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

- Cause a substantial adverse change in the significance of a historical resource?
- Have a substantial adverse effect on an archaeological resource?
- Disturb any human remains, including those interred outside of formal cemeteries?

Under CEQA, lead agencies must consider the effects of projects on historical resources and archaeological resources. A “historical resource” is defined as a resource listed in, or determined to be eligible for listing in, the California Register of Historical Resources (CRHR), a resource included in a local register of historical resources, and any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant (Section 15064.5[a] of the Guidelines). Public Resources Code (PRC) Section 5042.1 requires that any properties that can be expected to be directly or indirectly affected by a proposed project be evaluated for CRHR eligibility. Impacts to historical resources that materially impair those characteristics that convey its historical significance and justify its inclusion or eligibility for the NRHP or CRHR are considered a significant effect on the environment (CEQA guidelines 15064.5)).

In addition to historically significant resources, an archeological site may meet the definition of a “unique archeological resource” as defined in PRC Section 21083.2(g). If unique archaeological resources cannot be preserved in place or left in an undisturbed state, mitigation measures shall be required (PRC Section 21083.2 (c)).

CEQA Guidelines Section 15064.5 (e) outlines the steps the lead agency shall take in the event of an accidental discovery of human remains in any location other than a dedicated cemetery.

### ***CULTURAL RESOURCES ENVIRONMENTAL SETTING***

The Sacramento Valley region was populated by indigenous people for thousands of years prior to the influx of Euro-American settlers in the mid-1800s. In fact, occupation in the Sacramento Valley during the Prehistoric Period is estimated to have occurred as early as 12,000 years ago, but only a few archaeological sites have been identified that predate 5,000 years ago. Ethnographic records (from missions and other documents) show that the groups that inhabited Sacramento County are the Nisenan, or Southern Maidu, and the Plains Miwok, a subgroup of the Eastern Miwok. Thus, the Project is located within the territory commonly attributed to the ethnographic Nisenan and the Plains Miwok (Sacramento County 2010).



Established settlement of the Sacramento area did not begin until the late 1830s and early 1840s, when resourceful and independent individuals such as Sutter and Jared Sheldon obtained land grants from the Mexican government, usually in exchange for an agreement to protect Mexican interest in these remote interior regions. With the initial Euro-American settlement of Sacramento County by John Sutter in 1839 at what would become Sutter's Fort, the established outpost brought with it an increase in Euro-American trappers, hunters and settlers to the area. After the arrival of Sutter, several individuals obtained large Mexican Land Grants in the area. As a result of the Mexican War (1847-1848), California became part of the territory of the United States. In 1848, gold was discovered at Sutter's Mill in Coloma. With the discovery of gold in 1848, a torrent of settlers from the east flooded into the Sacramento region. As the population increased and easily found gold decreased, newcomers who decided to stay turned to alternative vocations, particularly agriculture. Many found land comparatively plentiful and cheap. Raising grain, livestock, and produce to sell to the thousands of miners heading to the gold fields proved a profitable venture. These combined events hastened the settlement of the area and the development of Sacramento as an economic and transportation center. The designation of Sacramento as the state capital, in 1854, also resulted in the area's increase in socio-political importance (Sacramento County 2010).

Sacramento County is home to numerous culturally sensitive areas that function as a testament of the substantial, as well as persistent, events and lifeways that have occurred in the County's long history of human habitation. In general, prehistoric, ethnohistoric, and historic period sites were established throughout the County; however, both prehistoric and historic sites are found in greater concentration along waterways which supplied year-around resources to prehistoric and historic period inhabitants. According to the General Plan, areas that are likely or extremely likely to contain prehistoric sites include the Cosumnes River area, the American River area, and the Delta and Sacramento River areas. Historic sites tend to be concentrated in areas still inhabited such as the City of Sacramento, City of Folsom, the Delta, along old travel routes like the Jackson Highway, Central California Traction Railroad, and Southern Pacific Railroad routes and along river and stream beds (Sacramento County 2010).

### ***CULTURAL RESOURCES DISCUSSION***

The General Plan EIR indicated that significant impacts to historical and archeological resources would be significant and unavoidable (Sacramento County 2010: 15-22 – 15-31).

No new housing sites are proposed for development as a part of this housing amendment package that would result in physical changes that could affect a historical resource or an archaeological resource or disturb human remains. Additionally, although housing product type allowances will be broadened, discretionary review and approval of entitlements will still be required in commercial zones and the project does not propose any by right residential densities exceeding the current density limitations of the Zoning Code. Furthermore, all future residential projects in the commercial zones or that qualify for a density bonus will be subject additional to permitting requirements and CEQA review.

Future residential projects in the commercial zones or residential projects that request a density bonus will be reviewed through the County's entitlement process and CEQA to ensure consistency with federal and State policies and consistency with all relevant County General Plan goals and policies related to the protection and preservation of cultural resources. The Project does not result in any new significant impacts not analyzed in the General Plan EIR, nor does it worsen any impacts. Project impacts related to cultural resources are ***less than significant***.

## **TRIBAL CULTURAL RESOURCES**

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

- Cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code 21074?

Under PRC Section 21084.3, public agencies shall, when feasible, avoid damaging effects to any tribal cultural resource. California Native American tribes traditionally and culturally affiliated with a geographic area may have expertise concerning their tribal cultural resources (21080.3.1(a)).

### ***TRIBAL CULTURAL RESOURCES SETTING***

Under PRC Sections 21080.3.1 and 21082.3, Sacramento County must consult with tribes traditionally and culturally affiliated with the project area that have requested formal notification and responded to project notification letters with a request for consultation. The parties must consult in good faith. Consultation is deemed concluded when the parties agree to measures to mitigate or avoid a significant effect on a tribal cultural resource when one is present or when a party concludes that mutual agreement cannot be reached. Mitigation measures agreed on during the consultation process must be recommended for inclusion in the environmental document.

The County completed Tribal consultation under Senate Bill (SB) 18, Government Code 65352.3, and Assembly Bill (AB) 52, codified as Section 21080.3.1 of CEQA for the Countywide House Element update and this project. In accordance with these Bills, formal notification letters were sent out to those tribes listed on the response to the Local Government Tribal Consultation List request to the Native American Heritage Commission (NAHC) on February 16, 2021, and to those tribes who had previously requested to be notified on Sacramento County projects on June 8, 2021.

Requests to consult were received from two tribes on June 9, 2021: the United Auburn Indian Community and the Wilton Rancheria. Both tribes requested additional formation regarding the project description. A phone call and follow-up email with the United Auburn Indian Community resolved concerns and no impacts or mitigation was identified. County Staff reached out three separate times (June 11, June 24 and September 24, 2021) to the Wilton Rancheria to discuss the project and possible tribal concerns. To date, no response has been received from Wilton Rancheria.

### **TRIBAL CULTURAL RESOURCES DISCUSSION**

No new housing sites are proposed for development as a part of this housing amendment package that would result in physical changes that could affect tribal cultural resources. Additionally, although housing product type allowances will be broadened, discretionary review and approval of entitlements will still be required in commercial zones and the project does not propose any by right residential densities exceeding the current density limitations of the Zoning Code. Furthermore, all future residential projects in the commercial zones or that qualify for a density bonus will be subject additional to permitting requirements and CEQA review.

Future residential projects in the commercial zones or residential projects that request a density bonus will be reviewed through the County's entitlement process and CEQA (including site-specific AB 52 consultation as required by PRC 21080.3.1) to ensure consistency with federal and State policies and regulations, as well as consistency with all relevant County General Plan goals and policies, related to tribal cultural resources. The Project does not result in any new significant impacts not analyzed in the General Plan EIR, nor does it worsen any impacts. Project impacts related to tribal cultural resources are ***less than significant***.

### **ENERGY**

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

- Result in potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction?
- Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

### **ENERGY ENVIRONMENTAL SETTING**

California relies on a regional power system composed of a diverse mix of natural gas, petroleum, renewable, hydroelectric, and nuclear generation resources:

- Natural gas: Almost two-thirds of California households use natural gas for home heating, and about half of California's utility-scale net electricity generation is fueled by natural gas (EIA 2021).
- Petroleum: Petroleum products (gasoline, diesel, jet fuel), which are consumed almost exclusively by the transportation sector. Gasoline and diesel fuel sold in California for motor vehicles is refined in California to meet specific formulations required by the California Air Resources Board.
- Electricity and renewables: The California Energy Commission estimates that 34 percent of California's retail electricity sales in 2018 was provided by Renewable Portfolio Standard-eligible renewable resources (EIA 2021).

- Alternative fuels: Conventional gasoline and diesel may be replaced (depending on the capability of the vehicle) with many alternative transportation fuels (e.g., biodiesel, hydrogen, electricity). Use of alternative fuels is encouraged through various statewide regulations and plans (e.g., Low Carbon Fuel Standard, 2017 Scoping Plan).

Electricity is provided to Sacramento County from SMUD; and gas service is provided by the Pacific Gas and Electric Company.

### ***ENERGY DISCUSSION***

No new housing sites are proposed for development as a part of this housing amendment package that would result in physical changes that could affect energy resources or plans. Additionally, although housing product type allowances will be broadened, discretionary review and approval of entitlements will still be required in commercial zones and the project does not propose any by right residential densities exceeding the current density limitations of the Zoning Code. Furthermore, all future residential projects in the commercial zones or that qualify for a density bonus will be subject additional to permitting requirements and CEQA review.

Future residential projects in the commercial zones or residential projects that request a density bonus will be reviewed through the County's entitlement process and CEQA to ensure consistency with federal and State policies and consistency with all relevant County General Plan goals and policies related to energy resources. The Project does not result in any new significant impacts not analyzed in the General Plan EIR, nor does it worsen any impacts. Project impacts related to energy resources are ***less than significant***.

### **GREENHOUSE GAS EMISSIONS**

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

- Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?
- Conflict with an applicable plan, policy or regulation for the purpose of reducing the emission of greenhouse gases?

### ***GREENHOUSE GAS EMISSIONS ENVIRONMENTAL SETTING***

Certain gases in the earth's atmosphere, classified as greenhouse gases (GHGs), play a critical role in determining the earth's surface temperature. Solar radiation enters the earth's atmosphere from space. Most solar radiation passes through GHGs; however, infrared radiation is absorbed by these gases. As a result, radiation that otherwise would have escaped back into space is instead "trapped," resulting in a warming of the atmosphere. This phenomenon, known as the greenhouse effect, is responsible for maintaining a habitable climate on earth.

Prominent GHGs contributing to the greenhouse effect are carbon dioxide (CO<sub>2</sub>), methane, nitrous oxide, hydrofluorocarbons, perfluorocarbons, and sulfur hexafluoride. GHG emissions contributing to global climate change are attributable, in large part, to human activities associated with on-road and off-road transportation, industrial/manufacturing, electricity generation by utilities and consumption by end users, residential and commercial on-site fuel use, and agriculture and forestry. It is “extremely likely” that more than half of the observed increase in global average surface temperature from 1951 to 2010 was caused by the anthropogenic increase in GHG concentrations and other anthropogenic forcing together (IPCC 2014).

In general, climate change is considered a global problem. GHGs have long atmospheric lifetimes (one to several thousand years) and persist in the atmosphere long enough to be dispersed around the globe. Although the lifetime of any particular GHG molecule is dependent on multiple variables and cannot be determined with any certainty, it is understood that more CO<sub>2</sub> is emitted into the atmosphere than is sequestered by ocean uptake, vegetation, and other forms of sequestration (IPCC 2013).

In 2009, the County and SMUD completed a GHG emissions inventory for the incorporated and unincorporated areas of the County, using 2005 as the emissions baseline year. The 2005 inventory included both emissions generated by the community and internal operations. In 2011, the County adopted a Climate Action Plan (CAP) Strategy and Framework Document (Phase 1 CAP), and in 2012 the County adopted a County Government Operations CAP document (Phase 2A CAP). In 2011, new data and methods were applied to some sectors in the 2005 inventory to update the 2005 emissions estimates (Ascent Environmental 2016). The updated GHG emissions inventory and forecasts provided a foundation for the Climate Action Plan – Communitywide Greenhouse Gas Reduction and Climate Change Adaptation (Communitywide CAP), which was started in 2016. The Communitywide CAP is envisioned to include strategies that will both (1) reduce greenhouse gas emissions that are causing climate change, and (2) help the community prepare for and adapt to the effects of climate change. The CAP is expected to be heard by the Sacramento County Board of Supervisors in summer 2022.).

### ***GREENHOUSE GAS EMISSIONS THRESHOLDS OF SIGNIFICANCE***

In April 2020, SMAQMD adopted an update to their land development project operational GHG threshold, which requires a project to demonstrate consistency with CARB’s 2017 Climate Change Scoping Plan. The Sacramento County Board of Supervisors adopted the updated GHG threshold in December 2020. SMAQMD’s technical support document, “Greenhouse Gas Thresholds for Sacramento County”, identifies operational measures that should be applied to a project to demonstrate consistency.

All projects must implement Tier 1 Best Management Practices to demonstrate consistency with the Climate Change Scoping Plan. After implementation of Tier 1 Best Management Practices, project emissions are compared to the operational land use screening levels table (equivalent to 1,100 metric tons of CO<sub>2</sub>e per year). If a project’s operational emissions are less than or equal to 1,100 metric tons of CO<sub>2</sub>e per year after implementation of Tier 1 Best Management Practices, the project will result in a less than

cumulatively considerable contribution and has no further action. Tier 1 Best Management Practices include:

- BMP 1 – no natural gas: projects shall be designed and constructed without natural gas infrastructure.
- BMP 2 – electric vehicle (EV) Ready: projects shall meet the current CalGreen Tier 2 standards.
  - EV Capable requires the installation of “raceway” (the enclosed conduit that forms the physical pathway for electrical wiring to protect it from damage) and adequate panel capacity to accommodate future installation of a dedicated branch circuit and charging station(s)
  - EV Ready requires all EV Capable improvements plus installation of dedicated branch circuit(s) (electrical pre-wiring), circuit breakers, and other electrical components, including a receptacle (240-volt outlet) or blank cover needed to support future installation of one or more charging stations

Projects that implement BMP 1 and BMP 2 can utilize the screening criteria for operation emissions outlined in Table IS-2. Projects that do not exceed 1,100 metric tons per year are then screened out of further requirements. For projects that exceed 1,100 metric tons per year, then compliance with BMP 3 is also required:

- BMP 3 – Reduce applicable project VMT by 15% residential and 15% worker relative to Sacramento County targets, and no net increase in retail VMT. In areas with above-average existing VMT, commit to provide electrical capacity for 100% electric vehicles.

SMAQMD’s GHG construction and operational emissions thresholds for Sacramento County are shown in Table IS-2.

**Table IS-2: SMAQMD Thresholds of Significance for Greenhouse Gases**

<b>Land Development and Construction Projects</b>		
	Construction Phase	Operational Phase
Greenhouse Gas as CO <sub>2</sub> e	1,100 metric tons per year	1,100 metric tons per year
<b>Stationary Source Only</b>		
	Construction Phase	Operational Phase
Greenhouse Gas as CO <sub>2</sub> e	1,100 metric tons per year	10,000 metric tons per year

**GREENHOUSE GAS EMISSIONS DISCUSSION**

The General Plan EIR indicates there would be significant and unavoidable impacts related to GHG emission. Sacramento County has adopted thresholds as part of mitigation required in the General Plan EIR. The thresholds have been updated and revised since the original analysis, but the EIR explicitly states that updates and revisions are to be expected, and the overall conclusions of the General Plan EIR remain appropriate. The General Plan EIR also included other mitigation measures, such as a requirement to develop a detailed Countywide CAP for the community and for government operations (Sacramento County 2010: 12-16 – 12-39). A summary of the Countywide CAP is discussed above under “Environmental Setting.”

No new housing sites are proposed for development as a part of this housing amendment package that would result in physical changes that directly or indirectly generate GHGs. Additionally, although housing product type allowances will be broadened, discretionary review and approval of entitlements will still be required in commercial zones and the project does not propose any by right residential densities exceeding the current density limitations of the Zoning Code. Furthermore, all future residential projects in the commercial zones or that qualify for a density bonus will be subject additional to permitting requirements and CEQA review.

Future residential projects in the commercial zones or residential projects that request a density bonus will be reviewed through the County’s entitlement process and CEQA to ensure that future housing projects comply with relevant State and local regulations related to GHG emissions and are consistent with all relevant County General Plan goals and policies, including the 2020 thresholds of significance and associated BMPs as adopted by the Board of Supervisors. The Project does not result in any new significant impacts not analyzed in the General Plan EIR, nor does it worsen any impacts. Project impacts related to Greenhouse Gas Emissions are **less than significant**.

## **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.



*SB2 Housing Production Streamlining And Acceleration- Amendments to the Sacramento County Zoning Code and Countywide Design Guidelines*

	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 involves revisions to existing County housing policy and programs, and does not propose new development that would result in physical changes that could conflict with any applicable land use plan.
b. Physically disrupt or divide an established community?			X		The Project involves revisions to existing County housing policy and programs, and does not propose new development that would result in physical changes that could disrupt or divide an established 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 Project involves revisions to existing County housing policy and programs, and does not propose new development that would result in physical changes that could induce substantial, unplanned population growth.
b. Displace substantial amounts of existing people or housing, necessitating the construction of replacement housing elsewhere?				X	The Project involves revisions to existing County housing policy and programs, and does not propose new development that would result in physical changes that would either displace substantial amounts of people or housing nor would it require construction of housing elsewhere.
<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 involves revisions to existing County housing policy and programs, and involves revisions to housing policy and programs, and does not propose new development that would result in physical changes that could affect farmland.

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	Potentially Significant	Less Than Significant with Mitigation	Less Than Significant	No Impact	Comments
b. Conflict with any existing Williamson Act contract?				X	The Project involves revisions to existing County housing policy and programs, and does not propose new development that would result in physical changes that could conflict with a Williamson Act contract.
c. Introduce incompatible uses in the vicinity of existing agricultural uses?				X	The Project involves revisions to existing County housing policy and programs, and does not propose new development that would result in physical changes to agricultural uses within the County.
<b>4. AESTHETICS - Would the project:</b>					
a. Substantially alter existing viewsheds such as scenic highways, corridors or vistas?			X		The Project involves revisions to existing County housing policy and programs, and does not propose new development that could result in physical changes that could 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 involves revisions to existing County housing policy and programs, and does not propose new development that would result in physical changes to the environment that could affect visual character.
c. If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?			X		The Project involves revisions to existing County housing policy and programs, and does not propose new development that would result in physical changes that could conflict with existing and applicable regulations related to scenic quality.
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 involves revisions to existing County housing policy and programs, and does not propose new development that would result in new sources of light and glare.
<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 involves revisions to County housing policy and programs, and does not propose new development that would result in physical changes that could affect people residing or working near an airport or airstrip.

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	Potentially Significant	Less Than Significant with Mitigation	Less Than Significant	No Impact	Comments
b. Expose people residing or working in the project area to aircraft noise levels in excess of applicable standards?			X		The Project involves revisions to existing County housing policy and programs, and does not propose new development that would result in physical changes that could affect noise levels.
c. Result in a substantial adverse effect upon the safe and efficient use of navigable airspace by aircraft?			X		The Project involves revisions to existing County housing policy and programs, and does not propose new development that would result in physical changes that could 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 involves revisions to existing County housing policy and programs, and includes revisions to housing policy and programs, and does not propose new development that would result in changes to air traffic patterns.
<b>6. PUBLIC SERVICES - Would the project:</b>					
a. Have an adequate water supply for full buildout of the project?			X		The Project involves revisions to existing County housing policy and programs, and includes revisions to County housing policy and programs, and does not propose new development that would result in physical changes that could affect water supply.
b. Have adequate wastewater treatment and disposal facilities for full buildout of the project?			X		The Project involves revisions to existing County housing policy and programs, and does not propose new development that would result in physical changes that could affect wastewater treatment capacity.
c. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?			X		The Project involves revisions to existing County housing policy and programs, and does not propose new development that would result in physical changes that could affect landfill capacity.

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	Potentially Significant	Less Than Significant with Mitigation	Less Than Significant	No Impact	Comments
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 involves revisions to existing County housing policy and programs, and does not propose new development that could result in the need for new/expanded water, wastewater, or solid waste disposal facilities.
e. Result in substantial adverse physical impacts associated with the provision of storm water drainage facilities?			X		The Project involves revisions to existing County housing policy and programs, and does not propose new development that would result in physical changes that could affect stormwater drainage facilities.
f. Result in substantial adverse physical impacts associated with the provision of electric or natural gas service?			X		The Project involves revisions to existing County housing policy and programs, and does not propose new development that would result in physical changes that could affect the provisions of electric and natural gas service.
g. Result in substantial adverse physical impacts associated with the provision of emergency services?			X		The Project involves revisions to existing County housing policy and programs, and does not propose new development that would result in physical changes that could affect emergency services provisions.
h. Result in substantial adverse physical impacts associated with the provision of public school services?			X		The Project includes revisions to housing policy and programs, and does not propose new development that would result in physical changes that could affect the provision of public school services.
i. Result in substantial adverse physical impacts associated with the provision of park and recreation services?			X		The Project includes revisions to housing policy and programs, and does not propose new development that would result in physical changes that could affect park and recreation services.

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	Potentially Significant	Less Than Significant with Mitigation	Less Than Significant	No Impact	Comments
<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 includes revisions to housing policy and programs, and does not propose new development that would result in physical changes that could affect VMT standards. See the Transportation section above.
b. Result in a substantial adverse impact to access and/or circulation?			X		The Project includes revisions to housing policy and programs, and does not propose new development that would result in physical changes that could affect transportation access and/or circulation.
c. Result in a substantial adverse impact to public safety on area roadways?			X		The Project includes revisions to housing policy and programs, and does not propose new development that would result in physical changes that could affect public safety on area roadways.
d. Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?			X		The Project includes revisions to housing policy and programs, and does not propose new development that would result in physical changes that could conflict with policies related to the provision of alternative transportation.
<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 includes revisions to housing policy and programs, and does not propose new development that would result in cumulatively considerable increases in criteria air pollutants.
b. Expose sensitive receptors to pollutant concentrations in excess of standards?			X		The Project involves revisions to existing County housing policy and programs, and does not propose new development that could result in exposure of sensitive receptors to pollutant concentrations in excess of standards.

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	Potentially Significant	Less Than Significant with Mitigation	Less Than Significant	No Impact	Comments
c. Create objectionable odors affecting a substantial number of people?			X		The Project involves revisions to existing County housing policy and programs, and does not propose new development that could cause objectionable odors affecting a substantial number of people.
<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 includes revisions to housing policy and programs, and does not propose new development that would result in physical changes that could cause increased ambient noise levels.
b. Result in a substantial temporary increase in ambient noise levels in the project vicinity?			X		The Project involves revisions to existing County housing policy and programs, and does not propose new development that could affect drainage patterns.
c. Generate excessive groundborne vibration or groundborne noise levels.			X		The Project involves revisions to existing County housing policy and programs, and does not propose new development that generated excessive groundborne vibration or noise.
<b>10. HYDROLOGY AND WATER QUALITY - Would the project:</b>					
a. Substantially deplete groundwater supplies or substantially interfere with groundwater recharge?			X		The Project includes revisions to housing policy and programs, and does not propose physical changes that could substantially deplete groundwater supplies or interfere with groundwater recharge.
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		The Project involves revisions to existing County housing policy and programs, and does not propose new development that could affect drainage patterns.
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 involves revisions to existing County housing policy and programs, and does not propose new development within a 100-year floodplain or local flood hazard area.

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	Potentially Significant	Less Than Significant with Mitigation	Less Than Significant	No Impact	Comments
d. Place structures that would impede or redirect flood flows within a 100-year floodplain?			X		The Project involves revisions to existing County housing policy and programs, and does not propose new development that would result in physical changes that could redirect or otherwise impeded flood flows.
e. Develop in an area that is subject to 200 year urban levels of flood protection (ULOP)?			X		The Project involves revisions to existing County housing policy and programs, and does not propose new development in an area subject to 200-year 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 involves revisions to existing County housing policy and programs, and does not propose new development that would result in additional risks associated with dam or levee failure.
g. Create or contribute runoff that would exceed the capacity of existing or planned stormwater drainage systems?			X		The Project involves revisions to existing County housing policy and programs, and does not propose new development that would result in physical changes to existing drainage such that the capacity of existing or planned stormwater facilities may be exceeded.
h. Create substantial sources of polluted runoff or otherwise substantially degrade ground or surface water quality?			X		The Project involves revisions to existing County housing policy and programs, and does not propose new development that would result in physical changes that could otherwise degrade ground or surface water quality.
<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		The Project involves revisions to existing County housing policy and programs, and does not propose new development that would result in physical changes that could affect earthquake risks.

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	Potentially Significant	Less Than Significant with Mitigation	Less Than Significant	No Impact	Comments
b. Result in substantial soil erosion, siltation or loss of topsoil?			X		The Project involves revisions to existing County housing policy and programs, and does not propose new development that would result in physical changes that could result in substantial soil erosion, siltation, or loss of topsoil.
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 involves revisions to existing County housing policy and programs, and does not propose new development that would be located on unstable soils.
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 involves revisions to existing County housing policy and programs, and does not propose new development involving alternative wastewater disposal systems or septic tanks.
e. Result in a substantial loss of an important mineral resource?			X		The Project involves revisions to existing County housing policy and programs, and does not propose new development that could affect mineral resources.
f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?			X		The Project involves revisions to existing County housing policy and programs, and does not propose new development that could affect paleontological resources.
<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		The Project involves revisions to existing County housing policy and programs, and does not propose new development that would result in physical changes to the environment that could affect special status species.



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	Potentially Significant	Less Than Significant with Mitigation	Less Than Significant	No Impact	Comments
b. Have a substantial adverse effect on riparian habitat or other sensitive natural communities?			X		The Project involves revisions to existing County housing policy and programs, and does not propose new development that would result in physical changes to the environment that could affect sensitive communities.
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		The Project involves revisions to existing County housing policy and programs, and does not propose new development that would result in physical changes to the environment that could affect streams, wetlands, or other surface waters.
d. Have a substantial adverse effect on the movement of any native resident or migratory fish or wildlife species?			X		The Project involves revisions to existing County housing policy and programs, and does not propose new development that would result in physical changes to the environment that could affect movement of any native resident or migratory fish or wildlife species.
e. Adversely affect or result in the removal of native or landmark trees?			X		The Project involves revisions to existing County housing policy and programs, and does not propose new development that would result in physical changes to the environment that could result in tree removal.
f. Conflict with any local policies or ordinances protecting biological resources?			X		The Project involves revisions to existing County housing policy and programs, and does not propose new development that would result in physical changes to the environment that could conflict with local policies or ordinances protecting biological resources.
g. Conflict with the provisions of an adopted Habitat Conservation Plan or other approved local, regional, state or federal plan for the conservation of habitat?			X		The Project involves revisions to existing County housing policy and programs, and does not propose new development that would result in physical changes to the environment that could conflict with an HCP or other approved conservation plan.

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	Potentially Significant	Less Than Significant with Mitigation	Less Than Significant	No Impact	Comments
<b>13. CULTURAL RESOURCES - Would the project:</b>					
a. Cause a substantial adverse change in the significance of a historical resource?			X		The Project involves revisions to existing County housing policy and programs, and does not propose new development that would result in physical changes to the environment or structures that could affect historical resources.
b. Have a substantial adverse effect on an archaeological resource?			X		The Project involves revisions to existing County housing policy and programs, and does not propose new development that would result in physical changes to the environment that could affect archaeological resources.
c. Disturb any human remains, including those interred outside of formal cemeteries?			X		The Project involves revisions to existing County housing policy and programs, and does not propose new development that would result in physical changes to the environment that could disturb human remains.
<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		The Project involves revisions to existing County housing policy and programs, and does not propose new development that would result in physical changes to the environment that could cause a substantial adverse change in the significance of a tribal cultural resource.
<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 involves revisions to existing County housing policy and programs, and does not propose new development that would result in a substantial hazard to the public or environment through the routine transport, use, or disposal of hazardous materials.

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	Potentially Significant	Less Than Significant with Mitigation	Less Than Significant	No Impact	Comments
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 involves revisions to existing County housing policy and programs, and does not propose new development that would expose the public or environment to a substantial hazard through reasonably foreseeable upset conditions involving the release of hazardous materials.
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 involves revisions to existing County housing policy and programs, and does not propose new development that would emit hazardous emissions near existing or proposed schools.
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 involves revisions to existing County housing policy and programs, and does not propose new development that could result in a substantial hazard to the public or environment.
e. Impair implementation of or physically interfere with an adopted emergency response or emergency evacuation plan?			X		The Project involves revisions to existing County housing policy and programs, and does not propose new development that would affect adopted emergency response or evacuation plans.
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 involves revisions to existing County housing policy and programs, and does not propose new development that would result in physical changes to the environment or structures that could increase wildfire-related risks.
<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 or operation?			X		The Project involves revisions to existing County housing policy and programs, and does not propose new development that would result in wasteful, inefficient, or unnecessary consumption of energy resources.

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	Potentially Significant	Less Than Significant with Mitigation	Less Than Significant	No Impact	Comments
b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?			X		The Project involves revisions to existing County housing policy and programs, and does not propose new development that would conflict with renewable energy or energy efficiency plans.
<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 involves revisions to existing County housing policy and programs, and does not propose new development that would generate GHG emissions.
b. Conflict with an applicable plan, policy or regulation for the purpose of reducing the emission of greenhouse gases?			X		The Project involves revisions to existing County housing policy and programs, and does not propose new development that would result in physical changes that could affect applicable GHG reduction plans.

**SUPPLEMENTAL INFORMATION**

LAND USE CONSISTENCY	Current Land Use Designation	Consistent	Not Consistent	Comments
General Plan		X		
Community Plan		X		
Land Use Zone		X		

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## **INITIAL STUDY PREPARERS**

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