Planning and Environmental Review
David Defanti, Director
Department of Community Development

County Executive
Ann Edwards

Mitigated 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: PLNP2021-00112**

2. **Title and Short Description of Project:** Augusta Way Apartments

   The project consists of the following planning entitlement requests:

   A **Special Development Permit** to allow the proposed project to deviate from the following development standards:

   - Landscape Screening (Section 5.2.4.B.2.a.i): Landscape planters eight feet in width are required between the parking lot and public right-of-way. As proposed, the landscape planter between the parking lot and right of way measures a minimum of six feet.
   - Trash Enclosure Landscaping (Section 5.2.4.B): Trash enclosures are required to have five feet of landscaping surrounding three sides of the enclosure. As proposed, the trash enclosure will have five feet of landscaping on two sides.
   - Tree Spacing along right-of-way frontage (Section 5.2.4.B.2.a): Trees are required to be planted a maximum of 30 feet on center in the planter along the right-of-way. As proposed, the trees would be planted a maximum of 40 feet on center.
   - Carport Setback (Section 5.4.3.B – Table 5.8.B) Carports are required to be setback ten feet from the property line. As proposed, the carports would be setback a minimum of six feet from the property line.
   - Carport Material (Section 5.9.4.E.2) Metal carports are not permitted per this section. As proposed, metal carports would be utilized.

   A **Design Review** to comply with the Countywide Design Guidelines

3. **Assessor's Parcel Number:** 043-0081-003-0000

4. **Location of Project:** The project site is located at the northwestern corner of the intersection of Bacchini Avenue and Augusta Way, approximately 1,500 feet to the northwest of the intersection of Power Inn Road and Florin Road, in the South Sacramento community.

5. **Project Applicant:** BOBBY PHAN

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

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

8. The attached Initial Study has been prepared by the Sacramento County Office of Planning and Environmental Review in support of this Negative Declaration. Further information may be obtained by contacting the Office of 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

CONTROL NUMBER: PLNP2021-00112

NAME: Augusta Way Apartments

LOCATION: The project site is located at the northwestern corner of the intersection of Bacchini Avenue and Augusta Way, approximately 1,500 feet to the northwest of the intersection of Power Inn Road and Florin Road, in the South Sacramento community.

ASSESSOR'S PARCEL NUMBER: 043-0081-003-0000

OWNER/APPLICANT: Bobby Phan
5501 66th Avenue, #100
Sacramento, CA 95823

PROJECT DESCRIPTION

The project consists of the following planning entitlement requests:

1. A **Special Development Permit** to allow the proposed project to deviate from the following development standards:

    - Landscape Screening (Section 5.2.4.B.2.a.i): Landscape planters eight feet in width are required between the parking lot and public right-of-way. As proposed, the landscape planter between the parking lot and right of way measures a minimum of six feet.

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    - Tree Spacing along right-of-way frontage (Section 5.2.4.B.2.a): Trees are required to be planted a maximum of 30 feet on center in the planter along the right-of-way. As proposed, the trees would be planted a maximum of 40 feet on center.

- Carport Setback (Section 5.4.3.B – Table 5.8.B) Carports are required to be setback ten feet from the property line. As proposed, the carports would be setback a minimum of six feet from the property line.

- Carport Material (Section 5.9.4.E.2) Metal carports are not permitted per this section. As proposed, metal carports would be utilized.

2. A **Design Review** to comply with the Countywide Design Guidelines.

If approved, a two-story, 10-unit housing complex would be constructed on the eastern half of the project site. The building footprint would comprise approximately 3,292 square feet, with approximately 6,584 square feet of livable space. The project would also construct a 4,754-square foot, asphalt paved parking lot to the west of the apartments. Other site improvements include bike racks, trash enclosures, a playground, a barbeque and picnic area, lighting, landscaping, replacement of the existing sidewalk with a new 5-foot wide concrete sidewalk, and new curb and gutter. The northern property line will be bordered with a six-foot masonry wall along the parking area and a six-foot wooden fence along the rear of the proposed buildings.

ENVIRONMENTAL SETTING

The project site is located approximately 1,500 feet to the northwest of the intersection of Power Inn Road and Florin Road, in the South Sacramento community in unincorporated Sacramento County. The project site consists of an undeveloped 0.60-acre parcel located at the northwestern corner of Augusta Way and Bacchini Avenue. The parcel is bordered by a church to the west, an undeveloped 2.43-acre parcel to the north, a used tool business to the east across Bacchini Avenue, and several four-plexes to the south across Augusta Way and to the southeast across Bacchini Avenue.

The site is relatively flat with a slope of 0-1 percent. Vegetation onsite includes wild oats (*Avena fatua*), soft chess (*Bromus hordeaceus*), ripgut brome (*B. diandrus*), Italian ryegrass (*Festuca perennis*) and Bermuda grass (*Cynodon dactylon*). Common herbaceous forbs include the redstemfilaree (*Erodium cicutarium*), rose clover (*Trifolium hirtum*), bur clover (*Medicago polymorpha*), wild radish (*Raphanis sativus*), curly doc (*Rumex crispus*), yellow starthistle (*Centaurea solstitialis*), field bindweed (*Convolvulus arvensis*), and English plantain (*Plantago lanceolata*). There are no trees on site. There are no aquatic features, nor areas of ponding or prolonged saturation.

Plate IS-1: Vicinity Map

Plate IS-2: Location Map

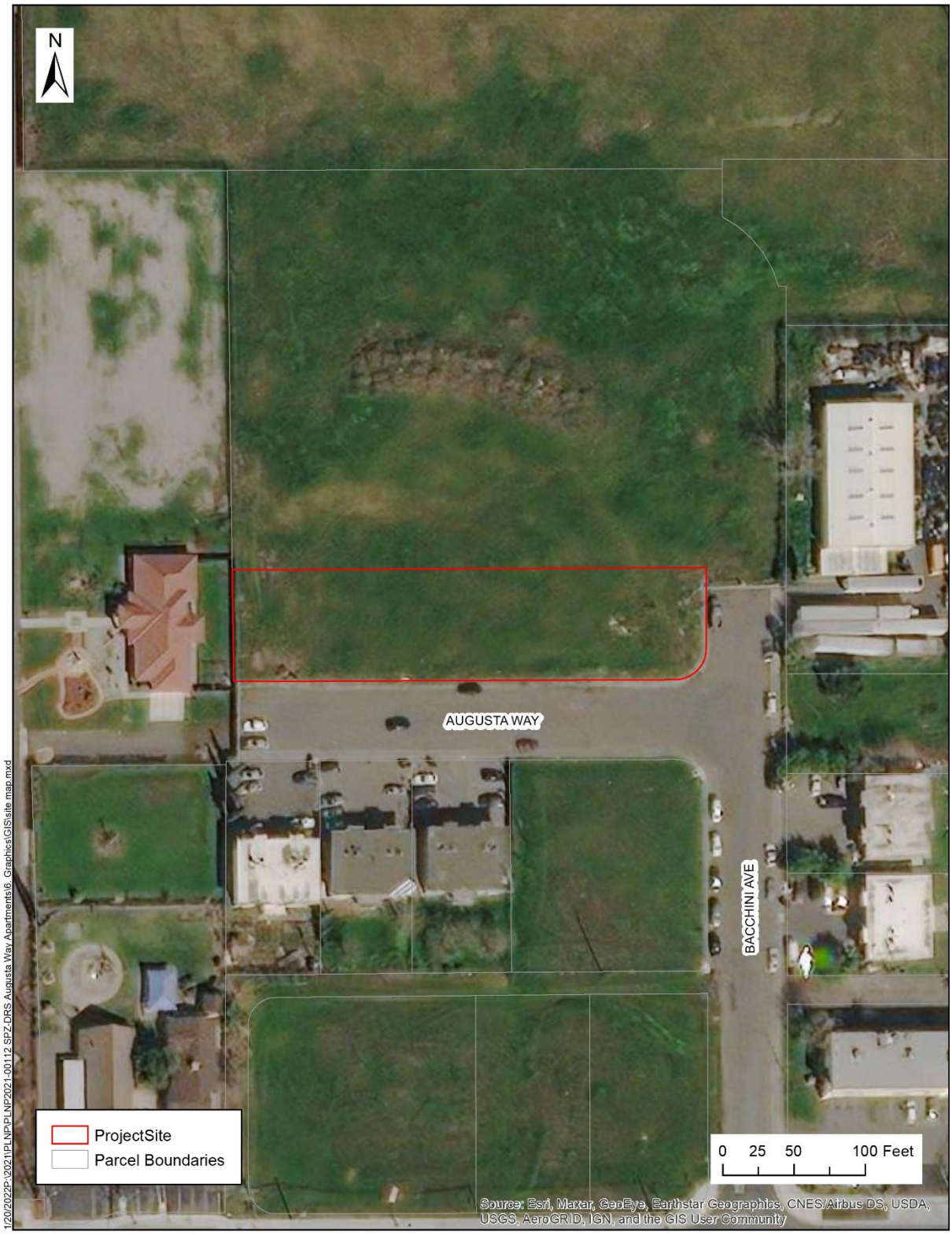
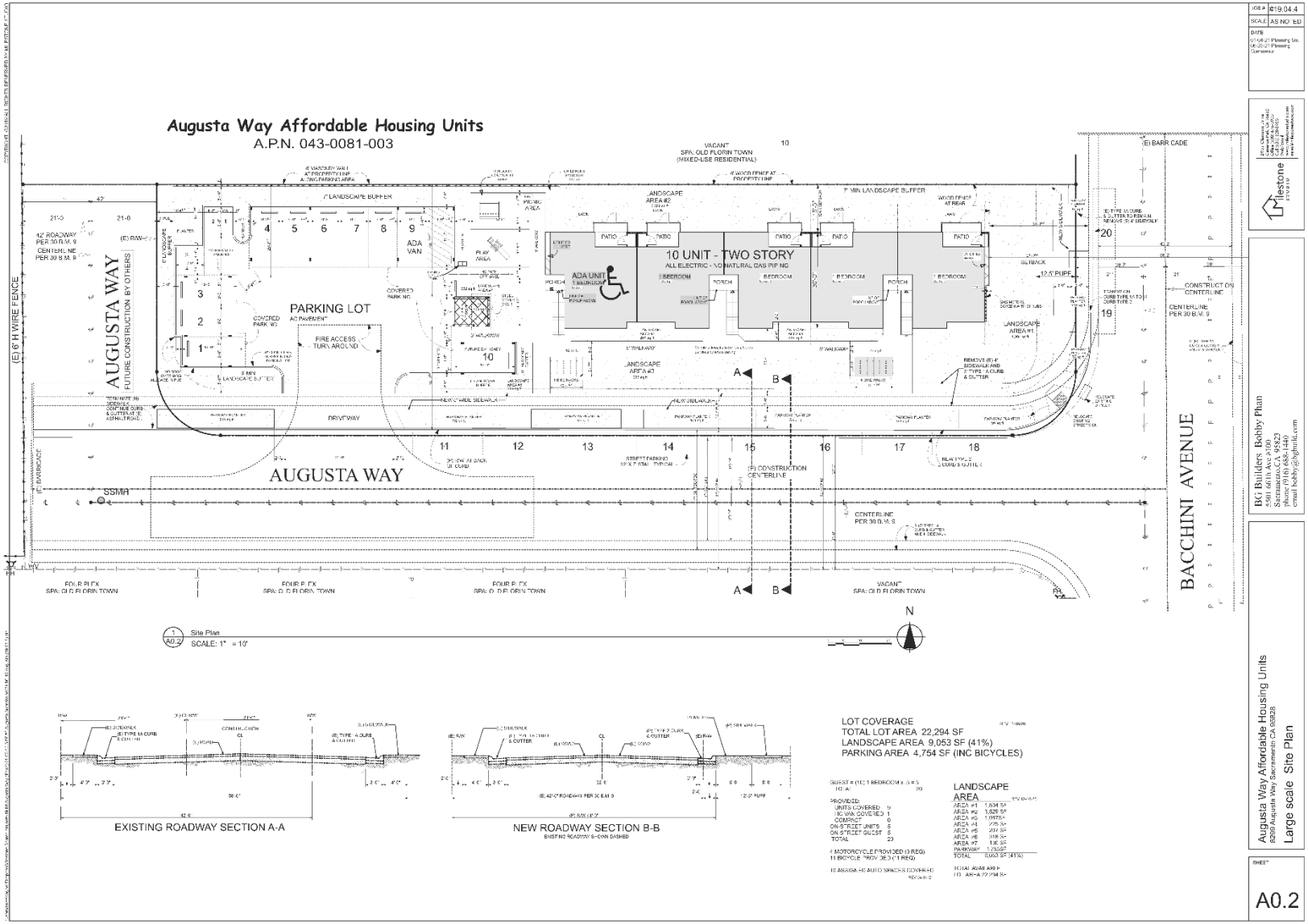


Plate IS-3: Preliminary Site Plan



ENVIRONMENTAL EFFECTS

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

LAND USE

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

- 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.

SACRAMENTO COUNTY GENERAL PLAN

The project site has a Sacramento County General Plan land use designation of Medium Density Residential (MDR). The proposed project is consistent with the existing designations; therefore, the project would not significantly disrupt or divide the community and use of the site does not conflict with policies of the General Plan adopted to mitigate environmental impacts. Impacts in regards to consistency with the General Plan are ***less than significant***.

South Sacramento Community Plan

The project site is located within the South Sacramento community. The County Board of Supervisors adopted the South Sacramento Community Plan (Community Plan) in December 1978. The Community Plan identifies goals and objectives related to land use, population, housing, transportation, noise, utilities and community facilities in order to guide development within the Community Plan area. The Community Plan land use designations for the subject parcels are SPA and Limited Commercial (LC). Multifamily dwellings are a permitted primary use within the LC zone. The proposed project complies with the policies of the Community Plan. Impacts in regards to consistency with the South Sacramento Community Plan are ***less than significant***.

SACRAMENTO COUNTY ZONING CODE & OLD FLORIN TOWN SPECIAL PLANNING AREA

The project site is located within the boundary of the Old Florin Town (OFT) Special Planning Area (SPA). The purpose of the special planning area is to guide development in an area of the County where there are diverse uses that sometimes conflict while maintaining appropriate development standards and buffers to create a cohesive community.

The OFT SPA focuses primarily on the redevelopment of an existing, developed, area with mixed use, commercial, and industrial development. The OFT SPA promotes several smart growth strategies, which include providing a mix of transportation options, including walkable paths and bike lanes; providing for mixed-use development with multiple uses in one building or a blend of multiple uses throughout a development rather than grouping similar uses; directing development towards existing communities by building on infill land and urban brown fields; creating a sense of place, and creating a distinctive and attractive community while preserving open space. These and other smart growth strategies inherently lead to improved air quality. The proposed project will carry over the applicable mitigation monitoring and reporting measures, particularly regarding Air Quality, to ensure implementation of the project complies with the adopted plan.

The proposed project is located on a parcel with a zoning designation of Mixed-Use Residential in the OFT SPA. The proposed multifamily dwelling units are consistent with this zoning. Therefore, impacts in regards to consistency with the OFT SPA 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.

The proposed project site is located in the Sacramento Valley Air Basin (SVAB). The SVAB's frequent temperature inversions result in a relatively stable atmosphere that increases the potential for pollution. Within the SVAB, the Sacramento Metropolitan Air Quality Management District (SMAQMD) is responsible for ensuring that emission standards are not violated. Project related air emissions would have a significant effect if they would result in concentrations that either violate an ambient air quality standard or contribute to an existing air quality violation (Table IS-1). Moreover, SMAQMD has established significance thresholds to determine if a proposed project's emission contribution significantly contributes to regional air quality impacts (Table IS-2).

Table IS-1: Air Quality Standards Attainment Status

Pollutant	Attainment with State Standards	Attainment with Federal Standards
Ozone	Non-Attainment (1 hour Standard[1] and 8 hour standard)	Non-Attainment, Classification = Severe -15* (8 hour[3] Standards) Attainment (1 hour standard[2])
Particulate Matter 10 Micron	Non-Attainment (24 hour Standard and Annual Mean)	Attainment (24 hour standard)
Particulate Matter 2.5 Micron	Attainment (Annual Standard)	Non-Attainment (24 hour Standard) and Attainment (Annual)

Carbon Monoxide	Attainment (1 hour and 8 hour Standards)	Attainment (1 hour and 8 hour Standards)
Nitrogen Dioxide	Attainment (1 hour Standard and Annual)	Unclassified/Attainment (1 hour and Annual)
Sulfur Dioxide[4]	Attainment (1 hour and 24 hour Standards)	Attainment/unclassifiable[5]
Lead	Attainment (30 Day Standard)	Attainment (3-month rolling average)
Visibility Reducing Particles	Unclassified (8 hour Standard)	No Federal Standard
Sulfates	Attainment (24 hour Standard)	No Federal Standard
Hydrogen Sulfide	Unclassified (1 hour Standard)	No Federal Standard

1. Per Health and Safety Code (HSC) § 40921.59(c), the classification is based on 1989-1001 data, and therefore does not change.

2. Air Quality meets Federal 1-hour Ozone standard (77 FR 64036). EPA revoked this standard, but some associated requirements still apply. The SMAQMD attained the standard in 2009.

3. For the 1997, 2008 and the 2015 Standard.

4. Cannot be classified

5. Designation was made as part of EPA's designations for the 2010 SO_2 Primary National Ambient Air Quality Standard – Round 3 Designation in December 2017

* Designations based on information from http://www.arb.ca.gov/desig/changes.htm#reports

Source: SMAQMD. "Air Quality Pollutants and Standards". Web. Accessed: December 3, 2018. http://airquality.org/air-quality-health/air-quality-pollutants-and-standards

Table IS-2: SMAQMD Significance Thresholds

	ROG[1] (lbs/day)	NO_x (lbs/day)	CO ($\mu g/m^3$)	PM_{10} (lbs/day)	$PM_{2.5}$ (lbs/day)
Construction (short-term)	None	85	CAAQS[2]	80[3*]	82[3*]
Operational (long-term)	65	65	CAAQS	80[3*]	82[3*]

1. Reactive Organic Gas

2. California Ambient Air Quality Standards

3*. Only applies to projects for which all feasible best available control technology (BACT) and best management practices (BMPs) have been applied. Projects that fail to apply all feasible BACT/BMPs must meet a significance threshold of 0 lbs/day.

CONSTRUCTION EMISSIONS/SHORT-TERM IMPACTS

Short-term air quality impacts are mostly due to dust (PM_{10} and $PM_{2.5}$) generated by construction and development activities, and emissions from equipment and vehicle engines (NO_x) operated during these activities. Dust generation is dependent on soil type

and soil moisture, as well as the amount of total acreage actually involved in clearing, grubbing and grading activities. Clearing and earthmoving activities comprise the major source of construction dust generation, but traffic and general disturbance of the soil also contribute to the problem. Sand, lime or other fine particulate materials may be used during construction, and stored on-site. If not stored properly, such materials could become airborne during periods of high winds. The effects of construction activities include increased dust fall and locally elevated levels of suspended particulates. PM_{10} and $PM_{2.5}$ are considered unhealthy because the particles are small enough to inhale and damage lung tissue, which can lead to respiratory problems.

CONSTRUCTION PARTICULATE MATTER EMISSIONS

The SMAQMD Guide includes screening criteria for construction-related particulate matter. Projects that are 35 acres or less in size will generally not exceed the SMAQMD's construction PM_{10} or $PM_{2.5}$ thresholds of significance provided that the project does not:

- Include buildings more than 4 stories tall;
- Include demolition activities;
- Include significant trenching activities;
- Have a construction schedule that is unusually compact, fast-paced, or involves more than 2 phases (i.e., grading, paving, building construction, and architectural coatings) occurring simultaneously;
- Involve cut-and-fill operations (moving earth with haul trucks and/or flattening or terracing hills); or,
- Require import or export of soil materials that will require a considerable amount of haul truck activity.

Some PM_{10} and $PM_{2.5}$ emissions during project construction can be reduced through compliance with institutional requirements for dust abatement and erosion control. These institutional measures include the SMAQMD "District Rule 403-Fugitive Dust" and measures in the Sacramento County Code relating to land grading and erosion control [Title 16, Chapter 16.44, Section 16.44.090(K)].

The project site is less than 35 acres (0.6 acres) and does not involve buildings more than 4 stories tall; demolition activities; significant trenching activities; an unusually compact construction schedule; cut-and-fill operations; or, import or export of soil materials requiring a considerable amount of haul truck activity. Therefore, the project falls below the SMAQMD Guide screening criteria for PM_{10} and $PM_{2.5}$. The SMAQMD Guide includes a list of Basic Construction Emissions Control Practices that should be implemented on all projects, regardless of size. Dust abatement practices are required pursuant to SMAQMD Rule 403 and California Code of Regulations, Title 13, Sections 2449(d)(3) and 2485; the SMAQMD Guide simply lays out the basic practices needed to comply. These requirements are already required by existing rules and regulations, and have also been included as mitigation.

CONSTRUCTION OZONE PRECURSOR EMISSIONS (NO_X)

The SMAQMD Guide currently provides screening criteria for construction-related ozone precursor emissions (NO_x) similar to those which will be implemented for particulate matter. Projects that are 35 acres or less in size will generally not exceed the SMAQMD's construction NO_x thresholds of significance provided that the project does not:

- Include buildings more than 4 stories tall;
- Include demolition activities;
- Include significant trenching activities;
- Have a construction schedule that is unusually compact, fast-paced, or involves more than 2 phases (i.e., grading, paving, building construction, and architectural coatings) occurring simultaneously;
- Involve cut-and-fill operations (moving earth with haul trucks and/or flattening or terracing hills);
- Require import or export of soil materials that will require a considerable amount of haul truck activity; or,
- Require soil disturbance (i.e., grading) that exceeds 15 acres per day. Note that 15 acres is a screening level and shall not be used as a mitigation measure.

CONSTRUCTION EMISSIONS CONCLUSION

The screening criteria for construction emissions related to both particulate matter and ozone precursors are almost identical, as shown above. As noted, the Augusta Way Apartments project site is less than 35 acres (0.60 acres) and does not involve buildings more than 4 stories tall; demolition activities, significant trenching activities; an unusually compact construction schedule; or, import or export of soil materials requiring a considerable amount of haul truck activity. Therefore, the project falls below the SMAQMD Guide screening criteria for construction emissions related to both Particulate Matter and Ozone precursors and impacts are ***less than significant***.

OPERATIONAL EMISSIONS/LONG-TERM IMPACTS

Once a project is completed, additional pollutants are emitted through the use, or operation, of the site. Land use development projects typically involve the following sources of emissions: motor vehicle trips generated by the land use; fuel combustion from landscape maintenance equipment; natural gas combustion emissions used for space and water heating; evaporative emissions of ROG associated with the use of consumer products; and, evaporative emissions of ROG resulting from the application of architectural coatings.

Typically, a project must be comprised of large acreages or intense uses in order to result in significant operational air quality impacts. For ozone precursor emissions, the screening table in the SMAQMD Guide allows users to screen out projects that include up to 485 new single-family dwelling units for residential projects. For particulate matter emissions, the screening table allows users to screen out projects that include up to 1,000

new single family dwelling units for residential projects. The proposed project consists of ten housing dwelling units, and therefore falls below these screening thresholds. Impacts related to operational emissions are ***less than significant***.

OLD FLORIN TOWN SPECIAL PLANNING AREA

The project is located within the OFT SPA. A Final Environmental Impact Report (FEIR) was prepared for the OFT SPA and certified by the County Board of Supervisors in May 2011. The FEIR analyzed cumulative operational emissions and impacts and found that full buildout of the SPA would result in significant and unavoidable impacts. Mitigation Measure (MM) AQ-2 of the FEIR was incorporated into the SPA Ordinance. The Ordinance requires all development projects within the OFT SPA to comply with the SMAQMD endorsed OFT SPA Operational Air Quality Mitigation Plan (AQMP). The AQMP requires implementation of reduction measures that will achieve a minimum of 15 percent reduction in operational and area source emissions, consistent with General Plan Policy. The project is required to comply with MM AQ-2 of the SPA. The project appears to meet the applicable project-specific measurements of the AQMP as it includes bicycle parking, five-foot wide sidewalks, shade requirements, a tree landscaping palette that utilizes trees with low volatile organic compounds (VOCs) emissions, meets parking reduction standards, integrates cool roof design, and pervious concrete sidewalks. As designed, the project complies with the OFT SPA Operational AQMP.

CRITERIA POLLUTANT HEALTH RISKS

All criteria air pollutants can have human health effects at certain concentrations. Air Districts develop region-specific CEQA thresholds of significance in consideration of existing air quality concentrations and attainment designations under the national ambient air quality standards (NAAQS) and California Ambient Air Quality Standards (CAAQS). The NAAQS and CAAQS are informed by a wide range of scientific evidence, which demonstrates that there are known safe concentrations of criteria air pollutants. Because the NAAQS and CAAQS are based on maximum pollutant levels in outdoor air that would not harm the public's health, and air district thresholds pertain to attainment of these standards, the thresholds established by air districts are also protective of human health. Sacramento County is currently in nonattainment of the NAAQS and CAAQS for ozone. Projects that emit criteria air pollutants in exceedance of SMAQMD's thresholds would contribute to the regional degradation of air quality that could result in adverse human health impacts.

Acute health effects of ozone exposure include increased respiratory and pulmonary resistance, cough, pain, shortness of breath, and lung inflammation. Chronic health effects include permeability of respiratory epithelia and the possibility of permanent lung impairment (EPA 2016).

HEALTH EFFECTS SCREENING

In order to estimate the potential health risks that could result from the operational emissions of ROG, NO_X, and $PM_{2.5}$, PER staff implemented the procedures within SMAQMD's I*nstructions for Sac Metro Air District Minor Project and Strategic Area Project Health Effects Screening Tools* (SMAQMD's Instructions). To date, SMAQMD has published three options for analyzing projects: small projects may use the Minor Project

Health Screening Tool, while larger projects may use the Strategic Area Project Health Screening Tool, and practitioners have the option to conduct project-specific modeling.

Both the Minor Project Health Screening Tool and Strategic Area Project Health Screening Tool are based on the maximum thresholds of significance adopted within the five air district regions contemplated within SMAQMD's *Guidance to Address the Friant Ranch Ruling for CEQA Projects in the Sac Metro Air District* (SMAQMD's Friant Guidance; October 2020). The air district thresholds considered in SMAQMD's Friant Guidance included thresholds from SMAQMD as well as the El Dorado County Air Quality Management District, the Feather River Air Quality Management District, the Placer County Air Pollution Control District, and the Yolo Solano Air Quality Management District. The highest allowable emission rates of NO_X, ROG, PM_{10}, and $PM_{2.5}$ from the five air districts is 82 pounds per day (lbs/day) for all four pollutants. Thus, the Minor Project Health Screening Tool is intended for use by projects that would result in emissions at or below 82 lbs/day, while the Strategic Area Project Health Screening Tool is intended for use by projects that would result in emissions between two and eight times greater than 82 lbs/day. The Strategic Area Project Screening Model was prepared by SMAQMD for five locations throughout the Sacramento region for two scenarios: two times and eight times the threshold of significance level (2xTOS and 8xTOS). The corresponding emissions levels included in the model for 2xTOS were 164 lb/day for ROG and NO_X, and 656 lb/day under the 8xTOS for ROG and NO_X (SMAQMD 2020).

As noted in SMAQMD's Friant Guidance, "each model generates conservative estimates of health effects, for two reasons: The tools' outputs are based on the simulation of a full year of exposure at the maximum daily average of the increases in air pollution concentration… [and] [t]he health effects are calculated for emissions levels that are very high" (SMAQMD 2020).

The model derives the estimated health risk associated with operation of the project based on increases in concentrations of ozone and $PM_{2.5}$ that were estimated using a photochemical grid model (PGM). The concentration estimates of the PGM are then applied to the U.S. Environmental Protection Agency's Benefits Mapping and Analysis Program (BenMAP) to estimate the resulting health effects from concentration increases. PGMs and BenMAP were developed to assess air pollution and human health impacts over large areas and populations that far exceed the area of an average land use development project. These models were never designed to determine whether emissions generated by an individual development project would affect community health or the date an air basin would attain an ambient air quality standard. Rather, they are used to help inform regional planning strategies based on cumulative changes in emissions within an air basin or larger geography.

It must be cautioned that within the typical project-level scope of CEQA analyses, PGMs are unable to provide precise, spatially defined pollutant data at a local scale. In addition, as noted in SMAQMD's Friant Guidance, "BenMAP estimates potential health effects from a change in air pollutant concentrations, but does not fully account for other factors affecting health such as access to medical care, genetics, income levels, behavior choices such as diet and exercise, and underlying health conditions" (2020). Thus, the modeling conducted for the health risk analysis is based on imprecise mapping and only

takes into account one of the main public health determinants (i.e., environmental influences).

DISCUSSION OF PROJECT IMPACTS: CRITERIA POLLUTANT HEALTH RISKS

Since the project was below the daily operational thresholds for criteria air pollutants, the Minor Project Health Screening Tool was used to estimate health risks. The results are shown in Table IS-3 and Table IS-4.

Table IS-3: $PM_{2.5}$ Health Risk Estimates

$PM_{2.5}$ Health Endpoint	Age Range[1]	Incidences Across the Reduced Sacramento 4-km Modeling Domain Resulting from Project Emissions (per year)[2,5] (Mean)	Incidences Across the 5-Air-District Region Resulting from Project Emissions (per year)[2] (Mean)	Percent of Background Health Incidences Across the 5-Air-District Region[3]	Total Number of Health Incidences Across the 5-Air-District Region (per year)[4]
Respiratory					
Emergency Room Visits, Asthma	0 - 99	1.10	1.00	0.0056%	18419
Hospital Admissions, Asthma	0 - 64	0.07	0.07	0.0037%	1846
Hospital Admissions, All Respiratory	65 - 99	0.34	0.30	0.0016%	19644
Cardiovascular					
Hospital Admissions, All Cardiovascular (less Myocardial Infarctions)	65 - 99	0.19	0.17	0.00072%	24037
Acute Myocardial Infarction, Nonfatal	18 - 24	0.000095	0.000087	0.0023%	4
Acute Myocardial Infarction, Nonfatal	25 - 44	0.0084	0.0079	0.0026%	308
Acute Myocardial Infarction, Nonfatal	45 - 54	0.021	0.019	0.0026%	741
Acute Myocardial Infarction, Nonfatal	55 - 64	0.034	0.032	0.0026%	1239
Acute Myocardial Infarction, Nonfatal	65 - 99	0.12	0.011	0.0022%	5052
Mortality					
Mortality, All Cause	30 - 99	2.3	2.1	0.0046%	44766

Notes:

1. Affected age ranges are shown. Other age ranges are available, but the endpoints and age ranges shown here are the ones used by the USEPA in their health assessments. The age ranges are consistent with the epidemiological study that is the basis of the health function.

2. Health effects are shown in terms of incidences of each health endpoint and how it compares to the base (2035 base year health effect incidences, or "background health incidence") values. Health effects are shown for the Reduced Sacramento 4-km Modeling Domain and the 5-Air-District Region.
3. The percent of background health incidence uses the mean incidence. The background health incidence is an estimate of the average number of people that are affected by the health endpoint in a given population over a given period of time. In this case, the background incidence rates cover the 5-Air-District Region (estimated 2035 population of 3,271,451 persons). Health incidence rates and other health data are typically collected by the government as well as the World Health Organization. The background incidence rates used here are obtained from BenMAP.
4. The total number of health incidences across the 5-Air-District Region is calculated based on the modeling data. The information is presented to assist in providing overall health context.
5. The technical specifications and map for the Reduced Sacramento 4-km Modeling Domain are included in Appendix A, Table A-1 and Appendix B, Figure B-2 of the *Guidance to Address the Friant Ranch Ruling for CEQA Projects in the Sac Metro Air District.*

Table IS-4: Ozone Health Risk Estimates

Ozone Health Endpoint	Age Range[1]	Incidences Across the Reduced Sacramento 4-km Modeling Domain Resulting from Project Emissions (per year)[2,5] (Mean)	Incidences Across the 5-Air-District Region Resulting from Project Emissions (per year)[2] (Mean)	Percent of Background Health Incidences Across the 5-Air-District Region[3]	Total Number of Health Incidences Across the 5-Air-District Region (per year)[4]
Respiratory					
Hospital Admissions, All Respiratory	65 - 99	0.083	0.068	0.00035%	19644
Emergency Room Visits, Asthma	0 - 17	0.44	0.38	0.0065%	5859
Emergency Room Visits, Asthma	18 - 99	0.69	0.60	0.0042%	12560
Mortality					
Mortality, Non-Accidental	0 - 99	0.052	0.044	0.00015%	30386

Notes:

1. Affected age ranges are shown. Other age ranges are available, but the endpoints and age ranges shown here are the ones used by the USEPA in their health assessments. The age ranges are consistent with the epidemiological study that is the basis of the health function.
2. Health effects are shown in terms of incidences of each health endpoint and how it compares to the base (2035 base year health effect incidences, or "background health incidence") values. Health effects are shown for the Reduced Sacramento 4-km Modeling Domain and the 5-Air-District Region.
3. The percent of background health incidence uses the mean incidence. The background health incidence is an estimate of the average number of people that are affected by the health endpoint in a given population over a given period of time. In this case, the background incidence rates cover the 5-Air-District Region (estimated 2035 population of 3,271,451 persons). Health incidence rates and other health data are typically collected by the government as well as the World Health Organization. The background incidence rates used here are obtained from BenMAP.
4. The total number of health incidences across the 5-Air-District Region is calculated based on the modeling data. The information is presented to assist in providing overall health context.
5. The technical specifications and map for the Reduced Sacramento 4-km Modeling Domain are included in Appendix A, Table A-1 and Appendix B, Figure B-2 of the *Guidance to Address the Friant Ranch Ruling for CEQA Projects in the Sac Metro Air District.*

Again, it is important to note that the "model outputs are derived from the numbers of people who would be affected by [the] project due to their geographic proximity and based on average population through the Five-District-Region. The models do not take into account population subgroups with greater vulnerabilities to air pollution, except for ages for certain endpoints" (SMAQMD 2020). Therefore, it would be misleading to correlate the levels of criteria air pollutant and precursor emissions associated with project implementation to specific health outcomes. While the effects noted above could manifest in individuals, actual effects depend on factors specific to each individual, including life stage (e.g., older adults are more sensitive), preexisting cardiovascular or respiratory diseases, and genetic polymorphisms. Even if this specific medical information was known about each individual, there are wide ranges of potential outcomes from exposure to ozone precursors and particulates, from no effect to the effects listed in the tables. Ultimately, the health effects associated with the project, using the SMAQMD guidance "are conservatively estimated, and the actual effects may be zero" (SMAQMD 2020).

CONCLUSION: CRITERIA POLLUTANT HEALTH RISKS

Neither SMAQMD nor the County of Sacramento have adopted thresholds of significance for the assessment of health risks related to the emission of criteria pollutants. Furthermore, an industry standard level of significance has not been adopted or proposed. Due to the lack of adopted thresholds of significance for health risks, this data is presented for informational purposes and does not represent an attempt to arrive at any level-of-significance conclusions.

HYDROLOGY AND WATER QUALITY

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

- Alter the existing drainage patterns in such a way that it causes flooding;
- Contribute runoff that would exceed the capacity of existing or planned stormwater infrastructure;
- Place housing within the 100-year floodplain;
- Place structures in a 100-year floodplain that would cause substantial impacts as a result of impeding or redirecting flood flows;
- Develop in an area that is subject to 200 year urban levels of flood protection (ULOP), or;
- Expose people or structures to substantial loss of life, health, or property as a result of flooding.

FLOODPLAIN AND FLOODING

The project site is located within the Florin Creek watershed. The subject parcel is located within an area identified on the FEMA FIRM Panel Number 06067C0307H as "Zone X,"

500-year floodplain. The majority of the project site, and the parcels encircling it, are located within a local flood zone.

The Sacramento County Department of Water Resources (DWR) reviewed the project and provided conditions of approval (D. Mezentsev 12/9/2021). The project conditions include providing a drainage study for review and approval by DWR, prior to approval of grading and improvement plans. Additional conditions include project compliance with minimum building pad/floor elevations, installation of on-site drainage facilities in accordance with the latest version of the *Stormwater Quality Design Manual for the Sacramento Region*, the proposed parking lot shall be constructed no lower than a half-foot below the base flood elevation and shall have signage stating, "Parking area subject to infrequent flooding". Compliance with the Sacramento County Floodplain Management Ordinance, Sacramento County Water Agency Code, and Sacramento County Improvement Standard, and DWR's conditions will ensure that project impacts related to drainage are ***less than significant***.

WATER QUALITY

CONSTRUCTION WATER QUALITY: EROSION AND GRADING

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

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

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

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

Applicable projects applying for a County grading permit must show proof that a WDID# has been obtained and must submit a copy of the SWPPP. Although the County has no enforcement authority related to the CGP, the County does have the authority to ensure sediment/pollutants are not discharged and is required by its Municipal Stormwater Permit to verify that SWPPPs include the minimum components. The project must include an effective combination of erosion, sediment and other pollution control BMPs in compliance with the County ordinances and the State's CGP.

Erosion controls should always be the *first line of defense*, to keep soil from being mobilized in wind and water. Examples include stabilized construction entrances, tackified mulch, 3-step hydroseeding, spray-on soil stabilizers and anchored blankets. Sediment controls are the *second line of defense*; they help to filter sediment out of runoff before it reaches the storm drains and local waterways. Examples include rock bags to protect storm drain inlets, staked or weighted straw wattles/fiber rolls, and silt fences.

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

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

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

administered by the County and the Regional Water Board will ensure that project-related erosion and pollution impacts are ***less than significant***.

OPERATION: STORMWATER RUNOFF

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

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

The County requires developers to utilize the *Stormwater Quality Design Manual for the Sacramento Region, 2018* (Design Manual) in selecting and designing post-construction facilities to treat runoff from the project. Regardless of project type or size, developers are required to implement the minimum source control measures (Chapter 4 of the Design Manual). Low impact development measures and Treatment Control Measures are required of all projects exceeding the impervious surface threshold defined in Table 3-2 and 3-3 of the Design Manual. Further, depending on project size and location, hydromodification control measures may be required (Chapter 5 of the Design Manual).

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

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

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

The final selection and design of post-construction stormwater quality control measures is subject to the approval of the County Department of Water Resources; therefore, they

should be contacted as early as possible in the design process for guidance. Project compliance with requirements outlined above will ensure that project-related stormwater pollution impacts are ***less than significant***.

BIOLOGICAL RESOURCES

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

- have a substantial effect on a special status species, sensitive habitat, or protected wetland;
- if it would interfere substantially with the movement of wildlife; or
- if it would conflict with applicable ordinances, policies, or conservation plans.

SURVEYS AND METHODOLOGY

Salix Consulting, Inc. (Salix) conducted biological and floristic surveys in July 2021. The findings and observations are included in the Biological Resources Report (Appendix A). Salix reviewed and analyzed a variety of data from state and federal agencies. A list of special-status species known or with potential to occur on the project site or in the immediate vicinity was developed from database queries of USFWS' Information for Planning and Consultation (IPaC), CDFW's California Natural Diversity Database (CNDDB), and the California Native Plant Society (CNPS) Rare Plant Inventory. Significance findings have been based on the impact conclusions of applicable surveys and studies. In absence of such published documents, the analyses rely on the general definitions of significance.

SOUTH SACRAMENTO COUNTY HABITAT CONSERVATION PLAN (SSHCP)

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

The SSHCP covers 28 different species of plants and wildlife, including 10 that are state and/or federally-listed as threatened or endangered. The SSHCP has been developed as a collaborative effort to streamline permitting and protect covered species habitat.

On May 15, 2018, the Final SSHCP and EIS/EIR was published in the federal Register for a 30-day review period. Public hearings on the proposed adoption of the final SSHCP, final EIS/EIR, final Aquatic Resources Plan (ARP), and final Implementation Agreement (IA) began in August 2018, and adoption by the County occurred on September 11, 2018.

The permit was received on June 12, 2019 from the U.S. Fish and Wildlife Service, July 25, 2019 from the U.S. Army Corps of Engineers, and August 20, 2019 from the California Department of Fish and Wildlife.

The proposed project is in the Urban Development Area (UDA) and considered a covered activity in the SSHCP; therefore, the Project must comply with the provisions of the SSHCP and associated permits. The analysis contained below addresses the applicability of the SSHCP, and mitigation has been designed to comply with the SSHCP.

CONSISTENCY WITH THE SOUTH SACRAMENTO COUNTY HABITAT CONSERVATION PLAN

The proposed project's design and construction must comply with all SSHCP requirements including SSHCP avoidance and minimization measures (AMMs). The SSHCP is a habitat-based plan in which mitigation fees are based on impacts to habitat or land cover rather than impacts to individual species.

The baseline mapping for the SSHCP land covers is illustrated in Plate IS-3. The land covers outlined in the baseline map are an interpretation of habitat based on remote sensing analysis over a number years prior to adoption of the SSHCP. Therefore, these land covers are intended to serve as a guide as to what may be present on the project site and are intended to be updated. During the local impact authorization process, these land covers will be refined, and calculation of project mitigation impact fees will be based on project specific survey and wetland delineation data. Salix's report confirmed the baseline land cover mapping designation of Valley Grassland; approximately 0.60 acres have been designated by Valley Grassland. The Biological Resources Assessment concluded that the study area does not contain any areas or features that may qualify as aquatic resources. No streams, wetlands, or riparian areas are present within the project study area.

The analysis contained in this section is consistent with the protocol for covered species analysis under the SSHCP. Compliance with the SSHCP will ensure that impacts to covered species and their habitat will be less than significant. The mitigation contained in this chapter has been structured such that the required mitigation is consistent with the adopted SSHCP mitigation and monitoring protocols.

The applicant will be required to obtain a signed SSHCP authorization form from the Environmental Coordinator for potential impacts to terrestrial and aquatic habitats. The project will comply with the requirements of the SSHCP, including adherence to the Avoidance and Minimization Measures (AMMs) (Appendix B), as well as payment of fees to support the overall SSHCP Conservation Strategy. The project is consistent with, and aids in the goals set forth in the proposed SSHCP. Impacts with regards to consistency with the proposed SSHCP are **less than significant**.

Plate IS-3: SSHCP Baseline Land Cover Map

SPECIAL STATUS SPECIES

The likelihood of a special status species to be present on the project site was determined using the technical studies/documents listed above, and topical literature as cited. Species considered for presence are those species with modeled habitat identified in the SSHCP and species considered with potential occurrence as indicated on the official USFWS species list, CNDDB quadrangle queries (Sacramento East, Carmichael, Florin, and Elk Grove U.S. Geological Survey 7.5-minute quadrangles), CNPS queries. This is the basis for species outlined in Table IS-8 and Table IS-9, which report the likelihood of species occurrence based on habitat presence either on the site or in proximity of the site, survey results (if any), and nearby recorded species occurrences. Likelihood of occurrence is rated as Not Expected to Occur, Could Occur, and Known to Occur, which are defined as:

- Not Expected to Occur: Species is unlikely to be present on the project site due to poor habitat quality, lack of suitable habitat features, or restricted current distribution of the species.

- Could Occur: Suitable habitat is available on the project site; however, there are little to no other indicators that the species might be present.

- Known to Occur: The species, or evidence of its presence, was observed on the project site during project surveys, or was otherwise documented.

Species with a Not Expected to Occur designation are not discussed further in subsequent analysis sections.

SPECIAL STATUS PLANTS

A field assessment was conducted by Salix biological staff on July 26, 2021. Table IS-5 provides a list of the special status plant species with potential to occur based upon the available data from USFWS' IPaC, CNDDB, CNPS, and species covered by the SSHCP. The table describes their regulatory status, habitat, and potential for occurrence on the project site. Rationale for potential for occurrence was based upon modeled species within the SSHCP valley grassland.

Table IS-5: Special Status Plants and Potential for Occurrence

Species	Status [1]				Habitat and Blooming Period	Potential for Occurrence[2]
	USFWS	CDFW	CRPR	SSHCP		
Ahart's dwarf rush *Juncus leiospermus* var. *ahartii*	_	_	1B.2	Yes	An annual herb found in mesic valley and foothill grassland from 100 to 750 feet. Blooms March - May (CNPS 2020).	Not expected to occur. The site lacks suitable aquatic habitat.
Bogg's Lake hedge-hyssop *Gratiola heterosepala*	–	E	1B.2	Yes	A state-endangered annual herb found in clay soils along margins of lakes, marshes, swamps, and in vernal pools from 33 to 7,792 feet elevation. Blooms from April - June (CNPS 2020).	Not expected to occur. The site lacks suitable aquatic habitat.
Dwarf downingia *Downingia pusilla*	–	–	2B.2	Yes	An annual herb found in mesic valley and foothill grassland and vernal pools from 3 to 1,500 feet elevation. Blooms March - May (CNPS 2020).	Not expected to occur. The site lacks suitable aquatic habitat.
Legenere *Legenere limosa*	–	–	1B.1	Yes	Relatively deep and wet vernal pools below 3,000 feet elevation. Blooms April – June (CNPS 2020).	Not expected to occur. The site lacks suitable aquatic habitat.
Sacramento Orcutt grass *Orcuttia viscida*	E	E	1B.1	Yes	Vernal pools; 98 to 328 feet elevation. Blooms April–July (CNPS 2020).	Not expected to occur. The site lacks suitable aquatic habitat. The project site is not in or near designated critical habitat for Sacramento Orcutt grass.
Sanford's arrowhead *Sagittaria sanfordii*	–	–	1B.2	Yes	Shallow freshwater marshes, swamps, drainage channels; below 2,200 feet elevation. Blooms May–October (CNPS 2020).	Not expected to occur. The site lacks suitable aquatic habitat.
Slender Orcutt grass *Orcuttia tenuis*	T	E	1B.1	Yes	Annual herb found in vernal pools, often those with gravelly substrate, from 115 to 5,800 ft. Blooms May –October (CNPS 2020).	Not expected to occur. The site lacks suitable aquatic habitat.

Notes: USFWS = U.S. Fish and Wildlife Service; CDFW = California Department of Fish and Wildlife; CRPR = California Rare Plant Rank; SSHCP = South Sacramento Habitat Conservation Plan; CNDDB = California Natural Diversity Database; ESA = Federal Endangered Species Act; CESA = California Endangered Species Act

[1] Legal Status Definitions

U.S. Fish and Wildlife Service:
E Endangered (legally protected)
T Threatened (legally protected)
California Department of Fish and Game:
E Endangered (legally protected)

California Rare Plant Ranks:
1B Plant species considered rare or endangered in California and elsewhere (protected under CEQA, but not legally protected under ESA or CESA)
2 Plant species considered rare or endangered in California but more common elsewhere (protected under CEQA, but not legally protected under ESA or CESA)
CRPR Extensions:
.1 Seriously endangered in California (>80% of occurrences are threatened and/or high degree and immediacy of threat)
.2 Fairly endangered in California (20 to 80% of occurrences are threatened)

As shown in Table IS-5, the eight special-status plant species covered under the SSHCP were determined to have no potential to occur within the study area due to the lack of suitable habitats (no aquatic features such as vernal pools or wetlands onsite).

No special status plant species were detected during field surveys and the site lacks suitable habitat for the eight SSHCP-covered species. Impacts to special status plant species are ***less than significant.***

SPECIAL STATUS WILDLIFE SPECIES

Table IS-6 provides a list of the special status wildlife species with potential to occur based upon the available data from USFWS' IPaC, CNNDB, Madrone's biological report, and species covered by the SSHCP. The table describes their regulatory status, habitat, and potential for occurrence on the project site.

Table IS-6: Special Status Wildlife and Potential for Occurrence

Species	Listing Status[1]			Habitat	Potential for Occurrence[2]
	Federal	State	SSHCP		
Invertebrates					
California linderiella *Linderiella occidentalis*	–	–	No	Inhabit shallow vernal pools and other seasonal wetlands.	Not expected to occur. The site does not contain suitable habitat for the species—no aquatic features.
Midvalley fairy shrimp *Branchinecta mesovallensis*	–	–	Yes	Inhabit shallow vernal pools, vernal swales, and various artificial ephemeral wetland habitats in the Sacramento (SSHCP 2018).	Not expected to occur. The site does not contain suitable habitat for the species—no aquatic features.
Ricksecker's water scavenger beetle *Hydrochara ricksecker*i	–	–	Yes	Inhabits seasonal wetlands, including vernal pools.	Not expected to occur. The site does not contain suitable habitat for the species—no aquatic features.
Vernal pool fairy shrimp *Branchinecta lynchi*	T	–	Yes	Vernal pools and other seasonal wetlands in valley and foothill grasslands. Tends to occur in smaller wetland features (less than 0.05 acre in size) (USFWS 1994).	Not expected to occur. The site does not contain suitable habitat for the species—no aquatic features.
Vernal pool tadpole shrimp *Lepidurus packardi*	E	–	Yes	Vernal pools and other seasonal wetlands in valley and foothill grasslands that pond for sufficient duration to allow the species to complete its life cycle. Typically found in ponds ranging from 0.1 to 80 acres in size (USFWS 1994).	Not expected to occur. The site does not contain suitable habitat for the species—no aquatic features.
Amphibians and Reptiles					
Giant garter snake *Thamnophis gigas*	T	T	Yes	Slow-moving streams, sloughs, ponds, marshes, inundated floodplains, rice fields, and irrigation/drainage ditches on the Central Valley floor with mud bottoms, earthen banks, emergent vegetation, abundant small aquatic prey and absence or low numbers of large	Not expected to occur. No aquatic features exist onsite. There is a concrete-lined drainage channel approximately 350 feet east of the site; however, the channel only conveys water after precipitation events and lacks vegetation. There are seven occurrences within the CNDDB

Species	Listing Status[1]			Habitat	Potential for Occurrence[2]
	Federal	State	SSHCP		
				predatory fish. Also require upland refugia not subject to flooding during the snake's inactive season.	search area. The nearest known occurrence is 4.33 miles southwest of the site in the Laguna Creek channel.
Western pond turtle *Emys marmorata*	–	SC	Yes	Forage in ponds, marshes, slow-moving streams, sloughs, and irrigation/drainage ditches; nest in nearby uplands with low, sparse vegetation.	Not expected to occur. There is a concrete-lined drainage channel approximately 350 feet east of the site; however, the channel only conveys water after precipitation events and lacks vegetation. Additionally, the channel has chain-link fencing on both sides, disconnecting the channel from the surrounding upland. There are seven known occurrences within the CNDDB search area; the closest known occurrence located are approximately 3.92 miles southwest of the project site.
Western spadefoot *Spea hammondii*	–	SC	Yes	Vernal pools and other seasonal ponds with a minimum three-week inundation period in valley and adjacent foothill grasslands.	Not expected to occur. The site does not have any aquatic features. There are four occurrences within the CNDDB search area. The nearest occurrence is located 3.38 miles northeast of the site near Jackson Road.
		Birds			
Burrowing owl *Athene cunicularia* (burrow sites)	–	SC	Yes	Nests and forages in grasslands, agricultural lands, open shrublands, and open woodlands with existing ground squirrel burrows or friable soils. Suitable burrow sites consist of short, herbaceous vegetation with only sparse cover of shrubs or taller herbs (Shuford and Gardali 2008: 221).	Could occur. The valley grasslands on-site have the potential to provide suitable habitat for the species. There are 28 CNDDB records within the search area. The majority of these occurrences are immediately north of the site between Fruitridge Road and Elder Creek Road. The nearest recorded occurrence is 0.88 miles north of the project site and was recorded in 2006. Further discussion below.
Cooper's hawk *Accipiter cooperi*	–	–	Yes	Nests in a wide variety of woodland and forest habitats. Dense stands of live oak, deciduous riparian, or other forest habitats near water are preferred. Nests are placed in deciduous trees in crotches 10-80 ft above the ground (CWHR 2019).	Not expected to occur. The site does not contain any trees. Surrounding parcels have small ornamental trees. There are five occurrences within CNDDB, with the nearest record located 4.95 miles to the southeast.
Ferruginous hawk *Buteo regalis*	–	–	Yes	Forages in large, open tracts of grasslands, sparse scrubland, and deserts. It frequents open grasslands, sagebrush flats, desert scrub, low foothills and surrounding valleys, and fringes of pinyon-juniper habitats. Nesting occurs in lone trees or on telephone poles; species is not known to breed in California (CWHR 2019).	Not expected to occur. The site's valley grassland has potential to provide marginal foraging habitat for the species, but is small and located next to multiple apartment complexes. There are three CNDDB records in the search area. The closest record, from 1991, is located approximately 4.35 miles northeast of the site.

Species	Listing Status[1]			Habitat	Potential for Occurrence[2]
	Federal	State	SSHCP		
Greater sandhill crane *Grus candensis*	–	T;FP	Yes	Wintering visitor to Central Valley. Often found in large agricultural habitats, seasonally managed wetlands, and freshwater marsh. Prefers open shortgrass plains, grain fields and open wetlands when foraging.	Not expected to occur. The site does not contain, nor is it near any suitable aquatic habitats.
Loggerhead shrike *Lanius ludovicianus*	–	SC	Yes	Nests in a densely-foliaged shrub or tree. Prefers open grasslands or scrub with shrubs or trees and low, sparse herbaceous cover with perches available (fences, posts, utility lines). In California, the critical nesting season in is from March into August (CHWR 2019).	Not expected to occur. The site and surrounding area do not contain suitable habitat (dense shrubs or trees). Additionally, the site lacks suitable perch habit for spearing prey.
Northern harrier *Circus cyaneus*	–	SC	Yes	Breed and forage in a variety of open (treeless) habitats that provide adequate vegetative cover, an abundance of suitable prey, and scattered hunting, plucking, and lookout perches such as shrubs and fence posts. Habitats include freshwater marshes, brackish and saltwater marshes, wet meadows, weedy borders of lakes, rivers and streams, annual and perennial grasslands, vernal pool complexes, weed fields, ungrazed or lightly grazed pastures, low-growing crop fields, sagebrush flats, and desert sinks (Shuford and Gardali 2008).	Not expected to occur. The site is not located near suitable aquatic habitat. There are no occurrences within the CNDDB search area.
Swainson's hawk *Buteo swainsoni*	–	T	Yes	Forages in grasslands and agricultural lands; nests in riparian and isolated trees.	Not expected to occur. The sites valley grasslands may provide marginal foraging habitat; but the site is small and located next to multiple apartment complexes. The site does not contain trees. Trees on the surrounding parcels are small, landscaping trees with the majority of them located in parking lots. There are 74 CNDDB occurrences within the search area. Closest occurrence, from 2015, is located approximately 2.09 miles southwest of the project site.
Tricolored blackbird *Agelaius tricolor* (nesting colony)	–	T	Yes	Forages in agricultural lands and grasslands; nests in marshes, riparian scrub, and other areas that support cattails or dense thickets of shrubs or herbs. Requires open water and protected nesting substrate, such as flooded, spiny, or thorny vegetation (Schuford and Gardali 2008: 439).	Not expected to occur. The site does not contain suitable nesting or foraging habitat.
White-tailed kite *Elanus leucurus*	–	FP	Yes	White-tailed kites occur in herbaceous and open stages of most habitats in cismontane California. Areas with substantial groves of dense, broad-leafed deciduous trees are used for nesting and roosting. Nests are typically located from 20 to 100 feet above the ground	Not expected to occur. The project site and surrounding area do not contain tall trees, nor are there dense groves of tree stands. There are 14 occurrences within the CNDDB search area. The nearest occurrence is located 2.16

Species	Listing Status[1]			Habitat	Potential for Occurrence[2]
	Federal	State	SSHCP		
				near the top of dense oak, willow, or other tree stands, and are often located near an open foraging area with a dense population of voles (CWHR 2019).	miles southeast of the site in an agricultural area.
		Mammals			
American badger *Taxidea taxus*	–	SC	Yes	Suitable habitat occurs in the drier open stages of most shrub, forest, and herbaceous habitats with friable soils. Badgers are generally associated with treeless regions, prairies, parklands, and cold desert areas.	Not expected to occur. No suitable habitat. The site is small and located adjacent to multiple apartment complexes. There are three known CNDDB records with the search area, with the nearest occurrence located approximately 1.44 miles north of the site; however, the occurrence does not have a date of record and has a mile-radius.
Western red bat *Lasiurus blossevillii*	–	SC	Yes	This species roost primarily in trees along edge habitats adjacent to streams, fields, or urban areas. The species can be found within either natural or human-made structures, such as caves, mines, crevices (including under bridges), hollow trees, and in abandoned or seldom-used buildings. Young are born to the species in the spring and early summer (maternity colonies typically begin to form in April, and births occur from May through early July).	Not expected to occur

Note: CNDDB = California Natural Diversity Database; USFWS = U.S. Fish and Wildlife Service; SSHCP = South Sacramento Habitat Conservation Plan

[1] Legal Status Definitions

Federal:		State:	
E	Endangered (legally protected)	D Delisted	
T	Threatened (legally protected)	FP	Fully protected (legally protected)
D Delisted		SC	Species of special concern (no formal protection other than CEQA consideration)
		E	Endangered (legally protected)
		T	Threatened (legally protected)

[2] Potential for Occurrence Definitions

Not expected to occur: Species is unlikely to be present on the project site due to poor habitat quality, lack of suitable habitat features, or restricted current distribution of the species.

Could occur: Suitable habitat is available on the project site; however, there are little to no other indicators that the species might be present.

Known to occur: The species, or evidence of its presence, was observed on the project site during project surveys, or was otherwise documented.

Source: Salix Consulting, Inc. 2021, CDFW 2021, CNDDB 2022, USFWS 2021

As noted in Table IS-6, the site does not provide suitable habitat for nearly all of the species covered by the SSHCP. Species listed as "not expected to occur" are not discussed further. Species with potential to occur are discussed below.

BURROWING OWL

According to the California Fish and Wildlife life history account for the species, burrowing owl (Athene cunicularia) habitat can be found in annual and perennial grasslands, deserts, and arid scrublands characterized by low-growing vegetation. Burrows are the essential component of burrowing owl habitat. Both natural and artificial burrows provide protection, shelter, and nesting sites for burrowing owls. Burrowing owls typically use

burrows made by fossorial mammals, such as ground squirrels or badgers, but also use human-made structures such as cement culverts; cement, asphalt, or wood debris piles; or openings beneath cement or asphalt pavement. Burrowing owls are listed as a California Species of Special Concern due to loss of breeding habitat.

Burrowing owls may use a site for breeding, wintering, foraging, and/or migration stopovers. Nesting season is generally defined as February 1 – September 15. Occupancy of suitable burrowing owl habitat can be verified at a site by detecting a burrowing owl, its molted feathers, cast pellets, prey remains, eggshell fragments, or excrement at or near a burrow entrance. Burrowing owls exhibit high site fidelity, reusing burrows year after year.

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

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

DISCUSSION OF PROJECT IMPACTS

The valley grasslands on-site could provide suitable habitat for the species. The biological report (July 2021) stated that there was no evidence of burrowing owls (burrows, whitewash, bones, etc.). The species was not observed during site surveys. There are 28 CNDDB records within the search area. The majority of these occurrences are immediately north of the site between Fruitridge Road and Elder Creek Road. The nearest recorded occurrence is 0.88 miles north of the project site and was recorded in 2006. Although it is unlikely the species will occur onsite, participation in the SSHCP and compliance with the AMMs, including preconstruction surveys for burrowing owl, will ensure take of the species does not occur.

With participation in the SSHCP and compliance with AMMs, impacts to burrowing owls are considered ***less than significant***.

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 historical resource;
- Have a substantial adverse effect on an archaeological resource; or
- 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 SETTING

A Determination of Eligibility and Effect Report was prepared for the project by Peak & Associates, Incorporated dated July 2021. The following information and analysis is based on this report.

A search of records and historical information on file at the North Central Information Center (NCIC) of the California Historical Resources Information System (CHRIS) was conducted on June 30, 2021 for the project area and a one-quarter-mile radius. The APE has been partially surveyed in the past with negative results and no resources are recorded within the current project boundaries. Two surveys have been conducted in the Florin area, recording a number of historic buildings, 18 of which are within the record search radius. A third survey occurred in the record search radius with negative results.

On July 3, 2021, Peak and Associates, Incorporated conducted a pedestrian survey of the project site. Since the project site is a long, narrow, and rectangular, it was examined by means of two parallel east-west transects. The soil on-site, which is a light brown clay

with minimal gravel content, was disturbed recently, likely as part of weed abatement. This resulted in the project area covered with large clumps of dried clay. The surface visibility was good, but very difficult to walk on. According to the report, there was no evidence of prehistoric period cultural resources or historic period resources.

CULTURAL RESOURCES PROJECT IMPACTS

No cultural resources were identified within the project area as a result of the pedestrian survey. If previously unidentified cultural resources are encountered during project implementation, a qualified professional archeologist should be contacted to evaluate the resource. Prehistoric resources include, but are not limited to, chert or obsidian flakes, projectile points, mortars, pestles, and dark friable soil containing shell and bone dietary debris, heat-affected rock or human burials. Historic resources include stone or abode foundations or walls; structures and remains with square nails; and refuse deposits or bottle dumps, often located in old wells or privies.

The project is unlikely to impact human remains buried outside of formal cemeteries; however, if human remains are encountered during construction, mitigation is included specifying how to comply with CEQA Guidelines Section 15064.5 (e), Sections 5097.97 and 5097.98 of the State Public Resources Code, and Section 7050.5 of the State Health and Safety Code.

There are no known cultural or archeological resources on the project site, but mitigation has been included to ensure that if any are found during groundbreaking activities, all construction is to be halted and Planning and Environmental Review (PER) is to be contacted immediately. Impacts related to cultural resources from the project 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, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with a cultural value to a California Native American tribe, that is:

    a. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k), or;

    b. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead

agency shall consider the significance of the resource to a California Native American tribe.

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 RESOURCE SETTING

In accordance with Assembly Bill (AB) 52, codified as Section 21080.3.1 of CEQA, formal notification letters were sent to those tribes who had previously requested to be notified of Sacramento County projects on January 5, 2022. One request for consultation was received from the United Auburn Indian Community of the Auburn Rancheria (UAIC). E-mail correspondence received from UAIC, dated January 24, 2022, states that their records do not identify known tribal cultural resources within the project area. However, there is always potential for unanticipated subsurface finds.

The Native American Heritage Commission (NAHC) was contacted by Peak & Associates, Incorporated to request a review of the Sacred Lands File (SLF) for information on Native American cultural resources in the project area. In the NAHC response, dated July 21, 2021, it was indicated that a search of the SLF returned a negative result.

TRIBAL CULTURAL RESOURCES PROJECT IMPACTS

UAIC representatives requested that a mitigation measure for unanticipated discoveries be included. In the event that TCRs are uncovered during ground disturbing activities, unanticipated discovery mitigation has been included specifying that work be stopped within a 100-foot radius of any discoveries, that the PER and tribal representatives from culturally affiliated tribes shall be contacted. Work within the radius shall not be resumed, until it is determined, in consultation with culturally affiliated tribes, that the find is not a TCR, or that the find is a TCR and all necessary investigation and evaluation of the discovery under the requirements of the CEQA, including AB 52, has been satisfied. Preservation in place is the preferred alternative under CEQA and UAIC protocols, and every effort must be made to preserve the resources in place, including through project redesign. including tribal cultural resources.

With this mitigation in place, project impacts to tribal cultural resources are considered ***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.

GREENHOUSE GAS EMISSIONS REGULATORY BACKGROUND

California has adopted statewide legislation addressing various aspects of climate change and GHG emissions mitigation. Much of this establishes a broad framework for the State's long-term GHG reduction and climate change adaptation program. Of particular importance is AB 32, which establishes a statewide goal to reduce GHG emissions back to 1990 levels by 2020, and Senate Bill (SB) 375 supports AB 32 through coordinated transportation and land use planning with the goal of more sustainable communities. SB 32 extends the State's GHG policies and establishes a near-term GHG reduction goal of 40% below 1990 emissions levels by 2030. Executive Order (EO) S-03-05 identifies a longer-term goal for 2050.[1]

COUNTY OF SACRAMENTO CLIMATE ACTION PLANNING

In November of 2011, Sacramento County approved the Phase 1 Climate Action Plan Strategy and Framework document (Phase 1 CAP), which is the first phase of developing a community-level Climate Action Plan. The Phase 1 CAP provides a framework and overall policy strategy for reducing greenhouse gas emissions and managing our resources in order to comply with AB 32. It also highlights actions already taken to become more efficient, and targets future mitigation and adaptation strategies. This document is available at http://www.green.saccounty.net/Documents/sac_030843.pdf. The CAP contains policies/goals related to agriculture, energy, transportation/land use, waste, and water.

Goals in the section on agriculture focus on promoting the consumption of locally-grown produce, protection of local farmlands, educating the community about the intersection of agriculture and climate change, educating the community about the importance of open space, pursuing sequestration opportunities, and promoting water conservation in agriculture. Actions related to these goals cover topics related to urban forest management, water conservation programs, open space planning, and sustainable agriculture programs.

Goals in the section on energy focus on increasing energy efficiency and increasing the usage of renewable sources. Actions include implementing green building ordinances and programs, community outreach, renewable energy policies, and partnerships with local energy producers.

Goals in the section on transportation/land use cover a wide range of topics but are principally related to reductions in vehicle miles traveled, usage of alternative fuel types, and increases in vehicle efficiency. Actions include programs to increase the efficiency of the County vehicle fleet, and an emphasis on mixed use and higher density development, implementation of technologies and planning strategies that improve non-vehicular mobility.

[1] EO S-03-05 has set forth a reduction target to reduce GHG emissions by 80 percent below 1990 levels by 2050. This target has not been legislatively adopted.

Goals in the section on waste include reductions in waste generation, maximizing waste diversion, and reducing methane emissions at Kiefer landfill. Actions include solid waste reduction and recycling programs, a regional composting facility, changes in the waste vehicle fleet to use non-petroleum fuels, carbon sequestration at the landfill, and methane capture at the landfill.

Goals in the section on water include reducing water consumption, emphasizing water efficiency, reducing uncertainties in water supply by increasing the flexibility of the water allocation/distribution system, and emphasizing the importance of floodplain and open space protection as a means of providing groundwater recharge. Actions include metering, water recycling programs, water use efficiency policy, water efficiency audits, greywater programs/policies, river-friendly landscape demonstration gardens, participation in the water forum, and many other related measures.

The Phase 1 CAP is a strategy and framework document. The County adopted the Phase 2A CAP (Government Operations) on September 11, 2012. Neither the Phase 1 CAP nor the Phase 2A CAP are "qualified" plans through which subsequent projects may receive CEQA streamlining benefits. The Communitywide CAP (Phase 2B) has been in progress for some time (https://planning.saccounty.net/PlansandProjectsIn-Progress/Pages/CAP.aspx) but was placed on hold in late 2018 pending in-depth review of CAP-related litigation in other jurisdictions.

The commitment to a Communitywide CAP is identified in General Plan Policy LU-115 and associated Implementation Measures F through J on page 117 of the General Plan Land Use Element. This commitment was made in part due to the County's General Plan Update process and potential expansion of the Urban Policy Area to accommodate new growth areas. General Plan Policies LU-119 and LU-120 were developed with SACOG to be consistent with smart growth policies in the SACOG Blueprint, which are intended to reduce VMT and GHG emissions. This second phase CAP is intended to flesh out the strategies involved in the strategy and framework CAP, and will include economic analysis, intensive vetting with all internal departments, community outreach/information sharing, timelines, and detailed performance measures. County Staff prepared a final draft of the CAP, which was heard at the Planning Commission on October 25, 2021. County staff is now working to address comments received from the Planning Commission, prior to bringing a revised CAP to the County Board of Supervisors.

Greenhouse Gas Emissions Thresholds of Significance

Addressing GHG generation impacts requires an agency to make a determination as to what constitutes a significant impact. Governor's Office of Planning and Research's (OPR's) Guidance does not include a quantitative threshold of significance to use for assessing a proposed development's GHG emissions under CEQA. Moreover, CARB has not established such a threshold or recommended a method for setting a threshold for proposed development-level analysis.

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_2e per year). If a project's operational emissions are less than or equal to 1,100 metric tons of CO_2e 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-1. 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-5.

Table IS-7: SMAQMD Thresholds of Significance for Greenhouse Gases

Land Development and Construction Projects		
	Construction Phase	Operational Phase
Greenhouse Gas as CO_2e	1,100 metric tons per year	1,100 metric tons per year
Stationary Source Only		
	Construction Phase	Operational Phase
Greenhouse Gas as CO_2e	1,100 metric tons per year	10,000 metric tons per year

GREENHOUSE GAS EMISSIONS PROJECT IMPACTS

CONSTRUCTION-GENERATED GREENHOUSE GAS EMISSIONS

GHG emissions associated with the project would occur over the short term from construction activities, consisting primarily of emissions from equipment exhaust. The project is within the screening criteria for construction related impacts related to air quality. Therefore, construction-related GHG impacts are considered ***less than significant***.

OPERATIONAL PHASE GREENHOUSE GAS EMISSIONS

The project will implement BMP 1 and BMP 2 in its entirety. As such, the project can be compared to the operational screening table. The operational emissions associated with the project are less than 1,100 MT of CO_2e per year. Mitigation has been included such that the project will implement BMP 1 and BMP 2. Since the project is a multi-family residential project, BMP 2 would require that 20% of the proposed parking be EV ready. The proposed design has one EV charging station, so the components for a second EV Ready station would be required by BMP 2. The impacts from GHG emissions are ***less than significant with mitigation***.

OLD FLORIN TOWN SPA

The Final Environmental Impact Report (EIR; County Control #2007-0075) prepared for the OFT SPA found that full build out of the Special Planning Area (SPA) would result in a potentially significant impact. Mitigation Measure (MM) CC-1 of the OFT SPA FEIR was adopted and integrated into the OFT SPA Ordinance. MM CC-1 requires that all new residential projects reduce residential emissions by 0.53 MT of CO_2 per capita, based on 2.7 people per residential unit. The proposed project would result in 10 dwelling units. Assuming 2.7 people per unit, the project would result in 27 residents. The mitigation would require a reduction of 14.31 MT of CO_2 per year using the 2005 baseline used by the FEIR for analysis. This measure is easily satisfied by compliance with current County Building Code and compliance with California Title 24 building standards.

The measure predates the adoption of the Sacramento County Green Building Code. Many of the energy-saving reduction items are now considered standard construction

practices or required by California Title 24 building standards. For instance, one of the reduction options is a residential project using CFLs rather than incandescent light bulbs. Technological advancements as well as changes in required building standards for new construction have drastically changed emissions related to residential lighting.

Table IS-8 below shows the original incandescent and CFL emission estimates from used in the OFT SPA analysis and then compares those with estimated emissions for LED lighting using the Sacramento Municipal Utility District's 2022 electricity intensity per Mega Watt hour (MWh) for a year.

Table IS-8: Comparison of pounds of CO_2 emissions per year by light bulb type

Type of bulb	Incandescent	CFL	LED
Pounds of CO_2e/yr (15 bulbs/unit)	15,882.10[1]	3,021.70[1]	51.08[2]
[1]Source: JSA Associates. Assumes CO_2e at the time of preparation of DEIR [2]Source: EPA 2019. SMAQMD 2020. Assumes that LED bulb uses 9.9 kWh/year and 2022 Sacramento Municipal Utility District estimated pounds of CO_2e for electricity intensity per MWh (344 lbs CO_2e/MWh)			

As shown in Table IS-8, the use of LED bulbs results in a drastic reduction in pounds of CO_2 from lighting. LED lighting is required for all new residential construction under Title 24 Building Code. The use of LEDs would result in a reduction of 69.72 metric tons of CO_2e per year for the proposed project, when compared to the same project using incandescent bulbs. Compliance with SMAQMD's Tier 1 BMPs will further reduce operational CO_2 emissions. Therefore, the project complies with MM CC-1 of the OFT SPA.

ENVIRONMENTAL MITIGATION MEASURES

Mitigation Measures are critical to ensure that identified significant impacts of the project are reduced to a level of less than significant. Pursuant to Section 15074.1(b) of the CEQA Guidelines, each of these measures must be adopted exactly as written unless both of the following occur: (1) A public hearing is held on the proposed changes; (2) The hearing body adopts a written finding that the new measure is equivalent or more effective in mitigating or avoiding potential significant effects and that it in itself will not cause any potentially significant effect on the environment.

As the applicant, or applicant's representative, for this project, I acknowledge that project development creates the potential for significant environmental impact and agree to implement the mitigation measures listed below, which are intended to reduce potential impacts to a less than significant level.

Applicant _____ Date: _____

PROJECT SPECIFIC MITIGATION MEASURES

MITIGATION MEASURE A: BASIC CONSTRUCTION EMISSIONS CONTROL PRACTICES

The following Basic Construction Emissions Control Practices are considered feasible for controlling fugitive dust from a construction site. The practices also serve as best management practices (BMPs), allowing the use of the non-zero particulate matter significance thresholds. Control of fugitive dust is required by District Rule 403 and enforced by District staff.

- Water all exposed surfaces two times daily. Exposed surfaces include, but are not limited to soil piles, graded areas, unpaved parking areas, staging areas, and access roads.

- Cover or maintain at least two feet of free board space on haul trucks transporting soil, sand, or other loose material on the site. Any haul trucks that would be traveling along freeways or major roadways should be covered.

- Use wet power vacuum street sweepers to remove any visible trackout mud or dirt onto adjacent public roads at least once a day. Use of dry power sweeping is prohibited.

- Limit vehicle speeds on unpaved roads to 15 miles per hour (mph).

- All roadways, driveways, sidewalks, parking lots to be paved should be completed as soon as possible. In addition, building pads should be laid as soon as possible after grading unless seeding or soil binders are used.

The following practices describe exhaust emission control from diesel powered fleets working at a construction site. California regulations limit idling from both on-road and off-road diesel-powered equipment. The California Air Resources Board (CARB) enforces idling limitations and compliance with diesel fleet regulations.

- Minimize idling time either by shutting equipment off when not in use or reducing the time of idling to 5 minutes [California Code of Regulations, Title 13, sections 2449(d)(3) and 2485]. Provide clear signage that posts this requirement for workers at the entrances to the site.

- Provide current certificate(s) of compliance for CARB's In-Use Off-Road Diesel-Fueled Fleets Regulation [California Code of Regulations, Title 13, sections 2449 and 2449.1]. For more information contact CARB at 877-593-6677, doors@arb.ca.gov, or www.arb.ca.gov/doors/compliance_cert1.html.

Maintain all construction equipment in proper working condition according to manufacturer's specifications. The equipment must be checked by a certified mechanic.

MITIGATION MEASURE B: PARTICIPATION IN THE SSHCP

To compensate for impacts to approximately 0.60 acres of Valley Grassland, the applicant shall obtain authorization through the SSHCP and conform with all applicable Avoidance and Minimization Measures (Appendix B), as well as payment of fees necessary to mitigate for impacts to species and habitat prior to construction.

MITIGATION MEASURE C: INADVERTENT DISCOVERY OF CULTURAL RESOURCES

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

1. **Unanticipated human remains**. Pursuant to Sections 5097.97 and 5097.98 of the State Public Resources Code, and Section 7050.5 of the State Health and Safety Code, if a human bone or bone of unknown origin is found during construction, all work is to stop and the County Coroner and the Planning and Environmental Review shall be immediately notified. If the remains are determined to be Native American, the coroner shall notify the Native American Heritage Commission within 24 hours, and the Native American Heritage Commission shall identify the person or persons it believes to be the most likely descendent from the deceased Native American. The most likely descendent may make recommendations to the landowner or the person responsible for the excavation work, for means of treating

or disposition of, with appropriate dignity, the human remains and any associated grave goods.

2. **Unanticipated cultural resources**. In the event of an inadvertent discovery of cultural resources (excluding human remains) during construction, all work must halt within a 100-foot radius of the discovery. A qualified professional archaeologist, meeting the Secretary of the Interior's Professional Qualification Standards for prehistoric and historic archaeology, shall be retained at the Applicant's expense to evaluate the significance of the find. If it is determined due to the types of deposits discovered that a Native American monitor is required, the Guidelines for Monitors/Consultants of Native American Cultural, Religious, and Burial Sites as established by the Native American Heritage Commission shall be followed, and the monitor shall be retained at the Applicant's expense.

    a. Work cannot continue within the 100-foot radius of the discovery site until the archaeologist and/or tribal monitor conducts sufficient research and data collection to make a determination that the resource is either 1) not cultural in origin; or 2) not potentially eligible for listing on the National Register of Historic Places or California Register of Historical Resources.

If a potentially-eligible resource is encountered, then the archaeologist and/or tribal monitor, Planning and Environmental Review staff, and project proponent shall arrange for either 1) total avoidance of the resource, if possible; or 2) test excavations or total data recovery as mitigation. The determination shall be formally documented in writing and submitted to the County Environmental Coordinator as verification that the provisions of CEQA for managing unanticipated discoveries have been met.

MITIGATION MEASURE D: UNANTICIPATED DISCOVERIES (TRIBAL CULTURAL RESOURCES)

If any Tribal Cultural Resources (TCRs) are discovered during ground disturbing construction activities, all work shall cease within 100 feet of the find. The appropriate tribal representatives from the culturally affiliated tribe(s) shall be immediately notified.

Work at the discovery location cannot resume until it is determined, in consultation with culturally affiliated tribes, that the find is not a TCR, or that the find is a TCR and all necessary investigation and evaluation of the discovery under the requirements of the CEQA, including AB 52, has been satisfied. Preservation in place is the preferred alternative under CEQA and UAIC protocols, and every effort must be made to preserve the resources in place, including through project redesign.

The contractor shall implement any measures deemed by the CEQA lead agency to be necessary and feasible to preserve in place, avoid, or minimize impacts to the resource, including, but not limited to, facilitating the appropriate tribal treatment of the find, as necessary.

MITIGATION MEASURE E: GREENHOUSE GASES

The project is required to incorporate the Tier 1 Best Management Practices or propose Alternatives that demonstrate the same level of GHG reductions as BMPs 1 and 2, listed below. At a minimum, the project must mitigate natural gas emissions and provide necessary wiring for an all-electric retrofit to accommodate future installation of electric space heating, water heating, drying, and cooking appliances.

Tier 1: Best Management Practices (BMP) Required for all Projects

- BMP 1: No natural gas: Projects shall be designed and constructed without natural gas infrastructure.

- BMP 2: Electric vehicle ready: Projects shall meet the current CalGreen Tier 2 standards, except all EV Capable spaces shall instead be EV Ready. CalGreen Tier 2 standards for multi-family residential projects require 20% of parking to be made EV Ready. The project proponent shall provide a minimum of two EV Ready parking spaces.

    - 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.

MITIGATION MEASURE COMPLIANCE

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

1. The proponent shall comply with the MMRP for this project, including the payment of a fee to cover the Planning and Environmental Review staff costs incurred during implementation of the MMRP. The MMRP fee for this project is **$2,800.00**. This fee includes administrative costs of $948.00.

2. Until the MMRP has been recorded and the administrative portion of the MMRP fee has been paid, no final parcel map or final subdivision map for the subject property shall be approved. Until the balance of the MMRP fee has been paid, no encroachment, grading, building, sewer connection, water connection or occupancy permit from Sacramento County shall be approved.

INITIAL STUDY CHECKLIST

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

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

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

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

	Potentially Significant	Less Than Significant with Mitigation	Less Than Significant	No Impact	Comments
1. **LAND USE** - Would the project:					
a. Cause a significant environmental impact due to a conflict with any applicable land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?			X		The project is consistent with the environmental policies of the Sacramento County General Plan, South Sacramento Community Plan, Sacramento County Zoning Code, and the Old Florin Town Special Planning Area (SPA). Refer to the Land Use discussion in the Environmental Effects section above
b. Physically disrupt or divide an established community?			X		The project will not create physical barriers that substantially limit movement within or through the community.
2. **POPULATION/HOUSING -** Would the project:					
a. Induce substantial unplanned population growth in an area either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of infrastructure)?			X		The project is located in an area designated for urban uses/growth and is consistent with existing land use designations. Development of the site and the associated extension of public infrastructure to serve the site would not result in substantial unplanned population growth. A less than significant impact will result.
b. Displace substantial amounts of existing people or housing, necessitating the construction of replacement housing elsewhere?			X		The project will not result in the removal of existing housing, and thus will not displace substantial amounts of existing housing.
3. **AGRICULTURAL RESOURCES** - Would the project:					
a. Convert Prime Farmland, Unique Farmland, Farmland of Statewide Importance or areas containing prime soils to uses not conducive to agricultural production?			X		The project site is not designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance on the current Sacramento County Important Farmland Map published by the California Department of Conservation. The site does not contain prime soils.
b. Conflict with any existing Williamson Act contract?			X		No Williamson Act contracts apply to the project site. A less than significant impact will result.

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

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

	Potentially Significant	Less Than Significant with Mitigation	Less Than Significant	No Impact	Comments
f. Result in substantial adverse physical impacts associated with the provision of electric or natural gas service?			X		Minor extension of utility lines would be necessary to serve the proposed project. Existing utility lines are located along existing roadways and other developed areas, and the extension of lines would take place within areas already proposed for development as part of the project. No significant new impacts would result from utility extension.
g. Result in substantial adverse physical impacts associated with the provision of emergency services?			X		The project would incrementally increase demand for emergency services, but would not cause substantial adverse physical impacts as a result of providing adequate service. A less than significant impact will result.
h. Result in substantial adverse physical impacts associated with the provision of public school services?			X		The project would result in minor increases to student population; however, the increase would not require the construction/expansion of new unplanned school facilities. Established case law, *Goleta Union School District v. The Regents of the University of California* (36 Cal-App. 4th 1121, 1995), indicates that school overcrowding, standing alone, is not a change in the physical conditions, and cannot be treated as an impact on the environment. A less than significant impact will result.
i. Result in substantial adverse physical impacts associated with the provision of park and recreation services?			X		The project will result in increased demand for park and recreation services, but meeting this demand will not result in any substantial physical impacts. A less than significant impact will result.
7. **TRANSPORTATION** - Would the project:					
a. Conflict with or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b) – measuring transportation impacts individually or cumulatively, using a vehicles miles traveled standard established by the County?			X		The project does not conflict with or is inconsistent with CEQA Guidelines Section 15064.3, Subdivision (b). The vehicles miles traveled associated with the proposed ten-unit affordable housing project will have minor transportation impacts. A less than significant impact will result.

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

	Potentially Significant	Less Than Significant with Mitigation	Less Than Significant	No Impact	Comments
9. **NOISE -** Would the project:					
a. Result in generation of a temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established by the local general plan, noise ordinance or applicable standards of other agencies?			X		The project is located approximately 500 feet from the centerline of Florin Rd and approximately 1,500 feet from a railway. Based upon the distances from both sources, neither vehicle or rail traffic would exceed noise standards. The project will not result in exposure of persons to, or generation of, noise levels in excess of applicable standards. A less than significant impact will result.
b. Result in a substantial temporary increase in ambient noise levels in the project vicinity?			X		Project construction will result in a temporary increase in ambient noise levels in the project vicinity. This impact is less than significant due to the temporary nature of the these activities, limits on the duration of noise, and evening and nighttime restrictions imposed by the County Noise Ordinance (Chapter 6.68 of the County Code). A less than significant impact will result.
c. Generate excessive groundborne vibration or groundborne noise levels.			X		The project will not involve the use of pile driving or other methods that would produce excessive groundborne vibration or noise levels at the property boundary. A less than significant impact will result.
10. **HYDROLOGY AND WATER QUALITY** - Would the project:					
a. Substantially deplete groundwater supplies or substantially interfere with groundwater recharge?			X		The project will incrementally add to groundwater consumption; however, the singular and cumulative impacts of the proposed project upon the groundwater decline in the project area are minor. A less than significant impact will result.
b. Substantially alter the existing drainage pattern of the project area and/or increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?			X		Compliance with applicable requirements of the Sacramento County Floodplain Management Ordinance, Sacramento County Water Agency Code, and Sacramento County Improvement Standards will ensure that impacts are less than significant.

	Potentially Significant	Less Than Significant with Mitigation	Less Than Significant	No Impact	Comments
c. Develop within a 100-year floodplain as mapped on a federal Flood Insurance Rate Map or within a local flood hazard area?			X		The project site is in a local flood hazard area, but not in a federally mapped floodplain. Compliance with the County Floodplain Management Ordinance, County Drainage Ordinance, and Improvement Standards will assure less than significant impacts. Refer to the Hydrology discussion in the Environmental Effects section above.
d. Place structures that would impede or redirect flood flows within a 100-year floodplain?			X		The project site is not within a 100-year floodplain. A less than significant impact will result.
e. Develop in an area that is subject to 200 year urban levels of flood protection (ULOP)?				X	The project is not located in an area subject to 200-year urban levels of flood protection (ULOP). No impact will occur.
f. Expose people or structures to a substantial risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?			X		The project will not expose people or structures to a substantial risk of loss, injury, or death involving flooding, including flooding as a result of the failure of a levee or dam. A less than significant impact will result.
g. Create or contribute runoff that would exceed the capacity of existing or planned stormwater drainage systems?			X		Adequate on- and/or off-site drainage improvements will be required pursuant to the Sacramento County Floodplain Management Ordinance and Improvement Standards. A less than significant impact will result.
h. Create substantial sources of polluted runoff or otherwise substantially degrade ground or surface water quality?			X		Compliance with the Stormwater Ordinance and Land Grading and Erosion Control Ordinance (Chapters 15.12 and 14.44 of the County Code respectively) will ensure that the project will not create substantial sources of polluted runoff or otherwise substantially degrade ground or surface water quality. A less than significant impact will result.
11. **GEOLOGY AND SOILS** - Would the project:					

	Potentially Significant	Less Than Significant with Mitigation	Less Than Significant	No Impact	Comments
a. Directly or indirectly cause potential substantial adverse effects, including risk of loss, injury or death involving rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?			X		Sacramento County is not within an Alquist-Priolo Earthquake Fault Zone. Although there are no known active earthquake faults in the project area, the site could be subject to some ground shaking from regional faults. The Uniform Building Code contains applicable construction regulations for earthquake safety that will ensure less than significant impacts.
b. Result in substantial soil erosion, siltation or loss of topsoil?			X		Compliance with the County's Land Grading and Erosion Control Ordinance will reduce the amount of construction site erosion and minimize water quality degradation by providing stabilization and protection of disturbed areas, and by controlling the runoff of sediment and other pollutants during the course of construction. A less than significant impact will result.
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, soil expansion, liquefaction or collapse?			X		The project is not located on an unstable geologic or soil unit. A less than significant impact will result.
d. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available?			X		A public sewer system is available to serve the project. A less than significant impact will result.
e. Result in a substantial loss of an important mineral resource?			X		The project is not located within an Aggregate Resource Area as identified by the Sacramento County General Plan Land Use Diagram, nor are any important mineral resources known to be located on the project site. A less than significant impact will result.
f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?			X		No known paleontological resources (e.g. fossil remains) or sites occur at the project location. A less than significant impact will result.

	Potentially Significant	Less Than Significant with Mitigation	Less Than Significant	No Impact	Comments
12. **BIOLOGICAL RESOURCES** - Would the project:					
a. Have a substantial adverse effect on any special status species, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, or threaten to eliminate a plant or animal community?			X		No special status species are known to exist on or utilize the project site, nor would the project substantially reduce wildlife habitat or species populations. Refer to the Biological Resources discussion in the Environmental Effects section above.
b. Have a substantial adverse effect on riparian habitat or other sensitive natural communities?		X			The project site contains 0.6 acres of suitable habitat (Valley Grassland) according to the SSHCP land cover types. Mitigation is included to reduce impacts to less than significant levels. Refer to the Biological Resources discussion in the Environmental Effects section above.
c. Have a substantial adverse effect on streams, wetlands, or other surface waters that are protected by federal, state, or local regulations and policies?			X		No protected surface waters are located on or adjacent to the project site. Refer to the Biological Resources discussion in the Environmental Effects section above.
d. Have a substantial adverse effect on the movement of any native resident or migratory fish or wildlife species?			X		Resident and/or migratory wildlife may be displaced by project construction; however, impacts are not anticipated to result in significant, long-term effects upon the movement of resident or migratory fish or wildlife species, and no major wildlife corridors would be affected. A less than significant impact would result.
e. Adversely affect or result in the removal of native or landmark trees?				X	No native and/or landmark trees occur on the project site, nor is it anticipated that any native and/or landmark trees would be affected by off-site improvement required as a result of the project. No impact will occur.
f. Conflict with any local policies or ordinances protecting biological resources?			X		The project is consistent with local policies/ordinances protecting biological resources. A less than significant impact will result.

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g. Conflict with the provisions of an adopted Habitat Conservation Plan or other approved local, regional, state or federal plan for the conservation of habitat?			X		The project is within the Urban Development Area of the South Sacramento Habitat Conservation Plan (SSHCP). The project will need to comply with the applicable avoidance and minimization measures outlined in the SSHCP. Refer to the Biological Resources discussion in the Environmental Effects section above.
13. **CULTURAL RESOURCES -** Would the project:					
a. Cause a substantial adverse change in the significance of a historical resource?			X		No historical resources would be affected by the proposed project. A less than significant impact will result.
b. Have a substantial adverse effect on an archaeological resource?			X		An archaeological survey was conducted on the project site. Refer to the Cultural Resources discussion in the Environmental Effects section above.
c. Disturb any human remains, including those interred outside of formal cemeteries?			X		No known human remains exist on the project site. Nonetheless, mitigation has been recommended to ensure appropriate treatment should remains be uncovered during project implementation. A less than significant impact will result.
14. **TRIBAL CULTURAL RESOURCES -** Would the project:					
a. Would the project cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code 21074?			X		Notification pursuant to Public Resources Code 21080.3.1(b) was provided to the tribes and one request for consultation was received. Tribal cultural resources have not identified in the project area. Refer to the Cultural Resources discussion in the Environmental Effects section above.
15. **HAZARDS AND HAZARDOUS MATERIALS** - Would the project:					
a. Create a substantial hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			X		The project does not involve the transport, use, and/or disposal of hazardous material. A less than significant impact will result.

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b. Expose the public or the environment to a substantial hazard through reasonably foreseeable upset conditions involving the release of hazardous materials?			X		The project does not involve the transport, use, and/or disposal of hazardous material. A less than significant impact will result.
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances or waste within one-quarter mile of an existing or proposed school?			X		The project does not involve the use or handling of hazardous material. A less than significant impact will result.
d. Be located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5, resulting in a substantial hazard to the public or the environment?				X	The project is not located on a known hazardous materials site. No impact will occur.
e. Impair implementation of or physically interfere with an adopted emergency response or emergency evacuation plan?			X		The project would not interfere with any known emergency response or evacuation plan. A less than significant impact will result.
f. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to or intermixed with urbanized areas?			X		The project is within the urbanized area of the unincorporated County. There is no significant risk of loss, injury, or death to people or structures associated with wildland fires. A less than significant impact will result.
16. ENERGY – Would the project:					
a. Result in potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction?			X		While the project will introduce ten new units and increase energy consumption, compliance with Title 24, Green Building Code, will ensure that all project energy efficiency requirements are net resulting in less than significant impacts.
b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?			X		The project will comply with Title 24, Green Building Code, for all project efficiency requirements. A less than significant impact will result.

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17. GREENHOUSE GAS EMISSIONS – Would the project:					
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			X		The project will fully comply with the SMAQMD GHG Tier 1 BMPs. As such, the project screens out of further analysis and impacts are less than significant. See the GHG discussion in the Environmental Effects section above.
b. Conflict with an applicable plan, policy or regulation for the purpose of reducing the emission of greenhouse gases?			X		The project is consistent with County policies adopted for the purpose or reducing the emission of greenhouse gases. A less than significant impact will result.

SUPPLEMENTAL INFORMATION

LAND USE CONSISTENCY	**Current Land Use Designation**	**Consistent**	**Not Consistent**	**Comments**
General Plan	MDR (Medium Density Residential)	X		
Community Plan	SPA (Special Planning Area)	X		
Land Use Zone	SPA (Special Planning Area)	X		

INITIAL STUDY PREPARERS

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