Planning and
Environmental Review
David Defanti, Deputy County Executive
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: PLNP2019-00018**

2. **Title and Short Description of Project:** Park Road Tentative Parcel Map

3. **Assessor's Parcel Number:** 240-0522-011-0000

4. **Location of Project:** The project site is located at 3663 Park Road, approximately 740 feet from the intersection of Bridge Road (private) and Auburn Boulevard, in the Carmichael/Old Foothill Farms community. The project site is adjacent to the City of Sacramento and the Business I-80 freeway.

5. **Project Applicant:** The Yee Family Survivors Trust

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: PLNP2019-00018

NAME: Park Road Tentative Parcel Map

LOCATION: The project site is located at 3663 Park Road, approximately 740 feet from the intersection of Bridge Road (private) and Auburn Boulevard, in the Carmichael/Old Foothill Farms community. The project site is adjacent to the City of Sacramento and the Business I-80 freeway.

ASSESSOR'S PARCEL NUMBER: 240-0522-011-0000

OWNER/APPLICANT: The Yee Family Survivors Trust
3663 Park Road
Sacramento, CA 95841
Attention: Jane Wang

PROJECT DESCRIPTION

The applicant has requested the following planning entitlements:

1. A **Tentative Parcel Map** to divide a 3.58 net acre (3.75 gross acre) parcel into two parcels in the RD-2 zone.
2. An **Exception from Title 22.24.630** (Sacramento County Land Development Ordinance) to allow the proposed lots to be served by individual water wells instead of a public water system.
3. A **Design Review** to comply with the Countywide Design Guidelines.

ENVIRONMENTAL SETTING

The proposed project site is located within a residential area in the northcentral portion of unincorporated Sacramento County (Plate IS-1) that is adjacent to the Business 80 Freeway/Capital City Freeway and the City of Sacramento limits. The proposed project site is located on the north side of Park Road and the east side of Bridge Road. An existing two-story single-family home of approximately 5,786 square feet with a 1,568 square foot four-car detached garage is located on the parcel. Access to the project site is provided from an existing driveway off Bridge Road leading to the detached garage. A

second driveway leading to the existing single-family home is off Park Road. The majority of the parcel is undeveloped. The site is landscaped with lawn and trees at the front and rear sides of the existing single-family home. A cluster of orchard type trees is behind the existing single-family home. Trees are also clustered along the eastern, northern, and northwestern edge and middle portions of the undeveloped area of the property.

The property is zoned RD-2 (Residential Density 2 acres). Surrounding land uses consist of residential and open space uses, including Del Paso Regional Park. Across the Business 80 Freeway, zoning of parcels to the north are BP (Business Professional), TC (Highway Travel Commercial), MP (Industrial Office Park) and, and M-1 (Light Industrial) uses. Across Auburn Boulevard, zoning of the parcels to the south are BP, SC (Shopping Center), and multi-family and single-family residential uses. See Plate IS-2 and Plate IS-3 to review project location and zoning maps. See Plate IS-4 for the Tentative Parcel Map exhibit of the proposed project site. The project is to divide the property into two (2) lots. Proposed Parcel 1 will remain as is with the existing two-story single-family home on the lot. Proposed Parcel 2 will be developed with a residential single-family home at a later date.

Plate IS-1: County Vicinity Map

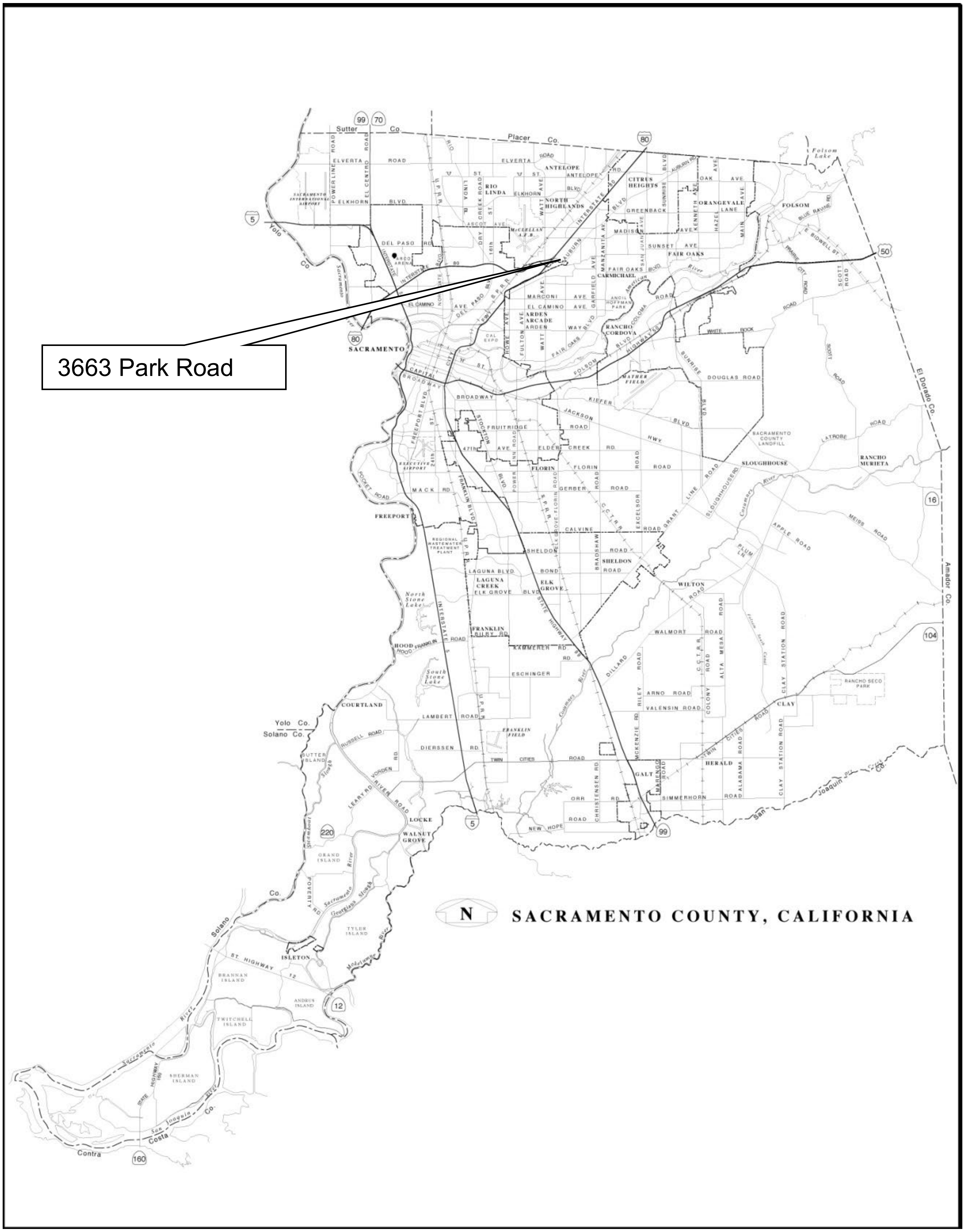


Plate IS-2: Location Map

Plate IS-3: Zoning Map

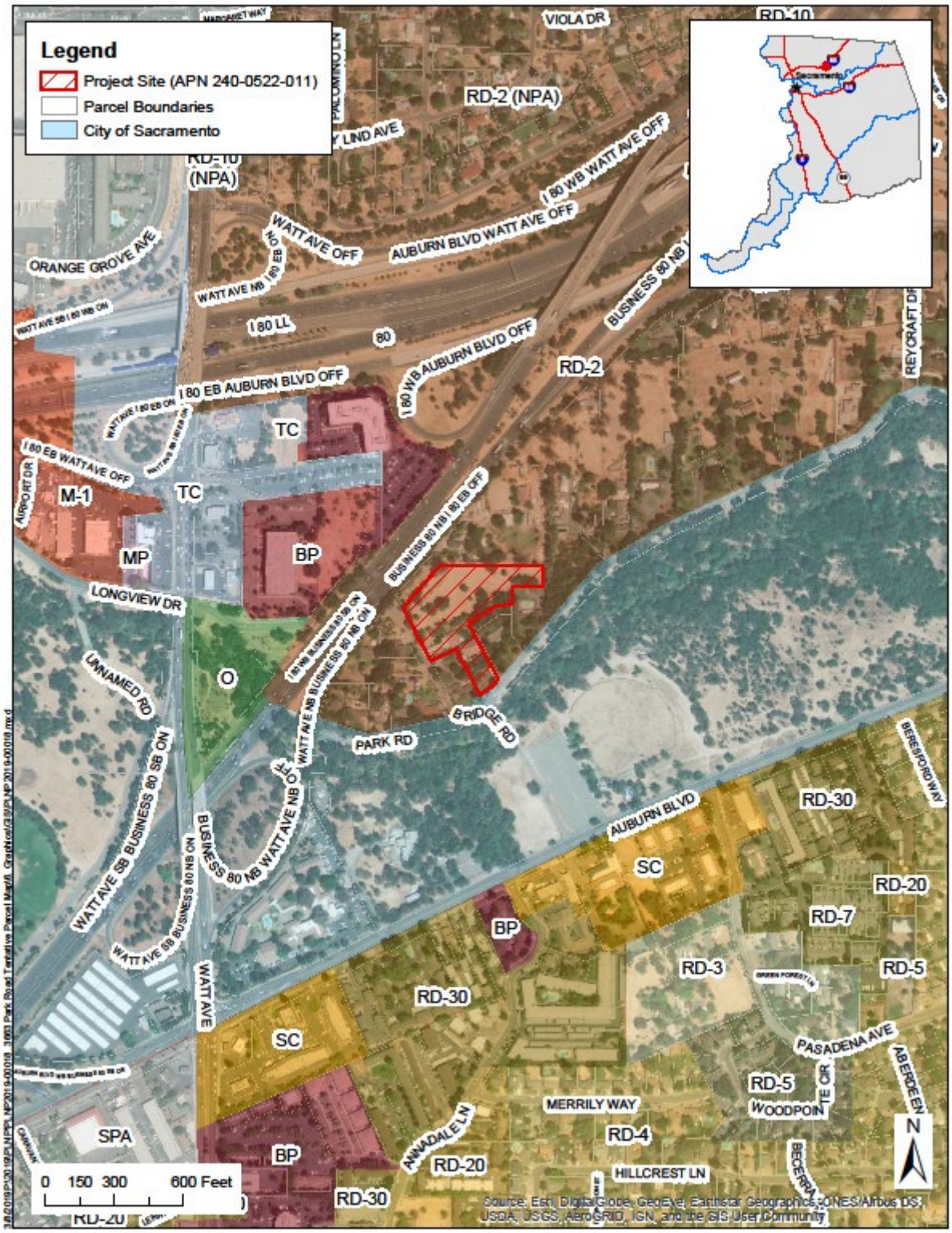
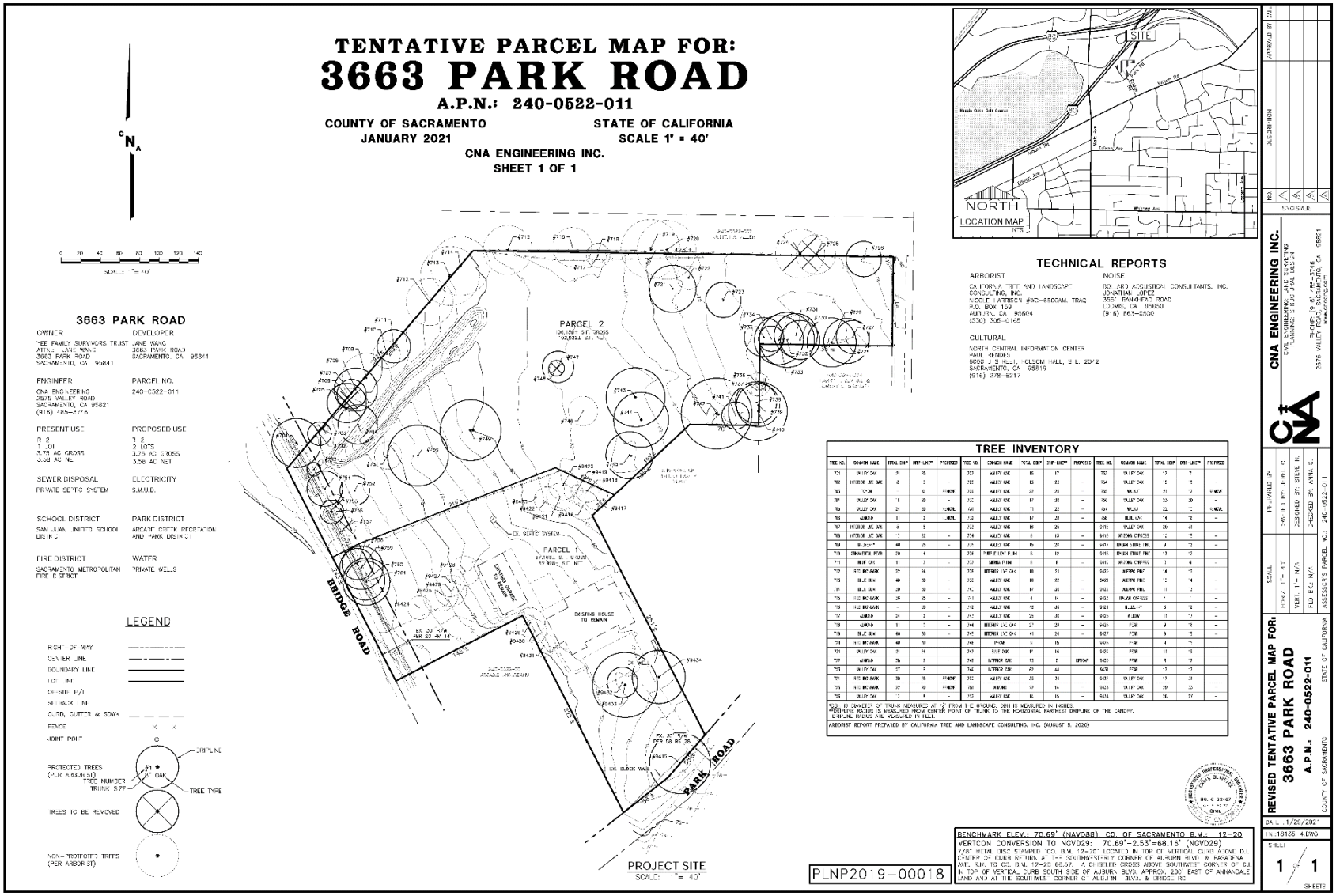


Plate IS-4: Tentative Parcel Map Exhibit



ENVIRONMENTAL EFFECTS

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

PUBLIC SERVICES

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

- Result in substantial adverse physical impacts associated with the provision of services;
- If it would exceed the capacity of an existing stormwater or sewage system; or
- If there would not be sufficient water supply to serve the project.

The project site is located in the northeastern portion of Sacramento County within the County Urban Services Boundary (USB) where urban public facilities and services are generally available; however, the site is not currently served with a public water supply and sanitary sewer service and none is anticipated in the near future. The project site would be provided some public services for example, the provision of emergency services including fire protection and police protection, electrical services and natural gas service. Issues related to the provision of potable water through the use of private wells, and issues related to the need for individual septic systems will follow in sub-sections entitled "Wells" and "Septic Systems" respectively. No significant impacts to public services are expected as a result of project approval.

WELLS

Development of the project site with a residential dwelling would require the provision of potable water. The proposed project is within the Urban Services Boundary, but according to the Sacramento Suburban Water District, the water lines within the project area do not extend to the end of Park Road. Thus, a public water supply is currently not available or not anticipated in the near future to serve the proposed project site. A private water well would be required to provide potable water. As presented, the proposed project would divide the existing parcel into two parcels. Proposed Parcel 1, with an existing house that will remain on the proposed lot, currently utilizes an existing well that provides potable water. With the development of a residential dwelling on the second parcel (Proposed Parcel 2), one additional well would be needed to serve the proposed parcel.

Title 22 of the Sacramento County Zoning Code requires a public water supply and distribution system for land divisions zoned AR-2 or denser. An exception is granted if the project applicant can demonstrate "that the requirement imposes an unreasonable economic hardship and that granting the exception will not be detrimental to the health, safety, comfort or general welfare of persons residing or working" in the vicinity. The applicant is requesting an Exception from Title 22.24.630. The nearest public water line is 1,800 feet from the project site and connecting to that line could be considered a severe economic hardship. Any new water wells that are located on the site must be installed pursuant to Sacramento County Code Chapter 6.28, which is enforced by County Environmental Management Department (EMD), to ensure safe drinking standards.

Although the proposed project could cause minor decreases in the groundwater supply, the groundwater supply will not be significantly affected by the addition and use of one new well on the project site. Environmental impacts associated with the installation of a private water well are ***less than significant***.

SEPTIC SYSTEMS

The project site is not currently served with municipal sewers and none are expected in the near future. Consequently any new development requiring sewerage services will require installation of septic systems. Per Sacramento County Code (SCC) Section 6.32.150(A) the minimum parcel size is 2.0 acres if the parcel is to be served by both a private well and an on-site wastewater (septic) system. The EMD, Environmental Health Division, has concluded that a minimum two acre lot size is generally adequate to accommodate a septic system and well, and allow for a 100% replacement system should the original septic system fail. However, EMD has not adopted a standard minimum parcel size for septic system installation, because of the variety of site-specific issues that are reviewed on a case-by-case basis (e.g. lot shape, topography/contour, soils suitability, etc.).

The project applicant requested a Variance from EMD on June 4, 2021, to allow Parcel 1 (1.31 gross acres) to utilize the existing well and septic system on-site for the proposed parcel split. The variance request was approved by EMD on July 29, 2021. Parcel 2 (2.44 gross acres) will require installation of a new septic system; however, due to the size of the parcel, a variance from EMD is not anticipated. The design and installation of an adequate septic system on Parcel 2 is expected based on the size of the parcel. Any septic system installed on the proposed lot must be installed pursuant to Sacramento County Code Chapter 6.32, which is enforced by EMD.

EMD has reviewed the project and submitted recommended conditions of approval for installation of a septic system in accordance with County standards. No significant sewage disposal impacts are anticipated. Environmental impacts associated with the installation of a new septic system is ***less than significant***.

AIRPORTS

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

- Result in a safety hazard for people residing or working in the vicinity of an airport/airstrip.

- Expose people residing or working in the project area to aircraft noise levels in access of applicable standards.

The project site is located approximately 1.2 miles southeast of the McClellan Airport, outside of the airport/airstrip safety zone but within the 60 dB noise contour line. The project is within McClellan Airport's Planning Policy Area. The Sacramento County Board of Supervisor's adopted resolution 2006-1379 on April 19, 2006, and associated land use conditions that were subsequently incorporated as Policies NO-3 and NO-4 in the Sacramento County 2030 General Plan (General Plan) Land Use Element, adopted in 2011. Those conditions read:

NO-3. New residential development within the 60 CNEL noise contours adopted by the County for planning purposes at any airport or Helipad within Sacramento County shall be prohibited. This policy is not applicable to Executive Airport.

NO-4. New residential development within adopted Airport Policy Area boundaries, but outside the 60 CNEL, shall be subject to the following conditions:

A. Provide minimum noise insulation to 45 dB CNEL within new residential dwellings, including detached single-family dwellings, with windows closed in any habitable room.

B. Notification in the Public Report prepared by the California Department of Real Estate disclosing the fact to prospective buyers that the parcel is located within an Airport Policy Area.

C. An Avigation Easement is prepared by the Sacramento County Counsel's Office granted to the County of Sacramento, recorded with the Sacramento County Recorder, and filed with Department of Airports. Such Avigation Easement shall acknowledge the property location within an Airport Planning Policy Area and shall grant the right of flight and unobstructed passage of all aircraft into and out of the subject Airport.

The proposed tentative parcel map in a Residential Density 2 (RD-2) would enable development of new single-family residences on parcels within the adopted Airport Policy Area. According to General Plan Policies NO-3 and NO-4, new residential development is not allowed within the 60-65 dB CNEL noise contour; however, the project is also located within the McClellan Comprehensive Land Use Plan (CLUP), a document prepared by the Airport Land Use Commission (ALUC), which provides additional guidance. The purpose of the CLUP is to establish land use compatibility guidelines for height, noise, and safety within Airport Policy Areas. The McClellan CLUP indicates that single-family detached residential development is allowed within the 60-65 CNEL noise contour, provided that minimum noise insulation per General Plan Policy NO-4A is applied. Mitigation consistent with NO-4A has been added to the proposed project, and

the required Avigation Easement and reporting are addressed in the Planning staff report, and are included as Conditions of Approval. With noise mitigation, the inclusion of the disclosure requirement and the implementation of the Avigation Easement, noise impacts related to airports 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 Guide to Air Quality Assessment in Sacramento County (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 (3.75 gross 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:

1. Include buildings more than 4 stories tall;
2. Include demolition activities;
3. Include significant trenching activities;

4. 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;
5. Involve cut-and-fill operations (moving earth with haul trucks and/or flattening or terracing hills);
6. Require import or export of soil materials that will require a considerable amount of haul truck activity; or,
7. 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 Park Road Tentative Parcel Map project site is less than 35 acres (3.75 gross 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 a two-lot tentative parcel map, and therefore falls below these screening thresholds. Impacts related to operational emissions are ***less than significant***.

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	1.2	1.1	0.0059%	18419
Hospital Admissions, Asthma	0 - 64	0.077	0.072	0.0039%	1846
Hospital Admissions, All Respiratory	65 - 99	0.36	0.32	0.0016%	19644
Cardiovascular					
Hospital Admissions, All Cardiovascular (less Myocardial Infarctions)	65 - 99	0.20	0.18	0.00076%	24037
Acute Myocardial Infarction, Nonfatal	18 - 24	0.000010	0.000093	0.0025%	4
Acute Myocardial Infarction, Nonfatal	25 - 44	0.0092	0.0087	0.0028%	308
Acute Myocardial Infarction, Nonfatal	45 - 54	0.021	0.020	0.0027%	741
Acute Myocardial Infarction, Nonfatal	55 - 64	0.035	0.033	0.0027%	1239
Acute Myocardial Infarction, Nonfatal	65 - 99	0.13	0.12	0.0023%	5052
Mortality					
Mortality, All Cause	30 - 99	2.4	2.2	0.0050%	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	0.088	0.070	0.00036%	19644
Emergency Room Visits, Asthma	0 - 17	0.41	0.34	0.0059%	5859
Emergency Room Visits, Asthma	18 - 99	0.66	0.57	0.0045%	12560
Mortality					
Mortality, Non-Accidental	0 - 99	0.055	0.047	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.

NOISE

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

- Result in exposure of persons to, or generation of, noise levels in excess of standards established by the local general plan, noise ordinance or applicable standards of other agencies and results in a substantial temporary increase in ambient noise levels in the project vicinity.

Noise is defined as unwanted sound. Sound is a rapid fluctuation of air pressure above and below atmospheric pressure. Sound levels are measured and expressed in decibels (dB) and 0 dB corresponding roughly to the threshold of hearing. The ambient noise level is defined as the noise from all sources near and far, and refers to the noise levels that are present before a noise source being studied is introduced. A synonymous term is pre-project noise level. To protect citizens and visitors of the County from unhealthy or inappropriate noise levels, the General Plan contains a Noise Element with policies designed to control or abate noise.

COUNTY GENERAL PLAN NOISE ELEMENT

The goals of the Sacramento County General Plan Noise Element are to: (1) protect the citizens of Sacramento County from exposure to excess noise and (2) protect the economic base of Sacramento County by preventing incompatible land uses from

encroaching upon existing planned noise-producing uses. The General Plan defines a noise sensitive outdoor area as the primary activity area associated with any given land use at which noise sensitivity exists. Noise sensitivity generally occurs in locations where there is an expectation of relative quiet, or where noise could interfere with the activity which takes place in the outdoor area. An example is a backyard, where loud noise could interfere with the ability to engage in normal conversation.

The Noise Element of the Sacramento County General Plan establishes noise exposure criteria to aid in determining land use compatibility by defining the limits of noise exposure for sensitive land uses. There are policies for noise receptors or sources, transportation or non-transportation noise, and interior and exterior noise. The following policies from the Noise Element apply to the project:

NO-1. The noise level standards for noise-sensitive areas of *new* uses affected by traffic or railroad noise sources in Sacramento County are shown by Table 1 (see Table IS-5). Where the noise level standards of Table 1 (see Table IS-5) are predicted to be exceeded at new uses proposed within Sacramento County which are affected by traffic or railroad noise, appropriate noise mitigation measures shall be included in the project design to reduce projected noise levels to a state of compliance with Table 1 (see Table IS-5) standards.

Table IS-5: Noise Element Table 1
Noise Standards for New Uses Affected by Traffic and Railroad Noise

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

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

NO-4. New residential development within adopted Airport Policy Area boundaries, but outside the 60 CNEL, shall be subject to the following conditions:

A. Provide minimum noise insulation to 45 dB CNEL within new residential dwellings, including detached single family dwellings, with windows closed in any habitable room.

B. Notification in the Public Report prepared by the California Department of Real Estate disclosing the fact to prospective buyers that the parcel is located within an Airport Policy Area.

C. An Avigation Easement prepared by the Sacramento County Counsel's Office granted to the County of Sacramento, recorded with the Sacramento County Recorder, and filed with Department of Airports. Such Avigation Easement shall

acknowledge the property location within an Airport Planning Policy Area and shall grant the right of flight and unobstructed passage of all aircraft into and out of the subject Airport.

Exceptions: New accessory residential dwellings on parcels zoned Agricultural, Agricultural-Residential, Interim Agricultural, Interim General Agricultural, or Interim Limited Agricultural and between the 60 and 65 CNEL contours, shall be permitted within adopted Airport Policy Area boundaries, but would be subject to the conditions listed above.

NO-7. The "last use there" shall be responsible for noise mitigation. However, if a noise-generating use is proposed adjacent to lands zoned for uses which may have sensitivity to noise, then the noise generating use shall be responsible for mitigating its noise generation to a state of compliance with the Table 2 (see Table IS-6) standards at the property line of the generating use in anticipation of the future neighboring development.

NO-8. Noise associated with construction activities shall adhere to the County Code requirements. Specifically, Section 6.68.090(e) addresses construction noise within the County.

NO-13. Where noise mitigation measures are required to satisfy the noise level standards of this Noise Element, emphasis shall be placed on the use of setbacks and site design to the extent feasible, prior to consideration of the use of noise barriers.

TRAFFIC NOISE IMPACTS TO PROJECT SITE

The following noise discussion focuses on NO-1: New Uses affected by Traffic Noise. For a discussion of NO-4, please reference the Airports section of this document.

The existing ambient noise environment at the project site is defined by traffic on Business 80. An Environmental Noise Assessment was prepared for the proposed project by Bollard Acoustical Consultants (BAC), Incorporated dated November 20, 2018 (see Appendix A). The Environmental Noise Assessment conducted noise survey measurements within the project area. See Plate IS-5 for the noise survey measurement locations. To quantify existing noise levels at the project site, BAC conducted a long-term (48- hour) noise level survey on the project site from Wednesday, October 31 to Thursday, November 1, 2018. The measurement site, identified on Plate IS-5 as LT-1, had a setback of approximately 190 feet from the centerline of Business 80. The Day-Night Average Level (Ldn) during the monitoring period was 69 dB for both days and exceeded the Sacramento County 65 dB Ldn exterior traffic noise level standard for residential land uses by 4 dB.

The Federal Highway Administration Highway Traffic Noise Prediction Model (FHWA-RD-77-108) was used to predict traffic noise levels at the project site. The FHWA Model provides reasonably accurate traffic noise predictions under "ideal" roadway conditions. Ideal conditions are generally considered to be long straight roadway segments with uniform vehicle speeds, a flat roadway surface, good pavement conditions, a statistically

large volume of traffic, and an unimpeded view of the roadway from the receiver location. Such conditions did not appear to be in effect at the project site due to screening of the westbound lanes by the median “jersey” barrier. As a result, BAC conducted a calibration of the FHWA Model through site-specific traffic noise level measurements and concurrent traffic counts.

The calibration procedure was performed at the project site on November 15, 2018. The short-term traffic noise measurement location is identified on Plate IS-5 as ST-1. The FHWA Model was determined to over-predict Business 80 traffic noise levels by 7 dB relative to measured noise levels. The over-prediction is believed to be attributable to a combination of factors including excess ground attenuation on the project site and screening of the westbound lanes provided by the centerline “jersey barrier”. As a result, a conservative calibration offset of -5 dB was applied to the FHWA Model for the prediction of future traffic noise levels at the project site.

Plate IS-5: Noise Survey Locations of Project Area

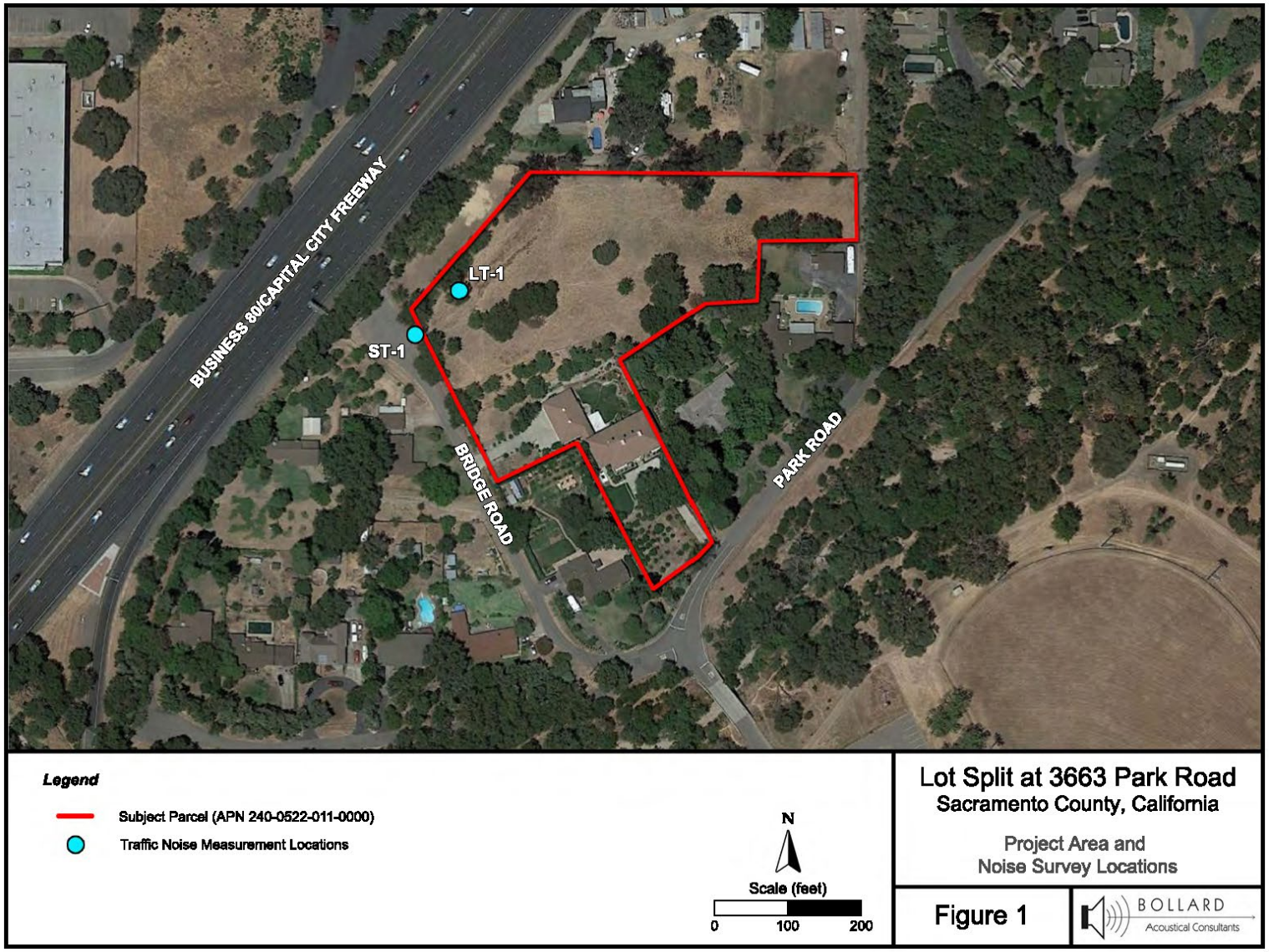
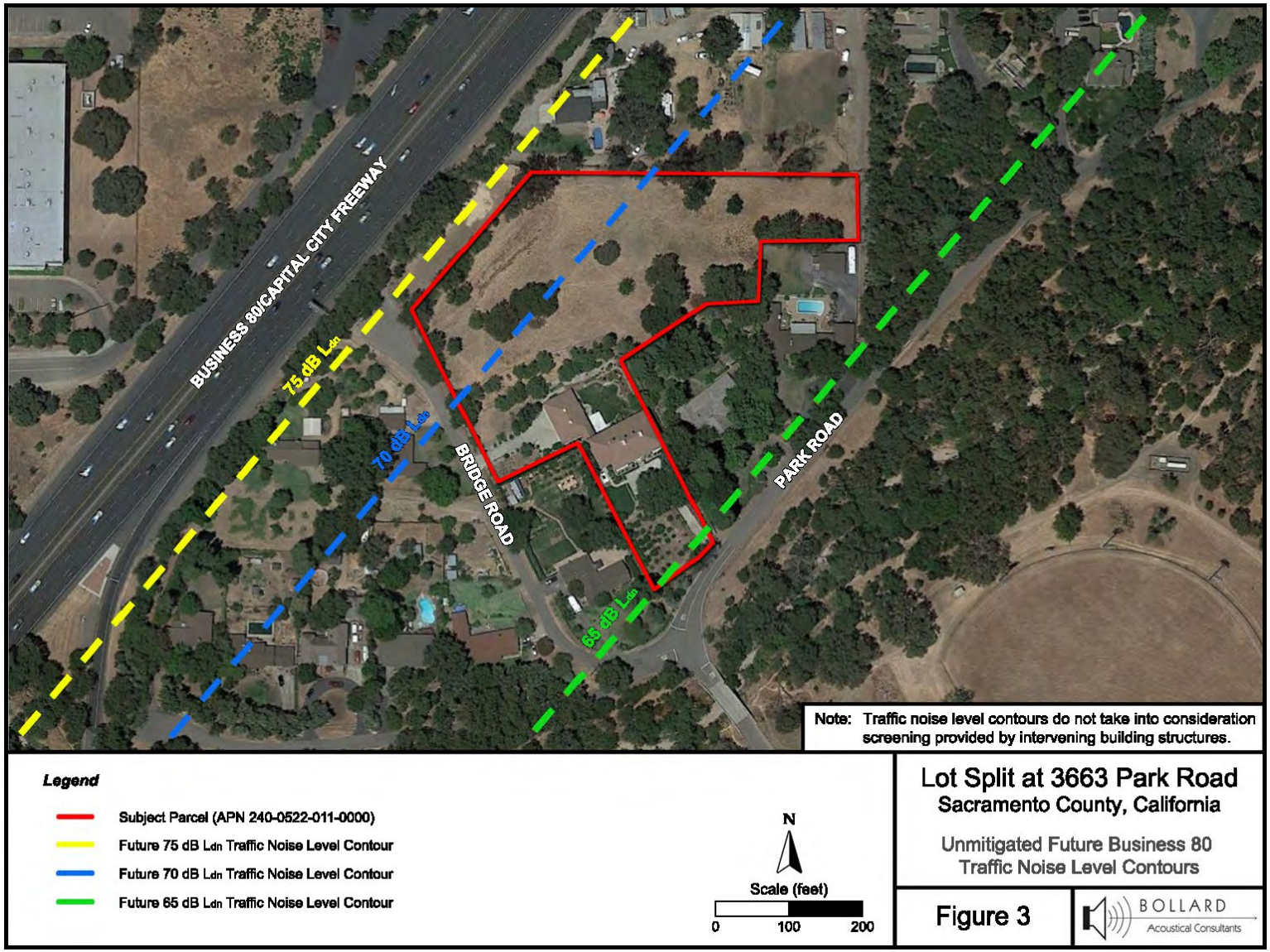


Plate IS-6: Traffic Noise Level Contours of Project Area



PREDICTED FUTURE TRAFFIC NOISE IMPACTS TO PROJECT SITE

The FHWA Model was also used with future traffic data to predict future traffic noise level contours at the project site. According to the Sacramento County Traffic Count Program website, the segment of Business 80 adjacent to the project site has an average daily traffic (ADT) of 30,145. Future average daily traffic was conservatively estimated by assuming a 50 percent increase relative to existing conditions. The 75, 70, and 65 Ldn future traffic noise level contours at the project site are illustrated in Plate IS-6. The detailed FHWA Model inputs used to derive the contour distances are shown in Appendix F of the Environmental Noise Assessment (see Appendix A). The future traffic noise level contours for proposed Parcel 2 are located entirely within the future 65 dB Ldn traffic noise level contour and just outside of the 75 dB Ldn noise level contour. Therefore, future traffic noise levels at the project site are predicted to exceed the Sacramento County exterior noise level standard of 65 dB Ldn and additional analysis would be required to ensure compliance with the County's exterior noise level standard. The Environmental Noise Assessment concluded that the future 70 dB Ldn traffic noise contour is predicted to extend 296 feet from the centerline of Business 80. Because exterior noise levels on the west side of the project site are predicted to be in excess of 70 dB Ldn, improvements to the building façade construction for Proposed Parcel 2 would be required to meet the County's interior noise level standard.

CONCLUSION: PROJECT IMPACTS

The proposed project site will be exposed to future Business 80 traffic noise levels in excess of the Sacramento County exterior (65 dB Ldn) and interior (45 dB Ldn) traffic noise level standards for new residential developments. A reduction of traffic noise levels of up 10 dB would be required to achieve compliance with the County's 65 dB Ldn exterior noise level standard. To comply with the exterior noise levels standards, it is recommended that a solid noise barrier measuring 10 feet in height along the west side of the project, parallel to Business 80, would be required to reduce future Business 80 traffic noise levels to less than 65 dB Ldn within the proposed project site. The barrier would likely have to wrap on the south and north side to limit the flanking path of traffic noise around the ends of the barrier. The ultimate location and height of the noise barrier would depend on the location of the proposed outdoor activity areas.

Another option to comply with the exterior noise level standards, would be to orient the residence of Proposed Parcel 2 so that its front towards Business 80. By orienting the residence in this manner, the outdoor activity areas would benefit from the screening provided the building structure. The designated outdoor activity areas should be screened on three sides. An example of such a configuration is illustrated in Figure 4 of the Environmental Noise Assessment (Appendix A). By enclosing the outdoor activity area, traffic noise levels would be reduced by a minimum of 10 dB. With shielding provided by the building structure, predicted exterior noise levels within the designated outdoor activity areas of the project would be expected to meet the County's exterior noise level standard of 65 dB Ldn.

To comply with interior noise level standards, if the residence of Proposed Parcel 2 is located within the 70 dB Ldn future traffic noise level contour, improvements would be

required to the building façade construction. Standard residential construction (wood or stucco siding, Sound Transmission Class (STC) 27 windows, door weather-stripping, exterior wall insulation, composition plywood roof), results in an exterior-to-interior noise level reduction of at least 25 dB with windows closed and approximately 15 dB with windows open. Recommended window assembly STC ratings could be as-high-as 33 and 36 at first-floor and upper-floor facades of the residence for proposed Parcel 2, if located along the west side of the project site. Sacramento County applies an interior noise level standard of 45 dB Ldn for new residential construction. Thus, provided exterior noise levels do not exceed 70 dB Ldn (70 dB - 25 dB = 45 dB), standard construction would provide the necessary noise level reduction to achieve satisfaction with the County's 45 dB Ldn interior noise level standard. Additionally, mechanical ventilation (air conditioning) shall be provided to the residence of Proposed Parcel 2 to allow occupants to close doors and windows as desired for compliance with the applicable interior noise level criteria.

A final noise study shall be prepared for the project once improvement plans have been developed to ensure that the appropriate noise abatement measures have been implemented to satisfy the Sacramento County exterior and interior noise level standards of 65 dB Ldn and 45 dB Ldn, respectively. These conclusions are based on the Business 80 traffic assumptions cited in Appendix F of the Environmental Noise Assessment (Appendix A) and on noise reduction data for standard residential dwellings. Deviations from the Appendix F data of the Environmental Noise Assessment could cause future traffic noise levels to differ from those predicted in this analysis. With the above noise attenuation measures, project impacts related to noise will be reduced to ***less than significant with mitigation***.

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 subject parcel is located within an area identified on the FEMA FIRM Panel Number 06067C as "Zone X," 500-year floodplain. The project site is not located in the local flood hazard zone, but is surrounded by parcels that are located in this zone to the west of the site across Bridge Road. The project site is also located within the Arcade Creek watershed. A preliminary drainage study was prepared for the proposed project titled "Drainage Report for: 3663 Park Road" dated June 19, 2019 by CNA Engineering (see Appendix B). The goal of the report was to delineate the extent of the floodplain on the northeasterly portion of the parcel, as this location receives drainage from upstream. The intent of the analysis was to establish the boundaries of the floodplain to ensure sufficient buildable area for the proposed lot, per Sacramento County standards. The report concluded the buildable area outside the floodplain meets the required minimum Sacramento County standards.

The Sacramento County Department of Water Resources (DWR) reviewed and approved the preliminary drainage study and provided conditions of approval (M. Durkee 6/19/2019). The project conditions include requiring any grading proposed with building permits, particularly within the most northeasterly portion of the parcel, which conveys through drainage, that it shall be consistent with the approved project improvement plans. Deviations from the approved improvement plans are acceptable with DWR only if it has been demonstrated by a licensed engineer that there will be no adverse impacts. Additional conditions include project compliance with minimum floor elevations pursuant to the Sacramento County Floodplain Management Ordinance, providing drainage easements as needed, and providing improvement plans pursuant to the Sacramento County Floodplain Management Ordinance, Sacramento County Water Agency Code, Sacramento County Improvement Standards, and the approved drainage study for the project site. Compliance with DWR's conditions of approval 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.

NATIVE TREES

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

Sacramento County has identified the value of its native and landmark trees and has adopted measures for their preservation. The Tree Ordinance (Chapter 19.04 and 19.12 of the County Code) provides protections for landmark trees and heritage trees. The County Code defines a landmark tree as "an especially prominent or stately tree on any land in Sacramento County, including privately owned land" and a heritage tree as "native oak trees that are at or over 19" diameter at breast height (dbh)." Chapter 19.12 of the County Code, titled Tree Preservation and Protection, defines native oak trees as valley oak (*Quercus lobata*), interior live oak (*Quercus wislizenii*), blue oak (*Quercus douglasii*), or oracle oak (*Quercus morehus*) and states that "it shall be the policy of the County to

preserve all trees possible through its development review process." It should be noted that to be considered a tree, as opposed to a seedling or sapling, the tree must have a diameter at breast height (dbh) of at least 6 inches or, if it has multiple trunks of less than 6 inches each, a combined dbh of 10 inches. The Sacramento County General Plan Conservation Element policies CO-138 and CO-139 also provide protections for native trees:

> CO-138. Protect and preserve non-oak native trees along riparian areas if used by Swainson's Hawk, as well as landmark and native oak trees measuring a minimum of 6 inches in diameter or 10 inches aggregate for multi-trunk trees at 4.5 feet above ground.
>
> CO-139. Native trees other than oaks, which cannot be protected through development, shall be replaced with in-kind species in accordance with established tree planting specifications, the combined diameter of which shall equal the combined diameter of the trees removed.

Native trees other than oaks include Fremont cottonwood (*Populus fremontii*), California sycamore (*Platanus racemosa*), California black walnut (*Juglans californica*), Oregon ash (*Fraxinus latifolia*), western redbud (*Cercis occidentalis),* gray pine (*Pinus sabiniana*), California white alder (*Alnus rhombifolia*), boxelder (*Acer negundo*), California buckeye (*Aesculus californica*), narrowleaf willow (*Salix exigua*), Gooding's willow (*Salix gooddingii*), red willow (*Salix laevigata*), arroyo willow (*Salix lasiolepis*), shining willow (*Salix lucida*), Pacific willow (*Salix lasiandra*), and dusky willow (*Salix melanopsis*).

Project Tree Setting

An arborist report was prepared for the project site by California Tree and Landscaping Consulting, Incorporated (Appendix C) dated August 5, 2020. The arborist report information included the tree species, diameter at breast height (dbh), measured canopy radius, arborist health and structure rating condition, and field notes for specific trees observed. A total of 81 trees were inventoried in the report, 71 of these trees are located on-site and ten (10) trees are located off-site, along the property boundary, but overhang the property. Forty-two (42) of the trees inventoried are native oaks and the remaining are non-native. Native oak tree species consist of Valley Oak (*Quercus lobata*), Interior Live Oak (*Quercus wislizenii*), and Blue Oak (*Quercus douglasii*). Non-native tree species consist of Almond, Aleppo Pine, Arizona Cypress, Blue Gum, Italian Cypress, Italian Stone Pine, Mulberry, Ornamental Pear, Pecan, Purple Leaf Plum, Sierra Plum, Red Iron Bark, Toyon, Walnut, and Willow. It is important to note that the arborist report inventoried trees on and off-site that would be impacted by the potential development on proposed Parcel 2. Trees located on proposed Parcel 1, which include a small orchard behind the existing single-family home, were not inventoried since the proposed parcel will remain as is and will not be developed. Plate IS-7 is a tree map exhibit indicating the location of each tree identified in the arborist report and the arborist rating condition of the tree.

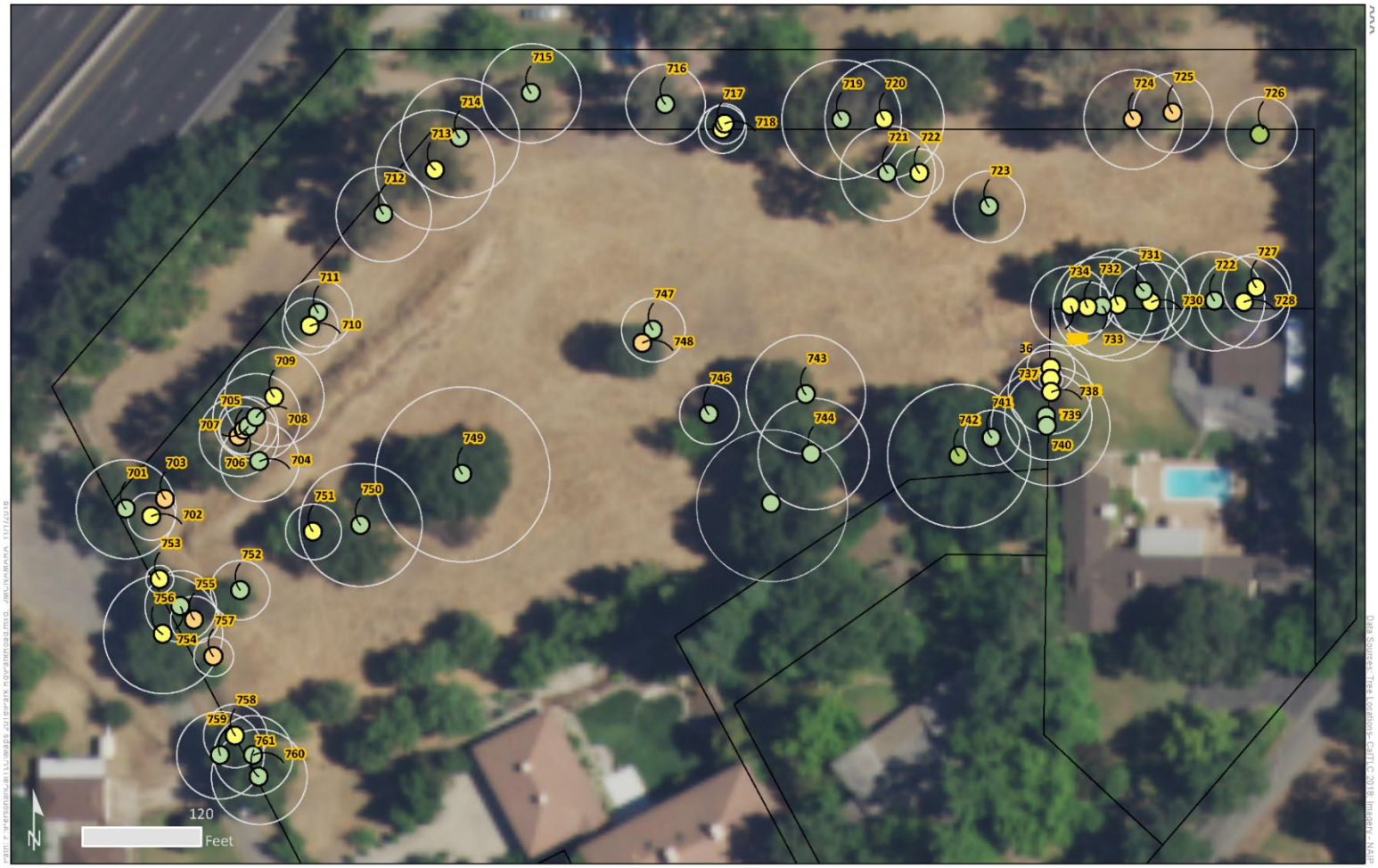
Native Oak Trees

The arborist report identified a total of 42 native oak trees on-site or that are located off-site but overhang the property along its boundaries. Fourteen (14) of the native trees on-site are considered heritage trees that are at or over 19" dbh. The conditions of the native trees range from poor to good condition, with a majority of the trees in fair condition. The project proposes to remove two (2) native oak trees that have extreme health problems and are identified as hazardous. The trees proposed for removal are a Valley Oak and a multi-trunk Interior Live Oak at 24-inches dbh and 11.9" dbh, respectively, totaling 35.9 inches. Mitigation will not be required due to the condition of these trees. See Table IS-6 for a listing of all on-site and off-site native oak trees identified in the arborist report.

The request is to divide the project site into two (2) lots, and at this time, there are no specific plans for where development of a single-family residence will occur on proposed Parcel 2. Plate IS-8 is a Parcel Map Exhibit illustrating the trees identified in the arborist report with a limit line demarcating the potential buildable area of proposed Parcel 2. The exhibit does not identify any native trees proposed for removal, with the exception of the two trees in hazardous condition on-site.

Upon the submittal of grading or improvement plans for development on proposed Parcel 2, mitigation will be required to compensate for the removal of native oak trees on-site, if any on-site or off-site native trees are identified to be removed or impacted on the plans. Mitigation has also been included to protect trees during construction, including removal of debris. Additionally, off-site native oak trees overhanging or adjacent to the project site maybe impacted by construction equipment during project construction. Standard mitigation for native tree removal and protection is included to ensure impacts related to native oak trees from the proposed project are ***less than significant with mitigation***.

Plate IS-7: Exhibit Map of Project Site Trees



CalTLC
11/1/2018

>Tree locations are approximate and were collected using ISO apple products.
>Property line information was downloaded from Sacramento County on 11/01/2018.

Arborist Rating
- 0 Dead
- 1 Extreme Structure or Health Problems
- 2 Major Structure or Health Problems
- 3 Fair - Minor Problems
- 4 Good - No Apparent Problems
- 5 Excellent
- Property Line
- Canopy

Table IS-6: Native Oaks On-site/Off-site

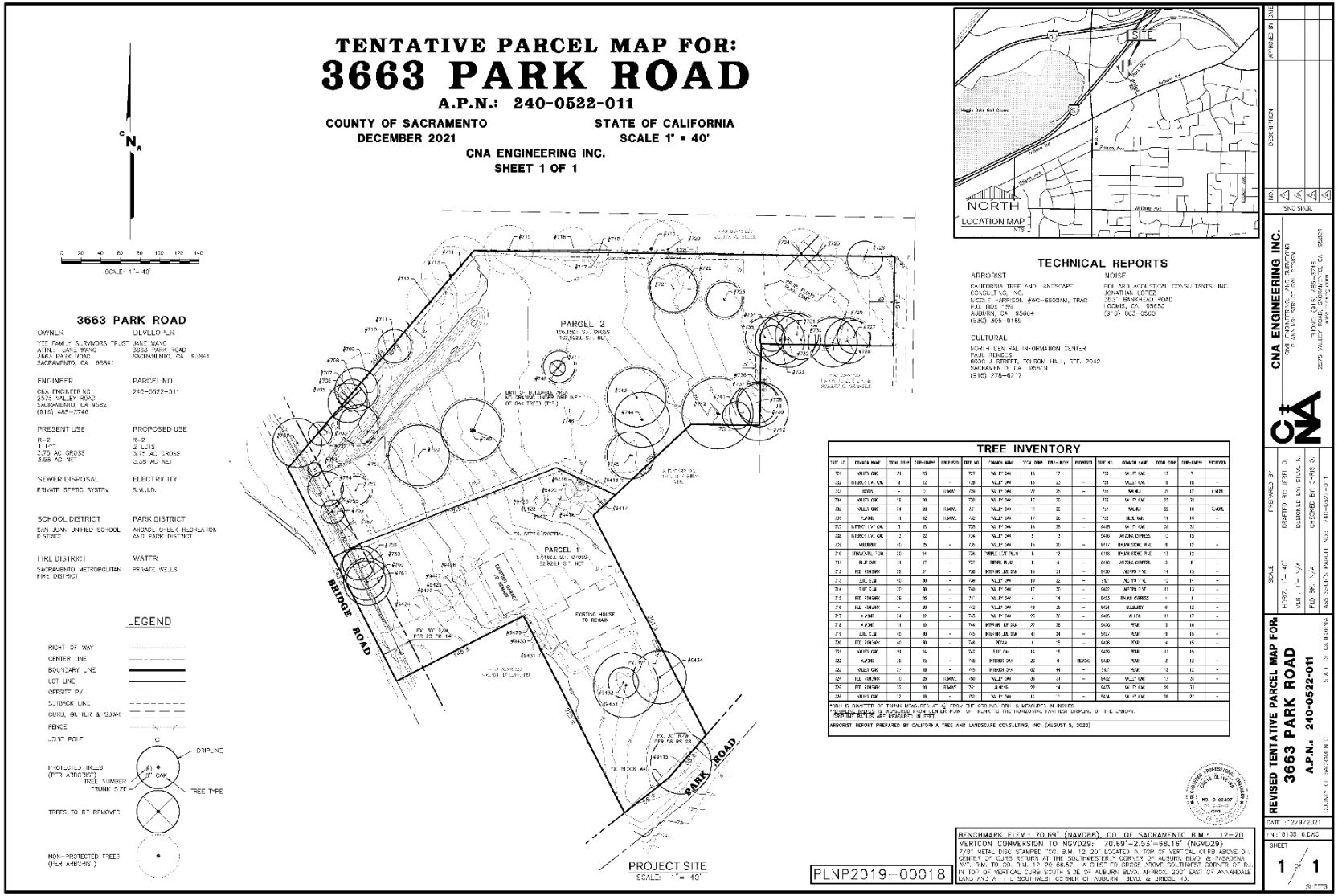
Tree #	Common Oak Name	Dripline	dbh	Arborist Rating	Action	Encroachment	Mitigation
701 (Off-Site)	Valley	25 ft.	21”	3 - Fair	Remains on-site	0%	Protective Measures
702	Interior Live	12 ft.	8”	2 - Poor	Remains on-site	0%	Protective Measures
704	Valley	20 ft.	16”	3 - Fair	Remains on-site	0%	Protective Measures
705	**Valley**	**20 ft.**	**24”**	**1 - Hazardous**	**Remove**	**N/A**	**None**
707	Interior Live	15 ft.	5”	3 - Fair	Remains on-site	0%	Protective Measures
708	Interior Live	22 ft.	13”	3 - Fair	Remains on-site	0%	Protective Measures
711	Blue	17 ft.	11”	3 - Fair	Remains on-site	0%	Protective Measures
721	Valley	24 ft.	21”	3 - Fair	Remains on-site	0%	Protective Measures
722	Valley	25 ft.	22”	3 - Fair	Remains on-site	0%	Protective Measures
723	Valley (Multi-Trunk)	18 ft.	16”	3 - Fair	Remains on-site	0%	Protective Measures
726	Valley	18 ft.	12”	4 - Good	Remains on-site	0%	Protective Measures
727	Valley (Multi-Trunk)	17 ft.	10.8”	2 - Poor	Remains on-site	0%	Protective Measures
728	Valley	23 ft.	13”	2 - Poor	Remains on-site	0%	Protective Measures
729	Valley	25 ft.	22”	-----	Remains on-site	0%	Protective Measures
730	Valley	20 ft.	17”	2 - Poor	Remains on-site	0%	Protective Measures
731	Valley	22 ft.	11”	3 - Fair	Remains on-site	0%	Protective Measures

732	Valley (Multi-Trunk)	28 ft.	12.5”	2 - Poor	Remains on-site	0%	Protective Measures
733	Valley	25 ft.	16”	3 - Fair	Remains on-site	0%	Protective Measures
734	Valley	13 ft.	9”	2 - Poor	Remains on-site	0%	Protective Measures
735	Valley	20 ft.	15”	2 - Poor	Remains on-site	0%	Protective Measures
738	Interior Live	21 ft.	10”	2 - Poor	Remains on-site	0%	Protective Measures
739	Valley	22 ft.	10”	3 - Fair	Remains on-site	0%	Protective Measures
740	Valley	30 ft.	17”	3 - Fair	Remains on-site	0%	Protective Measures
741	Valley	14 ft.	4”	3 - Fair	Remains on-site	0%	Protective Measures
742	Valley (Multi-Trunk)	36 ft.	34.2”	4 - Good	Remains on-site	0%	Protective Measures
743	Valley	30 ft.	25”	3 - Fair	Remains on-site	0%	Protective Measures
744	Interior Live	28 ft.	27”	3 - Fair	Remains on-site	0%	Protective Measures
745	Interior Live (Multi-Trunk)	24 ft.	29”	3 - Fair	Remains on-site	0%	Protective Measures
747	Blue	16 ft.	14”	3 - Fair	Remains on-site	0%	Protective Measures
748	**Interior Live (Multi-Trunk)**	**--**	**11.9”**	**1 - Hazardous**	**Remove**	**N/A**	**None**
749	Interior Live (Multi-Trunk)	44 ft.	44.4”	3 - Fair	Remains on-site	0%	Protective Measures
750	Valley (Multi-Trunk)	31 ft.	25.6”	3 - Fair	Remains on-site	0%	Protective Measures
752	Valley	15 ft.	14”	3 - Fair	Remains on-site	0%	Protective Measures

753	Valley (Multi-Trunk)	7 ft.	7.3”	2 - Poor	Remains on-site	0%	Protective Measures
754	Valley	18 ft.	16”	3 - Fair	Remains on-site	0%	Protective Measures
756	Valley	30 ft.	23”	2 - Poor	Remains on-site	0%	Protective Measures
758	Blue	16 ft.	14”	2 - Poor	Remains on-site	0%	Protective Measures
759	Valley	22 ft.	13”	3 - Fair	Remains on-site	0%	Protective Measures
760	Interior Live	20 ft.	8”	3 - Fair	Remains on-site	0%	Protective Measures
761	Valley	24 ft.	16”	3 - Fair	Remains on-site	0%	Protective Measures
9415	Valley	31 ft.	20”	3 - Fair	Remains on-site	0%	Protective Measures
9432	Valley	31 ft.	17”	3 - Fair	Remains on-site	0%	Protective Measures
9433	Valley	33 ft.	29”	3 - Fair	Remains on-site	0%	Protective Measures
9434	Valley	27 ft.	26”	3 - Fair	Remains on-site	0%	Protective Measures
Total						**35.9 inches**	

Bold indicates which native oak trees are proposed for removal.

Plate IS-8: Parcel Map Tree Exhibit with Preliminary Building Envelope for Proposed Parcel 2



NON-NATIVE TREES AND TREE CANOPY

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

> CO-145. Removal of non-native tree canopy for development shall be mitigated by creation of new tree canopy equivalent to the acreage of non-native tree canopy removed. New tree canopy acreage shall be calculated using the 15-year shade cover values for tree species.
>
> CO-146. If new tree canopy cannot be created on-site to mitigate for the non-native tree canopy removed for new development, project proponents (including public agencies) shall contribute to the Greenprint funding in an amount proportional to the tree canopy of the specific project.
>
> CO-147. Increase the number of trees planted within residential lots and within new and existing parking lots.
>
> CO-149. Trees planted within new or existing parking lots should utilize pervious cement and structured soils in a radius from the base of the tree necessary to maximize water infiltration sufficient to sustain the tree at full growth.

The 15-year shade cover values for tree species referenced in policy CO-145 are also referenced by the Sacramento County Zoning Code, Chapter 30, Article 4, and the list is maintained by the Sacramento County Department of Transportation, Landscape Planning and Design Division. The list includes more than seventy trees, so is not included here, but it is available at http://www.planning.saccounty.net/ under the "Environmental Documents CEQA/NEPA Overview" heading. Policy CO-146 references the Greenprint program, which is run by the Sacramento Tree Foundation and has a goal of planting five million trees in the Sacramento region.

Project Impacts

The arborist report identified a total of 39 non-native trees on-site or that are located off-site, but overhang the property along its boundaries. See Table IS-7 for a listing of all on-site and off-site non-native trees identified in the arborist report. A total of six (6) non-native trees are proposed for removal, two (2) of which are located off-site. The tree species are Toyon, Almond, Red Ironbark, and Walnut and were identified in the arborist report as in hazardous condition. Total non-native tree canopy loss due to the proposed removal of six (6) non-native trees is estimated at approximately at 4,500 to 5,000 square feet of canopy. Mitigation will not be required due to the condition of these trees.

The request is to divide the project site into two (2) lots, and at this time, there are no specific plans for where development of a single-family residence will occur on proposed Parcel 2. Plate IS-8 does not identify any non-native trees proposed for removal, with the exception of the six (6) trees in hazardous condition on-site.

Upon the submittal of grading or improvement plans for development on proposed Parcel 2, mitigation will be required to compensate for the removal of non-native trees on-site, if any on-site or off-site non-native trees are identified to be removed or impacted on the plans. To compensate for the loss of non-native tree canopy, tree plantings consistent with General Plan policy CO-145 will be required. This will be accomplished by planting enough trees from the County's approved landscape tree list so that planted trees yield an equivalent amount of canopy utilizing the 15 year shade values. Mitigation will require either on-site replanting of non-native trees to the greatest extent feasible, or payment into the Greenprint program. With mitigation, impacts associated with non-native tree canopy removal are ***less than significant with mitigation***.

Table IS-7: Non-Native Trees On-site/Off-site

Tree #	Common Name	Dripline	dbh	Arborist Rating	Action	Encroachment	Mitigation
703	**Toyon**	**--.**	**--**	**1 - Hazardous**	**Remove**	**N/A**	**None**
706	**Almond (Multi-Trunk)**	**12 ft.**	**6", 5"**	**1 - Hazardous**	**Remove**	**N/A**	**None**
709	Mulberry (Multi-Trunk)	25 ft.	Multiple	2 - Poor	Remains on-site	N/A	None
710	Ornamental Pear (Multi-Trunk)	14 ft.	Multiple	2 - Poor	Remains on-site	N/A	None
712 (Off-Site)	Red Ironbark	24 ft.	22"	3 - Fair	Remains on-site	N/A	None
713 (Off-Site)	Blue Gum	30 ft.	40"	2 - Poor	Remains on-site	N/A	None
714 (Off-Site)	Blue Gum	30 ft.	30"	3 - Fair	Remains on-site	N/A	None
715 (Off-Site	Red Ironbark	25 ft.	10", 12", 14"	3 - Fair	Remains on-site	N/A	None
716 (Off-Site)	Red Ironbark	20 ft.	--	3 - Fair	Remains-on-site	N/A	None
717	Almond	12 ft.	9", 8", 7"	2 - Poor	Remains on-site	N/A	None
718	Almond	10 ft.	2", 4"	2 - Poor	Remains on-site	N/A	None

Tree #	Common Name	Dripline	dbh	Arborist Rating	Action	Encroachment	Mitigation
719 (Off-Site)	Blue Gum	30 ft.	40”	3 - Fair	Remains on-site	N/A	None
720 (Off-site)	Red Ironbark	30 ft.	Multiple	2 - Poor	Remains on-site	N/A	None
722	Almond	12 ft.	Multiple	2 - Poor	Remains on-site	N/A	None
724 (Off-Site)	**Red Ironbark**	**25 ft.**	**30”**	**1 - Hazardous**	**Remove**	**N/A**	**None**
725 (Off-Site)	**Red Ironbark**	**20 ft.**	**12”, 10”**	**1 - Hazardous**	**Remove**	**N/A**	**None**
736	Purple Leaf Plum	12 ft.	8”	2 - Poor	Remains on-site	N/A	None
737	Sierra Plum	6 ft.	6”	2- Poor	Remains on-site	N/A	None
746	Pecan	15 ft.	5”, 4”	3 - Fair	Remains on-site	N/A	None
751	Almond	14 ft.	9”, 8”, 5”	2 - Poor	Remains on-site	N/A	None
755	**Walnut**	**12 ft.**	**21”**	**1 - Hazardous**	**Remove**	**N/A**	**None**
757	**Walnut**	**10 ft.**	**22”**	**1 - Hazardous**	**Remove**	**N/A**	**None**
9416	Arizona Cypress	15 ft.	10”	3 - Fair	Remains on-site	N/A	None
9417	Italian Stone Pine	12 ft.	9”	3 - Fair	Remains on-site	N/A	None
9418	Italian Stone Pine	12 ft.	13”	3 - Fair	Remains on-site	N/A	None
9419	Arizona Cypress	6 ft.	3”	3 - Fair	Remains on-site	N/A	None
9420	Aleppo Pine	15 ft.	14”	3 - Fair	Remains on-site	N/A	None
9421	Aleppo Pine	14 ft.	10”	2 - Poor	Remains on-site	N/A	None

Tree #	Common Name	Dripline	dbh	Arborist Rating	Action	Encroachment	Mitigation
9422	Aleppo Pine	13 ft.	11”	2 - Poor	Remains on-site	N/A	None
9423	Italian Cypress	1 ft.	4”	2 - Poor	Remains on-site	N/A	None
9424	Fruiting Mulberry	12 ft.	6”	2 Poor	Remains on-site	N/A	None
9425	Willow	17 ft.	11”	4 - Good	Remains on-site	N/A	None
9426	Ornamental Pear	16 ft.	9”	2 - Poor	Remains on-site	N/A	None
9427	Ornamental Pear	15 ft.	9”	2 - Poor	Remains on-site	N/A	None
9428	Ornamental Pear	15 ft.	9”	2 - Poor	Remains on-site	N/A	None
9429	Ornamental Pear	15 ft.	11”	2 - Poor	Remains on-site	N/A	None
9430	Ornamental Pear	12 ft.	8”	2 - Poor	Remains on-site	N/A	None
9431	Ornamental Pear	12 ft.	12”	2 - Poor	Remains on-site	N/A	None
Total							**0 sq. ft.**

Bold indicates which non-native trees are proposed for removal.

SPECIAL STATUS SPECIES

SWAINSON'S HAWK

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

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

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

NESTING HABITAT IMPACT METHODOLOGY

For determining impacts to and establishing mitigation for nesting Swainson's hawks in Sacramento County, CDFW recommends utilizing the methodology set forth in the Recommended Timing and Methodology for Swainson's Hawk Nesting Surveys in California's Central Valley (Swainson's Hawk TAC 2000). The document recommends that surveys be conducted for the two survey periods immediately prior to the start of construction. The five survey periods are defined by the timing of migration, courtship, and nesting in a typical year (Table IS-8). Surveys should extend a ¼ -mile radius around all project activities, and if active nesting is identified, CDFW should be contacted.

Table IS-8: Recommended Survey Periods for Swainson's Hawk (TAC 2000)

Period #	Timeframe	# of surveys required	Notes
I.	Jan. 1 – Mar. 20	1	Optional, but recommended

II.	Mar. 20 – Apr. 5	3	
III.	Apr. 5 – Apr. 20	3	
IV.	Apr. 21 – June 10	N/A	Initiating surveys is not recommended during this period
V.	June 10 – July 30	3	

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

PROJECT IMPACTS

The project site contains numerous mature trees that could provide adequate nesting habitat for Swainson's hawk, therefore, preconstruction surveys for nesting hawks are necessary prior to construction. Additionally, the site is across the street from Del Paso Park, which contains several acres of large trees that could provide nesting habitat for Swainson's hawk and other raptors. The purpose of the survey requirement is to ensure that construction activities do not agitate nesting hawks, potentially resulting in nest abandonment or other harm to nesting success. The CDFW TAC 2000 methodology outlines procedures for conducting multiple bird surveys. If Swainson's hawk nests are found, the developer is required to contact CDFW to determine what measures need to be implemented in order to ensure that nesting hawks remain undisturbed. The measures selected will depend on many variables, including the distance of activities from the nest, the types of activities, and whether the landform between the nest and activities provides any kind of natural screening. According to the Recommended Timing and Methodology for Swainson's Hawk Nesting Surveys in California's Central Valley (Swainson's Hawk TAC 2000), the mitigation described above will ensure that impacts to nesting Swainson's hawk will be ***less than significant***.

NESTING BIRDS OF PREY

This section addresses raptors which are not listed as endangered, threatened, or of special concern, but are nonetheless afforded general protections by the Fish and Game Code. Raptors and their active nests are protected by the California Fish and Game Code Section 3503.5, which states: It is unlawful to take, possess, or destroy any birds in the orders Falconiformes or Strigiformes (birds of prey, or raptors) or to take, possess, or destroy the nest or eggs of any such bird except as otherwise provided by this code or any regulation adopted pursuant thereto. Section 3(19) of the Federal Endangered Species Act defines the term "take" means to harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect, or to attempt to engage in any such conduct. Causing a bird to abandon an active nest may cause harm to egg(s) or chick(s) and is therefore considered "take." Thus, take may occur both as a result of cutting down a tree or as a result of activities nearby an active nest which cause nest abandonment.

Raptors within the Sacramento region include tree-nesting species such as the red-tailed hawk and red-shouldered hawk, as well as ground-nesting species such as the northern harrier. The following raptor species are identified as "special animals" due to concerns over nest disturbance: Cooper's hawk, sharp-shinned hawk, golden eagle, northern harrier, and white-tailed kite.

The project site contains numerous mature trees that could serve as suitable habitat for nesting raptors. If present, nesting raptors can be disturbed by construction equipment if appropriate measures are not taken. To avoid impacts to nesting raptors, mitigation involves pre-construction nesting surveys to identify any active nests and to implement avoidance measures if nests are found – if construction will occur during the nesting season of March 1 to September 15. The purpose of the survey requirement is to ensure that construction activities do not agitate or harm nesting raptors, potentially resulting in nest abandonment or other harm to nesting success. If nests are found, the developer is required to contact California Fish and Wildlife to determine what measures need to be implemented in order to ensure that nesting raptors remain undisturbed. The measures selected will depend on many variables, including the distance of activities from the nest, the types of activities, and whether the landform between the nest and activities provides any kind of natural screening. If no active nests are found during the focused survey, no further mitigation will be required. Mitigation will ensure that impacts to nesting raptors will be ***less than significant***.

MIGRATORY BIRDS

The Migratory Bird Treaty Act of 1918, which states "unless and except as permitted by regulations, it shall be unlawful at any time, by any means or in any manner, to pursue, hunt, take, capture, kill, attempt to take, capture, or kill" a migratory bird. Section 3(19) of the Federal Endangered Species Act defines the term "take" to mean to harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect, or to attempt to engage in any such conduct. Causing a bird to abandon an active nest may cause harm to egg(s) or chick(s) and is therefore considered "take."

The project site contains numerous mature trees that could serve as suitable habitat for migratory birds. If present, migratory birds can be disturbed by construction equipment if appropriate measures are not taken. To avoid take of nesting migratory birds, mitigation has been included to require that activities either occur outside of the nesting season, or to require that nests be buffered from construction activities until the nesting season is concluded. Impacts to migratory birds are ***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 SETTING

A Cultural Resources Inventory Report was prepared for the project by PAR Environmental Services, Incorporated (PAR) dated March 2019. 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 March 11, 2019 for the project area and a one-quarter-mile radius. The project area has not been previously surveyed. The records search identified eight previous cultural resource studies conducted within the one-quarter mile radius of the project site. The records search also found no known or previously recorded historic or prehistoric resources within the project area and two previously recorded resources were located within the one-quarter mile radius.

Historically, the project area was rural and sparsely scattered with structures and small orchards. With development to the south of Auburn Boulevard in the 1960s, the project area remained sparsely populated in a suburban setting. Two structures (likely residences) were located on the property from historic aerials, dated 1947, associated with a large swimming pool and an orchard at approximately one acre. Several trees on-site, about six to ten, are remnants of the original orchard. The rest of the orchard was removed when the property was developed in the early 2000's with the existing two-story single-family home, garage, driveways, and associated landscaping.

While the site is already located in highly disturbed area, it is considered to have high sensitivity for buried prehistoric or historic resources, based on archival survey findings

and its proximity to Arcade Creek. Arcade Creek is located approximately 512 feet southeast of the project site. Elevation of the site is near 80 feet above mean sea level. The project area is predominantly an open field covered with annual and perennial grasses, although native trees and non-native landscaping trees border the property.

On March 13, 2019, two archaeologists from PAR conducted a pedestrian survey of the project site. The archaeologists surveyed the site using transects spaced 5 meters apart. Ground visibility was poor with less than 10 percent of soil exposed to the surface. Surface scrapes were conducted at regular intervals to expose the surface for the presence or absence of cultural material. Observable disturbances on the property included sheep grazing, landscaping, and development. The majority of the parcel is an open field that is sparsely scattered with construction debris consisting of fragments of asphalt, concrete, brick, and rebar. While remaining sparse, there is an increase in the concentration of construction debris along a northeast-southwest trending earthen mound. The property owner indicated that the mound was from construction that occurred in the early 2000s.

The survey of the project area identified two prehistoric isolates, a historical-era feature with two depressions, a berm, and the remnant orchard. The artifacts, although isolated, indicate prehistoric use of the project area. However, with extensive disturbance of the site from agriculture and historical use, it indicates the out-of-context nature of the isolates. It is possible that the two isolates were dug up during excavation of a basement or pool or may have been imported into the area at one time for landscaping. The historic-era feature consists of two depressions at the location of a structure depicted on the 1947 aerial photograph of the property. The feature is recommended as not eligible under CRHR criteria and is not considered an historical resource under CEQA. The orchard relates to the mid-twentieth century use of the property. The earthen berm is likely associated with the construction on the property from the early 2000s. Both resources do not qualify for the CRHR and are not considered historical resources under CEQA.

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 historical-era feature with two depressions is immediately adjacent to one of the structures once located on the property. Based on surface evidence, it is not possible to determine if the depressions are filled with household refuse or if they represent a house cellar. If filled, it is likely that the feature contains structural debris of common make and form or refuse dating to the abandonment and demolition of the building around 1980. If the feature cannot be avoided by ground disturbing activities, mitigation is required for monitoring by a professional archaeologist. Monitoring is to take place during any future

ground disturbance activities as a precautionary measure if work occurs near the depressions, to confirm the absence of any 19th century artifacts or significant subsurface features.

The project area also has a high potential for encountering buried prehistoric sites. The two prehistoric artifacts found during the pedestrian survey are isolated with no known associated site. However, they indicate that prehistoric use of Arcade Creek and project area occurred. Given the high sensitivity for buried sites, mitigation is required that prior to any future utility trenching, monitoring by a professional archaeologist. The monitoring is to ascertain prehistoric potential, with an understanding that work would be halted if prehistoric materials are uncovered so that the find can be assessed and evaluated. Additionally, with the presence of the two prehistoric isolated artifacts, tribal monitors may choose to be present during any construction activities involving ground disturbance.

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 with mitigation***.

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 June 20, 2019. No requests for consultation were received. E-mail correspondence from Wilton Rancheria tribe representatives dated June 25, 2019 stated that the only concern they had was in regards to the possibility that Native American tribal cultural resources and/or human remains may be uncovered when ground disturbance occurs.

The Native American Heritage Commission (NAHC) was contacted on March 26, 2019 by PAR Environmental Services, Inc. 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 March 26, 2019, it was indicated that a search of the SLF returned a negative result.

DISCUSSION OF PROJECT IMPACTS – TRIBAL CULTURAL RESOURCES

Through consultation under CEQA, tribes confirmed that the project area does not contain tribal cultural resources of significance. Mitigation is required for the inadvertent discovery of cultural resources, including tribal cultural resources, during ground disturbance and project construction. With this mitigation in place, project impacts to tribal cultural resources will be ***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.

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.

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,

[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.

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 County is currently developing a Communitywide CAP, which will 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.. The Communitywide CAP is targeted for adoption in summer 2022.

Thresholds of Significance

Addressing GHG generation impacts requires an agency to make a determination as to what constitutes a significant impact. The 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-9. 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-9.

Table IS-9: 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

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 ***less than significant***.

OPERATIONAL PHASE GREENHOUSE GAS EMISSIONS

The project will implement BPM 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. The impacts from GHG emissions are ***less than significant with mitigation***.

ENVIRONMENTAL MITIGATION MEASURES

Mitigation Measures A thru L 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 **[Original Signature on File]** Date: _____

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: NOISE ATTENUATION

The following noise abatement measures are recommended to achieve compliance with the County's noise standards:

Exterior Noise due to Traffic

1) A solid noise barrier measuring 10 feet in height along the west side of the project site, parallel to Business 80, is required to reduce future Business 80 traffic noise levels to less than 65 dB Ldn within the project site. Suitable materials for the traffic noise barrier include masonry and precast concrete panels. Other materials may be acceptable but should be reviewed by an acoustical consultant prior to use.

OR

2) The orientation of the residence for proposed Parcel 2 shall be such that it fronts towards Business 80. The designated outdoor activity areas shall be screened on three sides. An example of such a configuration is illustrated in Figure 4 of the Environmental Noise Assessment (see Appendix A). Future Business 80 traffic noise levels within the outdoor activity areas would be less than 65 dB Ldn with the above requirements in place.

Interior Noise due to Traffic/Airport

1) A proposed residence located within the 70 dB Ldn future traffic noise level contour (see Plate IS-6) will require improvements to the building façade construction. Recommended window assembly STC ratings could be as-high-as 33 and 36 at first-floor and upper-floor facades of the residence proposed along the west side of the project site.

2) Mechanical ventilation (air conditioning) shall be provided for the residence of proposed Parcel 2 to allow the occupants to close doors and windows as desired to achieve compliance with County interior noise level standards.

The above requirements are intended to assist in the development of the lot layout for the proposed project. A final noise study shall be prepared for the project once improvement plans have been developed to ensure that the appropriate noise abatement measures have been implemented to satisfy the Sacramento County exterior and interior noise level standards of 65 dB Ldn and 45 dB Ldn, respectively. Additionally, noise insulation due to McClellan Airport shall be provided with a minimum noise insulation to 45dB CNEL within new residential dwellings, including detached single-family dwellings, with windows closed in any habitable room, to be verified by an acoustical analysis prior to approval of building permits.

MITIGATION MEASURE C: NATIVE OAK TREE REMOVAL

The removal of the # inches dbh (to be determined) of native oak trees shall be compensated for by planting in-kind native trees equivalent to the dbh inches lost, based on the ratios listed below, at locations that are authorized by the Environmental Coordinator. On-site preservation of native trees that are less than 6 inches (<6 inches) dbh, may also be used to meet this compensation requirement. Native trees include: valley oak (*Quercus lobata*), interior live oak (*Quercus wislizenii*), blue oak (*Quercus douglasii*), or oracle oak (*Quercus morehus*), California sycamore (*Platanus racemosa*), California black walnut (*Juglans californica*, which is also a List 1B plant), Oregon ash (*Fraxinus latifolia*), western redbud (*Cercis occidentalis),* gray pine (*Pinus sabiniana*), California white alder (*Alnus rhombifolia*), boxelder (*Acer negundo*), California buckeye (*Aesculus californica*), narrowleaf willow (*Salix exigua*), Gooding's willow (*Salix gooddingii*), red willow (*Salix laevigata*), arroyo willow (*Salix lasiolepis*), shining willow (*Salix lucida*), Pacific willow (*Salix lasiandra*), and dusky willow (*Salix melanopsis*).

Replacement tree planting shall be completed prior to approval of grading or improvement plans, whichever comes first. The final total inches will be calculated at the time the project applicant submits grading or improvement plans for proposed Parcel 2 to access native oak tree impacts.

Equivalent compensation based on the following ratio is required:

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

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

1. Species, size and locations of all replacement plantings and < 6-inch dbh trees to be preserved;

2. Method of irrigation;

3. If planting in soils with a hardpan/duripan or claypan layer, include the Sacramento County Standard Tree Planting Detail L-1, including the 10-foot deep boring hole to provide for adequate drainage;

4. Planting, irrigation, and maintenance schedules;

5. Identification of the maintenance entity and a written agreement with that entity to provide care and irrigation of the trees for a 3-year establishment period, and to replace any of the replacement trees which do not survive during that period.

6. Designation of 20-foot root zone radius and landscaping to occur within the radius of trees < 6 inches dbh to be preserved on-site.

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

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

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

MITIGATION MEASURE D: OAK TREE CONSTRUCTION PROTECTION

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

With the exception of the trees removed and compensated for through Mitigation Measure C, above, all oak trees on the project site, all portions of adjacent off-site oak trees which have driplines that extend onto the project site, and all off-site oak trees which may be impacted by utility installation and/or improvements associated with this project, shall be preserved and protected as follows:

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

2. Chain link fencing or a similar protective barrier shall be installed one foot outside the driplines of the native trees prior to initiating project construction, in order to avoid damage to the trees and their root system.

3. No signs, ropes, cables (except cables which may be installed by a certified arborist to provide limb support) or any other items shall be attached to the native trees.

4. No vehicles, construction equipment, mobile home/office, supplies, materials or facilities shall be driven, parked, stockpiled or located within the driplines of the native trees.

5. Any soil disturbance (scraping, grading, trenching, and excavation) is to be avoided within the driplines of the native trees. Where this is necessary, an ISA Certified Arborist will provide specifications for this work, including methods for root pruning, backfill specifications and irrigation management guidelines.

6. All underground utilities and drain or irrigation lines shall be routed outside the driplines of native trees. Trenching within protected tree driplines is not permitted. If utility or irrigation lines must encroach upon the dripline, they should be tunneled or bored under the tree under the supervision of an ISA Certified Arborist.

7. If temporary haul or access roads must pass within the driplines of oak trees, a roadbed of six inches of mulch or gravel shall be created to protect the root zone. The roadbed shall be installed from outside of the dripline and while the soil is in a dry condition, if possible. The roadbed material shall be replenished as necessary to maintain a six-inch depth.

8. Drainage patterns on the site shall not be modified so that water collects or stands within, or is diverted across, the dripline of oak trees.

9. No sprinkler or irrigation system shall be installed in such a manner that it sprays water within the driplines of the oak trees.

10. Tree pruning that may be required for clearance during construction must be performed by an ISA Certified Arborist or Tree Worker and in accordance with the

American National Standards Institute (ANSI) A300 pruning standards and the International Society of Arboriculture (ISA) "Tree Pruning Guidelines".

11. Landscaping beneath the oak trees may include non-plant materials such as boulders, decorative rock, wood chips, organic mulch, non-compacted decomposed granite, etc. Landscape materials shall be kept two (2) feet away from the base of the trunk. The only plant species which shall be planted within the driplines of the oak trees are those which are tolerant of the natural semi-arid environs of the trees. Limited drip irrigation approximately twice per summer is recommended for the understory plants.

12. Any fence/wall that will encroach into the dripline protection area of any protected tree shall be constructed using grade beam wall panels and posts or piers set no closer than 10 feet on center. Posts or piers shall be spaced in such a manner as to maximize the separation between the tree trunks and the posts or piers in order to reduce impacts to the trees.

13. For a project constructing during the months of June, July, August, and September, deep water trees by using a soaker hose (or a garden hose set to a trickle) that slowly applies water to the soil until water has penetrated at least one foot in depth. Sprinklers may be used to water deeply by watering until water begins to run off, then waiting at least an hour or two to resume watering (provided that the sprinkler is not wetting the tree's trunk. Deep water every 2 weeks and suspend watering 2 weeks between rain events of 1inch or more.

MITIGATION MEASURE E: NON-NATIVE TREE CANOPY

Removal of non-native tree canopy for development shall be mitigated by creation of new tree canopy equivalent to the acreage of non-native tree canopy removed. New tree canopy acreage shall be calculated using the Sacramento County Department of Transportation 15-year shade cover values for tree species. Preference is given to on-site mitigation, but if this is infeasible, then funding shall be contributed to the Sacramento Tree Foundation's Greenprint program in an amount proportional to the tree canopy lost (as determined by the 15-year shade cover calculations for the tree species to be planted through the funding, with the cost to be determined by the Sacramento County Tree Foundation). The replacement tree canopy acreage will be calculated at the time of grading plan or improvement plan submittal for proposed Parcel 2.

MITIGATION MEASURE F: SWAINSON'S HAWK SURVEY (TAC 2000)

If construction, grading, or project-related improvements are to commence between February 1 and September 15, focused surveys for Swainson's hawk nests shall be conducted by a qualified biologist within a ¼ mile radius of project activities, in accordance with the Recommended Timing and Methodology for Swainson's Hawk Nesting Surveys in California's Central Valley (Swainson's Hawk TAC 2000). To meet the minimum level of protection for the species, surveys should be completed for the two survey periods immediately prior to commencement of construction activities in accordance with the 2000 TAC recommendations. If active nests are found, CDFW shall be contacted to determine

appropriate protective measures, and these measures shall be implemented prior to the start of any ground-disturbing activities. If no active nests are found during the focused survey, no further mitigation will be required.

MITIGATION MEASURE G: MIGRATORY BIRD NEST PROTECTION

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

1. If construction activity (which includes clearing, grubbing, or grading) is to commence within 50 feet of nesting habitat between February 1 and August 31, a survey for active migratory bird nests shall be conducted no more than 14 days prior to construction by a qualified biologist.

2. Trees slated for removal shall be removed during the period of September through January, in order to avoid the nesting season. Any trees that are to be removed during the nesting season, which is February through August, shall be surveyed by a qualified biologist and will only be removed if no nesting migratory birds are found.

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

MITIGATION MEASURE H: RAPTOR NEST PROTECTION

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

MITIGATION MEASURE I: CULTURAL RESOURCES UNANTICIPATED DISCOVERIES

In the event that human remains are discovered in any location other than a dedicated cemetery, work shall be halted and the County Coroner contacted. For all other potential tribal cultural resources [TCRs], archaeological, or cultural resources discovered during

project's ground disturbing activities, work shall be halted until a qualified archaeologist and/or tribal representative 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 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.

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

MITIGATION MEASURE J: ARCHAEOLOGICAL MONITORING

If any depression features on-site cannot be avoided by ground disturbing activities, monitoring by a professional archaeologist shall take place during any future ground disturbance activities as a precautionary measure if work occurs near the depressions to confirm the absence of any artifacts or significant subsurface features. Additionally, given the high sensitivity for buried resources on-site, monitoring by a professional

archaeologist shall occur prior to any future utility trenching to ascertain prehistoric potential with an understanding that work would be halted if prehistoric materials are uncovered so that the find can be assessed and evaluated.

MITIGATION MEASURE K: 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.
    - 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 $8,401.00. This fee includes administrative costs of $1,039.00.

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, Carmichael Community Plan, and Sacramento County Zoning Code.
b. Physically disrupt or divide an established community?			X		The project will not create physical barriers that substantially limit movement within or through the community.
2. **POPULATION/HOUSING -** Would the project:					
a. Induce substantial unplanned population growth in an area either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of infrastructure)?			X		The project will neither directly nor indirectly induce substantial unplanned population growth; the proposal is consistent with existing land use designations.
b. Displace substantial amounts of existing people or housing, necessitating the construction of replacement housing elsewhere?				X	The project will not result in the removal of existing housing, and thus will not displace substantial amounts of existing housing.
3. **AGRICULTURAL RESOURCES** - Would the project:					
a. Convert Prime Farmland, Unique Farmland, Farmland of Statewide Importance or areas containing prime soils to uses not conducive to agricultural production?				X	The project site is not designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance on the current Sacramento County Important Farmland Map published by the California Department of Conservation. The site does not contain prime soils. No impact will occur.
b. Conflict with any existing Williamson Act contract?				X	No Williamson Act contracts apply to the project site. No impact will occur.

	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. No impact will occur.
4. **AESTHETICS -** Would the project:					
a. Substantially alter existing viewsheds such as scenic highways, corridors or vistas?			X		The project does not occur in the vicinity of any scenic highways, corridors, or vistas. A less than significant impact will result.
b. 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 not result in a new source of substantial light, glare or shadow that would result in safety hazards or adversely affect day or nighttime views in the area. A less than significant impact will result.
5. **AIRPORTS -** Would the project:					
a. Result in a safety hazard for people residing or working in the vicinity of an airport/airstrip?			X		The project occurs outside of any identified public or private airport/airstrip safety zones, but is located in the vicinity of the McClellan Airport. A less than significant impact will result.
b. Expose people residing or working in the project area to aircraft noise levels in excess of applicable standards?			X		The project site is located within the McClellan CLUP 60 DB noise contour line. Refer to the Airports discussion in the Environmental Effects section above.

	Potentially Significant	Less Than Significant with Mitigation	Less Than Significant	No Impact	Comments
c. Result in a substantial adverse effect upon the safe and efficient use of navigable airspace by aircraft?			X		The project does not affect navigable airspace. A less than significant impact will result.
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		Private wells would be required to provide potable water to future development. As proposed, the project could result in the addition of up to one new water well to serve the project. The introduction of one well would add incrementally to a documented decline in the groundwater table in the County but it would not in itself constitute a significant environmental impact. A less than significant impact will result.
b. Have adequate wastewater treatment and disposal facilities for full buildout of the project?			X		Septic systems would be required. Refer to the Public Services discussion in the Environmental Effects section above.
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.

	Potentially Significant	Less Than Significant with Mitigation	Less Than Significant	No Impact	Comments
e. Result in substantial adverse physical impacts associated with the provision of storm water drainage facilities?			X		Minor extension of infrastructure would be necessary to serve the proposed project. Existing storm water 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 storm water facility extension.
f. Result in substantial adverse physical impacts associated with the provision of electric or natural gas service?			X		Minor extension of utility lines would be necessary to serve the proposed project. Existing utility lines are located along existing roadways and other developed areas, and the extension of lines would take place within areas already proposed for development as part of the project. No significant new impacts would result from utility extension.
g. Result in substantial adverse physical impacts associated with the provision of emergency services?			X		The project would incrementally increase demand for emergency services, but would not cause substantial adverse physical impacts as a result of providing adequate service. 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.

	Potentially Significant	Less Than Significant with Mitigation	Less Than Significant	No Impact	Comments
7. **TRANSPORTATION** - Would the project:					
a. Conflict with or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b) – measuring transportation impacts individually or cumulatively, using a vehicles miles traveled standard established by the County?			X		The project does not conflict with or is inconsistent with CEQA Guidelines Section 15064.3, Subdivision (b). The vehicles miles traveled associated with the two-lot tentative parcel map has minimal transportation impacts. A less than significant impact will result.
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. Refer to the Air Quality discussion in the Environmental Effects section above.

	Potentially Significant	Less Than Significant with Mitigation	Less Than Significant	No Impact	Comments
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.
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 in the vicinity of a noise source that generates noise in excess of applicable standards, but mitigation will reduce these impacts to less than significant levels. Refer to the Noise discussion in the Environmental Effects section above.
b. Result in a substantial temporary increase in ambient noise levels in the project vicinity?			X		Project construction will result in a temporary increase in ambient noise levels in the project vicinity. This impact is less than significant due to the temporary nature of the these activities, limits on the duration of noise, and evening and nighttime restrictions imposed by the County Noise Ordinance (Chapter 6.68 of the County Code). A less than significant impact will result.
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.

	Potentially Significant	Less Than Significant with Mitigation	Less Than Significant	No Impact	Comments
b. Substantially alter the existing drainage pattern of the project area and/or increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?			X		Compliance with applicable requirements of the Sacramento County Floodplain Management Ordinance, Sacramento County Water Agency Code, and Sacramento County Improvement Standards will ensure that impacts are less than significant.
c. Develop within a 100-year floodplain as mapped on a federal Flood Insurance Rate Map or within a local flood hazard area?			X		The project is not within a 100-year floodplain as mapped on a federal Flood Insurance Rate Map, nor is the project within a local flood hazard area. A less than significant impact will result.
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. No impact will occur.
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		Sacramento County Code Chapters 6.28 and 6.32 provide rules and regulations for water wells and septic systems that are designed to protect water quality. The Environmental Health Division of the County Environmental Management Department has permit approval authority for any new water wells and septic systems on the site. Compliance with existing regulations will ensure that impacts are less than significant.

	Potentially Significant	Less Than Significant with Mitigation	Less Than Significant	No Impact	Comments
11. **GEOLOGY AND SOILS** - Would the project:					
a. Directly or indirectly cause potential substantial adverse effects, including risk of loss, injury or death involving rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?			X		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		All septic systems must comply with the requirements of the County Environmental Management Department, Environmental Health Division, as set forth in Chapter 6.32 of the County Code. Compliance with County standards will ensure impacts are less than significant.
e. Result in a substantial loss of an important mineral resource?				X	The project is not located within an Aggregate Resource Area as identified by the Sacramento County General Plan Land Use Diagram, nor are any important mineral resources known to be located on the project site. No impact will occur.

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

	Potentially Significant	Less Than Significant with Mitigation	Less Than Significant	No Impact	Comments
g. Conflict with the provisions of an adopted Habitat Conservation Plan or other approved local, regional, state or federal plan for the conservation of habitat?			X		There are no known conflicts with any approved plan for the conservation of habitat. A less than significant impact will result.
13. **CULTURAL RESOURCES -** Would the project:					
a. Cause a substantial adverse change in the significance of a historical resource?			X		Historical resources have been identified on the project site, but were determined to not be significant for CEQA purposes. Refer to the Cultural Resources discussion in the Environmental Effects section above.
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 request for consultation was not received. Refer to the Cultural Resources and Tribal Cultural Resources discussions 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.

	Potentially Significant	Less Than Significant with Mitigation	Less Than Significant	No Impact	Comments
b. Expose the public or the environment to a substantial hazard through reasonably foreseeable upset conditions involving the release of hazardous materials?			X		The project 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. A less than significant impact will result.
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 an additional single-family residential lot 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.

	Potentially Significant	Less Than Significant with Mitigation	Less Than Significant	No Impact	Comments
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 not have the potential to interfere with the County meeting the goals of AB 32 (reducing greenhouse gas emissions to 1990 levels by 2020); therefore, the climate change impact of the project is considered less than significant. A less than significant impact will result.
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	LDR (Low Density Residential)	X		
Community Plan	RD-2 (Residential Density 2)	X		
Land Use Zone	RD-2 (Residential Density 2)	X		

APPENDICES

Appendix A: A Noise Report titled *Environmental Noise Assessment Lot Split at 3663 Park Road* prepared by Bollard Acoustical Consultants, Incorporated dated November 20, 2018

Appendix B: A *Drainage Report for 3663 Park Road* prepared by CNA Engineering, Incorporated dated June 19, 2019

Appendix C: An Arborist Report *titled Pre-Construction Arborist Report & Tree Inventory* prepared by California Tree and Landscape Consulting, Incorporated dated August 5, 2020

INITIAL STUDY PREPARERS

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