Todd Smith, Planning Director
Planning and Environmental Review

Troy Givans, Director
Department of Community Development

County of Sacramento

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 Mitigated Negative Declaration re: The Project described as follows:

1. **Control Number:** PLNP2020-00104

2. **Title and Short Description of Project:** Blossom Ridge

The project consists of the following entitlement requests:

1. A **General Plan Amendment** to the Land Use Element, Land Use Diagram of approximately 9.4 acres from the existing AG-RES (Agricultural-Residential) land use designation to the proposed LDR (Low Density Residential) land use designation.
2. A **Community Plan Amendment** of approximately 9.4 acres from the existing AR-2 (Agricultural-Residential, 2 acres) land use designation to the proposed RD-2 (Single-Family Residential, 2 units per acre), RD-3 (Single-Family Residential, 3 units per acre) and RD-4 (Single-Family Residential, 4 units per acre) land use designation.
3. A **Rezone** of approximately 9.4 acres from the existing AR-2 (Agricultural-Residential, 2 acres) zoning to the proposed RD-2 (Single-Family Residential, 2 units per acre), RD-3 (Single-Family Residential, 3 units per acre) and RD-4 (Single-Family Residential, 4 units per acre) zoning.
4. A **Tentative Subdivision Map** to divide 9.4 acres into 32 single-family residential lots in the RD-2, RD-3 and RD-4 zones.
5. A **Design Review** to determine substantial compliance with the *Sacramento County Countywide Design Guidelines*.

If approved, the owner has indicated they intend to sell the subdivision map so it is unclear whether the site will be developed as custom lots over-time or a small scale production subdivision. The proposed map includes 32-lots, so there is the potential for up to 32 single-family homes. At this time, the existing single-family home along Filbert Avenue would remain. Physical improvements associated with the proposed map would include landscaping, sidewalks, curb and gutter, minor extension of existing utilities, construction of local roads, and onsite drainage improvements including a 8,275-square foot detention basin to be located on the eastern portion of Lot 1.

3. **Assessor's Parcel Number:** 223-0091-002-0000

4. **Location of Project:** The project site is located at 6331 Filbert Avenue, approximately 700 feet north of the intersection with Greenback Lane, in the Orangevale community of unincorporated Sacramento County.

5. **Project Applicant:**

CNA Engineering
2575 Valley Road
Sacramento, CA 95821
Contact: Steve Norman

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 Mitigated 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
OFFICE OF PLANNING AND ENVIRONMENTAL REVIEW
INITIAL STUDY

PROJECT INFORMATION

CONTROL NUMBER: PLNP2020-00104

NAME: Blossom Ridge

LOCATION: The project site is located at 6331 Filbert Avenue, approximately 700 feet north of the intersection with Greenback Lane, in the Orangevale community of unincorporated Sacramento County (reference Plate IS-1).

ASSESSOR'S PARCEL NUMBER: 223-0091-002-0000

OWNER:

Thomas Tomich
1112 Bucknell Drive
Davis, CA 95616

APPLICANT:

CNA Engineering
2575 Valley Road
Sacramento, CA 95821
Contact: Steve Norman

PROJECT DESCRIPTION

The project consists of the following entitlement requests:

1. A **General Plan Amendment** to the Land Use Element, Land Use Diagram of approximately 9.4 acres from the existing AG-RES (Agricultural-Residential) land use designation to the proposed LDR (Low Density Residential) land use designation.

2. A **Community Plan Amendment** of approximately 9.4 acres from the existing AR-2 (Agricultural-Residential, 2 acres) land use designation to the proposed RD-2 (Single-Family Residential, 2 units per acre), RD-3 (Single-Family Residential, 3 units per acre) and RD-4 (Single-Family Residential, 4 units per acre) land use designation.

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4. A **Tentative Subdivision Map** to divide 9.4 acres into 32 single-family residential lots in the RD-2, RD-3 and RD-4 zones (reference Plate IS-2).

5. A **Design Review** to determine substantial compliance with the *Sacramento County Countywide Design Guidelines*.

If approved, the owner has indicated they intend to sell the subdivision map so it is unclear whether the site will be developed as custom lots over-time or a small scale production subdivision. The proposed map includes 32-lots, so there is the potential for up to 32 single-family homes. At this time, the existing single-family home along Filbert Avenue would remain. Physical improvements associated with the proposed map would include landscaping, sidewalks, curb and gutter, minor extension of existing utilities, construction of local roads, and onsite drainage improvements including a 8,275-square foot detention basin to be located on the eastern portion of Lot 1.

ENVIRONMENTAL SETTING

The project site is located approximately 2,215 feet to northeast of the intersection of Hazel Avenue and Greenback Lane. The parcel is surrounded by single-family residential development to the north and the west. Larger lot single-family residential lots are located immediately east and the 8.11-acre lot immediately south is developed with a church and ancillary structures.

The 9.4-acre project site is developed with a 1,635 square foot single-family residence and a 2,500 square foot concrete pad from a former barn. The site also has an 850-square foot farm stand located at the southeast corner of the property. The site is relatively flat with slopes of 1-2 percent and elevations ranging from 250 feet above sea level to 262 feet. The majority of the vegetation onsite consists of rows of fruit and nut trees as the site has been operating as a commercial orchard since the 1930s. The site has approximately 875 orchard trees onsite, many of the trees were shortened prior to planting, so that their trunks are only about knee height. This is common practice in commercial orchards as it makes picking easier due to less ladder-work. The site also has a variety of native and non-native trees around the residence and along the perimeters of the parcel. The southern boundary line has hedges across its entire length.

Plate IS-1: Vicinity Map

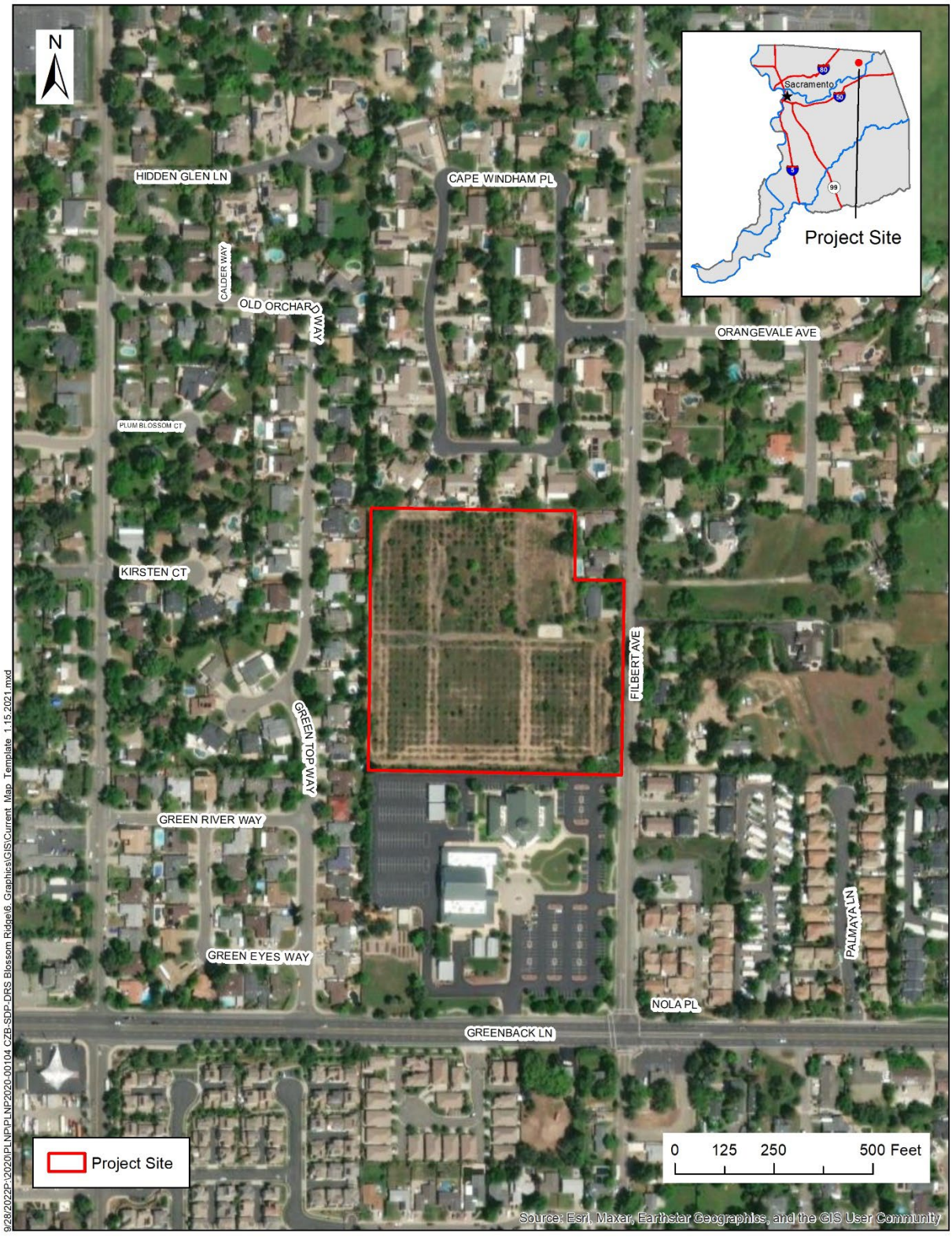
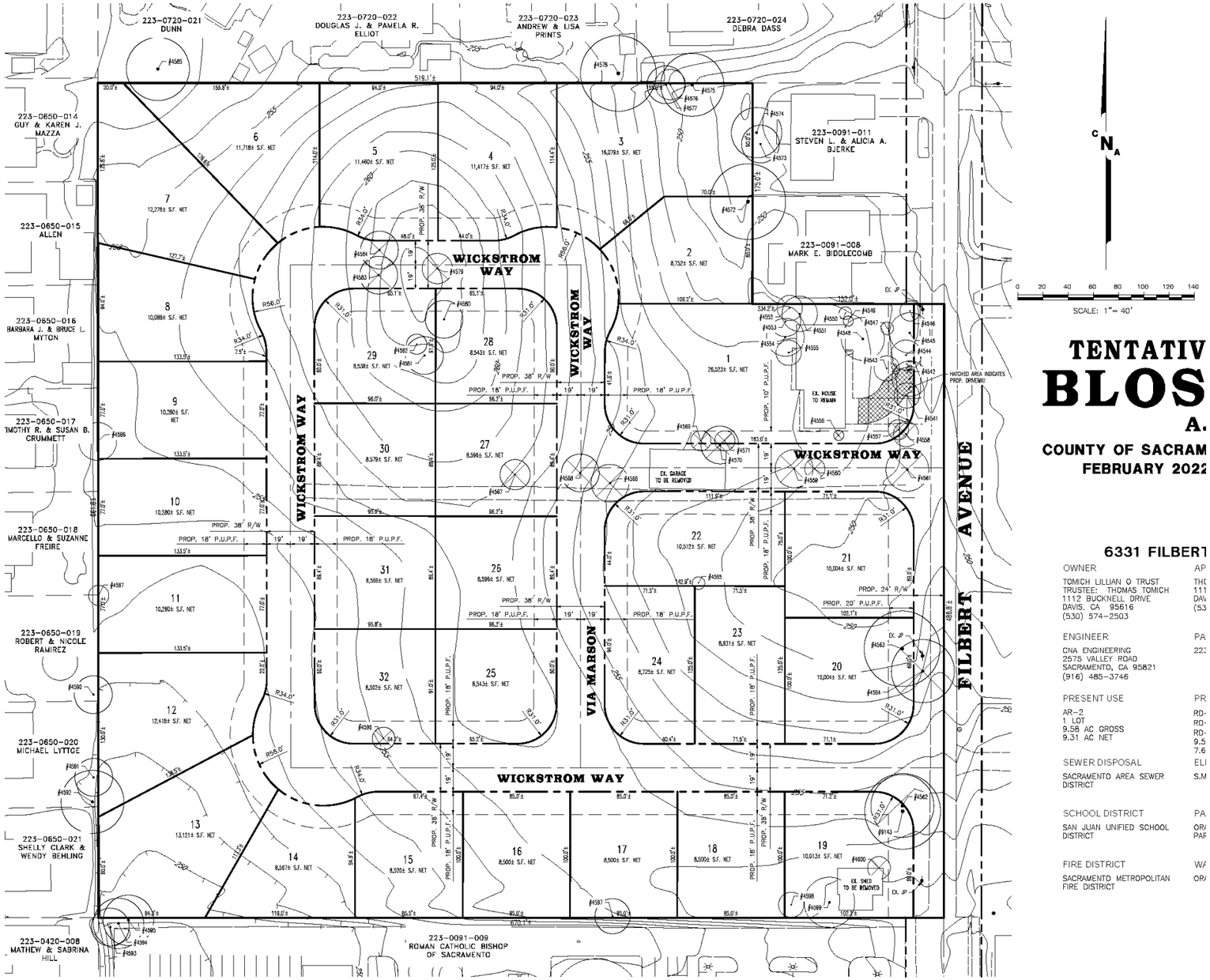


Plate IS-2: Proposed Subdivision Map



SITE PLAN
SCALE: 1"= 40'

TENTATIV
BLOS
A.

COUNTY OF SACRAM
FEBRUARY 2022

6331 FILBERT

OWNER	AP
TOMICH LILLIAN O TRUST TRUSTEE: THOMAS TOMICH 1112 BUCKNELL DRIVE DAVIS, CA 95616 (530) 574-2503	THO 111 DAV (53
ENGINEER	PA
CNA ENGINEERING 2575 VALLEY ROAD SACRAMENTO, CA 95821 (916) 485-3746	22
PRESENT USE	PR
AR-2 1 LOT 9.58 AC GROSS 9.31 AC NET	RD- RD- RD- 9.5 7.6
SEWER DISPOSAL	ELI
SACRAMENTO AREA SEWER DISTRICT	S.M
SCHOOL DISTRICT	PA
SAN JUAN UNIFIED SCHOOL DISTRICT	ORA PAR
FIRE DISTRICT	WA
SACRAMENTO METROPOLITAN FIRE DISTRICT	ORA

ENVIRONMENTAL EFFECTS

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

LAND USE

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

- Cause a significant environmental impact due to a conflict with any applicable land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect.

- Physically disrupt or divide an established community

SACRAMENTO COUNTY GENERAL PLAN

The existing General Plan land use designation for the parcel is Agricultural Residential (AG-RES). The proposed Tentative Subdivision Map is inconsistent with the AG-RES land use designation. The project includes a General Plan Amendment to change the land use designation to Low Density Residential (LDR).

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

The LDR land use designation provides for areas of predominantly single family housing with some attached housing units. It allows urban densities between 1 to 12 dwelling units per acre, resulting in population densities ranging from approximately 2.5 to 30 persons per acre. Typical low density development includes detached single family homes, duplexes, triplexes, fourplexes, townhomes lower density condominiums, cluster housing and mobile home parks.

Although the proposed subdivision map is inconsistent with the density allowed by AG-RES land use designation, General Plan policy HE-1.2.1 supports residential growth in areas of underutilized urban land. General Plan policy HE 3.4.3 requires that infill projects shall be integrated into the surrounding neighborhoods and communities. Although land use in this area of the County was primarily associated with agricultural operations from the late 19th century to the mid-20th century, subdivision of large agricultural lots became more common place in the Orangevale community in the 1970s. Many of the subdivisions resulted in tracts of single-family residential homes. Aerial imagery demonstrates the

continuation of this trend through the early 2000s. The area is now primarily developed with single-family residential homes with only a few parcels this size (also former orchards) scattered amongst much smaller lots. The proposed land use designation change would be consistent with the surrounding land use designations and development of the area over the past 50 years (reference Plate IS-3). Therefore, the requested amendment to the General Plan land use designation would not conflict with policies of the General Plan adopted to mitigate environmental impacts.

Impacts in regards to consistency with the General Plan are ***less than significant***.

ORANGEVALE COMMUNITY PLAN

The project site is located within the Orangevale community of unincorporated Sacramento County. The County Board of Supervisors adopted the Orangevale Community Plan (Community Plan) in August 1976. The Community Plan identifies goals and objectives related to land use, population, housing, transportation, noise, utilities and community facilities in order to guide development within the Community Plan area. The Community Plan land use designation for all 9.4 acres of the subject parcel is Agricultural-Residential, 2 Acres (AR-2). The project proposes a Community Plan Amendment to change the AR-2 land use designation, to 0.86 acres of RD-2 (Single-Family Residential, 2 units per acre), 4.69 acres of RD-3 (Single-Family Residential, 3 units per acre) and 4.03 acres of RD-4 (Single-Family Residential, 4 units per acre).

Although the proposed Subdivision Map and the associated densities are inconsistent with the AR-2 land use designation, they are compatible with the proposed designations. The change in the Community Plan land use designations would allow for residential infill development that compliments the existing development in the vicinity. The densities associated with the proposed land use designations are similar to nearby, existing land uses and residential development in the area (reference Plate IS-4).

Therefore, the requested Community Plan Amendment would not significantly disrupt or divide the community and the continued use of the site does not conflict with policies of the Community Plan. Impacts in regards to consistency with the Orangevale Community Plan are ***less than significant***.

Plate IS-3: Existing 2030 General Plan Land Use Designations

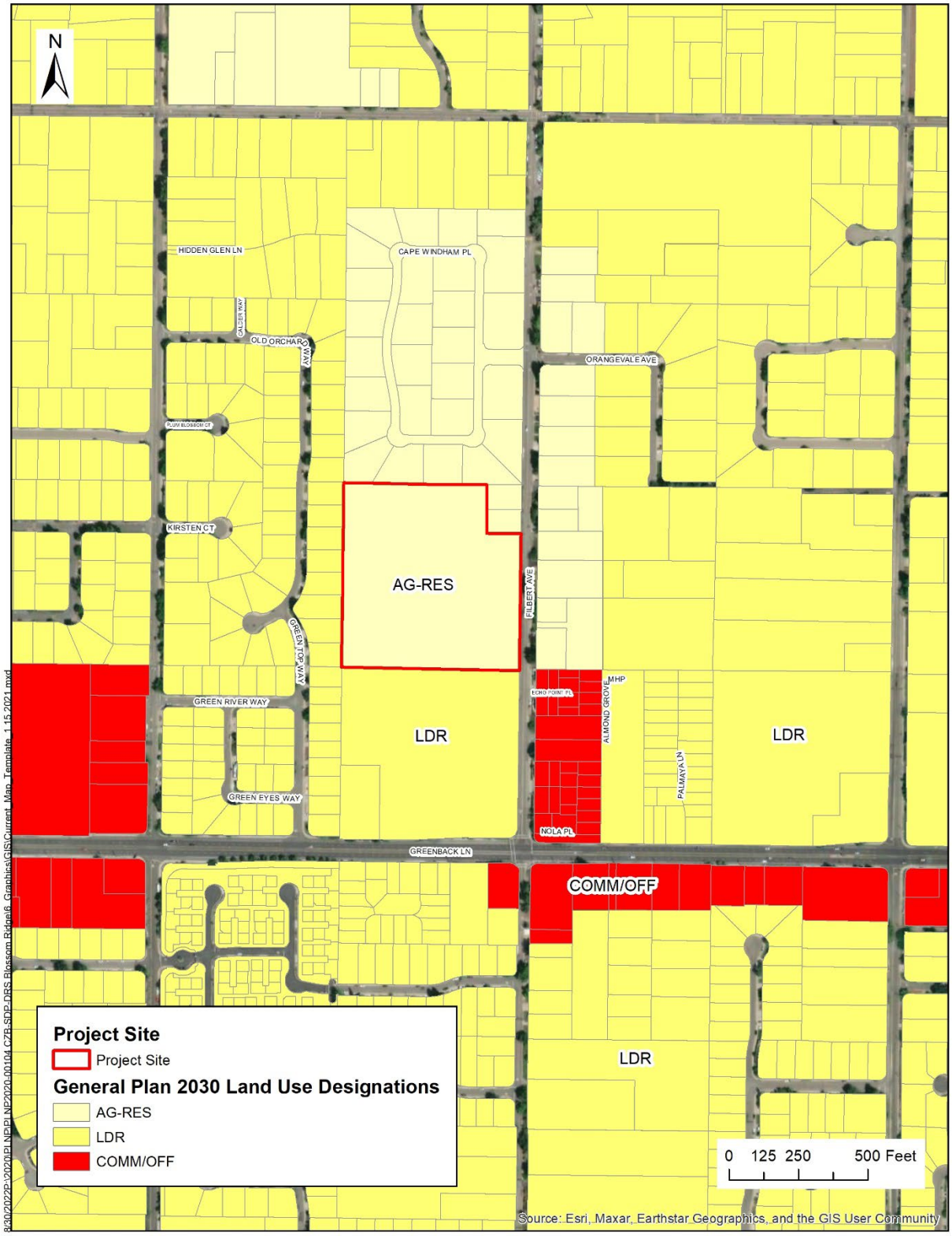
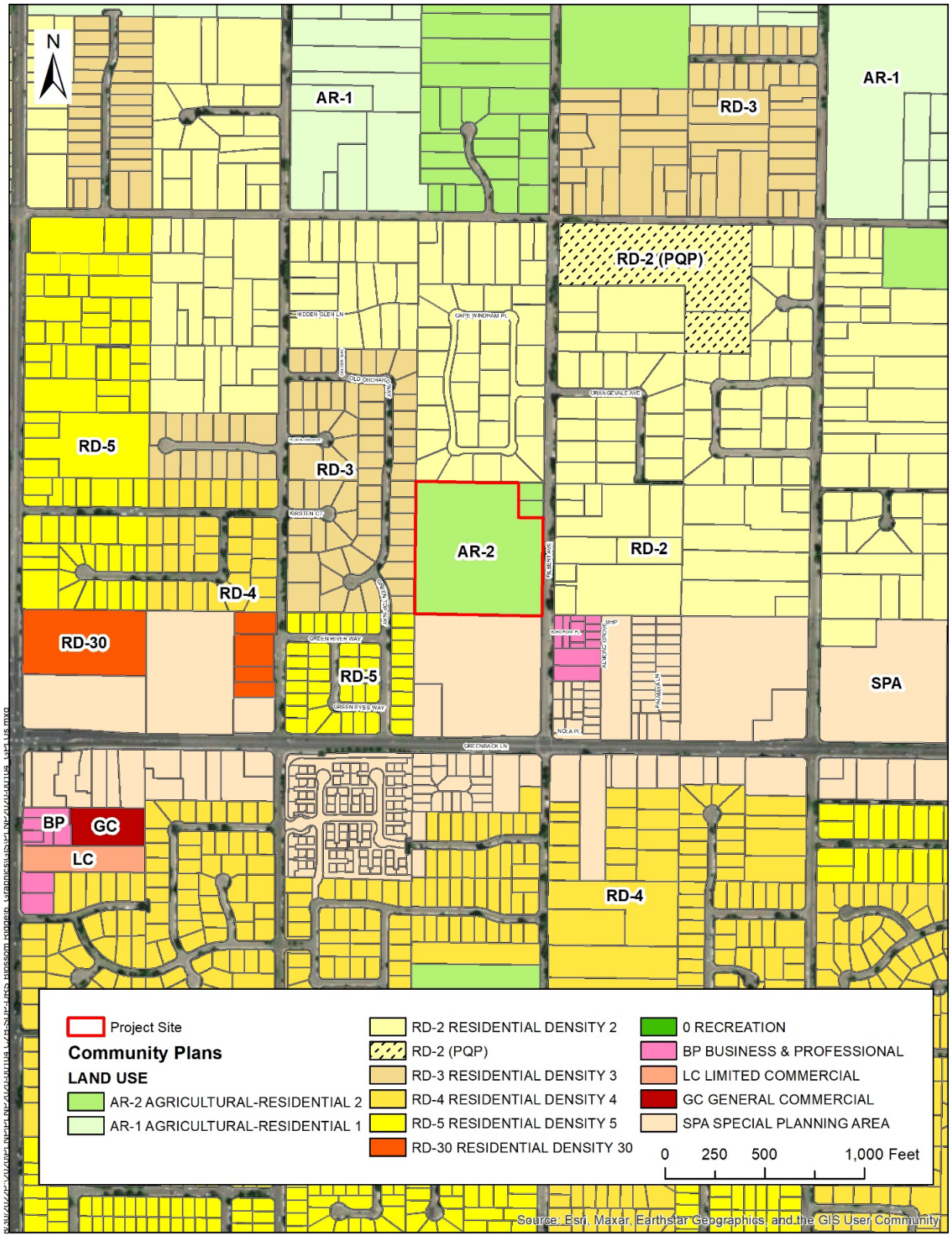


Plate IS-4: Orangevale Community Plan Land Use Designations



SACRAMENTO COUNTY ZONING CODE

All 9.4 acres of the parcel are located in the AR-2 zoning district (reference Plate IS-4). The proposed rezone requests and acreages are identical to the proposed Community Plan Amendments.

Although the proposed Subdivision Map and the associated densities are inconsistent with the AR-2 zoning district, they are compatible with the proposed zoning districts. The rezone requests would allow for residential infill development that compliments the existing development in the vicinity. The densities associated with the proposed rezones are similar to nearby, existing residential development in the area.

Impacts are ***less than significant***.

AGRICULTURAL RESOURCES

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

- Convert Prime Farmland, Unique Farmland, Farmland of Statewide Importance or areas containing prime soils to uses not conducive to agricultural production.

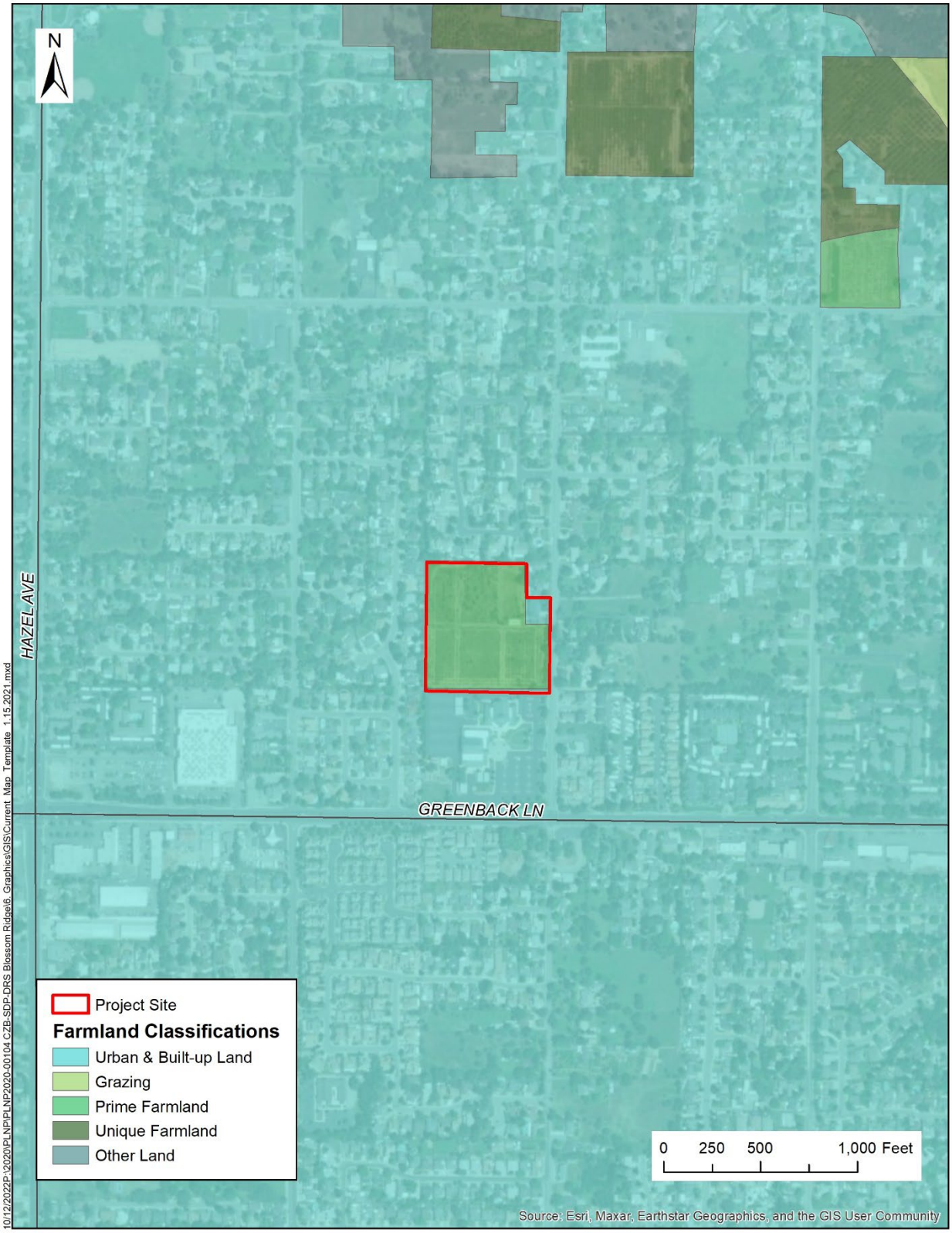
- Introduce incompatible uses in the vicinity of existing agricultural uses.

CONVERSION OF PRIME FARMLAND

Agricultural production of commercial fruit trees on the parcel dates back to at least 1937 according to County aerial imagery. The project will convert 9.4 acres of Prime Farmland (as noted on the current Sacramento County Important Farmland Map published by the California Department of Conservation; Plate IS-5) to non-agricultural uses. This conversion of agricultural land does not exceed the significance threshold of 50 acres established by the Sacramento County General Plan Policy AG-5.

The parcel is surrounded by predominantly residential uses to the north, west, and east and has a large church complex immediately to the south. The parcel is the only large agricultural operation in a quarter-mile radius and therefore the project would not introduce incompatible uses in the vicinity of existing agricultural uses. Impacts related to agricultural resources are ***less than significant***.

Plate IS-5: Sacramento County Farmland Classification



TRANSPORTATION/TRAFFIC

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

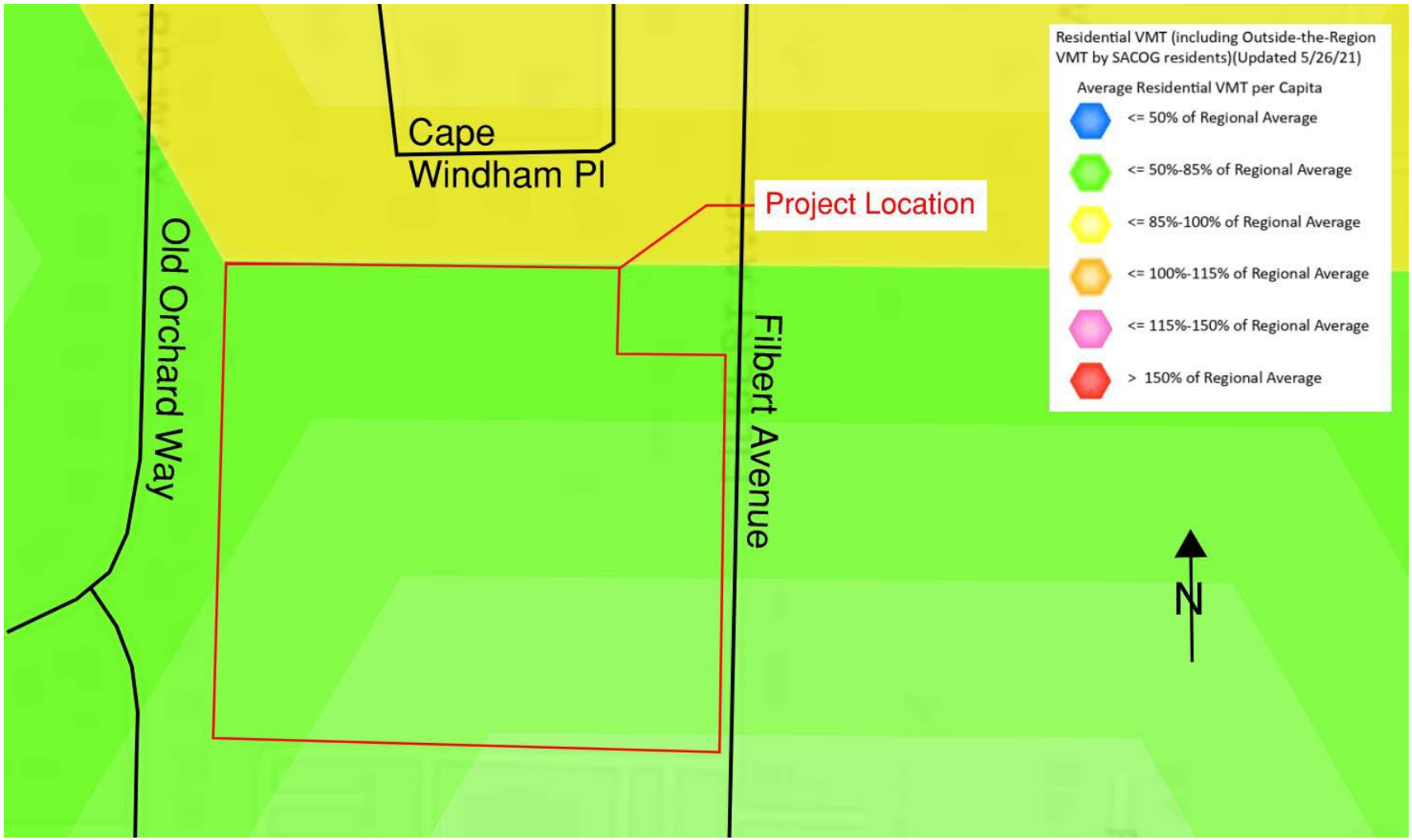
- Conflict with or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b) – measuring transportation impacts individually or cumulatively, using a vehicles miles traveled standard established by the County;
- Result in a substantial adverse impact to access and/or circulation; or,
- Result in a substantial adverse impact to public safety on area roadways.

VEHICLE MILES TRAVELLED (VMT)

Senate Bill 743 (Steinberg, Chapter 386, Statutes of 2013; SB 743) modified how transportation impacts are evaluated under CEQA by requiring Lead Agencies to disclose how a project's transportation impacts affect greenhouse gas emissions rather than automobile delay. The intent of SB 743 is to bring CEQA transportation analyses into closer alignment with other statewide policies regarding greenhouse gas reduction, active transportation and complete streets, and smart growth. As a result, the Governor's Office of Planning and Research recommended the adoption of VMT as the metric to determine the significance of transportation impacts under CEQA. CEQA Guidelines §15064.3, which addresses the use of VMT as the metric for transportation analysis, indicates "[b]eginning on July 1, 2020, the provisions of this section shall apply statewide" (see subdivision (c)).

The County of Sacramento Department of Transportation (DOT) reviewed the project and provided an expected trip generation table, which analyzes the estimated trips from the current Agricultural-Residential (AR-2) zoning to the proposed zoning districts. The project is estimated to result in 339 additional, daily trips when compared to the existing use, which exceeds the screening criteria threshold of 237 daily trips to be considered a small project. However, according to Table 3-1 in DOT's Transportation Analysis Guidelines, a residential project can be exempt from a VMT study if the site exists in a VMT efficient area based on an approved screening map. As shown in Plate IS-5, the approved Sacramento Area Council of Governments (SACOG) Residential VMT Screening Map shows that the project site exists in a VMT efficient area that produces less than 50-85% of the average regional VMT. Therefore, a VMT analysis for the proposed project is not required. Impacts related to VMT are ***less than significant.***

Plate IS-6: SACOG Residential VMT Screening Map



ACCESS AND CIRCULATION

The site currently has three existing access points, all of which are off of Filbert Avenue. The proposed subdivision map has two, 38-foot wide, access roads that would extend west from Filbert Avenue (reference Plate IS-6).

DOT reviewed the proposed subdivision map and provided the following conditions of approval related to access and circulation:

- Prior to approval of the Improvement Plans, demonstrate that all garages are setback a minimum of twenty (20) feet from the back of the sidewalk.

- Driveways on Filbert Avenue at the intersection with Street "A" shall be located a minimum of ten feet clear from the nearest corner return. Driveways on Street "A" at the intersection with Filbert Avenue, shall be located a minimum of forty feet clear from the nearest corner return.

- All building, sign, fence, and gate setbacks shall be based on the ultimate right-of-way, must be shown on the project site exhibit, the civil improvement plans, and the building plans.

The proposed map was also reviewed by Sacramento Metropolitan Fire District (Metro Fire). Metro Fire provided the following conditions related to access:

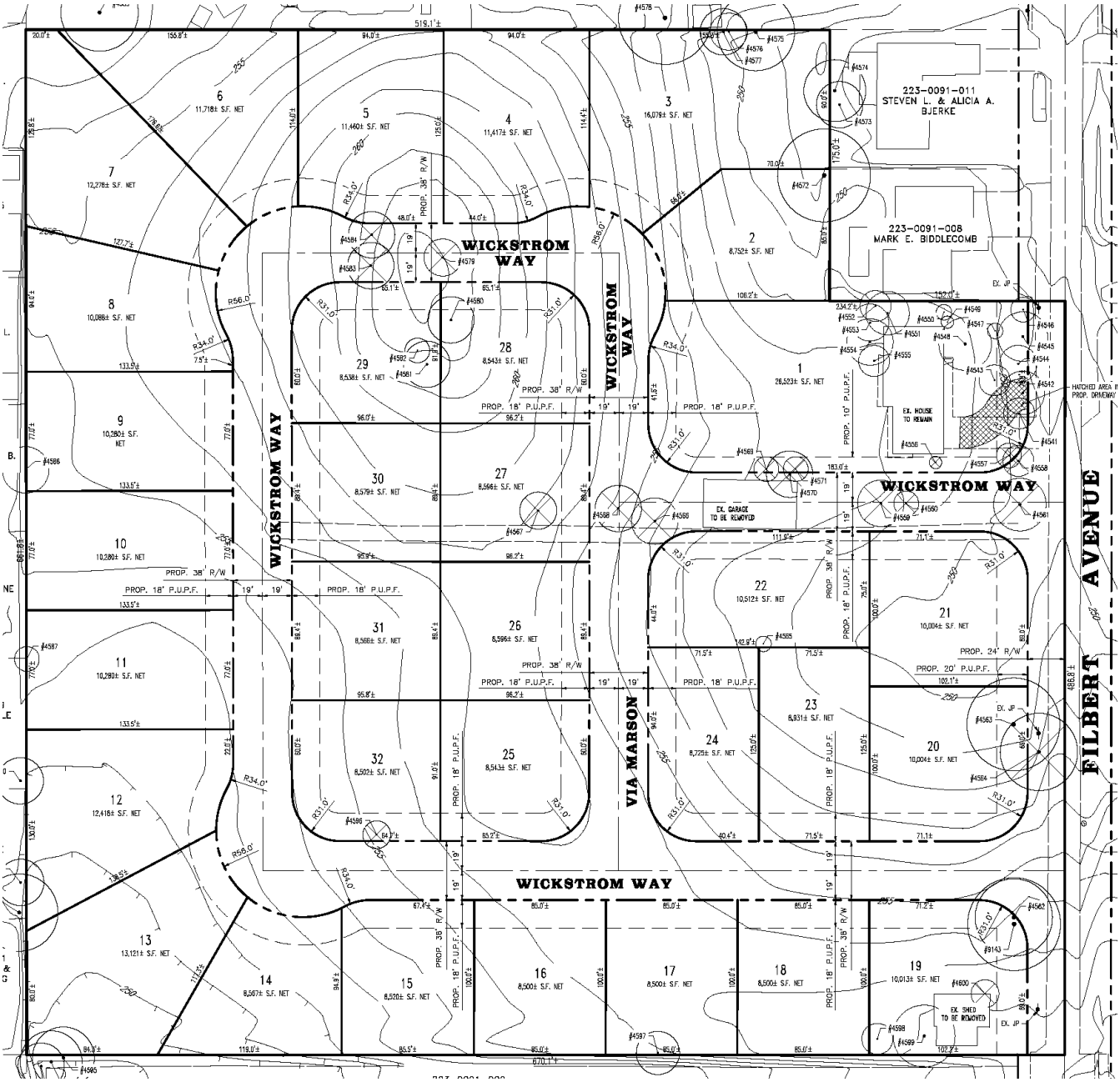
- Design for a fire access roadway of not less than 20-feet of unobstructed width, 13-feet, 6-inches of vertical clearance, and turning radii of 25 feet inside and 50 feet outside dimension. The access roadway shall extend to within 150 feet of all portions of the exterior walls of the first story of any proposed building. The use of turf-block or Grass-Crete or similar alternate road surfaces is not approved for installation in fire apparatus access roadways.

- Fire Lane identification shall be provided along the required fire access roadway. Fire Lane identification shall be in accordance with the Sacramento Metro Fire Districts Fire Prevention Standard #3 and the California Vehicle Code. Vehicle parking is prohibited on any street less than 28 feet in width. Vehicle parking is permitted on both sides of streets 36 feet or more in width. Roadway widths shall be measured between the gutter-line or edge of pavement on opposite sides of the road. Identification of fire apparatus access roadways may be required on private roads.

- Fire access roadways shall be built to bear a minimum of 80,000 pounds, with a maximum axle load of 31,000 pounds, and meet Public Works Standards for roadways. A report, prepared by a registered geotechnical engineer, verifying the ability of the road to bear the required minimum weight, shall be submitted with any plan indicating construction of roadway. Verification of constructed roadway shall be provided by a registered geotechnical engineer prior to final of the project.

The addition of 32 homes and associated traffic would not result in a substantial adverse impact to access and circulation, nor would the project result in substantial adverse impacts to public safety. The project will be required to comply with the above conditions, as well as all applicable access and circulation requirements of the County Improvement Standards and the Uniform Fire Code. Upon compliance, impacts are ***less than significant***.

Plate IS-7: Proposed Access and Circulation



AIR QUALITY

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

- Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable federal or state ambient air quality standard

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

Table IS-1: Air Quality Standards Attainment Status

Pollutant	Attainment with State Standards	Attainment with Federal Standards
Ozone	Non-Attainment (1 hour Standard[1] and 8 hour standard)	Non-Attainment, Classification = Severe -15* (8 hour[3] Standards) Attainment (1 hour standard[2])
Particulate Matter 10 Micron	Non-Attainment (24 hour Standard and Annual Mean)	Attainment (24 hour standard)
Particulate Matter 2.5 Micron	Attainment (Annual Standard)	Non-Attainment (24 hour Standard) and Attainment (Annual)
Carbon Monoxide	Attainment (1 hour and 8 hour Standards)	Attainment (1 hour and 8 hour Standards)
Nitrogen Dioxide	Attainment (1 hour Standard and Annual)	Unclassified/Attainment (1 hour and Annual)
Sulfur Dioxide[4]	Attainment (1 hour and 24 hour Standards)	Attainment/unclassifiable[5]
Lead	Attainment (30 Day Standard)	Attainment (3-month rolling average)
Visibility Reducing Particles	Unclassified (8 hour Standard)	No Federal Standard
Sulfates	Attainment (24 hour Standard)	No Federal Standard

Hydrogen Sulfide	Unclassified (1 hour Standard)	No Federal Standard

1. Per Health and Safety Code (HSC) § 40921.59(c), the classification is based on 1989-1001 data, and therefore does not change.
2. Air Quality meets Federal 1-hour Ozone standard (77 FR 64036). EPA revoked this standard, but some associated requirements still apply. The SMAQMD attained the standard in 2009.
3. For the 1997, 2008 and the 2015 Standard.
4. Cannot be classified
5. Designation was made as part of EPA's designations for the 2010 SO_2 Primary National Ambient Air Quality Standard – Round 3 Designation in December 2017

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

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

Table IS-2: SMAQMD Significance Thresholds

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

1. Reactive Organic Gas
2. California Ambient Air Quality Standards
3*. Only applies to projects for which all feasible best available control technology (BACT) and best management practices (BMPs) have been applied. Projects that fail to apply all feasible BACT/BMPs must meet a significance threshold of 0 lbs/day.

CONSTRUCTION EMISSIONS/SHORT-TERM IMPACTS

Short-term air quality impacts are mostly due to dust (PM_{10} and $PM_{2.5}$) generated by construction and development activities, and emissions from equipment and vehicle engines (NO_x) operated during these activities. Dust generation is dependent on soil type and soil moisture, as well as the amount of total acreage actually involved in clearing, grubbing and grading activities. Clearing and earthmoving activities comprise the major source of construction dust generation, but traffic and general disturbance of the soil also contribute to the problem. Sand, lime or other fine particulate materials may be used during construction, and stored on-site. If not stored properly, such materials could become airborne during periods of high winds. The effects of construction activities include increased dust fall and locally elevated levels of suspended particulates. PM_{10} and $PM_{2.5}$ are considered unhealthy because the particles are small enough to inhale and damage lung tissue, which can lead to respiratory problems.

CONSTRUCTION PARTICULATE MATTER EMISSIONS

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

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

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

The project involves minor demolition activities and cut-and-fill operations, and therefore, does not meet SMAQMD's screening criteria for construction-related particulate matter emissions and requires further analysis.

CalEEMod was used to estimate construction-related emissions for demolition of an approximately 2,050-square foot detached garage and future construction of homes (Appendix A). CalEEMod allows users to model construction criteria air pollutants and precursor emissions from demolition, site grading, asphalt paving, building construction, and architectural coating activities. For linear construction projects such as construction of a new roadway, road widening, and trenching for pipeline, SMAQMD recommends the use of the most recent version of the Roadway Construction Emissions Model. Therefore, construction activities related to construction of streets, sewer utilities, and cut operations related to the 0.19-acre drainage basin were analyzed using the Roadway Construction Emissions Model, as appropriate (Appendix B). The modeling assumed a construction duration of twelve months with some overlap of construction for the sub-grade utility extensions, drainage basin, and roads. The approximate 1,200 cubic yards of fill to be removed for basin construction would not require substantial haul trips. The results from CalEEMod and the Roadway Construction Emissions Model are shown in Table IS-3.

Table IS-3: Construction-Related Emission Estimates

	Constituent in pounds per day			
	ROG	**NOx**	**PM_{10}**	**$PM_{2.5}$**
Thresholds	None	85	80	82
CalEEMod Emissions*	36.24	33.12	21.41	11.62
Roadway Model Emissions (Drainage basin, utilities, and roadways)*	4.02	41.77	16.77	4.70
Combined Emissions	40.26	74.89	38.18	16.32
Notes: *CalEEMod analysis only estimated emissions for grading, construction of homes, and architectural coating activities. The Roadway Construction Emissions Model estimated emissions for the detention basin, sub-grade utilities, and roadways.				

The combined emissions results shown in Table IS-3 demonstrate that the project is unlikely to exceed the daily thresholds of significance for NO_x, PM_{10}, and $PM_{2.5}$. Impacts related to construction-related emissions will be ***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 32 single-family dwelling units, and therefore falls below these screening thresholds. Impacts related to operational emissions are ***less than significant***.

Hydrology and Water Quality

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

- Substantially alter the existing drainage pattern of the project area and/or increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site

- Create or contribute runoff that would exceed the capacity of existing or planned stormwater drainage systems

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

DRAINAGE

The project site is located within the Linda Creek and Fair Oak Steam Group watersheds. A drainage report (Appendix B) was prepared by CNA Engineering, Inc. (CNA). CNA's report divides the project site into four drainage areas (WS1.1E, WS2.1E, WS3.1E, W4.1E; reference Plate IS-7). WS1.1E drains northwest to the backyard of a single-family residence. WS2.1E drains southwest to the church parking lot immediately south of the site. WS3.1E drains to the northeast to the backyards of the residential lots along Filbert Avenue. Waters continue through the front yards and across Filbert Avenue and into a drainage swale. WS4.1E drains to the east, to an area approximately 75 feet south of the single-family residence. Drainage then crosses Filbert Avenue in a northeasterly direction where it enters a drainage swale that continues east for another 220 feet before it intersects with another swale that runs north to south.

The proposed drainage improvements would divide the parcel into six watersheds (reference Plate IS-8). WS1.1P would drain northeasterly where it would drain into an existing off-site drainage inlet and storm drain system. WS2.1P would drain southwesterly to the proposed drainage system underlying the southwestern curve of Wickstrom Way, drainage would be conveyed easterly to the proposed 0.19-acre drainage basin. WS3.1P would drain easterly overland towards the drainage basin, an underlying storm drain system would catch flows onto Wickstrom Way and direct them southeasterly via the proposed drainage system which would connect into a system under Filbert Ave. WS3.3.P would convey waters overland into the detention basin that has an outfall draining southerly into the same storm drain as WS3.1P, under the northern most access of Wickstrom Way. WS3.2P and WS4.1P both drain northeasterly towards the northern most Wickstrom Way access and into the same subsurface drainage system beneath Filbert Avenue. CNA’s drainage report shows that development of the project would not result in increase of flows downstream during a 2-, 10-, nor 100-year event.

The Sacramento County Department of Water Resources (DWR) reviewed the project and associated preliminary drainage study (dated 3/3/2022) and deemed the study technically sufficient to support the proposed subdivision map. The project will be required to comply with minimum building pad/floor elevations and installation of on-site drainage facilities in accordance with the latest version of the *Stormwater Quality Design Manual for the Sacramento Region*. Compliance with the Sacramento County Floodplain Management Ordinance, Sacramento County Water Agency Code, and Sacramento County Improvement Standard, and DWR’s conditions will ensure that project impacts related to drainage are ***less than significant***.

Plate IS-8: Existing Watersheds Onsite

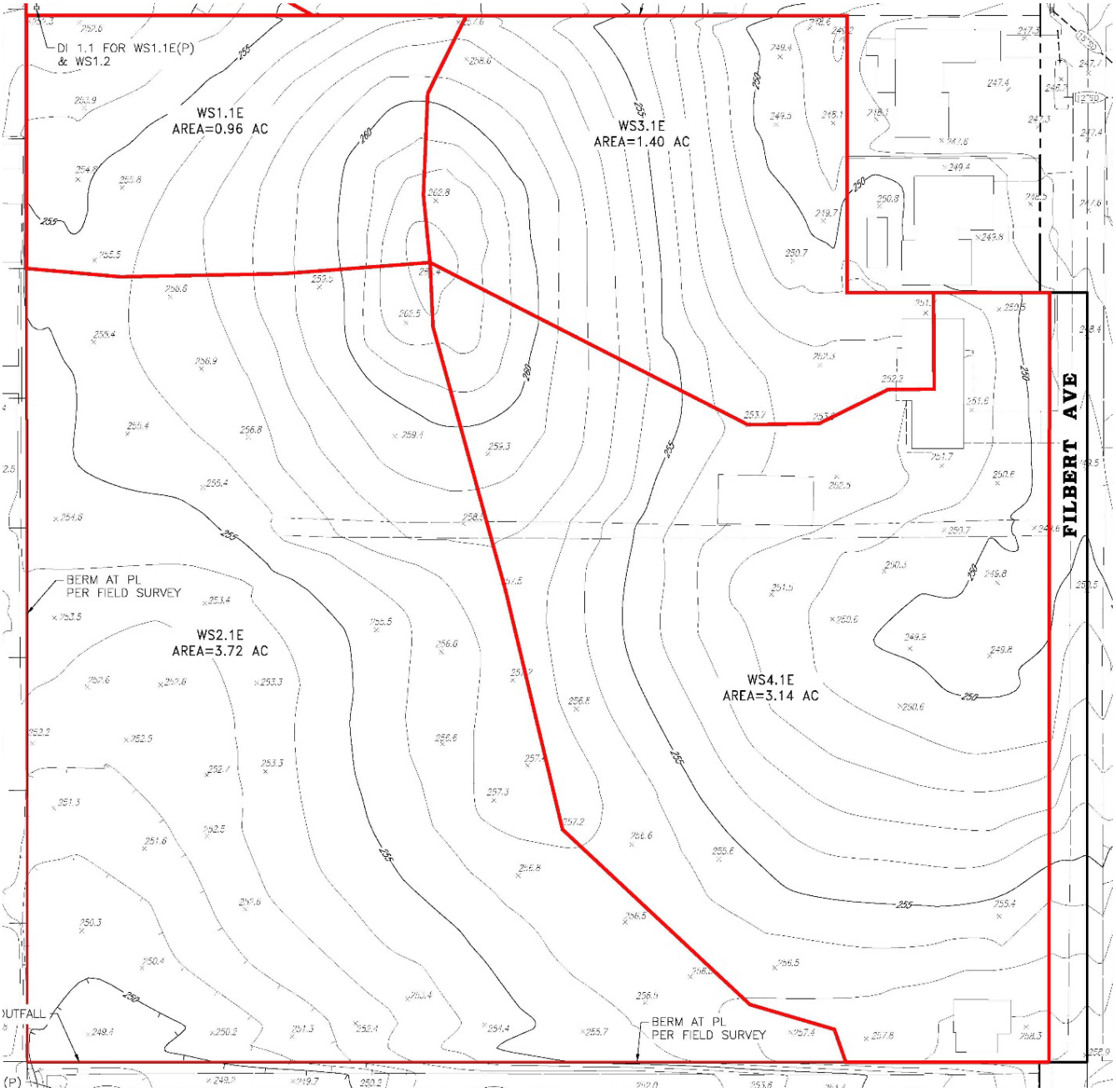
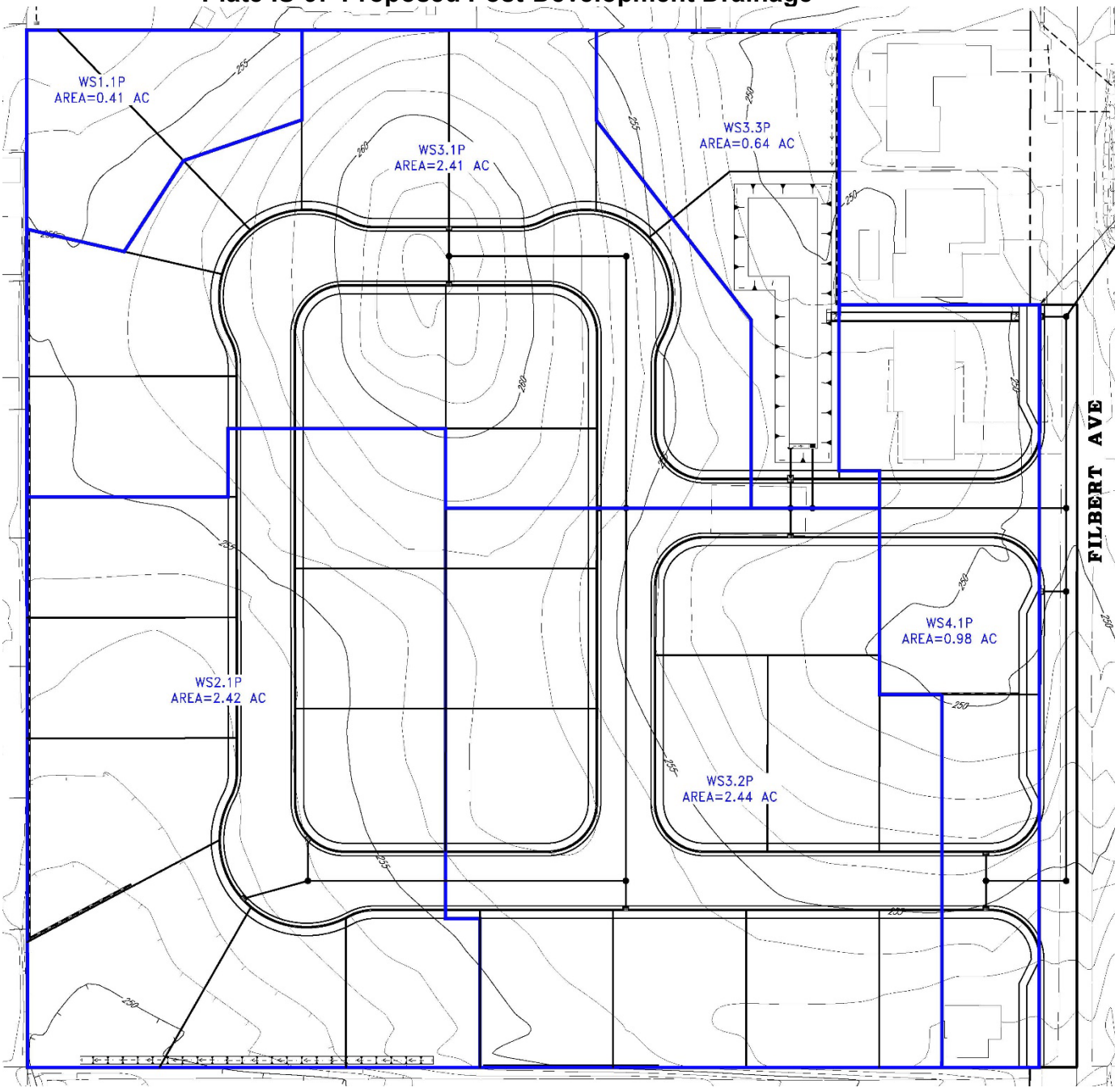


Plate IS-9: Proposed Post-Development Drainage



WATER QUALITY

CONSTRUCTION WATER QUALITY: EROSION AND GRADING

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

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

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

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

Applicable projects applying for a County grading permit must show proof that a WDID # has been obtained and must submit a copy of the SWPPP. Although the County has no enforcement authority related to the CGP, the County does have the authority to ensure

sediment/pollutants are not discharged and is required by its Municipal Stormwater Permit to verify that SWPPPs include the minimum components.

The project must include an effective combination of erosion, sediment and other pollution control BMPs in compliance with the County ordinances and the State's CGP.

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

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

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

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

Project compliance with requirements outlined above, as administered by the County and the Regional Water Board will ensure that project-related erosion and pollution impacts are ***less than significant***.

OPERATION: STORMWATER RUNOFF

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

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

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

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

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

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

The final selection and design of post-construction stormwater quality control measures is subject to the approval of the County Department of Water Resources; therefore, they should be contacted as early as possible in the design process for guidance. Project compliance with requirements outlined above will ensure that project-related stormwater pollution impacts are ***less than significant***.

BIOLOGICAL RESOURCES

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

- Have a substantial adverse effect on any special status species, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, or threaten to eliminate a plant or animal community

- Have a substantial adverse effect on the movement of any native resident or migratory fish or wildlife species

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

Surveys and Methodology

California Tree and Landscape Consulting, Inc. (CalTLC) prepared an arborist report for the project (Appendix C). A list of special-status species known or with potential to occur on the project site or in the immediate vicinity was developed from database queries of USFWS' Information for Planning and Consultation (IPaC), CDFW's California Natural Diversity Database (CNDDB), and the California Native Plant Society (CNPS) Rare Plant Inventory. Significance findings have been based on the impact conclusions of applicable surveys and studies. In absence of such published documents, the analyses rely on the general definitions of significance.

Special Status Species

The likelihood of a special status species to be present on the project site was determined using the technical studies/documents listed above, and topical literature as cited. Species considered for presence are those species with potential occurrence as indicated on the official USFWS species list, CNDDB quadrangle queries (Citrus Heights, Folsom, Clarksville, Carmichael, Buffalo Creek, and Folsom SE U.S. Geological Survey 7.5-minute quadrangles), CNPS queries. This is the basis for species outlined in Table IS-4 and Table IS-5, which report the likelihood of species occurrence based on habitat presence either on the site or in proximity of the site, survey results (if any), and nearby recorded species occurrences. Likelihood of occurrence is rated as Not Expected to Occur, Could Occur, and Known to Occur, which are defined as:

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

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

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

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

Special Status Plants

Table IS-4 provides a list of the special status plant species with potential to occur based upon the available data from USFWS' IPaC, CNDDB, and CNPS. The table describes their regulatory status, habitat, and potential for occurrence on the project site.

Table IS-4: Special Status Plant Species and Potential for Occurrence

Species	Status [1]			Habitat and Blooming Period	Potential for Occurrence[2]
	USFWS	CDFW	CRPR		
Ahart's dwarf rush *Juncus leiospermus* var. *ahartii*	_	_	1B.2	An annual herb found in mesic valley and foothill grassland from 100 to 750 feet. Blooms March - May (CNPS 2020).	Not expected to occur. Site lacks aquatic habitat. There are two recorded occurrences within the CNDDB search area; however, these occurrences are located 10 miles south of the project site.
Bogg's Lake hedge-hyssop *Gratiola heterosepala*	–	E	1B.2	A state-endangered annual herb found in clay soils along margins of lakes, marshes, swamps, and in vernal pools from 33 to 7,792 feet elevation. Blooms from April - June (CNPS 2020).	Not expected to occur. Site lacks aquatic habitat. Five recorded occurrence within the CNDDB search area. The closest occurrence is 5.39 miles southeast of the site.
Dwarf downingia *Downingia pusilla*	–	–	2B.2	An annual herb found in mesic valley and foothill grassland and vernal pools from 3 to 1,500 feet elevation. Blooms March - May (CNPS 2020).	Not expected to occur. Site lacks aquatic habitat. There is one known CNDDB occurrence within the search area; the closest occurrence is located approximately 1.91 miles to the south.
Heckard's pepper grass *Lepidium latipes var. heckardii*	–	–	1B.2	Valley and foothill grasslands (alkaline flats) from 0-655 feet elevation. Blooms March – May (CNPS 2020).	Not expected to occur. No known occurrences within five miles of the project site.
Legenere *Legenere limosa*	–	–	1B.1	Relatively deep and wet vernal pools below 3,000 feet elevation. Blooms April – June (CNPS 2020).	Not expected to occur. The site lacks aquatic habitat. There are 13 recorded occurrences located within the CNDDB search area; the nearest occurrences is approximately 7.42 miles south of the project area.
Sacramento Orcutt grass *Orcuttia viscida*	E	E	1B.1	Vernal pools; 98 to 328 feet elevation. Blooms April–July (CNPS 2020).	Not expected to occur. No habitat on-site. There are 11 CNDDB occurrences within the search area; the closest occurrence was recorded approximately 0.93 miles east of the project area. The project site is not in or near designated critical habitat for Sacramento Orcutt grass.
Sanford's arrowhead *Sagittaria sanfordii*	–	–	1B.2	Shallow freshwater marshes, swamps, drainage channels; below 2,200 feet elevation. Blooms May–October (CNPS 2020).	Not expected to occur. The site lacks late-season shallow water. There are 17 occurrences within the CNDDB search area. Nearest known occurrence located 1.13 miles to the southeast.
Slender Orcutt grass *Orcuttia tenuis*	T	E	1B.1	Annual herb found in vernal pools, often those with gravelly substrate, from 115 to 5,800 ft. Blooms May –October (CNPS 2020).	Not expected to occur. No habitat on-site. There is one known occurrence within the search area and that is located over five miles to the south.

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

[1] Legal Status Definitions

Table IS-4: Special Status Plant Species and Potential for Occurrence

Species	Status [1]			Habitat and Blooming Period	Potential for Occurrence[2]
	USFWS	CDFW	CRPR		
U.S. Fish and Wildlife Service: E Endangered (legally protected) T Threatened (legally protected) California Department of Fish and Game: E Endangered (legally protected)				California Rare Plant Ranks: 1B Plant species considered rare or endangered in California and elsewhere (protected under CEQA, but not legally protected under ESA or CESA) 2 Plant species considered rare or endangered in California but more common elsewhere (protected under CEQA, but not legally protected under ESA or CESA) CRPR Extensions: .1 Seriously endangered in California (>80% of occurrences are threatened and/or high degree and immediacy of threat) .2 Fairly endangered in California (20 to 80% of occurrences are threatened)	

As shown in Table IS-4, special status plant species are not expected to occur onsite. Impacts to rare plant species are ***less than significant***.

SPECIAL STATUS WILDLIFE SPECIES

Table IS-5 provides a list of the special status wildlife species with potential to occur based upon the available data from USFWS' IPaC, and CNNDB. The table describes their regulatory status, habitat, and potential for occurrence on the project site.

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

Species	Listing Status[1]			Habitat	Potential for Occurrence[2]
	Federal	State	SSHCP		
Invertebrates					
California linderiella *Linderiella occidentalis*	–	–	No	Inhabit shallow vernal pools and other seasonal wetlands.	Not expected to occur. Site lacks aquatic features. There are 37 occurrences within the CNDDB search area, with the closest record located 1.66 miles south of the site.
Midvalley fairy shrimp *Branchinecta mesovallensis*	–	–	Yes	Inhabit shallow vernal pools, vernal swales, and various artificial ephemeral wetland habitats in the Sacramento (SSHCP 2018).	Not expected to occur. The site lacks aquatic features. There are seven occurrences within the CNDDB search area. All occurrences are located over five miles south of the site.
Ricksecker's water scavenger beetle *Hydrochara ricksecker*i	–	–	Yes	Inhabits seasonal wetlands, including vernal pools.	Not expected to occur. The site lacks aquatic features. There are no occurrences within the CNDDB search area.
Vernal pool fairy shrimp *Branchinecta lynchi*	T	–	Yes	Vernal pools and other seasonal wetlands in valley and foothill grasslands. Tends to occur in smaller wetland features (less than 0.05 acre in size) (USFWS 1994).	Not expected to occur. The site lacks aquatic features. There are 28 occurrences within the CNDDB search area, with the closest record located 1.66 miles south of the site.
Vernal pool tadpole shrimp *Lepidurus packardi*	E	–	Yes	Vernal pools and other seasonal wetlands in valley and foothill grasslands that pond for sufficient duration to allow the species to complete its life cycle. Typically found in ponds ranging from 0.1 to 80 acres in size (USFWS 1994).	Not expected to occur. The site lacks aquatic features. There are 50 occurrences within the CNDDB search area, with the closest record located 4.56 miles southeast of the site.
Amphibians and Reptiles					

Species	Listing Status[1]			Habitat	Potential for Occurrence[2]
	Federal	State	SSHCP		
Giant garter snake *Thamnophis gigas*	T	T	Yes	Slow-moving streams, sloughs, ponds, marshes, inundated floodplains, rice fields, and irrigation/drainage ditches on the Central Valley floor with mud bottoms, earthen banks, emergent vegetation, abundant small aquatic prey and absence or low numbers of large predatory fish. Also require upland refugia not subject to flooding during the snake's inactive season.	Not expected to occur. No suitable aquatic habitat. There is one recorded occurrence within the CNDDB search area; however, it is located over five miles southeast of the project site.
Western pond turtle *Emys marmorata*	–	SC	Yes	Forage in ponds, marshes, slow-moving streams, sloughs, and irrigation/drainage ditches; nest in nearby uplands with low, sparse vegetation.	Not expected to occur. No suitable aquatic habitat for foraging. There are 11 occurrences within the CNDDB search area. The nearest occurrence is located 1.77 miles to the southeast.
Western spadefoot *Spea hammondii*	–	SC	Yes	Vernal pools and other seasonal ponds with a minimum three-week inundation period in valley and adjacent foothill grasslands.	Not expected to occur. Site lacks aquatic features. There are seven known occurrences within the CNDDB search area. The nearest occurrence is located 1.99 miles to the south.
Birds					
Burrowing owl *Athene cunicularia* (burrow sites)	–	SC	Yes	Nests and forages in grasslands, agricultural lands, open shrublands, and open woodlands with existing ground squirrel burrows or friable soils. Suitable burrow sites consist of short, herbaceous vegetation with only sparse cover of shrubs or taller herbs (Shuford and Gardali 2008: 221).	Not expected to occur. The site consists of a large fruit tree orchard, which does not provide suitable habitat for the species. There are 17 CNDDB records within the search area. There are no occurrences within five miles of the site.
Cooper's hawk *Accipiter cooperi*	–	–	Yes	Nests in a wide variety of woodland and forest habitats. Dense stands of live oak, deciduous riparian or other forest habitats near water are preferred. Nests are placed in deciduous trees in crotches 10-80 ft above the ground (CWHR 2019).	Not expected to occur. The site does not contain dense stands of trees and is not immediately adjacent to a riparian feature. The site is located approximately 1.40 miles northwest of the American River. There are three known occurrences within the CNDDB search area with the nearest occurrence located 2.58 miles to the south along the American River.
Ferruginous hawk *Buteo regalis*	–	–	Yes	Forages in large, open tracts of grasslands, sparse scrubland, and deserts. It frequents open grasslands, sagebrush flats, desert scrub, low foothills and surrounding valleys, and fringes of pinyon-juniper habitats. Nesting occurs in lone trees or on telephone poles; species is not known to breed in California (CWHR 2019).	Not expected to occur. The site lacks suitable foraging habitat. There are two records within the CNDDB search area. The nearest occurrence is located over 10 miles southwest of the site.
Swainson's hawk *Buteo swainsoni*	–	T	Yes	Forages in grasslands and agricultural lands; nests in riparian and isolated trees.	Could occur. The site contains marginal foraging habitat, but has numerous trees throughout the property that could provide nesting habitat. There are 12 occurrences within the CNDDB search area; the nearest

Species	Listing Status[1]			Habitat	Potential for Occurrence[2]
	Federal	State	SSHCP		
					occurrence is located 1.73 miles east of the site along the American River. Further discussion below.
Tricolored blackbird *Agelaius tricolor* (nesting colony)	–	T	Yes	Forages in agricultural lands and grasslands; nests in marshes, riparian scrub, and other areas that support cattails or dense thickets of shrubs or herbs. Requires open water and protected nesting substrate, such as flooded, spiny, or thorny vegetation (Schuford and Gardali 2008: 439).	Not expected to occur. The site does not contain suitable habitat. There are 31 CNDDB occurrences within the search area; the nearest occurrence is located 4.47 miles southeast of the site.
White-tailed kite *Elanus leucurus*	–	FP	Yes	White-tailed kites occur in herbaceous and open stages of most habitats in cismontane California. Areas with substantial groves of dense, broad-leafed deciduous trees are used for nesting and roosting. Nests are typically located from 20 to 100 feet above the ground near the top of dense oak, willow, or other tree stands, and are often located near an open foraging area with a dense population of voles (CWHR 2019).	Not expected to occur. Trees onsite do not provide dense foliage for nesting. The site contains marginal foraging habitat for the species. There are 17 occurrences within the search area, the majority of which are located south of the project site along the American River.
Mammals					
American badger *Taxidea taxus*	–	SC	Yes	Suitable habitat occurs in the drier open stages of most shrub, forest, and herbaceous habitats with friable soils. Badgers are generally associated with treeless regions, prairies, parklands, and cold desert areas.	Not expected to occur. No suitable habitat. Site is located in a commercial orchard. There are three known occurrences within the CNDDB search area. The nearest occurrence is located 4.11 miles northeast of the site.
Western red bat *Lasiurus blossevillii*	–	SC	Yes	This species roost primarily in trees along edge habitats adjacent to streams, fields, or urban areas. The species can be found within either natural or human-made structures, such as caves, mines, crevices (including under bridges), hollow trees, and in abandoned or seldom-used buildings. Young are born to the species in the spring and early summer (maternity colonies typically begin to form in April, and births occur from May through early July).	Not expected to occur. The site is a commercial orchard; roosting unlikely with activity onsite. There are no known occurrences of western red bat within CNDDB.

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

[1] Legal Status Definitions

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

[2] Potential for Occurrence Definitions

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

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

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

Source: CDFW 2021, CNDDB 2021, USFWS 2021

As noted in Table IS-5, one special status species has the potential to occur on the project site. Species not expected to occur are not discussed further. Species with potential to occur are discussed below.

SWAINSON'S HAWK

The Swainson's hawk (*Buteo swainsoni*) is listed as a threatened species by the State. 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.

CDFW recommends the use of the Swainson's Hawk Technical Advisory Committee's *Recommended Timing and Methodology for Swainson's Hawk Nesting Surveys in California's Central Valley* (2000). The document recommends that surveys be completed for at least two survey periods prior to a project's initiation. 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. If Swainson's hawk nests are found, the project proponent is required to contact California Fish and Wildlife to determine what measures need to be implemented in order to ensure that nesting 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.

DISCUSSION OF PROJECT IMPACTS: SWAINSON'S HAWK

The site contains marginal foraging habitat, but has numerous trees throughout the property that could provide nesting habitat. There are 12 occurrences within the CNDDB search area; the nearest occurrence is located 1.73 miles east of the site along the American River.

To avoid impacts to nesting Swainson's hawks, 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 nesting hawks, potentially resulting in nest abandonment or other harm to nesting success. If Swainson's hawk nests are found, the applicant 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.

Impacts to Swainson's hawk are less than significant, with mitigation.

NESTING RAPTORS

This section addresses raptors that 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.

Although typical habitat for Cooper's hawk and white-tailed kite are not present onsite, general mitigation for nesting raptors has been included out of an abundance of caution. 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.

Impacts to nesting raptors are ***less than significant***.

MIGRATORY NESTING BIRDS

The Migratory Bird Treaty Act of 1918, which states "unless and except as permitted by regulations, it shall be unlawful at any time, by any means or in any manner, to pursue, hunt, take, capture, kill, attempt to take, capture, or kill" a migratory bird. Section 3(18) of FESA 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." To avoid take of nesting migratory birds, minimization measures have 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.

Suitable nesting habitat is present throughout the project site and adjacent properties. Preconstruction surveys for migratory nesting birds will be required if work is to commence between February 1 and September 15. The purpose of the survey requirement is to ensure that construction activities do not agitate or harm nesting migratory birds, potentially resulting in nest abandonment or other harm to nesting success.

Impacts to migratory nesting birds are ***less than significant***.

Native Trees

Sacramento County has identified the value of its native and landmark trees and has adopted measures for their preservation. The Tree Ordinance (Chapter 19.04 and 19.12 of the County Code) provides protections for landmark trees and heritage trees. The County Code defines a landmark tree as "an especially prominent or stately tree on any land in Sacramento County, including privately owned land" and a heritage tree as "native oak trees that are at or over 19" diameter at breast height (dbh)." Chapter 19.12 of the County Code, titled Tree Preservation and Protection, defines native oak trees as valley oak (*Quercus lobata*), interior live oak (*Quercus wislizenii*), blue oak (*Quercus douglasii*), or oracle oak (*Quercus morehus*) and states that "it shall be the policy of the County to preserve all trees possible through its development review process." It should be noted that to be considered a tree, as opposed to a seedling or sapling, the tree must have a diameter at breast height (dbh) of at least 6 inches or, if it has multiple trunks of less than 6 inches each, a combined dbh of 10 inches. The Sacramento County General Plan Conservation Element policies CO-138 and CO-139 also provide protections for native trees:

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

Native trees other than oaks include Fremont cottonwood (Populus fremontii), California sycamore (*Platanus racemosa*), California black walnut (*Juglans californica*), 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*).

DISCUSSION OF PROJECT IMPACTS: NATIVE TREES

CalTLC prepared an arborist report (Appendix C) for the project. There are 20 native trees on the project site, three of which do not meet the 6-inch (dbh) minimum for protection under General Plan policy CO-138. Construction of the proposed roadways would result in the removal five native oaks (reference Plate IS-9). The five trees proposed for removal consist of three interior live oaks (Tree #s 4564, 4567, 4583) and two valley oaks (Tree #s 4570 and 4584) totaling 50.5 inches (dbh). The arborist's condition classifications for these trees ranged from "fair" to having "major problems". The report notes that trees classified as having "major problems" could have their condition improved with correct arboricultural work, therefore, equivalent compensatory plantings would be required for all five trees proposed for removal. If additional trees are removed, equivalent compensatory plantings shall be required. Equivalent compensation shall be satisfied using the following ratios:

- 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

Any native trees not proposed for removal shall follow the required mitigation measure for protection. With mitigation, impacts to native trees are ***less than significant***.

Plate IS-10: Tree Location Exhibit from Arborist Report

TREE PRESERVATION PLAN

>Tree locations are approximate and were collected using ISO apple products.
>Property line information was downloaded from Sacramento County on 2/18/2020.

Property Line
Measured Tree Canopy
Tree Protection Fencing

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

NON-NATIVE TREES

The Sacramento County General Plan Conservation and Environmental Justice Elements contain several policies aimed at preserving tree canopy within the County. These are:

CO-145. Removal of non-native tree canopy for development shall be mitigated by creation of new tree canopy equivalent to the acreage of non-native tree canopy removed. New tree canopy acreage shall be calculated using the 15-year shade cover values for tree species.

CO-146. If new tree canopy cannot be created onsite to mitigate for the non-native tree canopy removed for new development, project proponents (including public agencies) shall contribute to the Greenprint funding in an amount proportional to the tree canopy of the specific project.

CO-147. Increase the number of trees planted within residential lots and within new and existing parking lots.

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

The 15-year shade cover values for tree species referenced in policy CO-145 are also referenced by the Sacramento County Zoning Code, Chapter 30, Article 4, and the list is maintained by the Sacramento County Department of Transportation, Landscape Planning and Design Division. The list includes more than seventy trees, so is not included here, but it is available at http://www.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.

DISCUSSION OF PROJECT IMPACTS: NON-NATIVE TREES

The project site has 600+ commercial orchard trees planted in rows throughout the parcel (reference Plate IS-10). Many of these trees are in poor condition as the orchard has not been operational in over five years and the only watering received has come from rainfall. Many of these trees were not assessed in the arborist report because they either do not meet the 4-in diameter at breast height (dbh) requirement for inventorying and assessment in the County arborist report guidelines or had a condition of "very poor" or "dead". It is a common practice of commercial orchards to cut tree trunks at knee height prior to planting. This keeps the tree canopy closer to the ground and requires less ladder-work for picking of the trees' produce. Trees with a condition of "very poor" or "dead" would not be assessed for canopy replacement.

County staff visited the project site on September 28, 2022, to verify and document tree condition of the orchard trees. Many of the trees in the southern half of the parcel were either too small for assessment or were in very poor condition as the orchard has not been operated in more than five years (reference Plate IS-11 and Plate IS-12). The

northwest quadrant of the parcel contained many non-natives that were in fair or better condition (reference Plate IS-10 and Plate IS-13). Aerial imagery from February 2022 was used to assess approximately 40 orchard trees in fair to good condition. The canopy of these trees was then calculated using geospatial area measurements within a geographic information system. The total canopy area of non-natives in fair or better condition is approximately 18,974 square feet.

In addition to the removal of the orchard trees, the project is proposing the removal of 12 non-native trees (#s 4541, 4556-4561, 4566, 4567, 4579, 4596, 4600) for the construction of the northern most access of Wickstrom Way at Filbert Avenue. Removal of these trees would result in the loss of approximately 4,814 square feet of tree canopy. County General Plan Policy CO-145 would require the developer/project proponent to plant new tree canopy equivalent to the area (square feet) removed, using 15-year shade values. This would require approximately 24,798 square feet of replacement tree canopy.

A landscaping plan was not submitted as part of the application package, as the applicant does not intend to develop the site themselves; however, residential landscaping standards within County Zoning Code require that the developer/home builder plant a minimum of one tree in the front yard of every built lot (Section 5.2.4.C 1). The proposed subdivision map includes 32 residential lots. The required canopy replacement could easily be met by planting 30-35-foot (15-year shade value) tree species which have an individual canopy coverage of 962 square feet after 15 years. This would account for 30,784 square feet of replacement tree canopy. Therefore, compliance with the County landscaping standards within Zoning Code would likely exceed the non-native tree canopy removed; however, since a proposed landscaping plan was not submitted as part of the application, mitigation will be required for plantings to be at minimum, equivalent to the area (square feet) removed, using 15-year shade values.

Impacts related to the removal of non-native trees are ***less than significant with mitigation***.

Plate IS-11: Landsat Imagery showing tree canopy (Feb. 2022)

Plate IS-12: Trees in southern half of parcel in poor condition or not meeting size requirements for assessment

Plate IS-13: Trees in very poor in dead condition (southern half of parcel)

Plate IS-14: Orchard trees in northwestern portion of parcel

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
- 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 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 April 22, 2020, for the project area and a 1/4-mile buffer.

No previously recorded resources were identified by the record search within the project site.

PROJECT IMPACTS

The project site does not contain any known cultural resources.

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. Therefore, with mitigation, project impacts to cultural resources will be ***less than significant***.

TRIBAL CULTURAL RESOURCES

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

- Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with a cultural value to a California Native American tribe, that is:

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

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

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

TRIBAL CULTURAL RESOURCE SETTING

In accordance with Assembly Bill (AB) 52, codified as Section 21080.3.1 of CEQA, formal notification letters were sent to those tribes who had previously requested to be notified of Sacramento County projects on June 29, 2022. One response was received from the United Auburn Indian Community (UAIC), on July 6, 2022, declining consultation under AB 52.

DISCUSSION OF PROJECT IMPACTS – TRIBAL CULTURAL RESOURCES

Tribal cultural resources (TCRs) were not identified by UAIC or the NCIC records search; however, out of an abundance of caution, unanticipated discovery mitigation has been included. With this mitigation in place, project impacts to TCRs will be ***less than significant***.

HAZARDS AND HAZARDOUS MATERIALS

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

- 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.

- Expose the public or the environment to a substantial hazard through reasonably foreseeable upset conditions involving the release of hazardous materials

Sacramento County is responsible for enforcing the state regulations, both in the City of Sacramento and the County, governing hazardous waste generators, hazardous waste storage, and underground storage tanks (including inspections, enforcement and removals). The Sacramento County Environmental Management Department (EMD) regulates the use, storage and disposal of hazardous materials in Sacramento County by issuing permits, monitoring regulatory compliance, investigating complaints, and other enforcement activities. The EMD oversees remediation of certain contaminated sites resulting from leaking underground storage tanks.

The GeoTracker and EnviroStor databases are resources for identifying environmental data related to hazardous materials (including the location of leaking storage tanks, cleanup sites, disposal sites, monitoring wells, sites with hazardous waste permits and the status of such sites). The databases are maintained by the State Water Resources Control Board and the State Department of Toxic Substances Control (DTSC), respectively. The databases did not identify any open or closed hazardous waste cases within the proposed project limits; however, given the 80+ years of prior agricultural operation as a commercial orchard, a discussion on the use of pesticides and fertilizers is warranted.

Pesticides and fertilizers were widely used post World War II. If uncovered and not remediated, residual chemicals can have an adverse effect on public health. Agricultural and related businesses often stockpile pesticides, petroleum products, fertilizers, paints, and other chemicals.

PHASE II ESA

A Phase II Environmental Site Assessment (Appendix D) was prepared by Youngdahl Consulting Group, Inc. (Youngdahl). Youngdahl staff visited the site with the owner/applicant on December 16, 2019. The owner's family has operated the orchard on the project site since the 1950s. The owner provided Youndahl staff with historical context for the property and identified areas where equipment was stored and maintenance was performed, as well as where pesticides were stored and mixed prior to application.

SAMPLING METHODOLOGY

On December 17, 2019, Youngdahl staff returned to the site to collect near-surface soil samples. A sampling grid was generated and stratified random sample (SRS) locations were established using a random number generator and located in the orchard area by sub-meter global positioning coordinates. Twenty (20) SRS points were selected to generate five four-part composite soil samples to be analyzed for organochlorine

pesticides (OCPs). Of the 20 SRS points, 5 sample locations were selected for analyses of lead arsenate pesticides. Soil samples were collected from near surface materials, at a depth of 0-6 inches, from alternating locations under the current dripline of existing orchard trees, under the tree canopy, between the tree rows, and between trees within a row. Four SRS points from adjacent locations were field composited for each of the five OCPs analyses. Five SRS points were then selected for lead and arsenic analyses from locations selected to cumulatively generalize the whole site.

Judgmental sample locations were selected based on historical and site reconnaissance observations for two discrete near surface soil samples in equipment storage and maintenance areas to be analyze for waster oil wear metals, and total petroleum hydrocarbons quantified as motor oil and diesel.

Judgmental near surface discrete soil sample locations were selected adjacent to the residential structure foundation perimeter in three locations not covered by concrete to be analyzed for lead from past use of lead-based paint and chlorinated pesticides potentially used for termite control.

All samples were collected with decontaminated hand tools into pre-cleaned, laboratory-supplied glass jars with Teflon-lined caps and placed on wet ice for transport to CLS in Rancho Cordova, under chain of custody protocol.

Discussion of Applicable Screening Levels

California DTSC developed the Human Health Risk Assessment (HHRA) Note 3 that presents recommended screening levels for constituents in soil, tap water, and ambient air. The State of California has established procedures with set limits for hazardous waste characterization. Title 33 of the California Code of Regulations provides the Soluble Threshold Limit Concentration (STLC) and Total Threshold Limit Concentration (TTLC) when determining hazardous waste characterization. Measured substance (analyte) concentrations exceeding the TTLC are classified as hazardous waste. The STLC is meant to simulate the conditions that may be present in a landfill where water passing through the surface may dissolve soluble materials and travel on into groundwater, leading to contamination. A target analyte exceeding ten times the STLC, but not exceeding the TTLC, may be subject to a Waste Extraction Test (WET) to check for soluble chemicals. The factor of ten is necessary to compensate for the 1:10 dilution factor present in the STLC.

Discussion of Project Impacts: Hazardous Materials

Arsenic Concentrations

Arsenic concentrations in orchard samples ranged from 2.6 to 5.5 mg/kg. All of the orchard samples exceeded residential HHRA screening level of 0.11 mg/kg for residential soils. Arsenic is naturally present in soil and the DTSC typically does not require site mitigation or site remediation for concentrations at or below naturally occurring background levels. Arsenic concentrations did not exceed typical naturally occurring background levels and are not of concern.

LEAD CONCENTRATIONS

Lead was detected in all samples analyzed. Lead concentrations ranged from 8.2 to 37 mg/kg in site soil samples, none of which exceeded the HHRA screening level of 80 mg/kg for residential soils.

ORGANOCHLORINE PESTICIDE

OCPs were not detected in concentrations equal to or greater than laboratory detection limits in all samples analyzed.

TOTAL PETROLEUM HYDROCARBONS AS DIESEL AND MOTOR OIL

Motor oil was detected in maintenance area soil samples at concentrations of 10 and 11 mg/kg, neither of which exceed the HRRA screening level of 2,500 mg/kg for TPH in residential soils.

WASTE OIL WEAR METALS

Chromium, lead, and zinc were detected in the two maintenance area samples at concentrations of 12 & 13, 17 & 22, and 31 & 110 mg/kg, respectively. These concentrations are under the HHRA for residential soil screening levels. The maintenance area samples were reported to be non-detect for Cadmium and Nickel.

CONCLUSION

With the exception of arsenic concentrations, none of the soil samples collected exceeded the HHRA screening levels for residential soils. Arsenic concentrations did not exceed typical naturally occurring background levels and are not of concern. The report concluded that no additional action is required for the subject property. David Von Aspern from the Sacramento County Environmental Management Department reviewed the report and concurred with the report's conclusion.

Impacts related to hazardous materials are ***less than significant***.

GREENHOUSE GAS EMISSIONS

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

- Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment

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

[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.

space protection as a means of providing groundwater recharge. Actions include metering, water recycling programs, water use efficiency policy, water efficiency audits, greywater programs/policies, river-friendly landscape demonstration gardens, participation in the water forum, and many other related measures.

The Phase 1 CAP is a strategy and framework document. The County adopted the Phase 2A CAP (Government Operations) on September 11, 2012. Neither the Phase 1 CAP nor the Phase 2A CAP are "qualified" plans through which subsequent projects may receive CEQA streamlining benefits.

The commitment to a Communitywide CAP is identified in General Plan Policy LU-115 and associated Implementation Measures F through J on page 117 of the General Plan Land Use Element. This commitment was made in part due to the County's General Plan Update process and potential expansion of the Urban Policy Area to accommodate new growth areas. General Plan Policies LU-119 and LU-120 were developed with SACOG to be consistent with smart growth policies in the SACOG Blueprint, which are intended to reduce VMT and GHG emissions. This second phase CAP is intended to flesh out the strategies involved in the strategy and framework CAP, and will include economic analysis, intensive vetting with all internal departments, community outreach/information sharing, timelines, and detailed performance measures. County Staff prepared a final draft of the CAP, which was heard at the Planning Commission on October 25, 2021. The CAP was brought to the Board of Supervisors (BOS) as a workshop item on March 23, 2022. The CAP was revised based upon input received from the BOS and a final CAP was brought back before the BOS for approval, on September 27, 2022, but was continued to a future hearing date.

Thresholds of Significance

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

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

All projects must implement Tier 1 Best Management Practices to demonstrate consistency with the Climate Change Scoping Plan. After implementation of Tier 1 Best Management Practices, project emissions are compared to the operational land use screening levels table (equivalent to 1,100 metric tons of CO2e per year). If a project's operational emissions are less than or equal to 1,100 metric tons of CO2e 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-6. 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-6.

Table IS-6: 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 considered ***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. CalEEMod was used to estimate annual operational emissions (Appendix A). The operational emissions associated with the project are estimated to generate 361 MT of CO_2e per year, which is less than 1,100 MT of CO_2e per year threshold. 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 are critical to ensure that identified significant impacts of the project are reduced to a level of less than significant. Pursuant to Section 15074.1(b) of the CEQA Guidelines, each of these measures must be adopted exactly as written unless both of the following occur: (1) A public hearing is held on the proposed changes; (2) The hearing body adopts a written finding that the new measure is equivalent or more effective in mitigating or avoiding potential significant effects and that it in itself will not cause any potentially significant effect on the environment.

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

Applicant _____ Date: _____

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: SWAINSON'S HAWK NEST PROTECTION

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

MITIGATION MEASURE C: 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 and ground nesting habitat on-site and off-site up to a distance of 500 feet from the project boundary. The survey shall occur within 30 days of the date that construction will encroach within 500 feet of suitable habitat. The biologist shall supply a brief written report (including date, time of survey, survey method, name of surveyor and survey results) to the Environmental Coordinator prior to ground disturbing activity. If no active nests are found during the survey, no further mitigation will be required. If any active nests are found, the Environmental Coordinator and California Fish and Wildlife shall be contacted to determine appropriate avoidance/protective measures. The avoidance/protective measures shall be implemented prior to the commencement of construction within 500 feet of an identified nest.

MITIGATION MEASURE D: 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 September 15, a survey for active migratory bird nests shall be conducted no more than 14 day prior to construction by a qualified biologist.

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

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.

MITIGATION MEASURE E: NATIVE TREE REMOVAL

The removal of 50.5 inches dbh of native trees (#s 4564, 4567, 4570, 4583, & 4584) shall be compensated for by planting in-kind native trees equivalent 51 inches dbh, 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. A total of # inches will require compensation.

Equivalent compensation based on the following ratio is required:

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

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

1. Species, size and locations of all replacement plantings and < 6-inch dbh trees to be preserved
2. Method of irrigation
3. If planting in soils with a hardpan/duripan or claypan layer, include the Sacramento County Standard Tree Planting Detail L-1, including the 10-foot deep boring hole to provide for adequate drainage

4. Planting, irrigation, and maintenance schedules;

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

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

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

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

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

MITIGATION MEASURE F: CONSTRUCTION PROTECTION FOR NATIVE TREES

With the exception of the trees removed and compensated for through Mitigation Measure E, above, all native trees with a minimum 6-inch trunk diameter at breast height (dbh) on the project site, all portions of adjacent off-site native trees which have driplines that extend onto the project site, and all off-site native 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 1 inch or more.

MITIGATION MEASURE G: NON-NATIVE TREE CANOPY REPLACEMENT

Removal of non-native tree canopy for development shall be mitigated by creation of new tree canopy equivalent to the square footage of the non-native tree canopy removed. The potential removal of 40 orchard trees and the proposed removal of 12 non-native trees referenced in the Initial Study would require 24,798 square feet of replacement tree canopy. New tree canopy area shall be calculated using the Sacramento County Department of Transportation 15-year shade cover values for tree species. Preference is given to on-site mitigation, but if this is infeasible, then funding shall be contributed to the Sacramento Tree Foundation's Greenprint program in an amount proportional to the tree canopy lost (as determined by the 15-year shade cover calculations for the tree species to be planted through the funding, with the cost to be determined by the Sacramento County Tree Foundation).

MITIGATION MEASURE H: INADVERTENT DISCOVERY OF CULTURAL RESOURCES

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

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

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

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

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

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

MITIGATION MEASURE I: UNANTICIPATED DISCOVERIES (TRIBAL CULTURAL RESOURCES)

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

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

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

MITIGATION MEASURE J: GREENHOUSE GASES TIER 1 BMPS

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

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

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

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

    - EV Capable requires the installation of "raceway" (the enclosed conduit that forms the physical pathway for electrical wiring to protect it from damage) and adequate panel capacity to accommodate future installation of a dedicated branch circuit and charging station(s).

EV Ready requires all EV Capable improvements plus installation of dedicated branch circuit(s) (electrical pre-wiring), circuit breakers, and other electrical components, including a receptacle (240-volt outlet) or blank cover needed to support future installation of one or more charging stations.

MITIGATION MEASURE COMPLIANCE

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

1. The proponent shall comply with the MMRP for this project, including the payment of a fee to cover the Office of Planning and Environmental Review staff costs incurred during implementation of the MMRP. The MMRP fee for this project is **$7,500.00**. This fee includes administrative costs of **$1,050.00**.

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 current application and future improvements are not consistent with the existing General Plan and Orangevale Community Plan land use designations nor are they consistent with Sacramento County Zoning Code; however, they would be consistent upon approval of the requested entitlements.
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 proposal will result in some increases in density above existing designations, but is within an area designated for urban growth and uses.
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 therefore 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 will convert 9.4 acres of Prime Farmland (as noted on the current Sacramento County Important Farmland Map published by the California Department of Conservation) to non-agricultural uses. This conversion of agricultural land does not exceed the significance threshold of 50 acres established by the Sacramento County General Plan.
b. Conflict with any existing Williamson Act contract?				X	No Williamson Act contracts apply to the project site.

	Potentially Significant	Less Than Significant with Mitigation	Less Than Significant	No Impact	Comments
c. Introduce incompatible uses in the vicinity of existing agricultural uses?			X		Although the parcel has operated as a commercial orchard for more than a century, residential development has slowly converted the surrounding area. The 9.4-acre parcel is surrounded by urban development and residential uses on all sides and the proposed residential development is consistent with those uses.
4. **AESTHETICS -** Would the project:					
a. Substantially alter existing viewsheds such as scenic highways, corridors or vistas?			X		The project does not occur in the vicinity of any scenic highways, corridors, or vistas.
b. In non-urbanized area, substantially degrade the existing visual character or quality of public views of the site and its surroundings?			X		The project is not located in a non-urbanized area.
c. If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?			X		It is acknowledged that aesthetic impacts are subjective and may be perceived differently by various affected individuals. Nonetheless, given the urbanized environment in which the project is proposed, it is concluded that the project would not substantially degrade the visual character or quality of the project site or vicinity
d. Create a new source of substantial light, glare, or shadow that would result in safety hazards or adversely affect day or nighttime views in the area?			X		The project will not result in a new source of substantial light, glare or shadow that would result in safety hazards or adversely affect day or nighttime views in the area.
5. **AIRPORTS -** Would the project:					
a. Result in a safety hazard for people residing or working in the vicinity of an airport/airstrip?				X	The project occurs outside of any identified public or private airport/airstrip safety zones.
b. Expose people residing or working in the project area to aircraft noise levels in excess of applicable standards?				X	The project occurs outside of any identified public or private airport/airstrip noise zones or contours.

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

	Potentially Significant	Less Than Significant with Mitigation	Less Than Significant	No Impact	Comments
f. Result in substantial adverse physical impacts associated with the provision of electric or natural gas service?			X		Minor extension of utility lines would be necessary to serve the proposed project. Existing utility lines are located along existing roadways and other developed areas, and the extension of lines would take place within areas already proposed for development as part of the project. No significant new impacts would result from utility extension.
g. Result in substantial adverse physical impacts associated with the provision of emergency services?			X		The project would incrementally increase demand for emergency services, but would not cause substantial adverse physical impacts as a result of providing adequate service.
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.
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.
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 is in an area that produces VMT that is 85% or less than the regional average, as shown in the approved SACOG Residential VMT Screening Map and is therefore, presumed to have a less than significant impact.

	Potentially Significant	Less Than Significant with Mitigation	Less Than Significant	No Impact	Comments
b. Result in a substantial adverse impact to access and/or circulation?			X		The project would not result in a substantial adverse impact to access and/or circulation. 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 would not result in a substantial adverse to public safety on area roadways. The project will be required to comply with applicable access and circulation requirements of the County Improvement Standards and the Uniform Fire Code. Upon compliance, impacts are less than significant.
d. Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?			X		The project does not conflict with alternative transportation policies of the Sacramento County General Plan, with the Sacramento Regional Transit Master Plan, or other adopted policies, plans or programs supporting alternative transportation.
8. **AIR QUALITY** - Would the project:					
a. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable federal or state ambient air quality standard?			X		The project does not exceed the screening thresholds established by the Sacramento Metropolitan Air Quality Management District and will not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment. Compliance with existing dust abatement rules and standard construction mitigation for vehicle particulates will ensure that construction air quality impacts are less than significant. The California Emissions Estimator Model (CalEEMod) was used to analyze ozone precursor emissions; the project will not result in emissions that exceed standards.

	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		The project would not expose sensitive receptors to pollutant concentrations in excess of standards See Response 8.a.
c. Create objectionable odors affecting a substantial number of people?				X	The project will not generate objectionable odors.
9. **NOISE -** Would the project:					
a. Result in generation of a temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established by the local general plan, noise ordinance or applicable standards of other agencies?			X		The project is not in the vicinity of any uses that generate substantial noise, nor will the completed project generate substantial noise. The project will not result in exposure of persons to, or generation of, noise levels in excess of applicable standards.
b. Result in a substantial temporary increase in ambient noise levels in the project vicinity?			X		Project construction will result in a temporary increase in ambient noise levels in the project vicinity. This impact is less than significant due to the temporary nature of the these activities, limits on the duration of noise, and evening and nighttime restrictions imposed by the County Noise Ordinance (Chapter 6.68 of the County Code).
c. Generate excessive groundborne vibration or groundborne noise levels.			X		The project will not involve the use of pile driving or other methods that would produce excessive groundborne vibration or noise levels at the property boundary.
10. **HYDROLOGY AND WATER QUALITY** - Would the project:					
a. Substantially deplete groundwater supplies or substantially interfere with groundwater recharge?			X		The project will not substantially increase water demand over the existing use.

	Potentially Significant	Less Than Significant with Mitigation	Less Than Significant	No Impact	Comments
b. Substantially alter the existing drainage pattern of the project area and/or increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?			X		The project does not involve any modifications that would substantially alter the existing drainage pattern and or/increase the rate or amount of surface runoff in a manner that would lead to flooding. 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.
d. Place structures that would impede or redirect flood flows within a 100-year floodplain?				X	The project site is not within a 100-year floodplain.
e. Develop in an area that is subject to 200 year urban levels of flood protection (ULOP)?				X	The project is not located in an area subject to 200-year urban levels of flood protection (ULOP).
f. Expose people or structures to a substantial risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?			X		The project will not expose people or structures to a substantial risk of loss, injury, or death involving flooding, including flooding as a result of the failure of a levee or dam.
g. Create or contribute runoff that would exceed the capacity of existing or planned stormwater drainage systems?			X		The project will not create or contribute runoff that would exceed the capacity of existing or planned stormwater drainage systems. Adequate on-site drainage improvements will be required pursuant to the Sacramento County Floodplain Management Ordinance and Improvement Standards.

	Potentially Significant	Less Than Significant with Mitigation	Less Than Significant	No Impact	Comments
h. Create substantial sources of polluted runoff or otherwise substantially degrade ground or surface water quality?			X		Compliance with the Stormwater Ordinance and Land Grading and Erosion Control Ordinance (Chapters 15.12 and 14.44 of the County Code respectively) will ensure that the project will not create substantial sources of polluted runoff or otherwise substantially degrade ground or surface water quality.
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.
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, soil expansion, liquefaction or collapse?				X	The project is not located on an unstable geologic or soil unit.
d. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available?				X	A public sewer system is available to serve the project.

	Potentially Significant	Less Than Significant with Mitigation	Less Than Significant	No Impact	Comments
e. Result in a substantial loss of an important mineral resource?				X	The project is not located within an Aggregate Resource Area as identified by the Sacramento County General Plan Land Use Diagram, nor are any important mineral resources known to be located on the project site.
f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				X	No known paleontological resources (e.g. fossil remains) or sites occur at the project location.
12. **BIOLOGICAL RESOURCES** - Would the project:					
a. Have a substantial adverse effect on any special status species, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, or threaten to eliminate a plant or animal community?		X			The project would not have a substantial adverse effect on any special status species, nor would the project substantially reduce wildlife habitat or species populations. Mitigation is included to reduce impacts to less than significant levels. Refer to the Biological Resources discussion in the Environmental Effects section above.
b. Have a substantial adverse effect on riparian habitat or other sensitive natural communities?			X		The project would not have a substantial adverse effect natural communities occur on the project site, nor is the project expected to affect natural communities off-site.
c. Have a substantial adverse effect on streams, wetlands, or other surface waters that are protected by federal, state, or local regulations and policies?				X	No protected surface waters are located on or adjacent to the project site.
d. Have a substantial adverse effect on the movement of any native resident or migratory fish or wildlife species?			X		The project would not have a substantial adverse effect on the movement of any native resident or migratory fish or wildlife species
e. Adversely affect or result in the removal of native or landmark trees?		X			Five native trees will be removed by the project. 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.

	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.
13. **CULTURAL RESOURCES -** Would the project:					
a. Cause a substantial adverse change in the significance of a historical resource?				X	No historical resources would be affected by the proposed project. Historical resources have been identified on the project site. Refer to the Cultural Resources discussion in the Environmental Effects section above.
b. Have a substantial adverse effect on an archaeological resource?			X		No known archaeological resources occur on-site. The Northern California Information Center was contacted regarding the proposed project. A record search indicated that the project site is not considered sensitive for archaeological resources. 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		The project site is located outside any area considered sensitive for the existence of undiscovered human remains. 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.
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 no requests for consultation were received. No known tribal cultural resources were identified in the project area. Unanticipated discovery mitigation will ensure impacts are less than significant.

	Potentially Significant	Less Than Significant with Mitigation	Less Than Significant	No Impact	Comments
15. **HAZARDS AND HAZARDOUS MATERIALS** - Would the project:					
a. Create a substantial hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			X		The project does not involve the transport, use, and/or disposal of hazardous material.
b. Expose the public or the environment to a substantial hazard through reasonably foreseeable upset conditions involving the release of hazardous materials?			X		The project will not expose the public or the environment to a substantial hazard through reasonably foreseeable upset conditions involving the release of hazardous materials. Refer to Hazardous Materials section.
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 will not emit hazardous emissions or handle hazardous materials within ¼-mile of a school.
d. Be located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5, resulting in a substantial hazard to the public or the environment?			X		The project is not located on a known hazardous materials site.
e. Impair implementation of or physically interfere with an adopted emergency response or emergency evacuation plan?			X		The project would not interfere with any known emergency response or evacuation plan.
f. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to or intermixed with urbanized areas?			X		The project is within the urbanized area of the unincorporated County. There is no significant risk of loss, injury, or death to people or structures associated with wildland fires.

	Potentially Significant	Less Than Significant with Mitigation	Less Than Significant	No Impact	Comments
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 eventually introduce new homes that would increase energy consumption, compliance with Title 24, Green Building Code, will ensure that all project energy efficiency requirements are net resulting in less than significant impacts.
b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?			X		The project will comply with Title 24, Green Building Code, for all project efficiency requirements.
17. GREENHOUSE GAS EMISSIONS – Would the project:					
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?		X			The project will fully comply with the SMAQMD GHG Tier 1 BMPs. The California Emissions Estimator Model (CalEEMod) was used to estimate the greenhouse gas emissions associated with the project. The operational emissions associated with the project are estimated to generate 361 MT of CO_2e per year, which is less than 1,100 MT of CO_2e per year threshold. Refer to the GHG discussion above.
b. Conflict with an applicable plan, policy or regulation for the purpose of reducing the emission of greenhouse gases?			X		The project is consistent with County policies adopted for the purpose or reducing the emission of greenhouse gases.

SUPPLEMENTAL INFORMATION

LAND USE CONSISTENCY	Current Land Use Designation	Consistent	Not Consistent	Comments
General Plan	Agricultural-Residential (AG-RES)		X	The current application is not consistent with the existing General Plan designations, but would be upon approval of the requested entitlements.
Community Plan	Agricultural Residential – 2 Acres (AR-2)		X	The current application is not consistent with the existing Orangevale Community Plan designation, but would be upon approval of the requested entitlements.
Land Use Zone	Agricultural Residential – 2 Acres (AR-2)		X	The current application is not consistent with the existing A land use designation and zoning districts, but would be upon approval of the requested entitlements.

INITIAL STUDY PREPARERS

Environmental Coordinator: Joelle Inman

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APPENDICES

Appendix A: Combined CalEEMod Reports

Appendix B: Drainage Report. CNA Engineering, Inc., June 2022.

Appendix C: Arborist Report. California Tree and Landscape Consulting, Inc., May 2020.

Appendix D: Phase II Environmental Site Assessment. Youndahl Consulting Group, Inc., January 2020.