



## County of Sacramento

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### Mitigated Negative Declaration

Pursuant to Title 14, Division 6, Chapter 3, Article 6, Sections 15070 and 15071 of the California Code of Regulations and pursuant to the Procedures for Preparation and Processing of Environmental Documents adopted by the County of Sacramento pursuant to Sacramento County Ordinance No. SCC-116, the Environmental Coordinator of Sacramento County, State of California, does prepare, make, declare, publish, and cause to be filed with the County Clerk of Sacramento County, State of California, this Negative Declaration re: The Project described as follows:

**1. Control Number:** PLNP2021-00129

**2. Title and Short Description of Project:** 7446 8th Street Parcel Map

The project consists of the following planning entitlement requests:

A **Tentative Parcel Map** to divide two parcels totaling approximately 7.33 gross (6.67 net) acres into four parcels

- Parcel 1 approximately 1.411 gross (1.002 net) acres
- Parcel 2 approximately 1.24 gross (1.004 net) acres
- Parcel 3 approximately 0.798 gross (0.691 net) acres
- Parcel 4 approximately 3.998 gross (3.078 net) acres

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

Proposed parcels 1, 2, and 3 contain existing homes and no development is proposed on these parcels at this time. Parcel 4 is currently undeveloped. While no development is currently proposed, future development of a residence on the parcel is anticipated and given the size of the parcel; an accessory dwelling unit (ADU) could also be developed.

**3. Assessor's Parcel Number:** 207-0011-001-0000 and 207-0011-003-0000

**4. Location of Project:** The project site is located on the southeast corner of U Street and 8<sup>th</sup> Street in the community of Rio Linda.

**5. Project Applicant:** Jerry Huffhines

**6. Said project will not have a significant effect on the environment for the following reasons:**

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

7. As a result thereof, the preparation of an environmental impact report pursuant to the Environmental Quality Act (Division 13 of the Public Resources Code of the State of California) is not required.
8. The attached Initial Study has been prepared by the Sacramento County Office of Planning and Environmental Review in support of this Negative Declaration. Further information may be obtained by contacting the Office of Planning and Environmental Review at 827 Seventh Street, Room 225, Sacramento, California, 95814, or phone (916) 874-6141.

**[Original Signature on File]**

**Joelle Inman**

Environmental Coordinator

County of Sacramento, State of California

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

**PROJECT INFORMATION**

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**CONTROL NUMBER:** PLNP2021-00129

**NAME:** 7446 8th Street Parcel Map

**LOCATION:** The project site is located on the southeast corner of U Street and 8<sup>th</sup> Street in the community of Rio Linda.

**ASSESSOR'S PARCEL NUMBER:** 207-0011-001-0000 and 207-0011-003-0000

**OWNER:** Ellen F Huffhines Trust  
7446 8<sup>th</sup> Street  
Rio Linda, CA 95673  
Contact: Ellen Huffhines

**APPLICANT:** Jerry Huffhines  
7446 8<sup>th</sup> Street  
Rio Linda, CA 95673

**PROJECT DESCRIPTION**

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The project consists of the following planning entitlement requests:

1. A **Tentative Parcel Map** to divide two parcels totaling approximately 7.33 gross (6.67 net) acres into four parcels (Plate IS-1).
  - a. Parcel 1 approximately 1.411 gross (1.002 net) acres
  - b. Parcel 2 approximately 1.24 gross (1.004 net) acres
  - c. Parcel 3 approximately 0.798 gross (0.691 net) acres
  - d. Parcel 4 approximately 3.998 gross (3.078 net) acres
2. A **Design Review** to determine substantial compliance with the *Sacramento County Countywide Design Guidelines* (Design Guidelines).

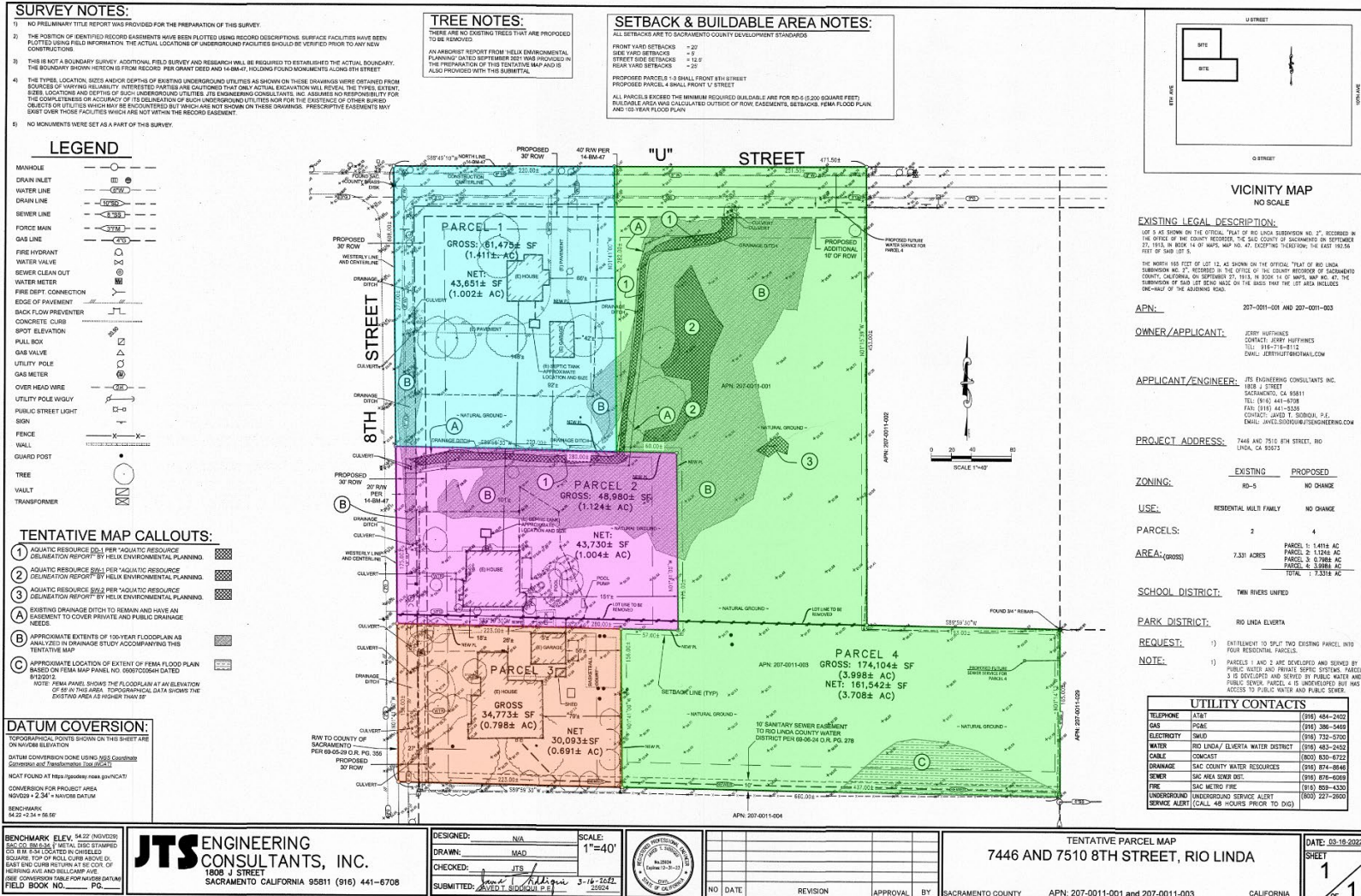
Proposed parcels 1, 2, and 3 contain existing homes and no development is proposed on these parcels at this time. Parcel 4 is currently undeveloped. While no development is proposed currently, future development of a residence on the parcel is anticipated and given the size of the parcel; an accessory dwelling unit (ADU) could also be developed.

## **ENVIRONMENTAL SETTING**

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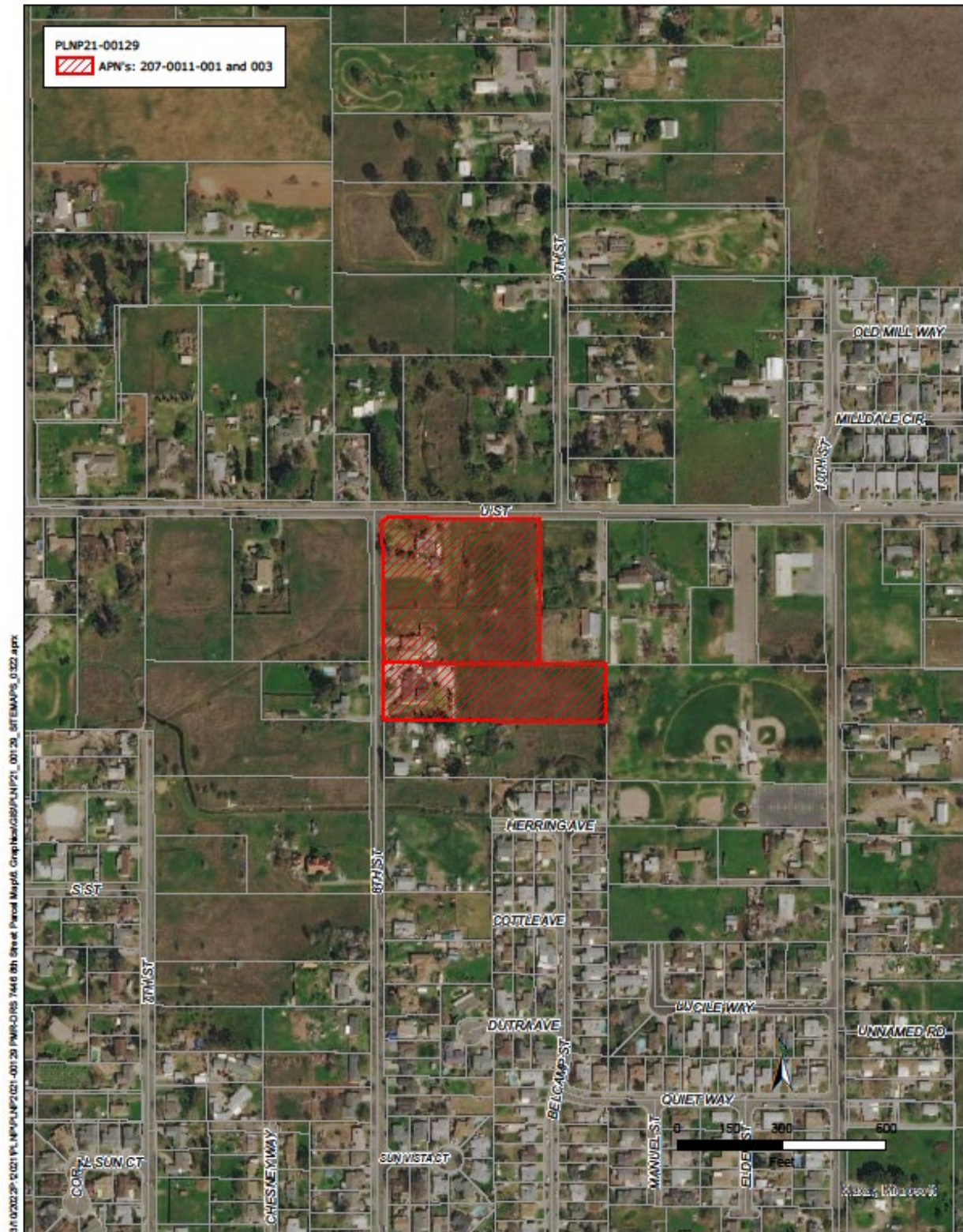
The project is located in the community of Rio Linda/Elverta, within the Rio Linda/Elverta Community Plan (RLECP), has a land use designation of low density residential (Plate IS-3) and is zoned RD-5 (Plate IS-4). The project site contains three residential structures located on the western side of the existing parcel (Plate IS-2). The eastern portion is open and undeveloped consisting of grassland and a few scattered trees. U Street is to the north of the parcel and 8<sup>th</sup> Street forms the western boundary. There is a slanted reverse L-shaped drainage ditch that directs water from double culverts under U Street and exits the property at double culverts under 8<sup>th</sup> Street (Plate IS-1). There is a park located to the southeast with residences to the northeast, north, west and south. The project site is served by public water via lines in both U Street and 8<sup>th</sup> Street. The two northern homes are on septic systems while the southern home is connected to a sewer line, which is at capacity and no additional connections are permitted.

Plate IS-1: Tentative Map



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Plate IS-2: Aerial Map



### Plate IS-3: Land Use Map

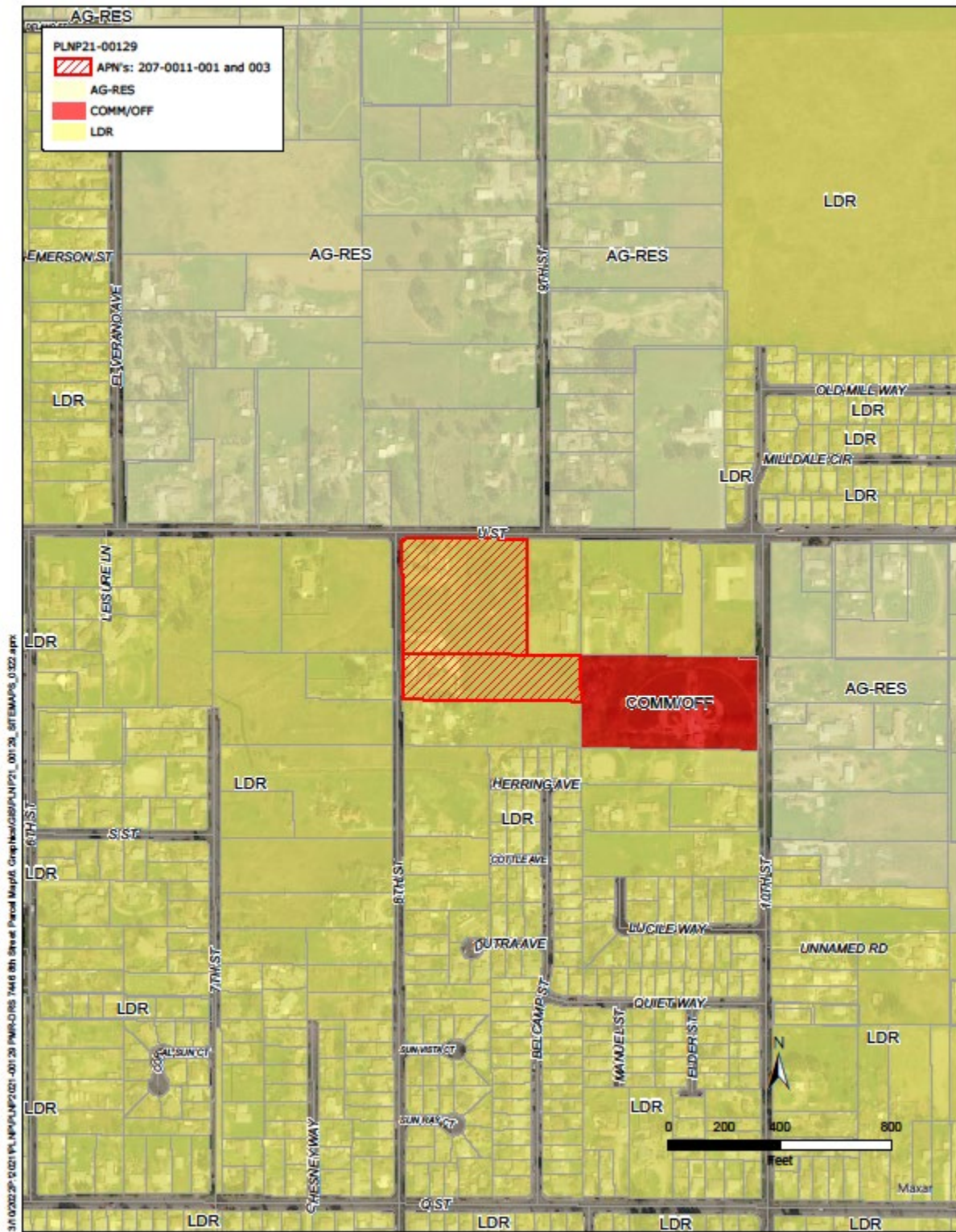
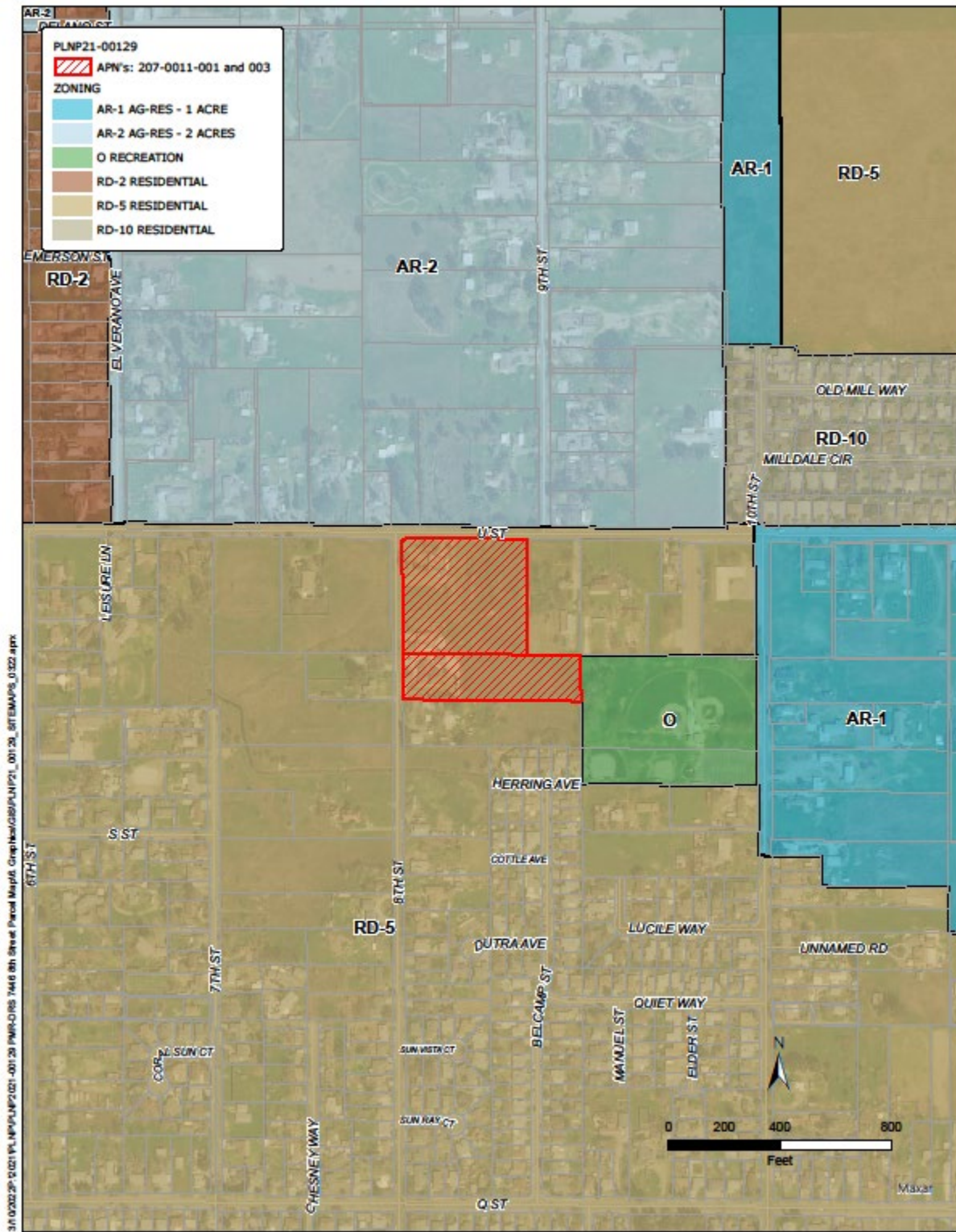


Plate IS-4: Zoning Map





## **ENVIRONMENTAL EFFECTS**

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

### **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

The Rio Linda/Elverta Community Plan (RLECP) includes Public Facility policies that require either sewer and water, or preparation for sewer and water for all new development. These policies support efforts to protect groundwater from overdraft and contamination, two issues identified as potentially significant in the Rio Linda/Elverta area by both the community and the CEQA analysis during development of the Community Plan.

### ***RLECP PUBLIC SERVICE POLICIES***

The Rio Linda/Elverta Community Plan includes the following policies:

**PF-4** - All new development in urban zones must have public sewer. New development on lots of two acres or less in agricultural-residential zones must provide or make provisions for public sewer service.

**PF-5** - All new development in urban zones must have public water. New development on lots of two acres or less in agricultural-residential zones must provide or make provisions for public water service.

For properties outside of the Urban Zones (i.e., those properties not within the 'Residential' zoning district (RD-1 through RD-40) must either connect to public water and sewer, or "make provisions for [sewer or water] service." To "make provisions for" sewer/water means that providing 'stub outs' (on-site piping and facilities designed to connect to public water and sewer when available) at the time of development to satisfy this consistency option.

According to a Planning Director's determination (June 28, 2022) the County could process an entitlement request that is not consistent with the policies if there exists mitigating circumstances. These would include the following:

- No services exist within a reasonable vicinity (usually 500 feet) or areas where sewer trunksheds are at capacity and cannot accept additional tie-ins.
- Only septic systems are needed (public water provided).
- New lots will have existing homes with existing systems (no new impacts).
- For Residentially zoned properties, a special development permit (SPZ) would be required for lots less than two acres without public water or public sewer, as that is a development standard in the Zoning Code (Table 5.7.A of Section 5.4).

### **PUBLIC WATER AND SEWER SITE SPECIFIC ANALYSIS**

The project site is within the service area of the Rio Linda Water District. Existing residences are served by public water and the newly created parcel would also connect to public water.

The existing residences on Lots 1, and 2 are on septic systems, and Lot 3 is served by a sewer line that is at capacity. At this time, there is no public sewer line to which new development could connect within 1,000 feet of the project site. Parcel 4 is zoned RD-5 (an urban level of density) but the parcel is larger than the 2 acre minimum that is generally required for issuance of a septic permit. To comply with the policies outlined above, Lot 4 can make provisions for connection to public sewer via the addition of having utility “stub outs” (on-site piping and facilities designed to connect to public water and sewer when available) until such time as a sewer line is constructed and is available. In the interim, development on Lot 4 would be dependent on a new septic system subject to approval by County Department of Environmental Management (EMD). Because the resulting lot is larger than two acres, utilization of septic service would not result in adverse environmental impacts. Existing septic systems on the project site are part of the baseline condition. Impacts to wastewater systems from the addition of an additional septic system due to the development of Lot 4 would be **less than significant**.

### **AIRPORTS**

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

- Result in a safety hazard for people residing or working in the vicinity of an airport/airstrip.
- Result in a substantial adverse effect upon the safe and efficient use of navigable airspace by aircraft.

The project occurs outside of any identified public or private airport/airstrip safety zones. The project is outside of the McClelland Airport the 60 dB noise contour line. However, the project is within McClellan Airport’s Airport Planning Policy Area. The Sacramento County Board of Supervisor’s adopted resolution 2006-1379 on April 19, 2006, and associated land use conditions that were subsequently incorporated as Policies NO-3 and

NO-4 in the Sacramento County 2030 General Plan Land Use Element, adopted in 2011. Those policies read:

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

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

- A. Provide minimum noise insulation to 45 dB CNEL within new residential dwellings, including detached single family dwellings, with windows closed in any habitable room Notification in the Public Report prepared by the California Department of Real Estate disclosing the fact to prospective buyers that the parcel is located within an Airport Policy Area.
- B. Notification in the Public Report prepared by the California Department of Real Estate disclosing the fact to prospective buyers that the parcel is located within an Airport Policy Area.
- C. An Avigation Easement prepared by the Sacramento County Counsel's Office granted to the County of Sacramento, recorded with the Sacramento County Recorder, and filed with Department of Airports. Such Avigation Easement shall acknowledge the property location within an Airport Planning Policy Area and shall grant the right of flight and unobstructed passage of all aircraft into and out of the subject Airport.

The Tentative Parcel Map proposes four (4) parcels, is located in the McClellan Park Airport Policy Area, and is outside of the 60 dB CNEL noise contour. Therefore, the prohibition on new residential uses stipulated by General Plan Policy NO-3, is not applicable to the proposed project. Policy NO-4 applies; thus, mitigation consistent with Part A has been added to the proposed project, and the required Avigation Easement and reporting are addressed in the Planning staff report and have been included as Conditions of Approval. With the inclusion of the disclosure requirement and the implementation of the Avigation Easement the impacts would be ***less than significant***.

## **AIR QUALITY**

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

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

### **CRITERIA POLLUTANT HEALTH RISKS**

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

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

### **HEALTH EFFECTS SCREENING**

In order to estimate the potential health risks that could result from the operational emissions of ROG, NOX, and PM2.5, PER staff implemented the procedures within SMAQMD's Instructions for Sac Metro Air District Minor Project and Strategic Area Project Health Effects Screening Tools (SMAQMD's Instructions). To date, SMAQMD has published three options for analyzing projects: small projects may use the Minor Project Health Screening Tool, while larger projects may use the Strategic Area Project Health Screening Tool, and practitioners have the option to conduct project-specific modeling.

Both the Minor Project Health Screening Tool and Strategic Area Project Health Screening Tool are based on the maximum thresholds of significance adopted within the five air district regions contemplated within SMAQMD's Guidance to Address the Friant Ranch Ruling for CEQA Projects in the Sac Metro Air District (SMAQMD's Friant Guidance; October 2020). The air district thresholds considered in SMAQMD's Friant Guidance included thresholds from SMAQMD as well as the El Dorado County Air Quality Management District, the Feather River Air Quality Management District, the Placer County Air Pollution Control District, and the Yolo Solano Air Quality Management District. The highest allowable emission rates of NOX, ROG, PM10, and PM2.5 from the five air districts is 82 pounds per day (lbs/day) for all four pollutants. Thus, the Minor Project Health Screening Tool is intended for use by projects that would result in emissions at or below 82 lbs/day, while the Strategic Area Project Health Screening Tool is intended for use by projects that would result in emissions between two and eight times greater than 82 lbs/day. The Strategic Area Project Screening Model was prepared by SMAQMD for five locations throughout the Sacramento region for two scenarios: two times and eight times the threshold of significance level (2xTOS and 8xTOS). The corresponding

emissions levels included in the model for 2xTOS were 164 lb/day for ROG and NOX, and 656 lb/day under the 8xTOS for ROG and NOX (SMAQMD 2020).

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

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

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

#### **DISCUSSION OF PROJECT IMPACTS: CRITERIA POLLUTANT HEALTH RISKS**

Since the project was below the daily operational thresholds for criteria air pollutants, the Minor Project Health Screening Tool was used to estimate health risks. The results are shown in Table IS-1 and Table IS-2.

**Table IS-1: PM<sub>2.5</sub> Health Risk Estimates**

<b>PM<sub>2.5</sub> Health Endpoint</b>	<b>Age Range<sup>1</sup></b>	<b>Incidences Across the Reduced Sacramento 4-km Modeling Domain Resulting</b>	<b>Incidence s Across the 5-Air-District Region Resulting from Project</b>	<b>Percent of Background Health Incidences Across the 5-Air-District Region<sup>3</sup></b>	<b>Total Number of Health Incidences Across the 5-Air-District Region (per year)<sup>4</sup></b>

		from Project Emissions (per year) <sup>2,5</sup>	Emissions (per year) <sup>2</sup>		
		(Mean)	(Mean)		
<b>Respiratory</b>					
Emergency Room Visits, Asthma	0 - 99	1.1	1.1	0.0058%	18419
Hospital Admissions, Asthma	0 - 64	0.075	0.070	0.0038%	1846
Hospital Admissions, All Respiratory	65 - 99	0.34	0.29	0.0015%	19644
<b>Cardiovascular</b>					
Hospital Admissions, All Cardiovascular (less Myocardial Infarctions)	65 - 99	0.18	0.16	0.00067%	24037
Acute Myocardial Infarction, Nonfatal	18 - 24	0.00010	0.000094	0.0025%	4
Acute Myocardial Infarction, Nonfatal	25 - 44	0.0092	0.0087	0.0028%	308
Acute Myocardial Infarction, Nonfatal	45 - 54	0.020	0.019	0.0025%	741
Acute Myocardial Infarction, Nonfatal	55 - 64	0.032	0.030	0.0024%	1239
Acute Myocardial Infarction, Nonfatal	65 - 99	0.11	0.10	0.0020%	5052
<b>Mortality</b>					
Mortality, All Cause	30 - 99	2.3	2.0	0.0045%	44766
Notes:					
<ol style="list-style-type: none"> <li>1. Affected age ranges are shown. Other age ranges are available, but the endpoints and age ranges shown here are the ones used by the USEPA in their health assessments. The age ranges are consistent with the epidemiological study that is the basis of the health function.</li> <li>2. Health effects are shown in terms of incidences of each health endpoint and how it compares to the base (2035 base year health effect incidences, or "background health incidence") values. Health effects are shown for the Reduced Sacramento 4-km Modeling Domain and the 5-Air-District Region.</li> </ol>					

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

**Table IS-2: Ozone Health Risk Estimates**

Ozone Health Endpoint	Age Range <sup>1</sup>	Incidences Across the Reduced Sacramento 4-km Modeling Domain Resulting from Project Emissions (per year) <sup>2,5</sup>	Incidences Across the 5-Air-District Region Resulting from Project Emissions (per year) <sup>2</sup>	Percent of Background Health Incidences Across the 5-Air-District Region <sup>3</sup>	Total Number of Health Incidences Across the 5-Air-District Region (per year) <sup>4</sup>
		(Mean)	(Mean)		
<b>Respiratory</b>					
Hospital Admissions, All Respiratory	65 - 99	0.089	0.069	0.00035%	19644
Emergency Room Visits, Asthma	0 - 17	0.41	0.34	0.0058%	5859
Emergency Room Visits, Asthma	18 - 99	0.67	0.56	0.0044%	12560
<b>Mortality</b>					
Mortality, Non-Accidental	0 - 99	0.056	0.046	0.00015%	30386

**Notes:**

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

5. The technical specifications and map for the Reduced Sacramento 4-km Modeling Domain are included in Appendix A, Table A-1 and Appendix B, Figure B-2 of the *Guidance to Address the Friant Ranch Ruling for CEQA Projects in the Sac Metro Air District*.

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

### **CONCLUSION: CRITERIA POLLUTANT HEALTH RISKS**

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

### **HYDROLOGY AND WATER QUALITY**

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

- Substantially alter the existing drainage pattern of the project area and/or increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site.
- Develop within a 100-year floodplain as mapped on a federal Flood Insurance Rate Map or within a local flood hazard area.
- Create or contribute runoff that would exceed the capacity of existing or planned stormwater drainage systems.

### ***DRAINAGE AND FLOODPLAIN***

The project site is within two Federal Emergency Management Agency (FEMA) Flood Zone areas (Plate IS-5). Flood Zone AE, which covers an area in the southeast corner, represents an area that has a one percent chance of a flood event, as determined by the



2012 FEMA Flood Insurance Rate Map, panel number 06067C0054H. The remainder of the site is Flood Zone X.

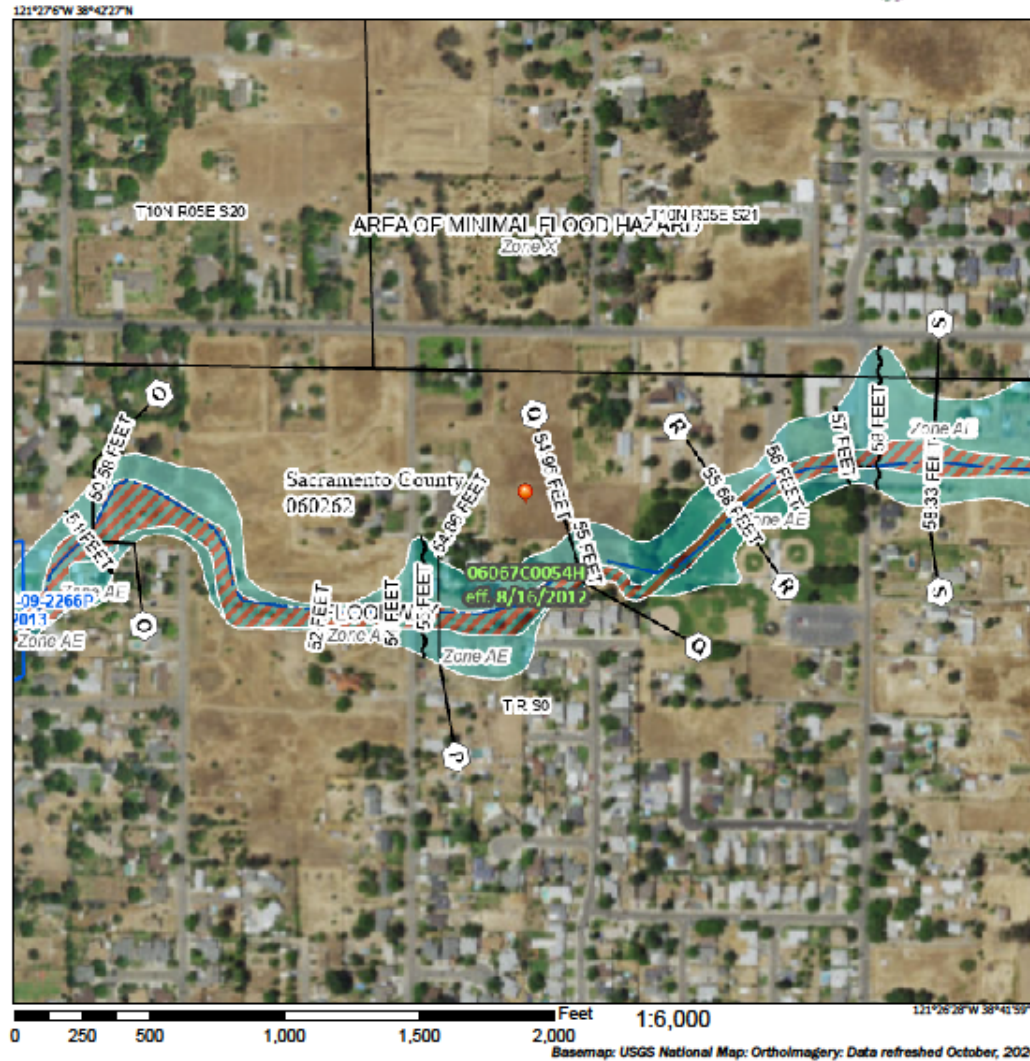
Flood Zone AE is defined as “The base floodplain where base flood elevations are provided.” The base flood elevation on the project site is 55 feet, which is the approximate elevation of the project site within the flood zone is located. As long as any development occurs above the base flood elevation, the development could be permitted.

Flood Zone X is defined as an “area determined to be outside the 500-year floodplain,” which indicates there is statistically, for insurance rate mapping purposes, a less than 0.2 percent chance of a flood event occurring on the site for any given year. Flood Zone X does not require flood insurance and there are no Federal regulation that would preclude development within the zone.

While there is only a small area that is within a Federally defined flood zone, the project site is crossed by a drainage feature which is subject to local flooding and is within a County identified local flood zone. Plate IS-6 shows the area that could be subject to local flooding. A drainage study was prepared and standard conditions were established by the County Department Water Resources. Compliance with applicable requirements of the Sacramento County Floodplain Management Ordinance, Sacramento County Water Agency Code, and Sacramento County Improvement Standards would ensure that impacts would be ***less than significant***.

Plate IS-5: FEMA Flood Zone Map

National Flood Hazard Layer FIRMette



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, APF
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
OTHER AREAS OF FLOOD HAZARD		Area with Reduced Flood Risk due to Levees. See Notes, Zone X
		Area with Flood Risk due to Levees Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
OTHER AREAS		Area of Undetermined Flood Hazard Zone D
GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		Cross Sections with 1% Annual Chance
		Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
OTHER FEATURES		Jurisdiction Boundary
		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped
		The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards. The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 7/21/2022 at 6:07 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

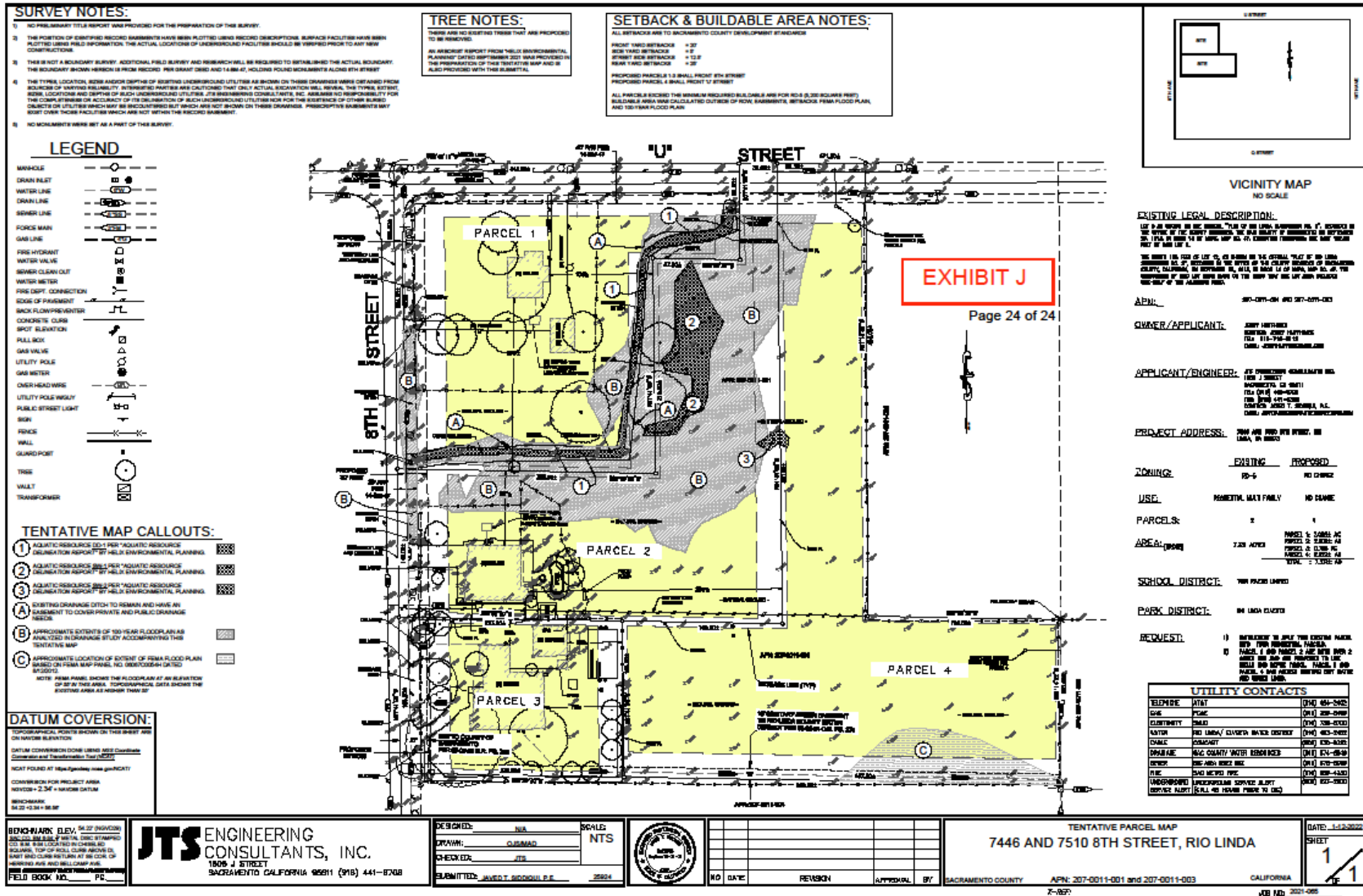
***WATER QUALITY*****CONSTRUCTION WATER QUALITY: EROSION AND GRADING**

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.

Plate IS-6: Local Flood Map



**SURVEY NOTES:**

- NO PRELIMINARY TITLE REPORT WAS PROVIDED FOR THE PREPARATION OF THIS SURVEY.
- THE POSITION OF IDENTIFIED RECORD BARRIERS HAVE BEEN PLOTTED USING FIELD INFORMATION. THE ACTUAL LOCATION OF UNDERGROUND FACILITIES SHOULD BE VERIFIED PRIOR TO ANY NEW CONSTRUCTION.
- THIS IS NOT A BOUNDARY SURVEY. ADDITIONAL FIELD SURVEY AND RESEARCH WILL BE REQUIRED TO DETERMINE THE ACTUAL BOUNDARY. THE BOUNDARY BENCH MARKS IN THIS RECORD FOR BENCH USED AND 1.8M x 0.6M HOLDERS POLICE BENCH MARKS ALONG 8TH STREET.
- THE TYPICAL LOCATION, SIZE AND DEPTH OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THESE DRAWINGS WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. INTERFERED PARTIES ARE CAUTIONED THAT ONLY ACTUAL SCAVENGER WILL REVEAL THE TYPICAL, EXACT SIZE, LOCATION AND DEPTH OF SUCH UNDERGROUND UTILITIES. JTS ENGINEERING CONSULTANTS, INC. ASSUMES NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF THE DETERMINATION OF SUCH UNDERGROUND UTILITIES NOR FOR THE EXISTENCE OF OTHER BURIED OBJECTS OR UTILITIES WHICH MAY BE ENCOUNTERED BUT WHICH ARE NOT SHOWN ON THESE DRAWINGS. PRESCRIPTIVE BARRIERS MAY EXIST OVER THESE FACILITIES WHICH ARE NOT WITHIN THE RECORDED BARRIERS.
- NO ENCUMBRANCES WERE SET AS A PART OF THIS SURVEY.

**LEGEND**

- MANHOLE
- DRAIN INLET
- WATER LINE
- DRAIN LINE
- SEWER LINE
- FORCE MAIN
- GAS LINE
- FIRE HYDRANT
- WATER VALVE
- SEWER CLEAN OUT
- WATER METER
- RISK CATCH CONNECTION
- EDGE OF PAVEMENT
- BACK FLOW PREVENTER
- CONCRETE CURB
- SPOT ELEVATION
- PULL BOX
- GAS VALVE
- UTILITY POLE
- GAS METER
- CROSSHEAD WIRE
- UTILITY POLE WEDGE
- PUBLIC STREET LIGHT
- SIGN
- FENCE
- WALL
- GUARD POST
- TRAIL
- VAULT
- TRANSFORMER

**TENTATIVE MAP CALLOUTS:**

- AQUATIC RESOURCE (EQ) PER AQUATIC RESOURCE CALCULATION REPORT BY HELIX ENVIRONMENTAL PLANNING
- AQUATIC RESOURCE (EQ) PER AQUATIC RESOURCE CALCULATION REPORT BY HELIX ENVIRONMENTAL PLANNING
- AQUATIC RESOURCE (EQ) PER AQUATIC RESOURCE CALCULATION REPORT BY HELIX ENVIRONMENTAL PLANNING
- EXISTING DRAINAGE DITCH TO REMAIN AND HAVE AN EASEMENT TO COVER PRIVATE AND PUBLIC DRAINAGE NEEDS
- APPROXIMATE EXTENTS OF 100-YEAR FLOODPLAIN AS ANALYZED IN DRAINAGE STUDY ACCOMPANYING THIS TENTATIVE MAP
- APPROXIMATE LOCATION OF EXTENT OF FEMA FLOOD PLAIN (BASED ON FEMA MAP PANEL NO. 08050204H DATED 06/20/02)

NOTE: FEMA PANEL SHOWS THE FLOODPLAIN AT AN ELEVATION OF 52.0 FT IN THIS AREA. TOPOGRAPHICAL DATA SHOWS THE EXISTING AREA AS HIGHER THAN 52.0 FT.

**DATUM CONVERSION:**

TOPOGRAPHICAL POINTS SHOWN ON THIS SHEET ARE ON NAD 83 DATUM.

DATUM CONVERSION COORDINATES WERE OBTAINED FROM CALTRANS AND TRANSFORMED TO NAD 83 DATUM.

NEAT POINT AT 1000' ELEVATION (SEE GENERAL NOTE)

CONVERSION FOR PROJECT AREA:

VECTOR = 2.34" x 1000' DATUM

BEARING = 94.22" x 361" x 100'

**TREE NOTES:**

THESE ARE THE EXISTING TREES THAT ARE PROPOSED TO BE REMOVED.

AN ARBORIST REPORT FROM HELIX ENVIRONMENTAL PLANNING DATED SEPTEMBER 2021 WAS PROVIDED FOR THE PREPARATION OF THIS TENTATIVE MAP AND IS ALSO PROVIDED WITH THIS SUBMITTAL.

**SETBACK & BUILDABLE AREA NOTES:**

ALL SETBACKS ARE TO UNIMPROVED COUNTY DEVELOPMENT STANDARDS.

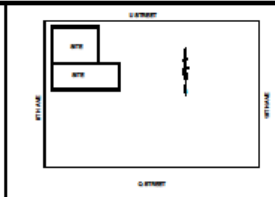
PROPOSED PARCELS 1 & 2 SHALL MEET 8TH STREET SETBACKS:

- FRONT YARD SETBACK: 10 FT
- REAR YARD SETBACK: 10 FT
- SIDE YARD SETBACK: 5 FT

PROPOSED PARCELS 3 & 4 SHALL MEET 8TH STREET SETBACKS:

- FRONT YARD SETBACK: 10 FT
- REAR YARD SETBACK: 10 FT
- SIDE YARD SETBACK: 5 FT

ALL PARCELS EXCEED THE MINIMUM REQUIRED BUILDABLE AREA FOR 50.0 (0.200 SQUARE FEET) BUILDABLE AREA HAS CALCULATED OUTSIDE OF ROW BARRIERS, SETBACKS, FEMA FLOOD PLAIN, AND 100-YEAR FLOOD PLAIN.



**VICINITY MAP**  
NO SCALE

**EXISTING LEGAL DESCRIPTION:**

LOT 2 AS SHOWN IN THE ORIGINAL PLAN OF SUBDIVISION NO. 17, RECORDED IN THE OFFICE OF THE COUNTY CLERK, AND THE QUALITY OF THE SAME IS NOT GUARANTEED BY THIS MAP. THIS IS A COPY OF THE ORIGINAL PLAN OF SUBDIVISION NO. 17, RECORDED IN THE OFFICE OF THE COUNTY CLERK, AND THE QUALITY OF THE SAME IS NOT GUARANTEED BY THIS MAP.

**APN:** 307-0011-001 AND 307-0011-003

**OWNER/APPLICANT:** JERRY HATHORN  
OWNER: JERRY HATHORN  
TEL: 916-748-8100  
EMAIL: JHATHORN@GMAIL.COM

**APPLICANT/ENGINEER:** JTS ENGINEERING CONSULTANTS, INC.  
REGISTERED CIVIL ENGINEER  
TEL: 916-748-8100  
TEL: 916-748-8100  
TEL: 916-748-8100  
EMAIL: JTS@JTSENGINEERING.COM

**PROJECT ADDRESS:** 7446 AND 7510 8TH STREET, RIO LINDA, CA 95061

**ZONING:** EXISTING: PD-6, PROPOSED: NO CHANGE

**USE:** EXISTING: RESIDENTIAL, MULTIFAMILY, PROPOSED: NO CHANGE

**PARCELS:** 1, 2, 3, 4

**AREAS:** 7.22 ACRES  
PARCEL 1: 2.00 AC  
PARCEL 2: 1.00 AC  
PARCEL 3: 1.00 AC  
PARCEL 4: 3.22 AC

**SCHOOL DISTRICT:** RIO LINDA UNIFIED

**PARK DISTRICT:** RIO LINDA UNIFIED

**REQUEST:** 1) REFERENCE TO ONLY THE EXISTING PARCELS 1 AND 2. 2) PARCELS 3 AND 4 ARE NOT BEING 3) ASSESSED AND SHOWN TO BE 4) BEING 5) 6) 7) 8) 9) 10) 11) 12) 13) 14) 15) 16) 17) 18) 19) 20) 21) 22) 23) 24) 25) 26) 27) 28) 29) 30) 31) 32) 33) 34) 35) 36) 37) 38) 39) 40) 41) 42) 43) 44) 45) 46) 47) 48) 49) 50) 51) 52) 53) 54) 55) 56) 57) 58) 59) 60) 61) 62) 63) 64) 65) 66) 67) 68) 69) 70) 71) 72) 73) 74) 75) 76) 77) 78) 79) 80) 81) 82) 83) 84) 85) 86) 87) 88) 89) 90) 91) 92) 93) 94) 95) 96) 97) 98) 99) 100)

**UTILITY CONTACTS**

TELEPHONE	STATE	(916) 654-5400
GAS	PG&E	(916) 299-2000
ELECTRICITY	PG&E	(916) 299-2000
WATER	RIO LINDA / CLAYTON WATER DISTRICT	(916) 463-2000
CHANNEL	CLAYTON	(916) 430-4300
SEWERAGE	CLAYTON	(916) 430-4300
SEWER	CLAYTON	(916) 430-4300
PLUMBING	CLAYTON	(916) 430-4300
UNDERGROUND	UNDERGROUND SERVICE ALERT	(916) 430-4300
EMERGENCY ALERT	CALL 48 HOURS PRIOR TO DIG	(916) 430-4300

**JTS ENGINEERING CONSULTANTS, INC.**  
1805 J STREET  
SACRAMENTO CALIFORNIA 95811 (916) 441-8708

DESIGNED: JTS  
SCALE: NTS  
DRAWN: JTS  
CHECKED: JTS  
SUBMITTED: JERRY HATHORN, P.E.  
DATE: 09/20/21



NO.	DATE	REVISION	APPROVAL	BY

TENTATIVE PARCEL MAP  
7446 AND 7510 8TH STREET, RIO LINDA

DATE: 1-12-2022  
SHEET: 1 OF 1

SACRAMENTO COUNTY APN: 307-0011-001 and 307-0011-003 CALIFORNIA  
JTB FEB. 2021-008

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](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 riparian habitat or other sensitive natural communities.
- Have a substantial adverse effect on streams, wetlands, or other surface waters that are protected by federal, state, or local regulations and policies.
- Have a substantial adverse effect on the movement of any native resident or migratory fish or wildlife species.
- Adversely affect or result in the removal of native or landmark trees.

## ***BIOLOGICAL RESOURCES – REGULATORY SETTING***

### **FEDERAL REGULATIONS**

#### ***FEDERAL ENDANGERED SPECIES ACT***

The Federal Endangered Species Act (FESA) of 1973 protects species that are federally listed as endangered or threatened with extinction. FESA prohibits the unauthorized “take” of listed wildlife species. Take includes harassing, harming, pursuing, hunting, shooting, wounding, killing, trapping, capturing, or collecting wildlife species or any attempt to engage in such activities. Harm includes significant modifications or degradations of habitats that may cause death or injury to protected species by impairing their behavioral patterns. Harassment includes disruption of normal behavior patterns that may result in injury to or mortality of protected species. Civil or criminal penalties can be levied against persons convicted of unauthorized “take.” In addition, FESA prohibits malicious damage or destruction of listed plant species on federal lands or in association with federal actions, and the removal, cutting, digging up, damage, or destruction of listed plant species in violation of state law. FESA does not afford any protections to federally listed plant species that are not also included on a state endangered species list on private lands with no associated federal action.

**MIGRATORY BIRD TREATY ACT**

The Migratory Bird Treaty Act (MBTA) prohibits the take, possession, import, export, transport, selling, purchase, barter, or offering for sale, purchase or barter, any native migratory bird, their eggs, parts, and nests, except as authorized under a valid permit (50 CFR 21.11.). Likewise, Section 3513 of the California Fish & Game Code prohibits the “take or possession” of any migratory non-game bird identified under the MBTA. Therefore, activities that may result in the injury or mortality of native migratory birds, including eggs and nestlings, would be prohibited under the MBTA.

**WETLANDS AND WATERS OF THE U.S.**

Federal and state regulation (Clean Water Act Sections 404 and 401) uses the term “surface water” to refer to all standing or flowing water which is present aboveground either perennially or seasonally. There are many types of surface waters, but the two major groupings are linear waterways with a bed and bank (streams, rivers, etc) and wetlands. The Clean Water Act has defined the term wetland to mean “those areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions”. The term “wetlands” includes a diverse assortment of habitats such as perennial and seasonal freshwater marshes, vernal pools, and wetted swales. The 1987 Army Corps Wetlands Delineation Manual is used to determine whether an area meets the technical criteria for a wetland and is therefore subject to local, State or Federal regulation of that habitat type. A delineation verification by the Army Corps will verify the size and condition of the wetlands and other waters in question, and will help determine the extent of government jurisdiction.

Wetlands are regulated by both the Federal and State government, pursuant to the Clean Water Act Section 404 (federal) and Section 401 (state). The United States Army Corps of Engineers (Army Corps) is generally the lead agency for the federal permit process, and the Regional Water Quality Control Board (Regional Water Board) is generally the lead agency for the state permit process. The Clean Water Act protects all “navigable waters”, which are defined as traditional navigable waters that are or were used for commerce, or may be used for interstate commerce; tributaries of covered waters; and wetlands adjacent to covered waters, including tributaries.

In addition to the Clean Water Act, the state also has jurisdiction over impacts to surface waters through the Porter-Cologne Water Quality Control Act, which does not require that waters be “navigable”. For this reason, Federal non-jurisdictional waters – isolated wetlands – can be regulated by the State of California pursuant to Porter-Cologne.

The Clean Water Act establishes a “no net” loss” policy regarding wetlands for the state and federal governments, and General Plan Policy CO-58 establishes a “no net loss” policy for Sacramento County.



**STATE REGULATIONS*****STATE ENDANGERED SPECIES ACT***

With limited exceptions, the California Endangered Species Act (CESA) of 1984 protects state-designated endangered and threatened species in a way similar to FESA. For projects on private property (i.e. that for which a state agency is not a lead agency), CESA enables CDFW to authorize take of a listed species that is incidental to carrying out an otherwise lawful project that has been approved under CEQA (Fish & Game Code Section 2081).

***CALIFORNIA FISH AND GAME CODE, SECTION 3503.5 - RAPTOR NESTS***

Section 3503.5 of the Fish and Game Code makes it unlawful to take, possess, or destroy hawks or owls, unless permitted to do so, or to destroy the nest or eggs of any hawk or owl.

**LOCAL REGULATIONS*****COUNTY OF SACRAMENTO GENERAL PLAN***

The Conservation Element of the Sacramento County General Plan (under Policy CO-58) currently provides protection to various ecosystems. Specifically, it “ensures no net loss of wetlands, riparian woodlands, and oak woodlands.” The General Plan also seeks to protect landmark and heritage trees (collectively referred to as “protected trees”). “Landmark trees” are defined as ones that are “especially prominent and stately.” “Heritage trees” are defined as native oaks that exceed 60 inches in circumference. Policies CO-137, CO-138, CO-139, CO-140, and CO-141 encourage protection and preservation of landmark and heritage trees, and Policy CO-145 requires mitigation by creation of new tree canopy equivalent to the acreage of non-native tree canopy removed.

***BIOLOGICAL RESOURCES- IMPACTS AND ANALYSIS*****SPECIAL STATUS SPECIES**

Staff review of the project site, and search of the California Natural Diversity Database (CNDDDB) species list was used to determine the potential habitats and species which could be impacted by the project. Some sensitive habitats, plants, and animals occur within the Rio Linda quadrangle. The CNDDDB indicates documented occurrences of Boggs Lake hedge-hyssop, giant gartersnake, tricolor blackbird, Swainson’s hawk, burrowing owl, bank swallow, white tailed kite, the specific quadrangles. However, the database does not indicate the presence of any of the above listed species within the project limits. The closest occurrences of the species listed above (i.e. Boggs Lake hedge-hyssop and burrowing owl) is approximately 75 feet north and 1.5 miles west of the project limits, respectively. Although Boggs Lake hedge-hyssop has been reported near the project site, the project site does not contain the vernal pool habitat to support Boggs Lake hedge-hyssop. Nor does the project site contain habitat for steelhead, giant gartersnake, tricolor blackbird, or bank swallow. The species that have the potential for occurrence on the project site are discussed in further detail below.

**SWAINSON'S HAWK**

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

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

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

**NESTING HABITAT IMPACT METHODOLOGY**

For determining impacts to and establishing mitigation for nesting Swainson's hawks in Sacramento County, CDFW recommends utilizing the methodology set forth in the Recommended Timing and Methodology for Swainson's Hawk Nesting Surveys in California's Central Valley (Swainson's Hawk TAC 2000). The document recommends that surveys be conducted for the two survey periods immediately prior to the start of construction. The five survey periods are defined by the timing of migration, courtship, and nesting in a typical year (refer to Table IS-3). Surveys should extend a ½-mile radius around all project activities, and if active nesting is identified, CDFW should be contacted.

**Table IS-3: Recommended Survey Periods for Swainson’s Hawk (TAC 2000)**

Period #	Timeframe	# of surveys required	Notes
I.	Jan. 1 – Mar. 20	1	Optional, but recommended
II.	Mar. 20 – Apr. 5	3	
III.	Apr. 5 – Apr. 20	3	
IV.	Apr. 21 – June 10	N/A	Initiating surveys is not recommended during this period
V.	June 10 – July 30	3	

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

### PROJECT IMPACTS

The project site is located 2.7 miles from the nearest recorded Swainson’s hawk occurrence. The project site contains numerous mature trees that could provide adequate nesting habitat for Swainson’s hawk. Therefore, preconstruction surveys for nesting hawks are necessary prior to construction. 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 developer 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. According to the Recommended Timing and Methodology for Swainson’s Hawk Nesting Surveys in California’s Central Valley (Swainson’s Hawk TAC 2000), the mitigation described above will ensure that impacts to nesting Swainson’s hawk will be **less than significant**.

### BURROWING OWL

Burrowing owl (*Athene cunicularia*) is not listed pursuant to either the California or federal Endangered Species Acts; however, it is designated as a species of special concern by the CDFW. They typically inhabit dry open rolling hills, grasslands, desert floors, and open bare ground with gullies and arroyos. This species typically uses burrows created by fossorial mammals, most notably the California ground squirrel, but may also use man-made structures such as culverts; cement, asphalt, or wood debris piles; or openings beneath cement or asphalt pavement. The breeding season extends from February 1 through August 31.

The CNDDDB records occurrences of burrowing owl within five miles of the Project Area with the closest situated approximately 3 miles to the northwest.

According to the California Fish and Wildlife life history account for the species, burrowing owl (*Athene cunicularia*) habitat can be found in annual and perennial grasslands, deserts, and arid scrublands characterized by low-growing vegetation. Burrows are the essential component of burrowing owl habitat. Both natural and artificial burrows provide protection, shelter, and nesting sites for burrowing owls. Burrowing owls typically use burrows made by fossorial mammals, such as ground squirrels or badgers, but also use human-made structures such as cement culverts; cement, asphalt, or wood debris piles; or openings beneath cement or asphalt pavement. Burrowing owls are listed as a California Species of Special Concern due to loss of breeding habitat.

Burrowing owls may use a site for breeding, wintering, foraging, and/or migration stopovers. The breeding season is generally defined as spanning February 1 to August 31 and wintering from September 1 to January 31. Occupancy of suitable burrowing owl habitat can be verified at a site by detecting a burrowing owl, its molted feathers, cast pellets, prey remains, eggshell fragments, or excrement at or near a burrow entrance. Burrowing owls exhibit high site fidelity, reusing burrows year after year.

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

Given that burrowing owls could use the grassland present on the project site as nesting habitat, prior to the commencement of construction activities (which includes clearing, grubbing, or grading) within 500 feet of suitable burrow habitat, a survey for burrowing owl shall be conducted by a qualified biologist. The survey shall occur within 30 days of the date that construction will encroach within 500 feet of suitable habitat. If owl are found, the applicant will consult with CDFW as to how to proceed, If no owls are found no additional actions would be required. With mitigation, the impacts to burrowing owls would be **less than significant**.

### ***NESTING BIRDS OF PREY***

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

to abandon an active nest may cause harm to egg(s) or chick(s) and is therefore considered “take.” Thus, take may occur both as a result of cutting down a tree or as a result of activities nearby an active nest which cause nest abandonment.

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

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

### ***MIGRATORY BIRDS***

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

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

### ***AQUATIC RESOURCES (WATERS AND WETLANDS)***

The applicant provided an Aquatic Resources Delineation Report prepared by HELIX Environmental Planning (Helix) (Appendix A). The report identified aquatic resources in the Project area that potentially qualify as waters of the U.S. and/or waters of the State.

Waters of the U.S. on the site are subject to regulatory jurisdiction by both the U.S. Army Corps of Engineers (USACE) and the Central Valley Regional Water Quality Control Board (CVRWQCB). Waters of the State on the site are subject to the jurisdiction of the CVRWQCB and potentially the California Department of Fish and Wildlife (CDFW). Impacts to onsite aquatic resources may require obtaining permits from one or all of these agencies. The results presented in the report are considered preliminary unless and until concurrence is received from the USACE, CVRWQCB, and CDFW.

## **DELINEATION FINDINGS**

### **SEASONAL WETLAND**

There are two seasonal wetlands (SW-1 and SW-2) (0.128 acre) (Plate IS-7) in the project area. SW-1 is adjacent to the current alignment of the drainage ditch on the property. SW-2 is located roughly 75 feet east of SW-1 and roughly 130 feet east of the drainage ditch but was adjacent to the drainage ditch prior to the ditch being rerouted in 2018. These seasonal wetlands are shallow depressions that sit slightly lower than the surrounding topography in the non-native annual grassland and collect precipitation and surface runoff from the surrounding uplands and overflow from the drainage ditch. The seasonal wetland boundaries are characterized by a shift in vegetation between upland annual grasses to a dominance of hydrophytes. Hydric soil indicators in seasonal wetlands were typically met by redox in a closed depression or redox dark surface with prominent redoximorphic features located along root channels of living roots and as concentrations in the matrix. Wetland hydrology in the seasonal wetlands is evidenced by oxidized rhizospheres. The seasonal wetlands support a predominance of hydrophytic herbaceous plant species such as Italian ryegrass and Mediterranean barley (*Hordeum marinum* ssp. *gussoneanum*) as well as upland grasses such as soft brome.

### **DRAINAGE DITCH**

One drainage ditch that totals 0.080 acre occurs in the project area (Plate IS-7). The drainage ditch contains wetland vegetation along much of its length in the project area, but the central portion of the ditch is devoid of wetlands and consists entirely of upland vegetation. Water flows into the drainage ditch from double culverts under U Street and exits the property at double culverts under 8th Street. The ditch appears to be a rerouted or modified natural waterway that carries water from wetlands north of U Street to a drainage west of 8th Street and is tributary to Steelhead Creek via another unnamed drainage or series of drainages. The ditch was most recently rerouted around 2018 (Google Earth 2021) and previously followed a different path on the property, which has since been filled in with dirt. Prior to the drainage ditch being rerouted, SW 1 and SW 2 were both adjacent to it.

The drainage ditch exhibits bed and bank and has an ordinary high water mark. The drainage ditch supports hydrophytic herbaceous plant species such as Italian ryegrass, prostrate knotweed (*Polygonum aviculare*) (FAC), and broad leaf pepperweed (*Lepidium latifolium*) (FAC) as well as vegetation consistent with non-native annual grassland.

Table IS-4 summarizes the aquatic resources present on the project site and Plate IS-7 shows the location of the resources.

**Table IS-4: Aquatic Resources**

Feature	Cowardin Classification <sup>1</sup>	Area (ac.)	Area (sq. ft)	Length (ft.)	Average Width (ft.)
<b>Wetlands</b>					
SW-1	PEM2	0.120	5,227.20	--	--
SW-2	PEM2	0.008	348.48	--	--
<b>Seasonal Wetlands Subtotal</b>		0.128			
DD-1	REM2	0.080	3,484.80	523	6.7
<b>Drainage Ditch Subtotal</b>		<b>0.080</b>			
<b>TOTAL AQUATIC RESOURCES</b>		<b>0.208</b>	<b>9,060.48</b>	<b>523</b>	

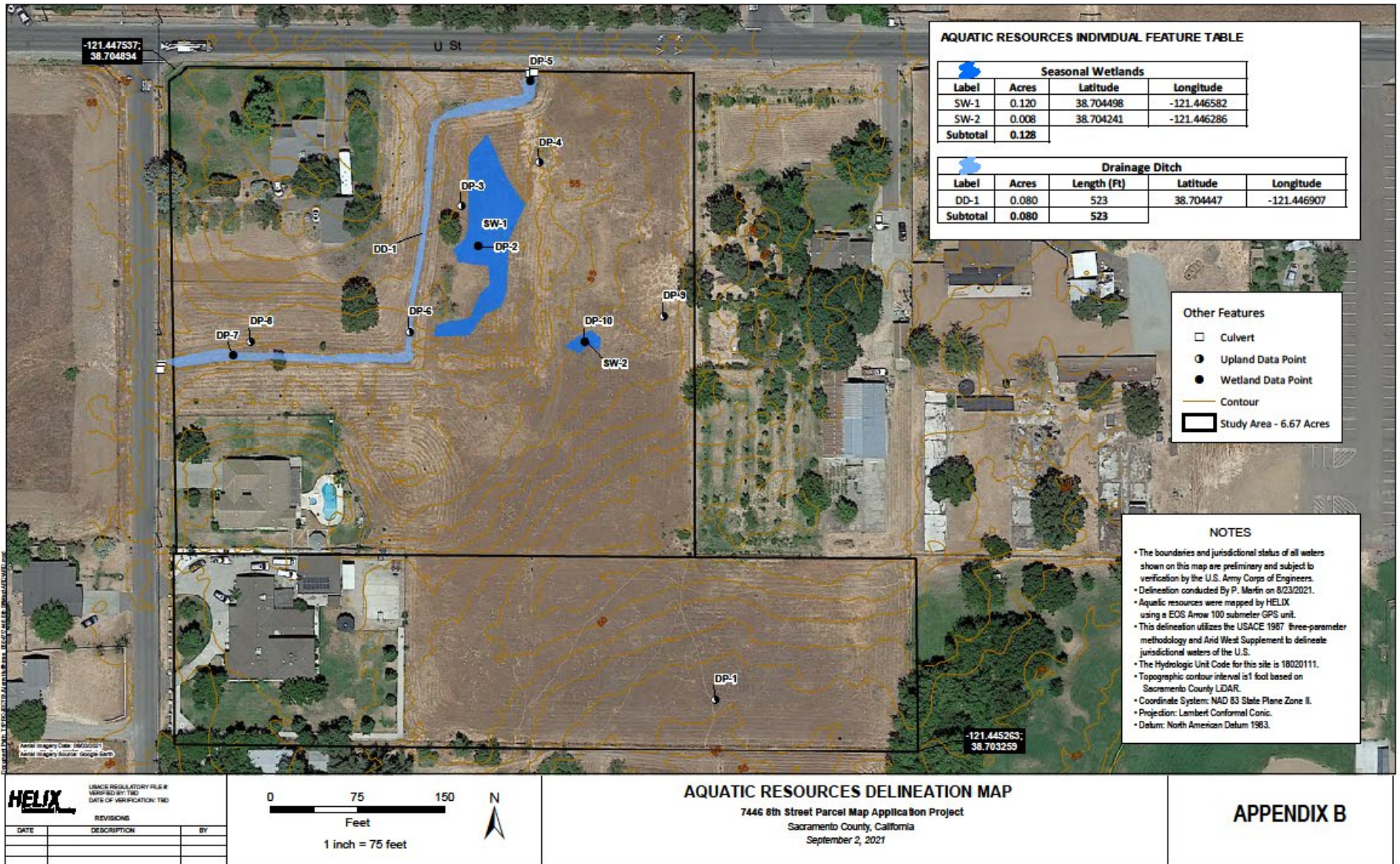
<sup>1</sup> Cowardin Coders for Wetlands: System (P = Palustrine, R = Riverine) – Class (EM = Emergent) – Subclass (2 = Non-persistent)

### **POTENTIAL WATERS OF THE U.S.**

A total of 0.208 acres of aquatic resources were mapped within the project area, consisting of two seasonal wetlands (0.128 acre), and one drainage ditch (0.080 acre, 523 linear feet). Although the hydrology of the area has been disrupted due to anthropogenic disturbance and the drainage ditch has been rerouted and/or modified, it is a modified natural waterway that is tributary to a traditional navigable water and is assumed to be intermittent. The drainage ditch is tributary to Steelhead Creek, and thence the Sacramento River, which is a traditional navigable waters of the U.S. Seasonal wetland 1 is adjacent to the drainage ditch and appears to have a direct hydrologic connection to the drainage ditch. Seasonal wetland 2 does not have a direct hydrologic connection to the ditch in its present alignment but was adjacent to the ditch in its prior alignment and may still receive runoff from the drainage ditch as it is in a low point that collects water along the ditch's prior alignment. All aquatic resources in the project area are presumed to be waters of the U.S.

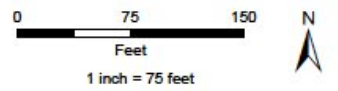
The drainage ditch is a modified waters of the State that conveys flow from natural wetlands upstream and is tributary to Steelhead Creek and thence the Sacramento River. SW-1 and SW-2 are believed to be natural wetlands. Potential waters of the State in the project area are subject to permitting by the Central Valley Regional Water Quality Control Board (CVRWQCB) and are potentially under CDFW jurisdiction. All aquatic resources are presumed to be potential waters of the U.S. and potential waters of the State. The aquatic resource delineation is preliminary and subject to verification.

Plate IS-7: Aquatic Resources Map



**HELIX** LAND REGULATORY FILE #  
 VERIFIED BY: TRD  
 DATE OF VERIFICATION: TRD

REVISIONS		
DATE	DESCRIPTION	BY



**AQUATIC RESOURCES DELINEATION MAP**  
 7446 8th Street Parcel Map Application Project  
 Sacramento County, California  
 September 2, 2021

**APPENDIX B**



### **PROJECT IMPACT TO AQUATIC RESOURCES**

The drainage ditch and seasonal wetlands are located in the northern portion of the proposed Lot 4 of the project area (Plates IS-1 and IS-7). As potential waters of the U.S., mitigation can be achieved through avoidance of the ditch and seasonal wetlands. However, if development is proposed that would include fill or moving of the resources the preliminary delineation would require verification and if verified as waters of the U.S. a Section 404 permit would be required from the U.S. Army Corps. Of Engineers and Section 401 permit from CVRWQCB. Similarly, if the resources are verified as waters of the State the appropriate permits from CVRWQCB and CDFW (Section 1602) would be needed. Therefore, by either avoidance or the appropriate permits impacts to aquatic resources would be **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*).

**TREE INVENTORY**

The applicant provided an Arborist Report prepared by HELIX (Helix) (Appendix B). The Arborist Report identified the species, size, and location of onsite and overhanging offsite trees. CalTLC inventoried and evaluated trees 4 inches or greater diameter at breast height (dbh) and all multi-trunk trees with an aggregate dbh of 10 inches or greater. A total of 36 trees were inventoried and evaluated. Of the 36 trees, five of the trees qualify as “protected trees” by the standards of the Sacramento County Tree Ordinance and Zoning Code (Table IS-5). All of the protected trees identified by the survey are located within the project area. All trees identified are shown on Plate IS-8.

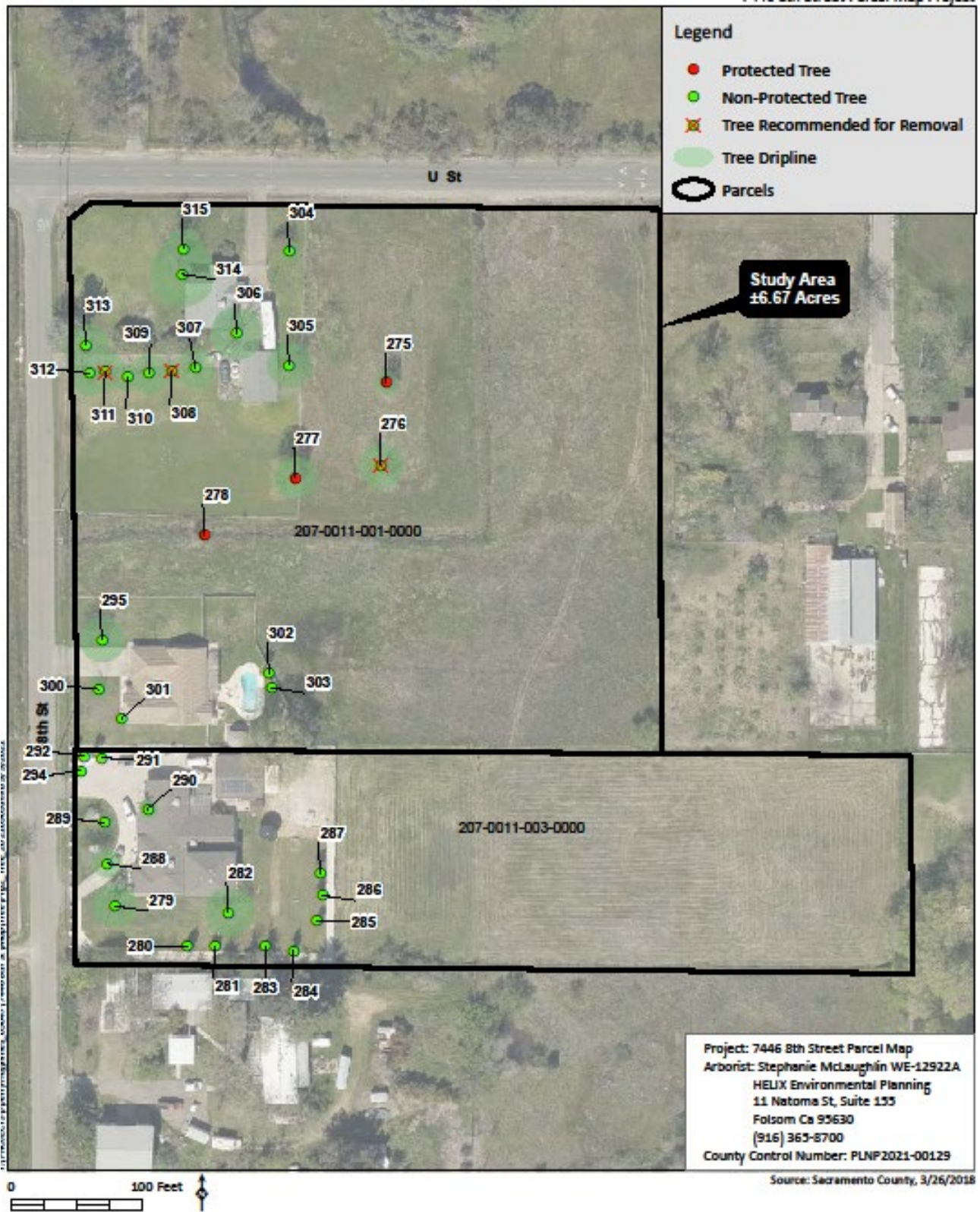
**Table IS-5: Tree Inventory of Protected Native Trees**

<b>Tree #</b>	<b>Common Name</b>	<b>DBH (Inches)</b>	<b>Dripline (Feet)</b>	<b>Condition Rating*</b>	<b>Action</b>	<b>Impacts from Development</b>	<b>Mitigation</b>
275	Valley Oak	16	9	5		Could be impacted depending on development envelope of Lot 4	16**
276	Fremont cottonwood	11, 9.5, 10.2	17	1	Arborist recommended removal	Could be impacted depending on development envelope of Lot 4	N/A because of condition
277	Valley Oak	19	16	5	Retain		N/A
278	Valley Oak	9	4	4	Retain		N/A
288	Oregon ash	10	11	3	Retain		N/A
<b>Total</b>							<b>16**</b>

\* Ratings 0 (dead), 1 (severe decline), 2 (declining), 3 (fair), 4 (good), or 5 (excellent)

\*\*If removed for development.

Plate IS-8: Tree Location



## **DISCUSSION OF PROJECT IMPACTS**

### ***ONSITE AND OFFSITE PROTECTED NATIVE TREES TO BE REMOVED***

Tree 275 is within Lot 4, but removal of tree 275 is unlikely as it is within the area of the drainage ditch that can be subject to flooding and is to be avoided. The remaining trees (277, 278, 304 305) are within areas that contain wetlands, and potential flooding area that are outside the development envelope of Lot 4. Future development would not remove any oak or other native trees on the project site. There is potential that future grading activities could encroach up on native trees. Mitigation has been included to ensure that protective measures are incorporated during construction to avoid construction impacts to trees. Project impacts associated with native trees are ***less than significant***.

### ***NON-NATIVE TREES***

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

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

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

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

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

The 15-year shade cover values for tree species referenced in policy CO-145 are also referenced by the Sacramento County Zoning Code, Chapter 30, Article 4, and the list is maintained by the Sacramento County Department of Transportation, Landscape Planning and Design Division. The list includes more than seventy trees, so is not included here, but it is available at <http://www.per.saccounty.net/Programs/Documents/Tree%20Coordinator/Tree%2015-year%20shade%20values%201-8-14.pdf#search=15%20year%20shade%20value>. Policy CO-146 references the Greenprint program, which is run by the Sacramento Tree Foundation and has a goal of planting five million trees in the Sacramento region.

### **TREE INVENTORY**

The Arborist Report identified the species, size, and location of onsite and overhanging offsite trees. Of the 36 trees, 23 of the trees are non-native and are not considered

“protected trees” by the standards of the Sacramento County Tree Ordinance and Zoning Code. All trees identified are shown on Plate IS-8.

### **DISCUSSION OF PROJECT IMPACTS**

Lots 1-3 are currently developed with no additional development proposed. On Lot 4, trees (277, 278, 304 305) are within areas that contain wetlands, and potential flooding areas that are outside the development envelope of Lot 4 and would likely be retained. The remaining non-native trees are located either within the already develop lots, which would be outside of any development envelope. Project impacts to non-protected trees are expected to be *less than significant*.

### **GREENHOUSE GAS EMISSIONS**

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

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

### ***GREENHOUSE GAS EMISSIONS REGULATORY BACKGROUND***

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

### **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](http://www.green.saccounty.net/Documents/sac_030843.pdf). The CAP contains policies/goals related to agriculture, energy, transportation/land use, waste, and water.

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

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

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

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

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

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

The Phase 1 CAP is a strategy and framework document. The County adopted the Phase 2A CAP (Government Operations) on September 11, 2012. Neither the Phase 1 CAP nor the Phase 2A CAP are “qualified” plans through which subsequent projects may receive CEQA streamlining benefits. The County is currently developing a Communitywide CAP, which will flesh out the strategies involved in the strategy and framework CAP, and will include economic analysis, intensive vetting with all internal departments, community outreach/information sharing, timelines, and detailed performance measures.. The Communitywide CAP is targeted for adoption in the fall of 2022.

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

Addressing GHG generation impacts requires an agency to make a determination as to what constitutes a significant impact. Governor’s Office of Planning and Research’s (OPR’s) Guidance does not include a quantitative threshold of significance to use for

assessing a proposed development's GHG emissions under CEQA. Moreover, CARB has not established such a threshold or recommended a method for setting a threshold for proposed development-level analysis.

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

All projects must implement Tier 1 Best Management Practices to demonstrate consistency with the Climate Change Scoping Plan. After implementation of Tier 1 Best Management Practices, project emissions are compared to the operational land use screening levels table (equivalent to 1,100 metric tons of CO<sub>2</sub>e per year). If a project's operational emissions are less than or equal to 1,100 metric tons of CO<sub>2</sub>e per year after implementation of Tier 1 Best Management Practices, the project will result in a less than cumulatively considerable contribution and has no further action. Tier 1 Best Management Practices include:

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

Projects that implement BMP 1 and BMP 2 can utilize the screening criteria for operation emissions outlined in Table IS-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**

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

1. SMAQMD Operational Screening Levels for housing projects implementing Tier 1 BMPs would generate less than the threshold of 1,100 metric tons, if the project is less than 56 dwelling units.

### ***GREENHOUSE GAS EMISSIONS PROJECT IMPACTS***

#### **CONSTRUCTION-GENERATED GREENHOUSE GAS EMISSIONS**

GHG emissions associated with the project would occur over the short term from construction activities, consisting primarily of emissions from equipment exhaust. The project is within the screening criteria for construction related impacts related to air quality. The project site is less than 35 acres, and does not involve buildings more than 4 stories tall; demolition activities; significant trenching activities; an unusually compact construction schedule; cut-and-fill operations; or, import or export of soil materials requiring a considerable amount of haul truck activity. Basic Construction Emissions Control Practices have also been included as a mitigation measure with which the project must comply. The project meets the Sacramento Metropolitan Air Quality Management District's screening criteria for PM<sub>10</sub> and PM<sub>2.5</sub> and Ozone precursors. Therefore, construction-related GHG impacts are considered ***less than significant***.

#### **OPERATIONAL PHASE GREENHOUSE GAS EMISSIONS**

No development is proposed at this time; however, when development is to occur the project will implement BMP 1 and BMP 2 in its entirety. As such, the project can be compared to the operational screening table, which serves as a guide for projects that have been determined to have operational emissions that are less than 1,100 MT of CO<sub>2</sub>e per year. Mitigation has been included such that the project will implement BMP 1 and BMP 2. The impacts from GHG emissions are ***less than significant with mitigation***.

### **ENVIRONMENTAL MITIGATION MEASURES**

Mitigation Measures (A, B, C, D, E, F, G, H, I, J and K) 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: PROVISION OF PUBLIC WATER AND SEWER SERVICE**

New development on vacant lots shall connect to public water and sewer, unless it is determined to be infeasible by SacSewer and the Rio Linda/Elverta Water District, respectively. If provision of either water or sewer service is not feasible, then stub-outs for water and/or sewer connections shall be installed during construction of all new houses so that new properties have the ability to connect to public services when available.

### **MITIGATION MEASURE B: AIRPORT NOISE INSULATION**

The project shall provide a minimum noise insulation to 45dB CNEL within new residential dwellings, including detached single-family dwellings, with windows closed in any habitable room, to be verified by an acoustical analysis prior to approval of building permits.

### **MITIGATION MEASURE C: 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](mailto:doors@arb.ca.gov), or [www.arb.ca.gov/doors/compliance\\_cert1.html](http://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 D: SWAINSON'S HAWK NESTING HABITAT**

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

#### **MITIGATION MEASURE E: BURROWING OWL**

Prior to the commencement of construction activities (which includes clearing, grubbing, or grading) within 500 feet of suitable burrow habitat, a survey for burrowing owl shall be conducted by a qualified biologist. The survey shall occur within 30 days of the date that

construction will encroach within 500 feet of suitable habitat. Surveys shall be conducted in accordance with the following:

1. A survey for-burrows and owls should be conducted by walking through suitable habitat over the entire project site and in areas within 150 meters (~500 feet) of the project impact zone.
2. Pedestrian survey transects should be spaced to allow 100 percent visual coverage of the ground surface. The distance between transect center lines should be no more than 30 meters (~100 feet), and should be reduced to account for differences in terrain, vegetation density, and ground surface visibility. To efficiently survey projects larger than 100 acres, it is recommended that two or more surveyors conduct concurrent surveys. Surveyors should maintain a minimum distance of 50 meters (~160 feet) from any owls or occupied burrows. It is important to minimize disturbance near occupied burrows during all seasons.
3. If no occupied burrows or burrowing owls are found in the survey area, a letter report documenting survey methods and findings shall be submitted to the Environmental Coordinator and no further mitigation is necessary.
4. If occupied burrows or burrowing owls are found, then a complete burrowing owl survey is required. This consists of a minimum of four site visits conducted on four separate days, which must also be consistent with the Survey Method, Weather Conditions, and Time of Day sections of Appendix D of the California Fish and Wildlife "Staff Report on Burrowing Owl Mitigation" (March 2012). Submit a survey report to the Environmental Coordinator which is consistent with the Survey Report section of Appendix D of the California Fish and Wildlife "Staff Report on Burrowing Owl Mitigation" (March 2012).
5. If occupied burrows or burrowing owls are found the applicant shall contact the Environmental Coordinator and consult with California Fish and Wildlife prior to construction, and will be required to submit a Burrowing Owl Mitigation Plan (subject to the approval of the Environmental Coordinator and in consultation with California Fish and Wildlife). This plan must document all proposed measures, including avoidance, minimization, exclusion, relocation, or other measures, and include a plan to monitor mitigation success. The California Fish and Wildlife "Staff Report on Burrowing Owl Mitigation" (March 2012) should be used in the development of the mitigation plan.

#### **MITIGATION MEASURE F: RAPTOR NEST PROTECTION**

If construction activity (which includes clearing, grubbing, or grading) is to commence within 500 feet of suitable nesting habitat between March 1 and September 15, a survey for raptor nests shall be conducted by a qualified biologist. The survey shall cover all potential tree habitat on-site and off-site up to a distance of 500 feet from the project boundary. The survey shall occur within 30 days of the date that construction will encroach within 500 feet of suitable habitat. The biologist shall supply a brief written report (including date, time of survey, survey method, name of surveyor and survey

results) to the Environmental Coordinator prior to ground disturbing activity. If no active nests are found during the survey, no further mitigation will be required. If any active nests are found, the Environmental Coordinator and California Fish and Wildlife shall be contacted to determine appropriate avoidance/protective measures. The avoidance/protective measures shall be implemented prior to the commencement of construction within 500 feet of an identified nest.

### **MITIGATION MEASURE G: MIGRATORY BIRD NEST PROTECTION**

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

1. If construction activity (which includes clearing, grubbing, or grading) is to commence within 50 feet of nesting habitat between February 1 and August 31, a survey for active migratory bird nests shall be conducted no more than 14 day prior to construction by a qualified biologist.
2. Trees slated for removal shall be removed during the period of September through January, in order to avoid the nesting season. Any trees that are to be removed during the nesting season, which is February through August, shall be surveyed by a qualified biologist and will only be removed if no nesting migratory birds are found.
3. If active nest(s) are found in the survey area, a non-disturbance buffer, the size of which has been determined by a qualified biologist, shall be established and maintained around the nest to prevent nest failure. All construction activities shall be avoided within this buffer area until a qualified biologist determines that nestlings have fledged, or until September 1.

### **MITIGATION MEASURE H: WATERS OF THE UNITED STATES**

If future development on Lot 4 avoids the delineated drainage ditch and seasonal wetlands, no further mitigation is required. If development on Lot 4 results in impacts to wetlands then, to compensate for the permanent loss of wetlands, the applicant shall perform one or a combination of the following prior to implementing construction activities and shall also obtain all applicable permits from the Army Corps of Engineers, the U.S. Fish and Wildlife Service, the Central Valley Regional Water Quality Control Board, and the California Department of Fish and Wildlife

- A. Where a Section 404 Permit has been issued by the Army Corps of Engineers, or an application has been made to obtain a Section 404 Permit, the Mitigation and Management Plan required by that permit or proposed to satisfy the requirements of the Corps for granting a permit may be submitted for purposes of achieving a no net-loss of wetlands. The required Plan shall be submitted to the Sacramento County Environmental Coordinator, U.S. Army Corps of Engineers, and U.S. Fish and Wildlife Service for approval prior to its implementation.

- B. If regulatory permitting processes result in less than a 1:1 compensation ratio for loss of wetlands, the Project applicant shall demonstrate that the wetlands which went unmitigated/uncompensated as a result of permitting have been mitigated through other means. Acceptable methods include payment into a mitigation bank or protection of off-site wetlands through the establishment of a permanent conservation easement, subject to the approval of the Environmental Coordinator.

### **MITIGATION MEASURE I: NATIVE TREE PROTECTION**

Oak Tree 275, all portions of adjacent off-site native trees that 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:

- a. 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 each 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 each tree. Removing limbs that make up the dripline does not change the protected area.
- b. Any protected trees on the site that require pruning shall be pruned by a certified arborist prior to the start of construction work. All pruning shall be in accordance with the American National Standards Institute (ANSI) A300 pruning standards and the International Society of Arboriculture (ISA) "Tree Pruning Guidelines."
- c. Temporary protective fencing shall be installed at least one foot outside the driplines of the oak trees prior to the start of construction work, in order to avoid damage to the trees and their root systems. Protective fencing shall be installed at one foot from the limit of work for retaining wall construction. Protective fencing must be maintained through the duration of construction.
- d. During demolition of the existing structures, protective fencing shall be installed at least one foot outside the dripline of Oak Tree #697, including the portion of the dripline containing the driveway, to avoid damage to low-hanging limbs. The fencing shall be relocated to the edge of the driveway inside the dripline to accommodate removal of the driveway. The fencing shall be relocated to one foot outside the dripline of Oak Tree #697 immediately following removal of the driveway
- e. Demolition of the existing driveway within the dripline of Oak Tree #697 shall be performed under direct supervision of a certified arborist. To the maximum extent feasible, demolition work within the dripline protection areas of Oak Tree #697 shall be performed by hand. If the certified arborist determines that it is not feasible to perform some portion(s) of this work by hand, then the smallest/lightest weight equipment that will adequately perform the demolition work shall be used.

- f. No signs, ropes, cables (except those which may be installed by a certified arborist to provide limb support) or any other items shall be attached to the protected trees. Small metallic numbering tags for the purpose of preparing tree reports and inventories shall be allowed.
- g. No vehicles, construction equipment, mobile home/office, supplies, materials or facilities shall be driven, parked, stockpiled or located within the driplines of protected trees.
- h. With the exception of the proposed retaining wall and cut slope, no grading (grade cuts or fills) shall be allowed within the driplines of oak trees. Grade cuts for the proposed retaining wall shall be performed under direct supervision of a certified arborist.
- i. Drainage patterns on the site shall not be modified so that water collects or stands within, or is diverted across, the dripline of any protected tree.
- j. No trenching shall be allowed within the driplines of protected trees. If it is absolutely necessary to install underground utilities within the dripline of a protected tree, the utility line shall be bored and jacked under the supervision of a certified arborist.
- k. The construction of impervious surfaces within the driplines of protected trees shall be stringently minimized. When it is absolutely necessary, a piped aeration system per County standard detail shall be installed under the supervision of a certified arborist.
- l. No sprinkler or irrigation system shall be installed in such a manner that sprays water or requires trenching within the driplines of protected trees. An above ground drip irrigation system is recommended.
- m. Landscaping beneath oak trees may include non-plant materials such as bark mulch, wood chips, boulders, etc. The only plant species which shall be planted within the driplines of oak trees are those which are tolerant of the natural semi-arid environs of the trees. A list of such drought-tolerant plant species is available from the Office of Planning Environmental Review. Limited drip irrigation approximately twice per summer is recommended for the understory plants.

## **MITIGATION MEASURE J: CULTURAL RESOURCES UNANTICIPATED DISCOVERY**

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

1. Pursuant to Sections 5097.97 and 5097.98 of the State Public Resources Code, and Section 7050.5 of the State Health and Safety Code, if a human bone or bone of unknown origin is found during construction, all work is to stop and the County Coroner and the Office of Planning and Environmental Review shall be

immediately notified. If the remains are determined to be Native American, the coroner shall notify the Native American Heritage Commission within 24 hours, and the Native American Heritage Commission shall identify the person or persons it believes to be the most likely descendent from the deceased Native American. The most likely descendent may make recommendations to the landowner or the person responsible for the excavation work, for means of treating or disposition of, with appropriate dignity, the human remains and any associated grave goods.

2. In the event of an inadvertent discovery of cultural resources (excluding human remains) during construction, all work must halt within a 100-foot radius of the discovery. A qualified professional archaeologist, meeting the Secretary of the Interior's Professional Qualification Standards for prehistoric and historic archaeology, shall be retained at the Applicant's expense to evaluate the significance of the find. If it is determined due to the types of deposits discovered that a Native American monitor is required, the Guidelines for Monitors/Consultants of Native American Cultural, Religious, and Burial Sites as established by the Native American Heritage Commission shall be followed, and the monitor shall be retained at the Applicant's expense.
  - a. Work cannot continue within the 100-foot radius of the discovery site until the archaeologist and/or tribal monitor conducts sufficient research and data collection to make a determination that the resource is either 1) not cultural in origin; or 2) not potentially eligible for listing on the National Register of Historic Places or California Register of Historical Resources.
  - b. If a potentially-eligible resource is encountered, then the archaeologist and/or tribal monitor, Planning and Environmental Review staff, and project proponent shall arrange for either 1) total avoidance of the resource, if possible; or 2) test excavations or total data recovery as mitigation. The determination shall be formally documented in writing and submitted to the County Environmental Coordinator as verification that the provisions of CEQA for managing unanticipated discoveries have been met.

### **MITIGATION MEASURE K: GREENHOUSE GASES**

The project is required to incorporate the following Tier 1 Best Management Practices (BMPs)

- 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 by EV Ready.

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

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

### **MITIGATION MEASURE COMPLIANCE**

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

1. The proponent shall comply with the MMRP for this project, including the payment of a fee to cover Planning and Environmental Review staff costs incurred during implementation of the MMRP. The MMRP fee for this project is \$11,900.00. This fee includes administrative costs of \$1039.00.
2. Until the MMRP has been recorded and the administrative portion of the MMRP fee has been paid, no final parcel map or final subdivision map for the subject property shall be approved. Until the balance of the MMRP fee has been paid, no encroachment, grading, building, sewer connection, water connection or occupancy permit from Sacramento County shall be approved.



## INITIAL STUDY CHECKLIST

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

- 1 Potentially Significant indicates there is substantial evidence that an effect MAY be significant. If there are one or more "Potentially Significant" entries an Environmental Impact Report (EIR) is required. Further research of a potentially significant impact may reveal that the impact is actually less than significant or less than significant with mitigation.
- 2 Less than Significant with Mitigation applies where an impact could be significant but specific mitigation has been identified that reduces the impact to a less than significant level.
- 3 Less than Significant or No Impact indicates that either a project will have an impact but the impact is considered minor or that a project does not impact the particular resource.

	Potentially Significant	Less Than Significant with Mitigation	Less Than Significant	No Impact	Comments
<b>1. LAND USE - Would the project:</b>					
a. Cause a significant environmental impact due to a conflict with any applicable land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?			X		The project is consistent with environmental policies of the Sacramento County General Plan, Rio Linda Community Plan, and Sacramento County Zoning Code. Refer to the Land Use discussion in the Environmental Effects section above
b. Physically disrupt or divide an established community?			X		The project will not create physical barriers that substantially limit movement within or through the community.
<b>2. POPULATION/HOUSING - Would the project:</b>					
a. Induce substantial unplanned population growth in an area either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of infrastructure)?			X		The project will neither directly nor indirectly induce substantial unplanned population growth; the proposal is consistent with existing land use designations.
b. Displace substantial amounts of existing people or housing, necessitating the construction of replacement housing elsewhere?			X		The project will not result in the removal of existing housing, and thus will not displace substantial amounts of existing housing.
<b>3. AGRICULTURAL RESOURCES - Would the project:</b>					
a. Convert Prime Farmland, Unique Farmland, Farmland of Statewide Importance or areas containing prime soils to uses not conducive to agricultural production?			X		The project site is not designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance on the current Sacramento County Important Farmland Map published by the California Department of Conservation. The site does not contain prime soils.
b. Conflict with any existing Williamson Act contract?				X	No Williamson Act contracts apply to the project site..

	Potentially Significant	Less Than Significant with Mitigation	Less Than Significant	No Impact	Comments
c. Introduce incompatible uses in the vicinity of existing agricultural uses?			X		The project does not occur in an area of agricultural production.
<b>4. AESTHETICS - Would the project:</b>					
a. Substantially alter existing viewsheds such as scenic highways, corridors or vistas?			X		The project does not occur in the vicinity of any scenic highways, corridors, or vistas.
b. In non-urbanized area, substantially degrade the existing visual character or quality of public views of the site and its surroundings?			X		The project is not located in a non-urbanized area.
c. If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?			X		Construction will not substantially degrade the visual character or quality of the project site.
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.
<b>5. AIRPORTS - Would the project:</b>					
a. Result in a safety hazard for people residing or working in the vicinity of an airport/airstrip?			X		The project occurs outside of any identified public or private airport/airstrip safety zones. However, the project is within the McClellan Airport's Airport Planning Policy Area. Refer to the Airports discussion in the Environmental Effects section above.
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.
c. Result in a substantial adverse effect upon the safe and efficient use of navigable airspace by aircraft?			X		The project is located within the McClellan Airport's Airport Planning Policy Area. Refer to the Airports discussion in the Environmental Effects section above.

	Potentially Significant	Less Than Significant with Mitigation	Less Than Significant	No Impact	Comments
d. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?			X		The project does not involve or affect air traffic movement.
<b>6. PUBLIC SERVICES - Would the project:</b>					
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		Septic systems would be required. Refer to the Public Services discussion in the Environmental Effects section above.
c. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?			X		The Kiefer Landfill has capacity to accommodate solid waste until the year 2050.
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 water 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. Development would require the use of septic system. Refer to Public Services discussion in the Environmental Effects section above. .
e. Result in substantial adverse physical impacts associated with the provision of storm water drainage facilities?			X		Project construction would not require the addition of new stormwater drainage facilities.
f. Result in substantial adverse physical impacts associated with the provision of electric or natural gas service?			X		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.

	Potentially Significant	Less Than Significant with Mitigation	Less Than Significant	No Impact	Comments
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 will not require the use of public school services.
i. Result in substantial adverse physical impacts associated with the provision of park and recreation services?			X		The project will not require park and recreation services.
<b>7. TRANSPORTATION - Would the project:</b>					
a. Conflict with or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b) – measuring transportation impacts individually or cumulatively, using a vehicles miles traveled standard established by the County?			X		The proposed project is the two parcels totaling approximately 7.33 gross acres into four parcels. Three of the resulting parcels are already developed. Currently no development is proposed on the fourth parcel. Any future development could include a residence and an ADU which would be considered a small local project, which would screen out as being below the thresholds established by Sacramento County Department of Transportation; therefore, project impacts individually or cumulatively are less than significant
b. Result in a substantial adverse impact to access and/or circulation?			X		No changes to existing access and/or circulation patterns would occur as a result of the project.
c. Result in a substantial adverse impact to public safety on area roadways?			X		No changes to existing access and/or circulation patterns would occur as a result of the project; therefore no impacts to public safety on area roadways will result.

	Potentially Significant	Less Than Significant with Mitigation	Less Than Significant	No Impact	Comments
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.
<b>8. AIR QUALITY - Would the project:</b>					
a. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable federal or state ambient air quality standard?			X		The project does not exceed the screening thresholds established by the Sacramento Metropolitan Air Quality Management District and will not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment.  The project is within the screening criteria for construction related impacts related to air quality. The project site is less than 35 acres, and does not involve buildings more than 4 stories tall; demolition activities; significant trenching activities; an unusually compact construction schedule; cut-and-fill operations; or, import or export of soil materials requiring a considerable amount of haul truck activity. Basic Construction Emissions Control Practices have also been included as a mitigation measure with which the project must comply. The project meets the Sacramento Metropolitan Air Quality Management District's screening criteria for PM <sub>10</sub> and PM <sub>2.5</sub> and Ozone precursors.
b. Expose sensitive receptors to pollutant concentrations in excess of standards?			X		See Response 8.a.
c. Create objectionable odors affecting a substantial number of people?			X		The project will not generate objectionable odors.

	Potentially Significant	Less Than Significant with Mitigation	Less Than Significant	No Impact	Comments
<b>9. NOISE - Would the project:</b>					
a. Result in generation of a temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established by the local general plan, noise ordinance or applicable standards of other agencies?			X		The project is not in the vicinity of any uses that generate substantial noise, nor will the completed project generate substantial noise. The project will not result in exposure of persons to, or generation of, noise levels in excess of applicable standards.
b. Result in a substantial temporary increase in ambient noise levels in the project vicinity?			X		No new development is proposed at this time. Any future 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 these activities, limits on the duration of noise, and evening and nighttime restrictions imposed by the County Noise Ordinance (Chapter 6.68 of the County Code).
c. Generate excessive groundborne vibration or groundborne noise levels.				X	The project will not involve the use of pile driving or other methods that would produce excessive groundborne vibration or noise levels at the property boundary.
<b>10. HYDROLOGY AND WATER QUALITY - Would the project:</b>					
a. Substantially deplete groundwater supplies or substantially interfere with groundwater recharge?			X		As the Rio Linda/Elverta Water District is dependent on well water to serve its clients. The project will incrementally add to groundwater consumption; however, the singular and cumulative impacts of the proposed project upon the groundwater decline in the project area are minor.
b. Substantially alter the existing drainage pattern of the project area and/or increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?			X		Compliance with applicable requirements of the Sacramento County Floodplain Management Ordinance, Sacramento County Water Agency Code, and Sacramento County Improvement Standards will ensure that impacts are less than significant.

	Potentially Significant	Less Than Significant with Mitigation	Less Than Significant	No Impact	Comments
c. Develop within a 100-year floodplain as mapped on a federal Flood Insurance Rate Map or within a local flood hazard area?			X		The project is within a 100-year floodplain as mapped on a federal Flood Insurance Rate Map (Flood Zone AE). The Sacramento County Floodplain Management Ordinance, Sacramento County Water Agency Code, and Sacramento County Improvement Standards require that the project be located outside or above the floodplain, and will ensure that impacts are less than significant. Refer to the Hydrology discussion in the Environmental Effects section above.
d. Place structures that would impede or redirect flood flows within a 100-year floodplain?			X		Although the southeast portion of the project is within a 100-year floodplain, compliance with the Sacramento County Floodplain Management Ordinance, Sacramento County Water Agency Code, and Sacramento County Improvement Standards will ensure that impacts are less than significant.
e. Develop in an area that is subject to 200 year urban levels of flood protection (ULOP)?				X	The project is not located in an area subject to 200-year urban levels of flood protection (ULOP).
f. Expose people or structures to a substantial risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				X	The project will not expose people or structures to a substantial risk of loss, injury, or death involving flooding, including flooding as a result of the failure of a levee or dam.
g. Create or contribute runoff that would exceed the capacity of existing or planned stormwater drainage systems?			X		Adequate on- and/or off-site drainage improvements will be required pursuant to the Sacramento County Floodplain Management Ordinance and Improvement Standards.



	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		<p>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.</p> <p>Sacramento County Code Chapters 6.28 and 6.32 provide rules and regulations for water wells and septic systems that are designed to protect water quality. The Environmental Health Division of the County Environmental Management Department has permit approval authority for any new water wells and septic systems on the site. Compliance with existing regulations will ensure that impacts are less than significant.</p>
<b>11. GEOLOGY AND SOILS - Would the project:</b>					
a. Directly or indirectly cause potential substantial adverse effects, including risk of loss, injury or death involving rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?			X		<p>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.</p>
b. Result in substantial soil erosion, siltation or loss of topsoil?			X		<p>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.</p>

	Potentially Significant	Less Than Significant with Mitigation	Less Than Significant	No Impact	Comments
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		All septic systems must comply with the requirements of the County Environmental Management Department, Environmental Health Division, as set forth in Chapter 6.32 of the County Code. Development would require the use of septic system until sewer is made available. Refer to Public Services discussion in the Environmental Effects section above.
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.
<b>12. BIOLOGICAL RESOURCES - Would the project:</b>					
a. Have a substantial adverse effect on any special status species, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, or threaten to eliminate a plant or animal community?		X			The project site contains suitable habitat for burrowing owl, Swainson's hawk and raptors. 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 site contains 0.128 acres of seasonal wetland habitat. Mitigation is included to reduce impacts to less than significant levels. Refer to the Biological Resources discussion in the Environmental Effects section above.

	Potentially Significant	Less Than Significant with Mitigation	Less Than Significant	No Impact	Comments
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			There are wetlands located within the project area. Mitigation is included to require that project plans either demonstrate avoidance of wetlands, or that the appropriate permits are secured from State and Federal regulatory agencies for impacts to wetlands, which will ensure that impacts are less than significant. Refer to the Biological Resources discussion in the Environmental Effects section above.
d. Have a substantial adverse effect on the movement of any native resident or migratory fish or wildlife species?			X		Resident and/or migratory wildlife may be displaced by project construction; however, impacts are not anticipated to result in significant, long-term effects upon the movement of resident or migratory fish or wildlife species, and no major wildlife corridors would be affected.
e. Adversely affect or result in the removal of native or landmark trees?			X		Native and/or landmark trees occur on the project site; however, the project will not impact these trees. 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.
g. Conflict with the provisions of an adopted Habitat Conservation Plan or other approved local, regional, state or federal plan for the conservation of habitat?			X		There are no known conflicts with any approved plan for the conservation of habitat.
<b>13. CULTURAL RESOURCES - Would the project:</b>					
a. Cause a substantial adverse change in the significance of a historical resource?			X		No historical resources would be affected by the proposed project.

	Potentially Significant	Less Than Significant with Mitigation	Less Than Significant	No Impact	Comments
b. Have a substantial adverse effect on an archaeological resource?			X		A Cultural Resource Assessment was prepared for the project by HELIX Environmental Planning (Helix). 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 in September 2, 2012 for the project area and a one-quarter-mile buffer. The records search identified no previously recorded resources within the project site. On October 1, 2021 Helix conducted a field survey of the project site. No resources were observed. In the event that subsurface resources are uncovered, mitigation for inadvertent discoveries has been included.
c. Disturb any human remains, including those interred outside of formal cemeteries?		X			No known human remains exist on the project site. Nonetheless, mitigation has been recommended to ensure appropriate treatment should remains be uncovered during project implementation.
<b>14. TRIBAL CULTURAL RESOURCES - Would the project:</b>					
a. Would the project cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code 21074?			X		Notification pursuant to Public Resources Code 21080.3.1(b) was provided to the tribes and request for consultation was not received. Tribal cultural resources have not been identified in the project area. Mitigation has been recommended to address unanticipated discovery of resources.
<b>15. HAZARDS AND HAZARDOUS MATERIALS - Would the project:</b>					
a. Create a substantial hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			X		The project does not involve the transport, use, and/or disposal of hazardous material.
b. Expose the public or the environment to a substantial hazard through reasonably foreseeable upset conditions involving the release of hazardous materials?			X		The project does not involve the transport, use, and/or disposal of hazardous material.

	Potentially Significant	Less Than Significant with Mitigation	Less Than Significant	No Impact	Comments
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances or waste within one-quarter mile of an existing or proposed school?			X		The project does not involve the use or handling of hazardous material.
d. Be located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5, resulting in a substantial hazard to the public or the environment?			X		The project is not located on a known hazardous materials site.
e. Impair implementation of or physically interfere with an adopted emergency response or emergency evacuation plan?			X		The project would not interfere with any known emergency response or evacuation plan.
f. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to or intermixed with urbanized areas?			X		The project is within the urbanized area of the unincorporated County. There is no significant risk of loss, injury, or death to people or structures associated with wildland fires.
<b>16. ENERGY – Would the project:</b>					
a. Result in potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction?			X		The project does not proposed any development at this time future development of the undeveloped parcel could introduce one new home and increase energy consumption, compliance with Title 24, Green Building Code, will ensure that all project energy efficiency requirements are net resulting in less than significant impacts.
b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?			X		The project does not propose any development; however, any subsequence development will comply with Title 24, Green Building Code, for all project efficiency requirements.

	Potentially Significant	Less Than Significant with Mitigation	Less Than Significant	No Impact	Comments
<b>17. GREENHOUSE GAS EMISSIONS – Would the project:</b>					
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			X		No development is proposed at this time; however, any future development will fully comply with the SMAQMD GHG Tier 1 BMPs. As such, the project would screen out of further analysis and impacts are less than significant. See 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	Low Density Residential	X		
Community Plan	RD-5	X		Refer to Land Use and Public Services discussions in the Environmental Effects section above.
Land Use Zone	RD-5	X		

## **INITIAL STUDY PREPARERS**

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Environmental Coordinator: Joelle Inman

Senior Environmental Analyst: Julie Newton

Associate Environmental Analyst: Kurtis Steinert

Office Manager: Belinda Wekesa-Batts

Administrative Support: Justin Maulit