



County of Sacramento

Mitigated Negative Declaration

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

- 1. Control Number: PLNP2018-00096**
- 2. Title and Short Description of Project:** Yeager Tentative Parcel Map

The proposed project consists of the following entitlement requests:

A **Tentative Parcel Map** to divide one approximately 9.77-acre parcel in the A-5 zone into two parcels with the following sizes:

- Proposed Parcel 1: about 5.095 gross acres (about 221,947 square feet)
- Proposed Parcel 2: about 4.677 gross acres (about 203,714 square feet)

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

- Minimum Lot Area in the A-5 Zone (Zoning Code Title IV, Section 403-12.): Five gross acres. As proposed, one of the parcels is about 4.677 gross acres.
- Minimum Public Street Frontage in the A-5 Zone (Zoning Code Title IV, Section 403-14.): 250 feet. As proposed, one of the parcels has no public street frontage.

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

- 3. Assessor's Parcel Number:** 136-0160-041
- 4. Location of Project:** The project site is located at 10263 Colony Road, about 1,600 Feet North of Walmort Road, in the Southeast Area Community.
- 5. Project Applicant:** Claybar Engineering, Inc.
- 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.

Joelle Inman

Joelle Inman

Environmental Coordinator

County of Sacramento, State of California

COUNTY OF SACRAMENTO
OFFICE OF PLANNING AND ENVIRONMENTAL REVIEW
INITIAL STUDY

PROJECT INFORMATION

CONTROL NUMBER: PLNP2018-00096

NAME: Yeager Tentative Parcel Map

LOCATION: The project site is located at 10263 Colony Road, about 1,600 Feet North of Walmort Road, in the Southeast Area Community.

ASSESSOR'S PARCEL NUMBER: 136-0160-041

APPLICANT: Dianne Yeager
10263 Colony Road
Wilton, CA 95693

ENGINEER: Claybar Engineering, Inc.
9354 Elk Grove-Florin Road
Elk Grove, CA 95624
Contact: Dennis Barksdale

PROJECT DESCRIPTION

The proposed project consists of the following entitlement requests:

1. A **Tentative Parcel Map** to divide one approximately 9.77-acre parcel in the A-5 zone into two parcels with the following sizes:
 - Proposed Parcel 1: about 5.095 gross acres (about 221,947 square feet)
 - Proposed Parcel 2: about 4.677 gross acres (about 203,714 square feet)
2. A **Special Development Permit** to deviate from the following development standards:
 - Minimum Lot Area in the A-5 Zone (Zoning Code Title IV, Section 403-12.): Five gross acres. As proposed, one of the parcels is about 4.677 gross acres.
 - Minimum Public Street Frontage in the A-5 Zone (Zoning Code Title IV, Section 403-14.): 250 feet. As proposed, one of the parcels has no public street frontage.
3. A **Design Review** to determine substantial compliance with the *Sacramento County Countywide Design Guidelines* (Design Guidelines).

ENVIRONMENTAL SETTING

The project site is located at 10263 Colony Road in the Southeast community of Sacramento County. The parcel is bounded by single family, agricultural residential parcels on all sides, and within the Wilton agricultural residential area of the unincorporated County. Beyond the agricultural residential community, the area is used mainly for agricultural production, including rangeland, pasture, and small grains, rice, wine grapes, fruit, and nut crops.

The western half of the 10 acre project property contains a single-family home and has a scattering of trees while the eastern half consists of grasslands and is largely devoid of trees, with the exception of several black walnut trees. The eastern half of the property also contains vernal pools and seasonal wetlands.

Plate IS-1: Project Vicinity Map

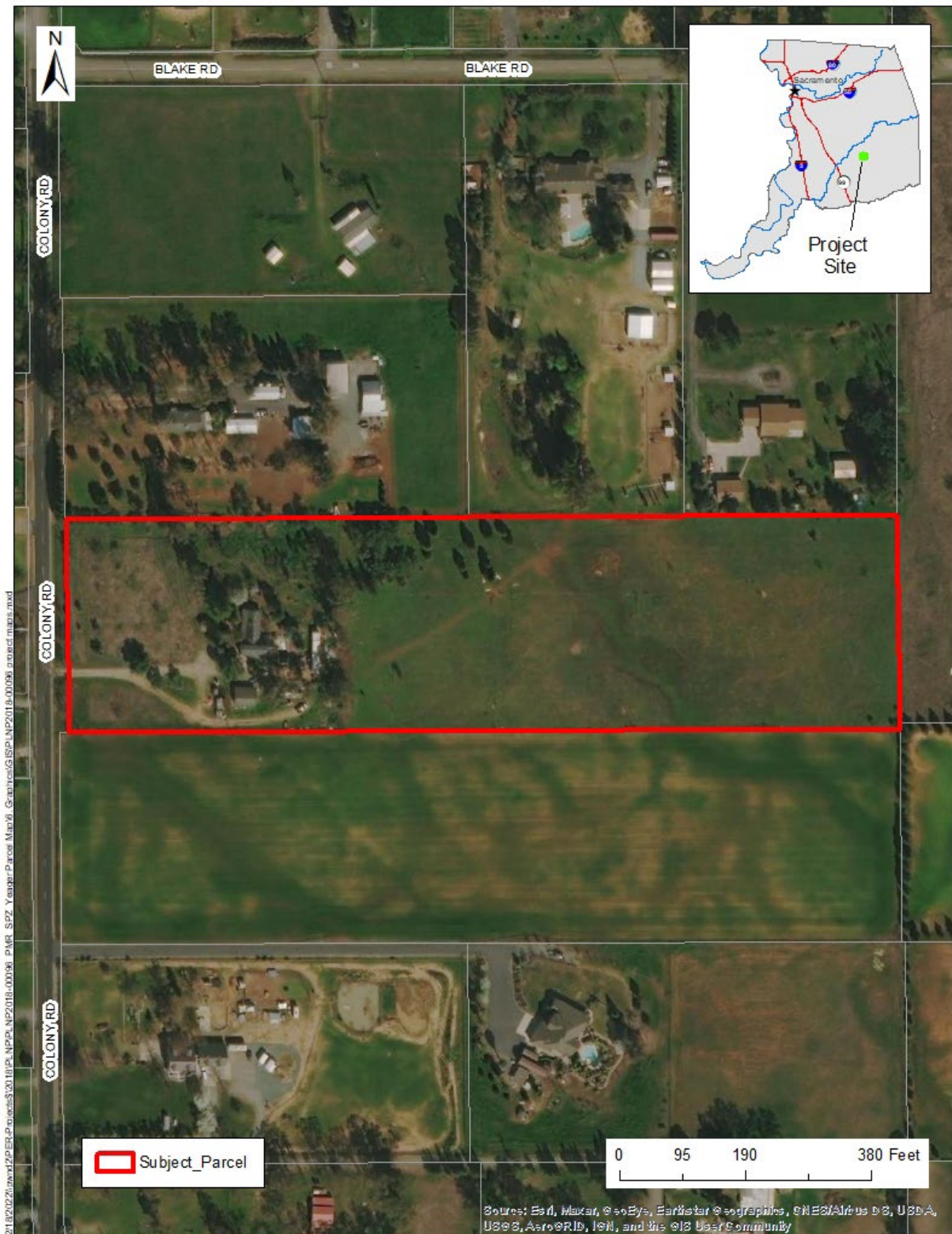


Plate IS-2: Tentative Parcel Map

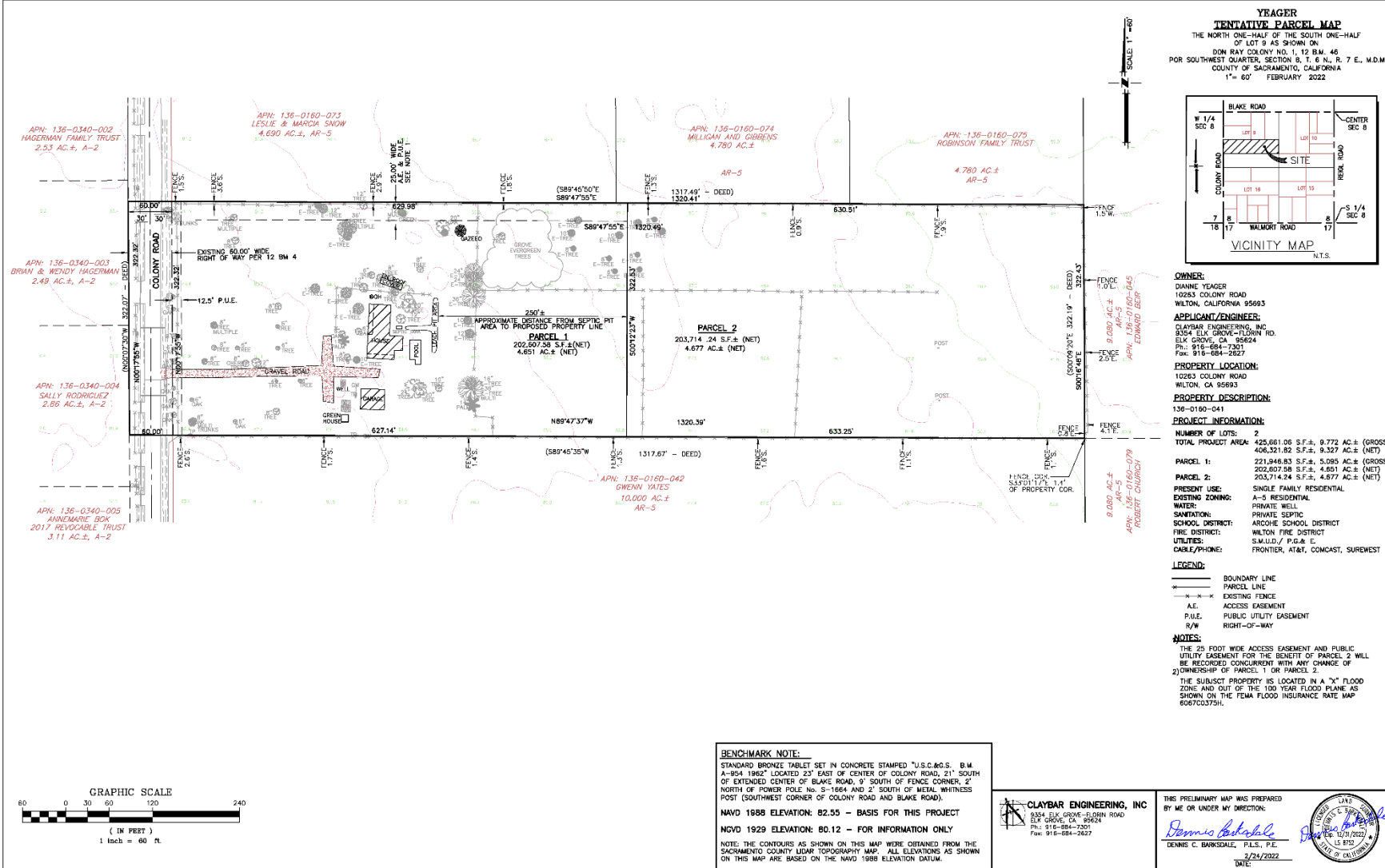
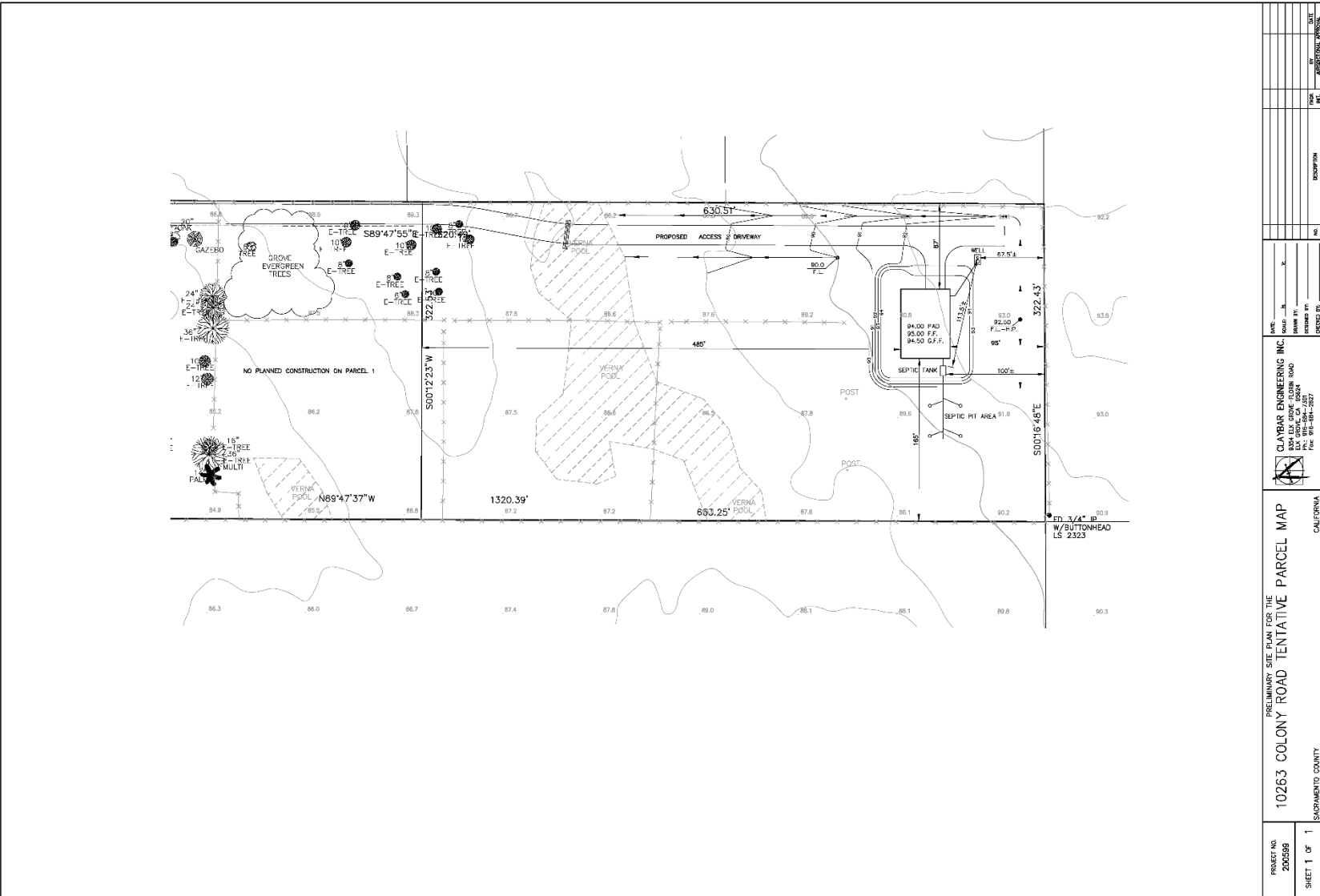


Plate IS-3: Conceptual Site Plan for Lot 2



PROJECT NO. 200599	SHEET 1 OF 1	PRELIMINARY SITE PLAN FOR THE 10263 COLONY ROAD TENTATIVE PARCEL MAP SACRAMENTO COUNTY CALIFORNIA		CLAYBAR ENGINEERING INC. 615 COLONY ROAD SUITE 1000 COLONY, CA 95824 P.O. BOX 2004-2007 TEL: 916-284-2577	DATE	BY	APPROVED BY
					NO.	DESCRIPTION	DATE

ENVIRONMENTAL EFFECTS

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

For the purposes of the following analysis, it is assumed that the two lot parcel map would develop at some point in the future. No construction is proposed at this time, but the construction of a single family home and associated accessory dwelling unit (ADU) would be permitted by right in accordance with County development standards.

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, NO_x, and PM_{2.5}, 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 NO_x, ROG, PM₁₀, and PM_{2.5} from the five air districts is 82 pounds per day (lbs/day) for all four pollutants. Thus, the Minor Project Health Screening Tool is intended for use by projects that would result in emissions at or below 82 lbs/day, while the Strategic Area Project Health Screening Tool is intended for use by projects that would result in emissions between two and eight times greater than 82 lbs/day. The Strategic Area Project Screening Model was prepared by SMAQMD for five locations throughout the Sacramento region for two scenarios: two times and eight times the threshold of significance level (2xTOS and 8xTOS). The corresponding emissions levels included in the model for 2xTOS were 164 lb/day for ROG and NO_x, and 656 lb/day under the 8xTOS for ROG and NO_x (SMAQMD 2020).

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

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

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

DISCUSSION OF PROJECT IMPACTS

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_{2.5} Health Risk Estimates

PM _{2.5} Health Endpoint	Age Range ¹	Incidences Across the Reduced Sacramento 4-km Modeling Domain Resulting from Project Emissions (per year) ^{2,5}	Incidences Across the 5-Air-District Region Resulting from Project Emissions (per year) ²	Percent of Background Health Incidences Across the 5-Air-District Region ³	Total Number of Health Incidences Across the 5-Air-District Region (per year) ⁴
		(Mean)	(Mean)		
Respiratory					
Emergency Room Visits, Asthma	0 - 99	0.71	0.64	0.0035%	18419
Hospital Admissions, Asthma	0 - 64	0.047	0.042	0.0023%	1846
Hospital Admissions, All Respiratory	65 - 99	0.23	0.19	0.00098%	19644
Cardiovascular					
Hospital Admissions, All Cardiovascular (less Myocardial Infarctions)	65 - 99	0.12	0.11	0.00045%	24037
Acute Myocardial Infarction, Nonfatal	18 - 24	0.000057	0.000051	0.0013%	4
Acute Myocardial Infarction, Nonfatal	25 - 44	0.0052	0.0048	0.0016%	308
Acute Myocardial Infarction, Nonfatal	45 - 54	0.013	0.012	0.0017%	741
Acute Myocardial Infarction, Nonfatal	55 - 64	0.021	0.020	0.0016%	1239
Acute Myocardial Infarction, Nonfatal	65 - 99	0.076	0.069	0.0014%	5052
Mortality					
Mortality, All Cause	30 - 99	1.4	1.3	0.0028%	44766
Notes:					
<ol style="list-style-type: none"> 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. 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. 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 ¹	Incidences Across the Reduced Sacramento 4-km Modeling Domain Resulting from Project Emissions (per year) ^{2,5} (Mean)	Incidences Across the 5-Air-District Region Resulting from Project Emissions (per year) ² (Mean)	Percent of Background Health Incidences Across the 5-Air-District Region ³	Total Number of Health Incidences Across the 5-Air-District Region (per year) ⁴
Respiratory					
Hospital Admissions, All Respiratory	65 - 99	0.045	0.034	0.00017%	19644
Emergency Room Visits, Asthma	0 - 17	0.20	0.16	0.0027%	5859
Emergency Room Visits, Asthma	18 - 99	0.32	0.25	0.0020%	12560
Mortality					
Mortality, Non-Accidental	0 - 99	0.028	0.022	0.000072%	30386
Notes:					
<ol style="list-style-type: none"> 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 <i>Guidance to Address the Friant Ranch Ruling for CEQA Projects in the Sac Metro Air District</i>. 					

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

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:

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

WATER QUALITY

CONSTRUCTION WATER QUALITY: EROSION AND GRADING

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

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

requirements to reduce the discharge of sediments and other pollutants in runoff from newly developing and redeveloping areas of the County.

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

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

Applicable projects applying for a County grading permit must show proof that a WDID # has been obtained and must submit a copy of the SWPPP. Although the County has no enforcement authority related to the CGP, the County does have the authority to ensure sediment/pollutants are not discharged and is required by its Municipal Stormwater Permit to verify that SWPPPs include the minimum components.

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

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

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

managing portable toilets properly, and dry sweeping instead of washing down dirty pavement.

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

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

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

BIOLOGICAL RESOURCES

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

- Have a substantial adverse effect on any special status species, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, or threaten to eliminate a plant or animal community
- Have a substantial adverse effect on riparian habitat or other sensitive natural communities
- Have a substantial adverse effect on streams, wetlands, or other surface waters that are protected by federal, state, or local regulations and policies
- Have a substantial adverse effect on the movement of any native resident or migratory fish or wildlife species
- Adversely affect or result in the removal of native or landmark trees
- Conflict with any local policies or ordinances protecting biological resources
- Conflict with the provisions of an adopted Habitat Conservation Plan or other approved local, regional, state or federal plan for the conservation of habitats

Plate IS-4: CNDDDB Occurrences

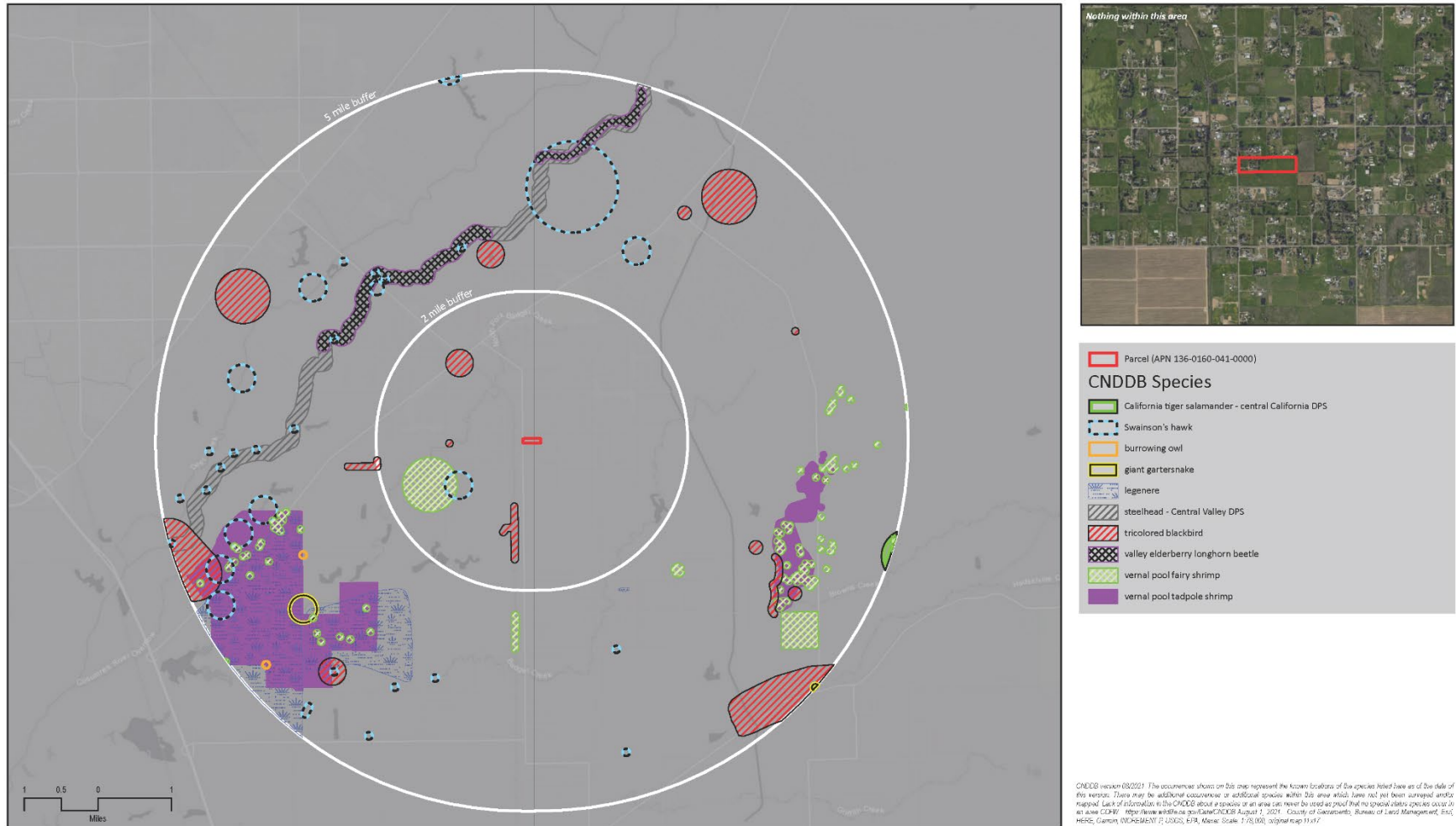


FIGURE 6 - CALIFORNIA NATIONAL DIVERSITY DATABASE (CNDDDB) RECORDED SPECIES OBSERVATIONS

10263 COLONY RD, WILTON • SACRAMENTO COUNTY, CA



CNDDDB version 08/2021. The occurrence shown on this map represent the known locations of the species listed here as of the date of this version. There may be additional occurrences or additional species within this area which have not yet been surveyed and/or reported. Lack of information in the CNDDDB about a species or an area can never be used as proof that no special status species occur in an area. CDWR: <https://www.wildlife.ca.gov/CNDDDB> August 1, 2021. County of Sacramento, Bureau of Land Management, Inc.; HERS; Gammox ENVIRONMENT; USGS; EPA; Merse; Scale: 1:75,000; original map 11/17.

Plate IS-5: Critical Habitat

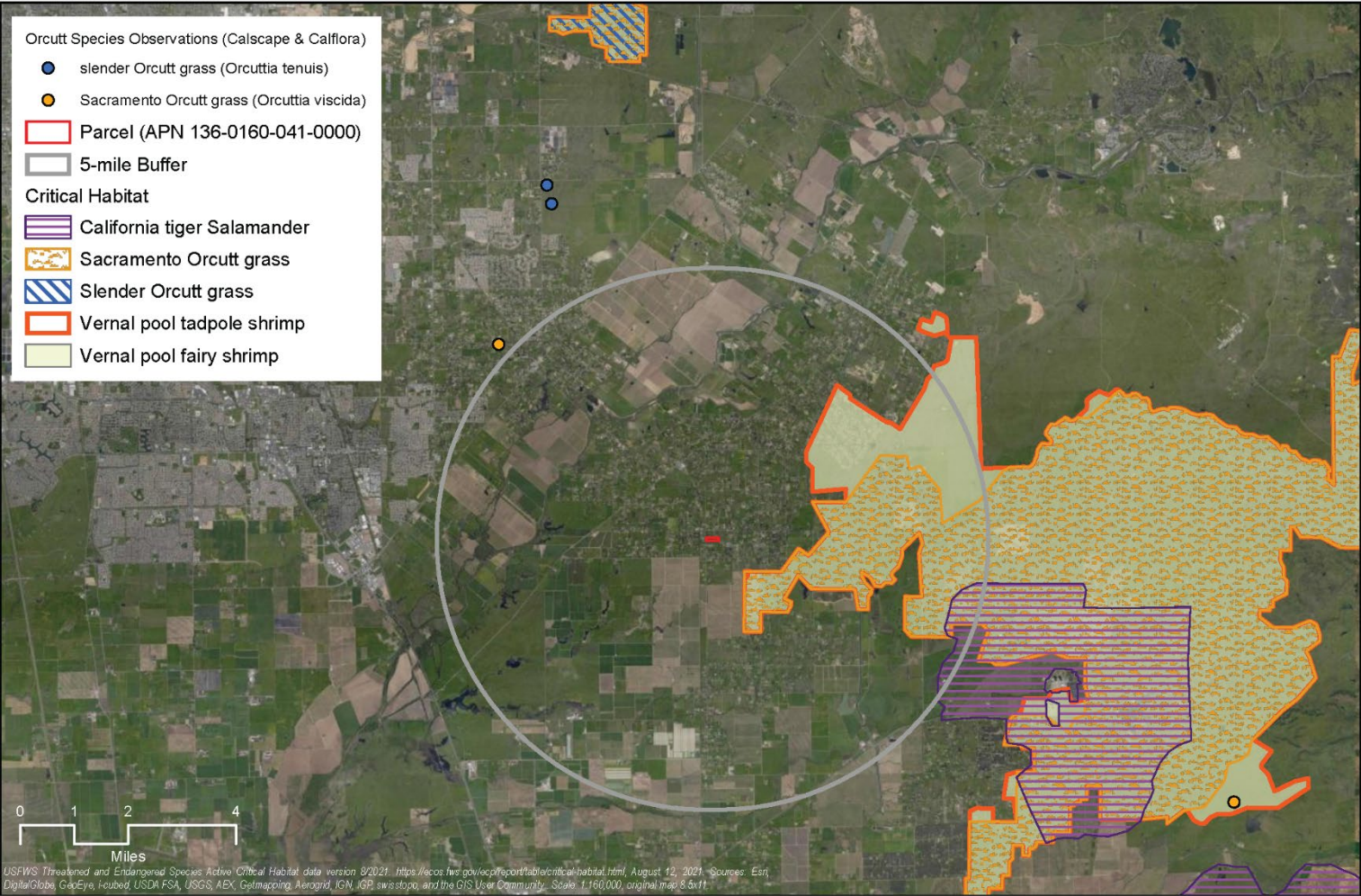


FIGURE 7 - USFWS SPECIAL STATUS SPECIES CRITICAL HABITAT

10263 COLONY RD, WILTON • SACRAMENTO COUNTY, CA

Date: August 19, 2021



SPECIAL STATUS SPECIES

The United States Congress passed the Federal Endangered Species Act (FESA) in 1973 to protect those species that are endangered or threatened with extinction. In 1984, the State of California enacted a similar law, the California Endangered Species Act (CESA), to protect species identified and listed by the California Fish and Game Commission as endangered or threatened with extinction.

CESA and FESA are intended to operate in conjunction with CEQA and the National Environmental Policy Act (NEPA) to help protect ecosystems that endangered and threatened species depend upon. USFWS is responsible for implementation of the FESA while the CDFW implements the CESA.

Accidental or intentional killing of a threatened or endangered species is labeled “take.” “Take” is defined by the FESA as “to harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect” any threatened or endangered wildlife species. Take may include significant habitat modification or degradation and is applied to threatened or endangered plant species as well.

Take, incidental to an otherwise lawful activity, may be authorized by one of two procedures. If a federal agency is involved with the permitting, funding, or carrying out of the project, then initiation of formal consultation between that agency and USFWS pursuant to Section 7 of the FESA is required if a proposed project may affect a federally listed species. Such consultation would result in a biological opinion that addresses the anticipated effects of the project to listed species and may authorize a limited level of incidental take. If a federal agency is not involved with the project, and federally listed species may be taken as part of the project, then an incidental take permit pursuant to Section 10(a) of the FESA must be obtained. USFWS may issue such a permit upon completion of a satisfactory conservation plan for any listed species that would be affected by the project.

Special-status species are tracked in CDFW’s California Natural Diversity Database (CNDDDB), a statewide inventory of the locations and conditions of the state’s rarest plant and animal taxa and vegetation types. CDFW’s CRPR includes five rarity and endangerment ranks for categorizing plant species of concern. All plants with a CRPR are considered “special plants” by CDFW. The term “special plants” is a broad term used by CDFW to refer to all of the plant taxa inventoried in the CNDDDB, regardless of their legal or protection status. Plants ranked as CRPR 1A (plants presumed to be extinct in California), 1B (plants that are rare, threatened, or endangered in California and elsewhere), and 2 (plants that are rare, threatened, or endangered in California but more common elsewhere) may qualify as endangered, rare, or threatened species within the definition of State CEQA Guidelines (CCR Section 15380). In general, plant species ranked CRPR 3 (plants about which more information is needed) and 4 (plants of limited distribution) do not meet the definition of endangered, rare, or threatened pursuant to CEQA Section 15380. As such, CRPR 3 and 4 species are not included in this analysis.

The term “California species of special concern” is applied by CDFW to animals not listed under the federal ESA or CESA, but that are considered to be declining at a rate that could result in listing, or historically occurred in low numbers and known threats to their

persistence currently exist. CDFW's fully protected status was California's first attempt to identify and protect animals that were rare or facing extinction. Most species listed as fully protected were eventually listed as threatened or endangered under CESA; however, some species remain listed as fully protected but do not have simultaneous listing under CESA. Fully protected species may not be taken or possessed at any time and no take permits can be issued for these species except for scientific research purposes or for relocation to protect livestock.

Under CEQA, species of animals or plants presumed to be endangered, rare, or threatened as listed in the California Code of Regulation or Federal Code of Regulation; those officially proposed for listing (federal classification), candidate species (federal and state classification), and species of special concern (State of California classification) are given similar treatment as protected animal species. Plants identified as 1A, 1B, and 2A, 2B by the California Native Plant Society are treated similarly under CEQA.

A list of special-status species known or with potential to occur on the project site or in the immediate vicinity was developed from database queries of USFWS' Information for Planning and Consultation (IPaC), CDFW's California Natural Diversity Database (CNDDDB), and the California Native Plant Society Inventory (CNPS), together with a reconnaissance-level biological survey conducted by Barnett Environmental (*Biological and Wetlands Resources Assessment Report*, September 23, 2021).

SWAINSON'S HAWK

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

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

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

with mitigation measures established pursuant to CEQA, may violate the California Endangered Species Act.

NESTING HABITAT IMPACT METHODOLOGY

For determining impacts to and establishing mitigation for nesting Swainson’s hawks in Sacramento County, CDFW recommends utilizing the methodology set forth in the Recommended Timing and Methodology for Swainson’s Hawk Nesting Surveys in California’s Central Valley (Swainson’s Hawk TAC 2000). The document recommends that surveys be conducted for the two survey periods immediately prior to the start of construction. The five survey periods are defined by the timing of migration, courtship, and nesting in a typical year (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

There are 28 reported CNDDDB occurrences of Swainson’s hawk within 5 miles of the project site. The project site contains numerous mature trees that could provide adequate nesting habitat for Swainson’s hawk. Future construction activities have the potential to disturb nesting birds if they are in the area, 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***.

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 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 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***.

BURROWING OWL

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

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

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

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

The project site contains annual grasslands with suitable habitat for burrowing owl. Construction activities could disturb nesting birds if present. Therefore, surveys for burrowing owl will be required prior to construction in order to ensure take of the species

does not occur. Mitigation for pre-construction surveys has been included below to ensure that impacts are ***less than significant***.

VERNAL POOL CRUSTACEANS

According to the Recovery Plan for Vernal Pool Ecosystems of California and Southern Oregon (vernal pool recovery plan)¹, California linderiella, midvalley fairy shrimp, vernal pool fairy shrimp, and vernal pool tadpole shrimp use the same habitat types, though California linderiella tends to prefer deeper pools. The shrimp feed on algae, bacteria, protozoa, rotifers and bits of detritus. The females carry their eggs in a ventral brood sac until they are dropped to the bottom of the pool, or the mother dies and sinks. At the end of the rainy season, as the pool dries up, the eggs remain in a dormant stage in the dried pool until the rains of the next season, or other environmental stimuli cause them to hatch. Cysts will hatch when the pool refills, although not all cysts present will hatch during the following rainy season, and they may remain dormant in the soil for multiple seasons.

Survey requirements and mitigation protocols published by U.S. Fish and Wildlife Service (“Interim Survey Guidelines to Permittees for Recovery Permits under Section 10(a)(1)(A) of the Endangered Species Act for the Listed Vernal Pool Branchiopods” published April 19, 1996 and the Programmatic Formal Endangered Species Act Consultation published on February 28, 1996) are only required by U.S. Fish and Wildlife Service for the two species listed under the ESA: vernal pool fairy shrimp and vernal pool tadpole shrimp. However, the discussions and mitigation below apply them to the two Species of Concern, California linderiella and midvalley fairy shrimp. Surveys to determine presence or absence of the species must include either 2 years of wet season surveys completed within a 5-year period or consecutive wet season and dry season surveys. In the absence of surveys, presence should be assumed.

A U.S. Fish and Wildlife Service programmatic consultation was published for vernal pool fairy shrimp and vernal pool tadpole shrimp on February 28, 1996. Programmatic consultation can only be used by Projects involving a maximum impact of one acre; all other projects must be individually permitted through the Army Corps and the U.S. Fish and Wildlife Service, but it is reasonable to assume that vernal pool avoidance and mitigation requirements developed during the individual permitting process would be similar to those found in the programmatic consultation.

Vernal pool habitats may be subject to either direct or indirect impacts. Indirect impacts may be caused because development in proximity of a vernal pool could deliver runoff polluted with urban contaminants and introduce non-native species associated with development landscaping. Development may also reduce the size of the watershed which supports the vernal pool, by diverting runoff which once went into the vernal pool into a storm drainage system. This watershed reduction could cause a reduction in the depth and/or duration of ponding. Shorter inundation durations may mean a change in

¹ United States Fish and Wildlife Service, “Recovery Plan for Vernal Pool Ecosystems of California and Southern Oregon”, December 2005.

pool temperature, depth, and pH. Features that may have been utilized by species that required specific inundation durations for the completion of breeding cycles may no longer provide suitable habitat. The programmatic consultation indicates that all habitats within 250 feet of proposed development may be subject to indirect impacts. Thus, all development must occur a minimum of 250 feet from the margin of any vernal pool in order to achieve total avoidance of impacts, unless a lesser buffer is approved by U.S. Fish and Wildlife.

A direct impact is the filling or excavation of a vernal pool. Programmatic consultation specifies that if filling or excavation occurs within any portion of a vernal pool, the entire vernal pool should be considered directly impacted. Programmatic consultation also indicates that mitigation for direct impacts (removal of wetlands) requires both preservation of existing wetlands and creation of wetlands, at ratios that vary depending on whether the mitigation bank credits are at banks approved by U.S. Fish and Wildlife (2:1 and 1:1 preservation and creation at approved banks, and 3:1 and 2:1 preservation and creation at non-approved banks). Encroachment within the 250-foot buffer requires 2:1 preservation mitigation.

The biological technical report for the project noted that vernal pool branchiopods have the potential to occur in vernal pools on the project site. Absent of protocol level species surveys, presence should be assumed in vernal pools. The project site contains 0.023 acres of delineated vernal pools (see wetlands and waters section below). Any development on the created parcel 2 would result in ground disturbance within 250 of a delineated vernal pool. Final site improvement plans would inform if the project will result in direct or indirect impacts to on site vernal pools. Development of parcel 2 would require consultation with U.S. Fish and Wildlife and securing the proper permits and satisfying the associated mitigation requirements for impacts to vernal pools and associate species. Final acreages of vernal pool habitat will be determined during the permitting process. Mitigation for vernal pool crustaceans has been included below, and impacts are ***less than significant with mitigation***.

SPECIAL STATUS PLANTS

A variety of plant species are adapted to the hydrologic and soil conditions present in vernal pools, and generally do not occur elsewhere. Vernal pool habitats have dramatically declined in California, and as a result many of the plant species associated with the habitat have likewise declined. Vernal pool-associated special-status plant species found in Sacramento County are: Ahart's dwarf rush, Boggs Lake hedge-hyssop, dwarf downingia, legenera, pincushion navarretia, Sacramento Orcutt grass, and slender Orcutt grass. As indicated in the biological survey, no special status plant species were observed, nor are there any proximate documented recorded occurrences. However, this does not preclude the plants from being present. Since protocol level surveys have not been completed and it appears that construction will occur within 250 feet of the vernal pools complete avoidance cannot be assumed. Therefore, if project activities occur a within 250 feet from vernal pools, then protocol level rare plant surveys will and consultation with appropriate regulatory agencies will be required. Mitigation for rare plant surveys has been included below, and impacts are ***less than significant with mitigation***.

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.

INVENTORY OF WATERS

Barnett Environmental conducted an aquatic resources delineation in August 2021 (Appendix A). The potentially jurisdictional features are summarized in Table IS-4 and delineated in Plate IS-6. Jurisdictional wetland features were identified in the eastern and western portions of the project.

Table IS-4: Aquatic Features

Wetland Type	Acreage
Vernal Pools	0.023 acre
Seasonal Wetland Swale	0.448 acre
Total	0.471 acre

DISCUSSION OF PROJECT IMPACTS

All of the delineated waters are located on the undeveloped, parcel 2. The conceptual building envelope indicates that the access road would traverse the seasonal wetland, and that the future house would be located more than 50' from the nearest delineated water. The building envelope is conceptual in nature. Future development could occur elsewhere on the property. Impacts to waters would be necessary for installation of the access road at a minimum. Additional impacts to waters could occur depending on the location of future residential development on the property. Mitigation has been included that would require the proper permits be obtained from the Army Corps and the Regional Water Board prior to approval of improvement plans or grading permits. Compliance with the provisions of the appropriate permits would ensure that impacts to wetlands and waters are ***less than significant with mitigation***.

Plate IS-6: Aquatic Resource Delineation

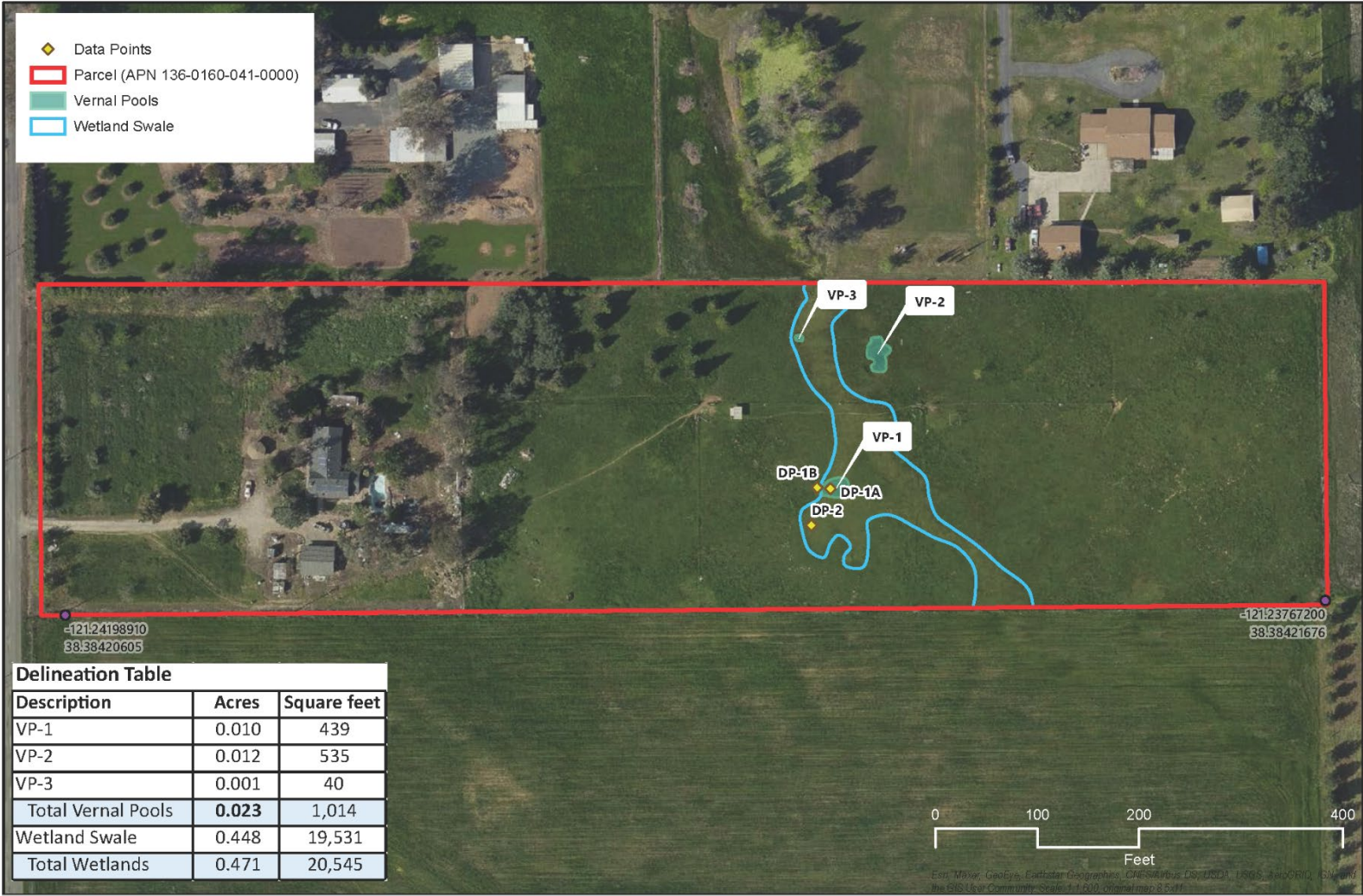


FIGURE 5 - PROJECT AREA WETLANDS AND "OTHER WATER OF THE U.S."

10263 COLONY RD, WILTON • SACRAMENTO COUNTY, CA

Date: September 07, 2021



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 Sierra Nevada Arborists, September 2019 (Arborist Report) (Appendix B). The Arborist Report identified the species, size, and location of onsite and overhanging offsite trees. The Arborist Report inventoried and evaluated trees four 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 49 trees were inventoried and evaluated. Of the 49 trees, 11 trees may be afforded protection under General Plan Policy 138 by either being a non-oak native tree or landmark tree. Specifically, two trees, number 48 and 49, are California black walnut (*Juglans californica*) and nine trees are non-native eucalyptus and stone pines which have trunk diameters greater than 19 inches. The Arborist Report recommends removal of one of the black

walnut trees, #48, due to the fact that 90% of the tree is dead. The non-native trees are not especially stately or prominent in the local landscape and therefore do not meet landmark status. Therefore, only tree #49 qualify for protection under General Plan Policy 138. The surveyed trees are shown on Plate IS-7.

DISCUSSION OF PROJECT IMPACTS

The proposed parcel map would result in development on parcel 2 which contains a native black walnut tree (#49). As proposed in the conceptual site plan, tree #49 appears to be within the building footprint; however, this may change during final design. Two scenarios are presented below capturing possible impacts to this tree.

ONSITE PROTECTED NATIVE TREES TO BE REMOVED

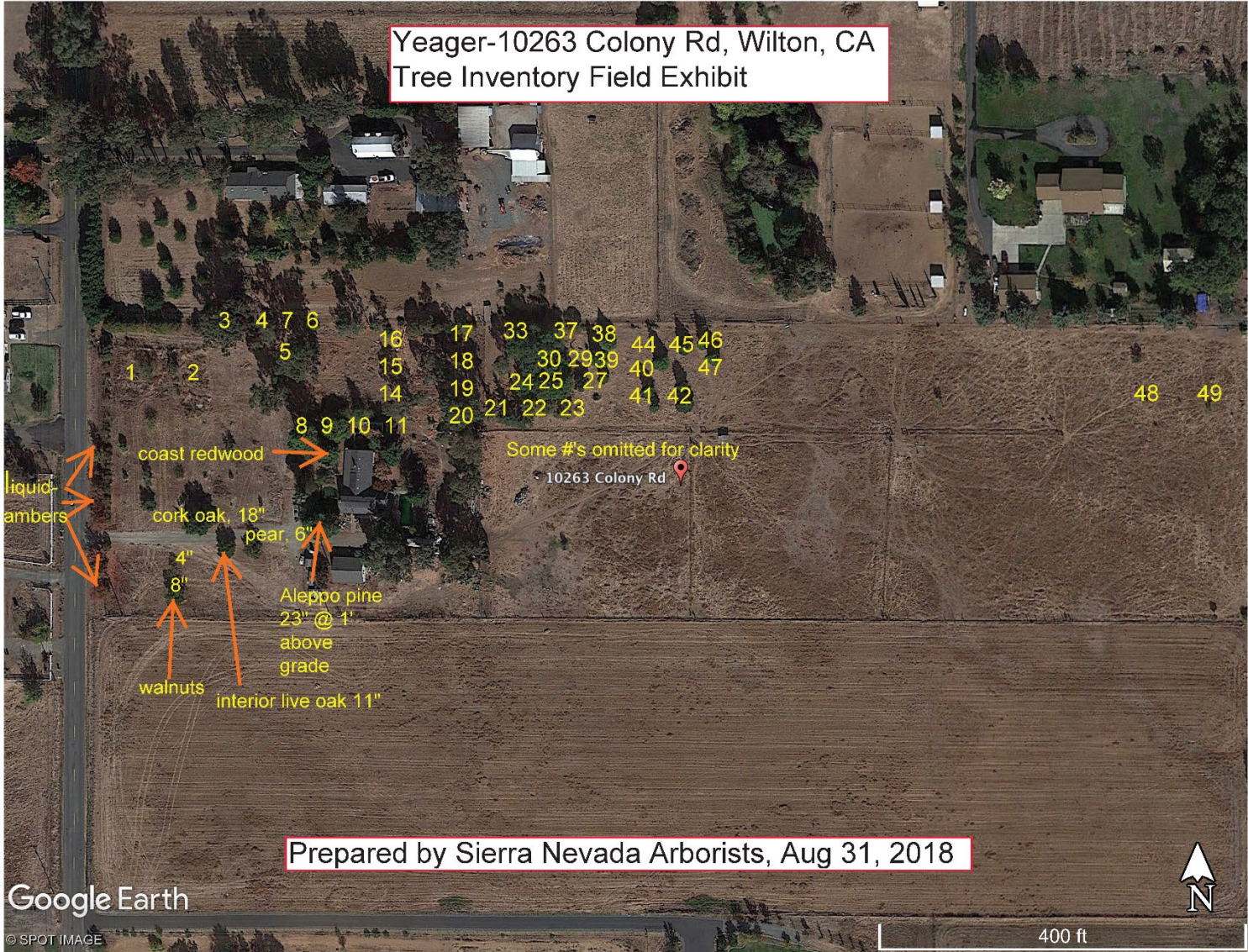
The one native black walnut tree (#49, 11 inches dbh) is located on the proposed parcel 2. It appears that the conceptual site plan for parcel 2 would require the removal of this tree. If tree removal is necessary, County Policy requires replacement of native trees removed by planting in-kind native trees equivalent to the loss of up to 11 inches dbh of native trees, or through payment on an inch by inch basis if planting is shown to be infeasible. Recommended Mitigation Measure H addresses this policy. Project impacts associated with the removal of protected native trees are ***less than significant***.

ONSITE NATIVE TREE ENCROACHMENT

If tree removal is avoided then it is possible that final development of the project site could result in encroachment upon the critical root zone/dripline of protected native trees. Partial mitigation is applied to 6-inch or larger native trees when encroachment exceeds 20 percent of the dripline protection area, as defined by a circle using the distance from the trunk to the tip of the longest limb as a radius. The concept of partial mitigation stems from the fact that removal of more than 25-30 percent of a tree's root system or live canopy can result in early decline, if not death. The critical root zone/dripline protection area is the minimum protected area for a tree. A 20 percent encroachment threshold is utilized because of the difference between the extent of root systems and the minimum protected area. An encroachment of 20 percent of the dripline protection area will likely impact 25-30 percent of the root system, if not more. Therefore the following encroachment thresholds are applied:

- Encroachment of 20 percent or less is considered a minor impact, and does not require mitigation.
- Encroachment of more than 20 percent and less than 50 percent requires partial mitigation based on the percentage of encroachment multiplied by the impacted tree's dbh.
- Encroachment of 50 percent or more requires full mitigation for the tree.

Plate IS-7: Tree Exhibit



The proposed parcel map could result in development that would encroach upon tree #49. Exact encroachment amount to this tree will be determined during building plan review. At that time, as described in the methodology above, in-kind mitigation would be required consistent with the Mitigation Measure H (Native Tree Removal). In addition, recommended Mitigation Measure I ensures protections or native trees during construction. Impacts to native trees are ***less than significant***.

CULTURAL RESOURCES

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

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

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

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

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

CULTURAL SETTING

A Cultural and Paleontological Resources Assessment was prepared by Natural Investigations Company for the Project site to satisfy the requirements of CEQA. The Native American Heritage Commission (NAHC) was contacted by Natural Investigations Company on August 6, 2021 to request a search of the Sacred Lands File. This information is stored by the NAHC at the USGS Section level, which intersect the Project site and surrounding 0.25-mile buffer. Results of a NAHC Sacred Lands File search, provided September 9, 2021, were negative for resources within this search area. United Auburn Indian Community (UAIC) and Wilton Rancheria were identified as having

additional information related to identified resources in this search area. UAIC deferred to Wilton Rancheria during the consultation process. The County contacted tribes as part of the AB-52 consultation process (see Tribal Cultural Resources section below). In addition, Natural Investigations conducted an intensive pedestrian survey of the Project Area on August 24, 2021.

PROJECT IMPACTS

WOULD THE PROJECT CAUSE A SUBSTANTIAL ADVERSE CHANGE IN THE SIGNIFICANCE OF AN ARCHAEOLOGICAL OR HISTORICAL RESOURCE PURSUANT TO §15064.5.

A records search was completed for the current Project site and a 0.25-mile radius at the NCIC at Sacramento State University on August 6, 2021 (Appendix B [Confidential]). Results of a NAHC Sacred Lands File search, provided September 9, 2021, were negative for resources within the search area, which included USGS Sections intersecting the Project site and surrounding 0.25-mile buffer. In addition, there are no known archeological resources onsite. No newly identified archaeological or historical resources were recorded during the pedestrian survey of the Project site conducted on August 24, 2021. The Project site has been subject to past disturbances. Based on observation of present conditions and soil development in the area, there is a potential for unanticipated cultural material or deposits to be encountered during Project implementation and/or future use of the area. In consideration of the presence of a number of archaeological and historic built environment resources in the surrounding area, there is considered to be some potential for the Project to inadvertently uncover unanticipated cultural resources. Mitigation measures for unanticipated discoveries of cultural resources and human remains are recommended and outlined below. With implementation of recommend mitigation measures, impacts to archaeological resources would be ***less than significant***.

WOULD THE PROJECT DISTURB ANY HUMAN REMAINS, INCLUDING THOSE INTERRED OUTSIDE OF DEDICATED CEMETERIES.

The Project site does not have any association with a cemetery or mausoleum. No known human remains or burial sites were discovered through the NCIC records search, pedestrian survey of the Project site, or NAHC Sacred Lands File search and subsequent tribal outreach. The construction of the Project has a low potential for encountering unknown buried human remains based on the research findings above. However, the potential to encounter human remains still exists during ground-moving construction activities. As such, Mitigation Measure J has been incorporated into the Project to ensure that potential impacts would be less than significant by providing standard procedures in the event that human remains are encountered during Project construction.

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

TRIBAL CULTURAL RESOURCES

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

- Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with a cultural value to a California Native American tribe, that is:
 - Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or
 - A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.

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

TRIBAL CULTURAL RESOURCE SETTING

The Native American Heritage Commission (NAHC) was contacted by Natural Investigations Company on August 6, 2021 to request a search of the Sacred Lands File. Results of a NAHC Sacred Lands File search, provided September 9, 2021, were negative for resources within this search area. In accordance with Assembly Bill (AB) 52, codified as Section 21080.3.1 of CEQA, formal notification letters were sent to those tribes who had previously requested to be notified of Sacramento County projects on April 7, 2022. United Auburn Indian Community (UAIC) and Wilton Rancheria were identified as having additional information related to identified resources in this search area. UAIC deferred to Wilton Rancheria during the consultation process. Consultation with Wilton Rancheria determined appropriate mitigation as discussed below.

PROJECT IMPACTS

No known tribal cultural resources that are listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k) have been identified through cultural resources investigations conducted on the project site to date. However, through the AB-52 consultation process, it has been concluded that previously unknown tribal cultural resources could be found onsite. Mitigation Measures K and L identifies measures that would be carried out to avoid or minimize impacts to tribal cultural resources identified during consultation. With implementation of Mitigation Measures K and L, impacts to tribal cultural resources would be ***less than significant***.

The Native American Heritage Commission (NAHC) was contacted by Natural Investigations Company on August 6, 2021 to request a search of the Sacred Lands File. This information is stored by the NAHC at the USGS Section level, which intersect the Project site and surrounding 0.25 mile buffer. Results of a NAHC Sacred Lands File search, provided September 9, 2021, were negative for resources within this search area. No tribal cultural resources, as defined in California Public Resources Code, Section 21074, have been identified within the Project site or in its immediate vicinity to date. However, the site is located generally within an area known for tribal cultural resource sensitivity as discussed during consultation with Wilton Rancheria as part of the AB 52 process. Implementation of Mitigation Measures K and L would ensure that appropriate protocol and best management practices are followed to ensure appropriate treatment of any tribal cultural resources identified through consultation or as a result of construction activities and that Project impacts to tribal cultural resources would remain ***less than significant***.

GREENHOUSE GAS EMISSIONS (GHG)

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 2050.²

COUNTY OF SACRAMENTO CLIMATE ACTION PLANNING

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

² 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.

CAP contains policies/goals related to agriculture, energy, transportation/land use, waste, and water.

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

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

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

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

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

The Phase 1 CAP is a strategy and framework document. The County adopted the Phase 2A CAP (Government Operations) on September 11, 2012. Neither the Phase 1 CAP nor the Phase 2A CAP are “qualified” plans through which subsequent projects may receive CEQA streamlining benefits. The commitment to a Communitywide CAP is identified in General Plan Policy LU-115 and associated Implementation Measures F through J on page 117 of the General Plan Land Use Element. This commitment was made in part due to the County’s General Plan Update process and potential expansion of the Urban Policy Area to accommodate new growth areas. General Plan Policies LU-119 and LU-120 were developed with SACOG to be consistent with smart growth policies in the SACOG Blueprint, which are intended to reduce VMT and GHG emissions. This

second phase CAP is intended to flesh out the strategies involved in the strategy and framework CAP, and will include economic analysis, intensive vetting with all internal departments, community outreach/information sharing, timelines, and detailed performance measures. County Staff prepared a final draft of the CAP, which was heard at the Planning Commission on October 25, 2021. The CAP was brought to the Board of Supervisors (BOS) as a workshop item on March 23, 2022. The CAP was revised based upon input received from the BOS and a final CAP is expected for adoption in winter 2022/23.

GREENHOUSE GAS EMISSIONS THRESHOLDS OF SIGNIFICANCE

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

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

All projects must implement Tier 1 Best Management Practices to demonstrate consistency with the Climate Change Scoping Plan. After implementation of Tier 1 Best Management Practices, project emissions are compared to the operational land use screening levels table (equivalent to 1,100 metric tons of CO₂e per year). If a project’s operational emissions are less than or equal to 1,100 metric tons of CO₂e per year after implementation of Tier 1 Best Management Practices, the project will result in a less than cumulatively considerable contribution and has no further action. Tier 1 Best Management Practices include:

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

electrical components, including a receptacle (240-volt outlet) or blank cover needed to support future installation of one or more charging stations

Projects that implement BMP 1 and BMP 2 can utilize the screening criteria for operation emissions outlined in Table IS-4. 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, compliance with BMP 3 is also required:

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

SMAQMD’s GHG construction and operational emissions thresholds for Sacramento County are shown in **Table IS-5**.

Table IS-5: SMAQMD Thresholds of Significance for Greenhouse Gases

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

GREENHOUSE GAS EMISSIONS PROJECT IMPACTS

CONSTRUCTION-GENERATED GREENHOUSE GAS EMISSIONS

GHG emissions associated with the project would occur over the short term from construction activities, consisting primarily of emissions from equipment exhaust. The project is within the screening criteria for construction related impacts related to air quality. 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 PM₁₀ and PM_{2.5} 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 BPM 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_{2e} per year. Mitigation has been included such that the project will implement BMP 1 and BMP 2. The impacts from GHG emissions are **less than significant with mitigation**.

ENVIRONMENTAL MITIGATION MEASURES

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

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

Applicant _____ Date: _____

MITIGATION MEASURE A: BASIC CONSTRUCTION EMISSIONS CONTROL PRACTICES

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

- Water all exposed surfaces two times daily. Exposed surfaces include, but are not limited to soil piles, graded areas, unpaved parking areas, staging areas, and access roads.
- Cover or maintain at least two feet of free board space on haul trucks transporting soil, sand, or other loose material on the site. Any haul trucks that would be traveling along freeways or major roadways should be covered.
- Use wet power vacuum street sweepers to remove any visible trackout mud or dirt onto adjacent public roads at least once a day. Use of dry power sweeping is prohibited.
- Limit vehicle speeds on unpaved roads to 15 miles per hour (mph).

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

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

- Minimize idling time either by shutting equipment off when not in use or reducing the time of idling to 5 minutes [California Code of Regulations, Title 13, sections 2449(d)(3) and 2485]. Provide clear signage that posts this requirement for workers at the entrances to the site.
- Provide current certificate(s) of compliance for CARB's In-Use Off-Road Diesel-Fueled Fleets Regulation [California Code of Regulations, Title 13, sections 2449 and 2449.1]. For more information contact CARB at 877-593-6677, doors@arb.ca.gov, or www.arb.ca.gov/doors/compliance_cert1.html.
- Maintain all construction equipment in proper working condition according to manufacturer's specifications. The equipment must be checked by a certified mechanic

MITIGATION MEASURE B: SWAINSON'S HAWK AND NESTING RAPTORS

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 C: RAPTOR NEST PROTECTION

If construction activity (which includes clearing, grubbing, or grading) is to commence within 500 feet of suitable nesting habitat between March 1 and September 15, a survey for raptor nests shall be conducted by a qualified biologist. The survey shall cover all potential tree and ground nesting habitat on-site and off-site up to a distance of 500 feet from the project boundary. The survey shall occur within 30 days of the date that construction will encroach within 500 feet of suitable habitat. The biologist shall supply a brief written report (including date, time of survey, survey method, name of surveyor and survey results) to the Environmental Coordinator prior to ground disturbing activity. If no

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

MITIGATION MEASURE D: MIGRATORY BIRD NEST PROTECTION

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

1. If construction activity (which includes clearing, grubbing, or grading) is to commence within 50 feet of nesting habitat between February 1 and 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 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).

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: VERNAL POOL CRUSTACEANS

Presence of listed vernal pool crustaceans (*Branchinecta lynchi* & *Lepidurus packardii*) shall be assumed unless determinate surveys that comply with the U.S. Fish and Wildlife protocol “Survey Guidelines of the Listed Large Branchiopods” (published on May 31, 2015) conclude that the species is absent. In order to reduce impacts to listed vernal pool branchiopods and wetland habitat the applicant shall comply with one or a combination of the following:

1. *Total Avoidance: Species is present or assumed to be present.* Unless a smaller buffer is approved through formal consultation with the U.S. Fish and Wildlife, construction fencing shall be installed a minimum of 250 feet from the delineated wetland margin. All construction activities are prohibited within this buffer area. If total avoidance is achieved, no further action is required.
2. Compensate for habitat removed. Mitigate for all vernal pools consistent with the Programmatic Formal Endangered Species Act Consultation published on February 28, 1996 for vernal pool branchiopods, if the project qualifies. Also, obtain all applicable permits from the U.S. Fish and Wildlife, U.S. Army Corps of Engineers, California Fish and Wildlife, and the Central Valley Regional Water Quality Control Board for the proposed modifications to on-site wetlands and mitigate for habitat loss in accordance with the published regulatory guidelines.

MITIGATION MEASURE G: RARE VERNAL POOL PLANTS

Prior to any grading, grubbing, or excavation within 250 feet of a vernal pool or other suitable habitat, rare plant surveys shall be performed. The surveys should be floristic in nature, meaning that all plant species found in the survey area shall be identified to the taxonomic level necessary to determine rarity and listing status. The rare plant surveyor shall have experience as a botanical field investigator and familiarity with the local flora and potential rare plants in the habitats to be surveyed. The surveys shall be conducted when the rare plants at the site will be easiest to identify (i.e. flowering stage), and when the plants reach that stage of maturity. A minimum of three site visits shall be required during the plants flowering period in order to determine absence. Each site visit must be no less than 7 days apart.

Submit a written report to the Environmental Coordinator which describes the survey. The survey report should include a brief description of the vegetation, survey results (which includes a list of all species observed), photographs, time spent surveying, date of surveys, a map showing the location of the survey route and any rare plant populations and copies of any rare plant occurrence forms. If no rare plants are found, no further mitigation for plant species is required. If a special status plant or natural community is located, complete and submit to the CNDDDB a California Native Species (or Community) Field Survey Form or equivalent written report, accompanied by a copy of the relevant portion of a 7.5-minute topographic map with the occurrence mapped. Total avoidance of habitats which contain rare plants shall be required unless deemed infeasible by the Environmental Coordinator. If avoidance is infeasible, prior to construction within 250 feet of the vernal pool(s) which contain the rare plant occurrences, notify California Fish and Wildlife and U.S. Fish and Wildlife and comply with any permit or mitigation requirements stipulated by those agencies. Submit copies of all such correspondence, including a copy of any required permits, to the Environmental Coordinator.

MITIGATION MEASURE H: WETLAND COMPENSATION

To compensate for the permanent loss of wetlands, the applicant shall perform one or a combination of the following prior to issuance of building permits, 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 REMOVAL/ENCROACHMENT

The full removal or encroachment of the native black walnut tree (#49) with a dbh of 11 inches shall be compensated for by planting in-kind native trees equivalent to the dbh inches lost, based on the ratios listed below, at locations that are authorized by the Environmental Coordinator. The final percentage of encroachment will be confirmed during building plan review process. The percentage of encroachment is calculated by multiplying the percent encroachment (20 – 49%) with the diameter of the tree. Encroachment of 50% or more will require full mitigation for the tree.

Replacement tree planting shall be completed prior to approval of grading or improvement plans, whichever comes first. A total of 11 inches will require compensation.

Equivalent compensation based on the following ratio is required:

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

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

1. Species, size and locations of all replacement plantings
2. Method of irrigation
3. If planting in soils with a hardpan/duripan or claypan layer, include the Sacramento County Standard Tree Planting Detail L-1, including the 10-foot deep boring hole to provide for adequate drainage
4. Planting, irrigation, and maintenance schedules;
5. Identification of the maintenance entity and a written agreement with that entity to provide care and irrigation of the trees for a 3-year establishment period, and to replace any of the replacement trees which do not survive during that period.

No replacement tree shall be planted within 15 feet of the driplines of existing native trees or landmark size trees that are retained on-site, or within 15 feet of a building foundation or swimming pool excavation. The minimum spacing for replacement native trees shall

be 20 feet on-center. Examples of acceptable planting locations are publicly owned lands, common areas, and landscaped frontages (with adequate spacing). Generally unacceptable locations are utility easements (PUE, sewer, storm drains), under overhead utility lines, private yards of single family lots (including front yards), and roadway medians.

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

MITIGATION MEASURE J: NATIVE TREE PROTECTION DURING CONSTRUCTION

If the final site plan preserves the native black walnut tree (#49) on the project site, all portions of adjacent off-site native trees which have driplines that extend onto the project site, and all off-site native trees which may be impacted by utility installation and/or improvements associated with this project, shall be preserved and protected as follows:

1. A circle with a radius measurement from the trunk of the tree to the tip of its longest limb shall constitute the dripline protection area of the tree. Limbs must not be cut back in order to change the dripline. The area beneath the dripline is a critical portion of the root zone and defines the minimum protected area of the tree. Removing limbs which make up the dripline does not change the protected area.
2. Chain link fencing or a similar protective barrier shall be installed one foot outside the driplines of the native tree or at the edge of proposed encroachment for house construction prior to initiating project construction, in order to avoid damage to the trees and their root system.
3. No signs, ropes, cables (except cables which may be installed by a certified arborist to provide limb support) or any other items shall be attached to the native trees.
4. No vehicles, construction equipment, mobile home/office, supplies, materials or facilities shall be driven, parked, stockpiled or located within the driplines of the native trees except for the area of encroachment determined in the building plan review.
5. Any soil disturbance (scraping, grading, trenching, and excavation) is to be avoided within the driplines of the native trees. Where this is necessary, an ISA Certified Arborist will provide specifications for this work, including methods for root pruning, backfill specifications and irrigation management guidelines.
6. All underground utilities and drain or irrigation lines shall be routed outside the driplines of native trees. If utility or irrigation lines must encroach upon the dripline,

they should be tunneled or bored under the tree under the supervision of an ISA Certified Arborist.

7. Tree pruning that may be required for clearance during construction must be performed by an ISA Certified Arborist or Tree Worker and in accordance with the American National Standards Institute (ANSI) A300 pruning standards and the International Society of Arboriculture (ISA) "Tree Pruning Guidelines".
8. For a project constructing during the months of June, July, August, and September, deep water trees by using a soaker hose (or a garden hose set to a trickle) that slowly applies water to the soil until water has penetrated at least one foot in depth. Sprinklers may be used to water deeply by watering until water begins to run off, then waiting at least an hour or two to resume watering (provided that the sprinkler is not wetting the tree's trunk. Deep water every 2 weeks and suspend watering 2 weeks between rain events of 1 inch or more.

MITIGATION MEASURE K: UNANTICIPATED HUMAN REMAINS

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

MITIGATION MEASURE L: INADVERTENT DISCOVERY OF TRIBAL CULTURAL RESOURCES

In the event that human remains are discovered in any location other than a dedicated cemetery, work shall be halted and the County Coroner contacted. For all other 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 M: GREENHOUSE GASES TIER 1 BMPs

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

components, including a receptacle (240-volt outlet) or blank cover needed to support future installation of one or more charging stations

MITIGATION MEASURE COMPLIANCE

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

1. The proponent shall comply with the MMRP for this project, including the payment of a fee to cover the Office of Planning and Environmental Review staff costs incurred during implementation of the MMRP. The MMRP fee for this project is \$6,600. This fee includes administrative costs of \$1,039.00.
2. Until the MMRP has been recorded and the administrative portion of the MMRP fee has been paid, no final parcel map or final subdivision map for the subject property shall be approved. Until the balance of the MMRP fee has been paid, no encroachment, grading, building, sewer connection, water connection or occupancy permit from Sacramento County shall be approved.

INITIAL STUDY CHECKLIST

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

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

	Potentially Significant	Less Than Significant with Mitigation	Less Than Significant	No Impact	Comments
1. LAND USE - Would the project:					
a. Cause a significant environmental impact due to a conflict with any applicable land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?			X		The project is consistent with environmental policies of the Sacramento County General Plan, Community Plan, and Sacramento County Zoning Code. However, the project would require a Special Development Permit to ensure consistency with the Community Plan. This is discussed under the Land Use 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 nor would the project introduce new land uses that would be incompatible with the surrounding land uses.
2. POPULATION/HOUSING - Would the project:					
a. Induce substantial unplanned population growth in an area either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of infrastructure)?			X		The proposed project would divide a single parcel into two parcels that could result in the construction of an additional single-family residence on a site zoned for agricultural-residential land uses. The potential of an additional single-family residence would neither directly nor indirectly induce substantial unplanned population growth; the proposal is consistent with existing residential land use designations after the issuance of a Special Development Permit.
b. Displace substantial amounts of existing people or housing, necessitating the construction of replacement housing elsewhere?				X	The project will not result in the removal of existing housing, and thus will not displace substantial amounts of existing housing.
3. AGRICULTURAL RESOURCES - Would the project:					
a. Convert Prime Farmland, Unique Farmland, Farmland of Statewide Importance or areas containing prime soils to uses not conducive to agricultural production?				X	The project site is not designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance on the current Sacramento County Important Farmland Map published by the California Department of Conservation. The site does not contain prime soils.

	Potentially Significant	Less Than Significant with Mitigation	Less Than Significant	No Impact	Comments
b. Conflict with any existing Williamson Act contract?				X	No Williamson Act contracts apply to the project site.
c. Introduce incompatible uses in the vicinity of existing agricultural uses?			X		Though in an area where agricultural uses occur, the project will not substantially interfere with agricultural operations because the site is zoned for agricultural residential land uses and the proposed project would not alter the overall use of the site. The project would have a less than significant impact.
4. AESTHETICS - Would the project:					
a. Substantially alter existing viewsheds such as scenic highways, corridors or vistas?			X		The project does not occur in the vicinity of any scenic highways, corridors, or vistas. In addition, the new parcel would not be visible from the roadways and the access road would be similar to the existing driveways along Colony Road.
b. In non-urbanized area, substantially degrade the existing visual character or quality of public views of the site and its surroundings?			X		Future construction of a single-family home on the proposed second parcel would not substantially degrade the visual character or quality of the project site. It is acknowledged that aesthetic impacts are subjective and may be perceived differently by various affected individuals. Nonetheless, given the similar parcels sizes with the same land uses surrounding the proposed project, it is concluded that the project would not substantially degrade the visual character or quality of the project site or vicinity.
c. If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?				X	The project is not located in an urbanized area. Potential future construction of a single-family home would not substantially degrade the visual character or quality of the project site and would result in a similar development as that which is located on adjacent and surrounding parcels.

	Potentially Significant	Less Than Significant with Mitigation	Less Than Significant	No Impact	Comments
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 would 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. Future construction of the proposed new parcel would consist of a residential dwelling unit that would result in a light increase in onsite glare and lighting but would be consistent with the surrounding land uses and would not result in safety hazards or adversely affect day or nighttime views in the area.
5. AIRPORTS - Would the project:					
a. Result in a safety hazard for people residing or working in the vicinity of an airport/airstrip?				X	The project occurs outside of any identified public or private airport/airstrip safety zones.
b. Expose people residing or working in the project area to aircraft noise levels in excess of applicable standards?				X	The project occurs outside of any identified public or private airport/airstrip noise zones or contours.
c. Result in a substantial adverse effect upon the safe and efficient use of navigable airspace by aircraft?				X	The project does not affect navigable airspace as the project site is not located near a private or public airport.
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 substantially affect air traffic movement as the project would result in the potential future development of a single agricultural-residential parcel.
6. PUBLIC SERVICES - Would the project:					
a. Have an adequate water supply for full buildout of the project?			X		Private wells would be required to provide potable water to future development. As proposed, the project could result in the addition of up to one new water wells to serve the potential future construction on the agricultural-residential parcel. The introduction of one wells would add incrementally to a documented decline in the groundwater table in the County but it would not in itself constitute a significant environmental impact.

	Potentially Significant	Less Than Significant with Mitigation	Less Than Significant	No Impact	Comments
b. Have adequate wastewater treatment and disposal facilities for full buildout of the project?			X		Future construction of the agricultural residential parcel would require a septic system, as is consistent with the surrounding parcels. The proposed project would be required to obtain a septic tank permit from EMD that would insure that the installation of the septic tank would not have a significant impact.
c. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?			X		Construction of a single-family residence on the proposed new parcel would not result in a substantial increase in solid waste. The Kiefer Landfill has capacity to accommodate solid waste until the year 2050 and thus has the capacity to accommodate the additional dwelling unit. Therefore, potential future construction of a single-family residence would result in a less than significant impact.
d. Result in substantial adverse physical impacts associated with the construction of new water supply or wastewater treatment and disposal facilities or expansion of existing facilities?			X		Minor extension of infrastructure would be necessary to serve the proposed project. Existing service lines are located within existing roadways and other developed areas, and the extension of lines would take place within areas already proposed for development as part of the project. No significant new impacts would result from service line extension.
e. Result in substantial adverse physical impacts associated with the provision of storm water drainage facilities?			X		Minor extension of infrastructure would be necessary to serve the future construction of the single-family parcel in addition to the new roadway to connect the parcel to Colony Road. Existing stormwater drainage facilities are located within existing roadways and other developed areas, and the extension of facilities would take place within areas already proposed for development as part of the project. No significant new impacts would result from stormwater facility extension.

	Potentially Significant	Less Than Significant with Mitigation	Less Than Significant	No Impact	Comments
f. Result in substantial adverse physical impacts associated with the provision of electric or natural gas service?			X		Minor extension of infrastructure would be necessary to serve the future construction of the single-family parcel in addition to the new roadway to connect the parcel to Colony Road. Existing utility lines are located along existing roadways and other developed areas, and the extension of lines would take place within areas already proposed for development as part of the project. No significant new impacts would result from utility extension.
g. Result in substantial adverse physical impacts associated with the provision of emergency services?			X		The project would incrementally increase demand for emergency services through the future development of the single-family parcel, but would not cause substantial adverse physical impacts as a result of providing adequate service.
h. Result in substantial adverse physical impacts associated with the provision of public school services?			X		The project would result in minor increases to student population after the future construction of a single-family home; however, the increase would not require the construction/expansion of new unplanned school facilities. Established case law, <i>Goleta Union School District v. The Regents of the University of California</i> (36 Cal-App. 4 th 1121, 1995), indicates that school overcrowding, standing alone, is not a change in the physical conditions, and cannot be treated as an impact on the environment. Therefore, the proposed project would have a less than significant impact.
i. Result in substantial adverse physical impacts associated with the provision of park and recreation services?			X		The project would result in increased demand for park and recreation services through the potential construction of a single-family residence. However, the addition of a single dwelling unit does not represent a substantial increase in demand for recreational services and would not result in the construction of additional park and recreational facilities. Therefore, the proposed project would have a less than significant impact on park and recreation services.

	Potentially Significant	Less Than Significant with Mitigation	Less Than Significant	No Impact	Comments
7. TRANSPORTATION - Would the project:					
a. Conflict with or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b) – measuring transportation impacts individually or cumulatively, using a vehicles miles traveled standard established by the County?			X		The project is a capacity-increasing project but the VMT associated with a single-family residential project is below the thresholds established by Sacramento County Department of Transportation; therefore, project impacts individually or cumulatively would be less than significant.
b. Result in a substantial adverse impact to access and/or circulation?			X		The project would be required to comply with applicable access and circulation requirements of the County Improvement Standards and the Uniform Fire Code. Upon compliance, impacts would be less than significant.
c. Result in a substantial adverse impact to public safety on area roadways?			X		The project would be required to comply with applicable access and circulation requirements of the County Improvement Standards and the Uniform Fire Code. Upon compliance, impacts would be less than significant.
d. Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?			X		The project does not conflict with alternative transportation policies of the Sacramento County General Plan, with the Sacramento Regional Transit Master Plan, or other adopted policies, plans or programs supporting alternative transportation. Therefore, the proposed project would be less than significant.

	Potentially Significant	Less Than Significant with Mitigation	Less Than Significant	No Impact	Comments
8. AIR QUALITY - Would the project:					
a. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable federal or state ambient air quality standard?			X		The project does not exceed the screening thresholds established by the Sacramento Metropolitan Air Quality Management District and will not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment. Compliance with existing dust abatement rules and standard construction mitigation for vehicle particulates will ensure that construction air quality impacts are less than significant. The California Emissions Estimator Model (CalEEMod) was used to analyze ozone precursor emissions; the project would not result in emissions that exceed standards. Therefore, the project would have a less than significant impact.
b. Expose sensitive receptors to pollutant concentrations in excess of standards?			X		There are no sensitive receptors (i.e., schools, nursing homes, hospitals, daycare centers, etc.) adjacent to the project site. Therefore, the proposed project would have a less than significant impact. See Response 8.a.
c. Create objectionable odors affecting a substantial number of people?			X		The project would not generate objectionable odors. During construction, any potential odors would be temporary and would be consistent with typical construction activities. During operation, odors would be consistent with typical residential and agricultural activities appropriated for an agricultural-residential parcel and consistent with adjacent land uses. Therefore, the proposed project would have a less than significant impact.

	Potentially Significant	Less Than Significant with Mitigation	Less Than Significant	No Impact	Comments
9. NOISE - Would the project:					
a. Result in generation of a temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established by the local general plan, noise ordinance or applicable standards of other agencies?			X		The proposed project would result in construction noise that may result in a temporary increase in ambient noise. However, this would not be a significant impact due to compliance with the County of Sacramento's Noise Ordinance (Chapter 6.68 of the County Code). During operation, the project would result in typical residential noise levels and would be consistent with the surrounding residential and agricultural land uses. Therefore, the proposed project would have a less than significant impact.
b. Result in a substantial temporary increase in ambient noise levels in the project vicinity?			X		Project construction would result in a temporary increase in ambient noise levels in the project vicinity. This impact would be 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). Therefore, the proposed project would have a less than significant impact.
c. Generate excessive groundborne vibration or groundborne noise levels.				X	The project would not involve the use of pile driving or other methods that would produce excessive groundborne vibration or noise levels at the property boundary. Therefore, the proposed project would have a less than significant impact.
10. HYDROLOGY AND WATER QUALITY - Would the project:					
a. Substantially deplete groundwater supplies or substantially interfere with groundwater recharge?			X		The project would 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. Therefore, the proposed project would have a less than significant impact.

	Potentially Significant	Less Than Significant with Mitigation	Less Than Significant	No Impact	Comments
b. Substantially alter the existing drainage pattern of the project area and/or increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?			X		The project does not involve any modifications that would substantially alter the existing drainage pattern and or/increase the rate or amount of surface runoff in a manner that would lead to flooding. Compliance with applicable requirements of the Sacramento County Floodplain Management Ordinance, Sacramento County Water Agency Code, and Sacramento County Improvement Standards would ensure that impacts are less than significant.
c. Develop within a 100-year floodplain as mapped on a federal Flood Insurance Rate Map or within a local flood hazard area?				X	The project is not within a 100-year floodplain as mapped on a federal Flood Insurance Rate Map, nor is the project within a local flood hazard area. Therefore, the proposed project would have a no impact.
d. Place structures that would impede or redirect flood flows within a 100-year floodplain?				X	The project site is not within a 100-year floodplain. Therefore, the proposed project would have a no impact.
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). Therefore, the proposed project would have a no impact.
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. Therefore, the proposed project would have a no impact.
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. Therefore, the proposed project would have a less than significant impact.

	Potentially Significant	Less Than Significant with Mitigation	Less Than Significant	No Impact	Comments
h. Create substantial sources of polluted runoff or otherwise substantially degrade ground or surface water quality?			X		Compliance with the Stormwater Ordinance and Land Grading and Erosion Control Ordinance (Chapters 15.12 and 14.44 of the County Code respectively) will ensure that the project would not create substantial sources of polluted runoff or otherwise substantially degrade ground or surface water quality. 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 would ensure that the proposed project would have a less than significant impact.
11. GEOLOGY AND SOILS - Would the project:					
a. Directly or indirectly cause potential substantial adverse effects, including risk of loss, injury or death involving rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?			X		Sacramento County is not within an Alquist-Priolo Earthquake Fault Zone. Although there are no known active earthquake faults in the project area, the site could be subject to some ground shaking from regional faults. The Uniform Building Code contains applicable construction regulations for earthquake safety that would ensure less than significant impacts.
b. Result in substantial soil erosion, siltation or loss of topsoil?			X		Compliance with the County's Land Grading and Erosion Control Ordinance would 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. Therefore, the proposed project would result in a less than significant impact.

	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		Pursuant to Title 16 of the Sacramento County Code and the Uniform Building Code, a soils report will be required prior to building construction. If the soils report indicates that soils may be unstable for building construction then site-specific measures (e.g., special engineering design or soil replacement) must be incorporated to ensure that soil conditions will be satisfactory for the proposed construction. Therefore, the proposed project would have a less than significant impact.
d. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available?			X		All septic systems must comply with the requirements of the County Environmental Management Department, Environmental Health Division, as set forth in Chapter 6.32 of the County Code. Compliance with County standards would ensure impacts are less than significant. Therefore, the proposed project would have a less than significant impact.
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. Therefore, the proposed project would have no impact.
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. The University of California Museum of Paleontology (UCMP) records search was completed on August 20, 2021 and found no unique geologic features, fossil-bearing strata, or paleontological sites in the Project vicinity. Therefore, the Project would have a less than significant impact.
12. BIOLOGICAL RESOURCES - Would the project:					

	Potentially Significant	Less Than Significant with Mitigation	Less Than Significant	No Impact	Comments
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 special status plants and special status animals. 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 vernal pool and 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.
c. Have a substantial adverse effect on streams, wetlands, or other surface waters that are protected by federal, state, or local regulations and policies?		X			The project will result in impacts to protected wetlands. Mitigation is included to require no net-loss. 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			An Arborist Report prepared for the proposed project found 11 protected trees and 38 non-protected trees measuring 4 inches dbh or larger within and/or overhanging the proposed project area. Mitigation is included to ensure impacts are less than significant. Refer to the Biological Resources discussion in the Environmental Effects section above.
f. Conflict with any local policies or ordinances protecting biological resources?			X		The project is consistent with local policies/ordinances protecting biological resources after implementation of identified mitigation. Therefore, the proposed project would have a less than significant impact.

	Potentially Significant	Less Than Significant with Mitigation	Less Than Significant	No Impact	Comments
g. Conflict with the provisions of an adopted Habitat Conservation Plan or other approved local, regional, state or federal plan for the conservation of habitat?		X			The project is within the South Sacramento Habitat Conservation Plan (SSHCP), but is outside of the Urban Development Area (UDA). As such, the project is not considered a covered activity under the SSHCP. The project would not result in a conflict with the overall goals and measures of the Plan.
13. CULTURAL RESOURCES - Would the project:					
a. Cause a substantial adverse change in the significance of a historical resource?			X		There are no known historical resources located onsite and no historical resources would be affected by the proposed project.
b. Have a substantial adverse effect on an archaeological resource?		X			The subject property was surveyed as part of the preparation of a Cultural Resources Report. Refer to the Cultural Resources discussion in the Environmental Effects section above.
c. Disturb any human remains, including those interred outside of formal cemeteries?		X			No known human remains exist on the project site. Nonetheless, mitigation has been recommended to ensure appropriate treatment, should human remains be uncovered during project implementation. Refer to the Cultural Resources discussion in the Environmental Effects section above.
14. TRIBAL CULTURAL RESOURCES - Would the project:					
a. Would the project cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code 21074?		X			Notification pursuant to Public Resources Code 21080.3.1(b) was provided to the tribes and request for consultation was received. Refer to the Tribal Cultural Resources discussion in the Environmental Effects section above.

	Potentially Significant	Less Than Significant with Mitigation	Less Than Significant	No Impact	Comments
15. HAZARDS AND HAZARDOUS MATERIALS - Would the project:					
a. Create a substantial hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			X		The project does not involve the transport, use, and/or disposal of hazardous material beyond those typical associated with construction and residential land uses. Therefore, the proposed project would have a less than significant impact.
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 beyond those typical associated with construction and residential land uses. Therefore, the proposed project would have a less than significant impact.
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 site is not located within ¼ mile of an existing /proposed school. Therefore, the proposed project would have no impact.
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. Therefore, the proposed would have no impact.
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. Therefore, the proposed would have no impact.
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 an urbanizing area of the unincorporated County and is located within the State Responsibility Area but not within a fire hazard severity zone according to the CalFire Fire Hazard Severity Zones Map (2007). The project located in an area with large open space areas, which could be subject to wildland fires. Compliance with local Fire District standards and requirements ensures impacts would be less than significant.

	Potentially Significant	Less Than Significant with Mitigation	Less Than Significant	No Impact	Comments
16. ENERGY – Would the project:					
a. Result in potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction?			X		While the project will introduce one new home and increase energy consumption, compliance with Title 24, Green Building Code, would 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 would comply with Title 24, Green Building Code, for all project efficiency requirements. Therefore, the proposed project would have a less than significant impact.
17. GREENHOUSE GAS EMISSIONS – Would the project:					
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?		X			The project will fully implement BMP 1 and BMP 2 of the 2020 GHG significance thresholds; therefore, the climate change impact of the project is considered less than significant. Refer to the GHG discussion above.
b. Conflict with an applicable plan, policy or regulation for the purpose of reducing the emission of greenhouse gases?			X		The project is consistent with County policies adopted for the purpose or reducing the emission of greenhouse gases. Therefore, the project would have a less than significant impact.

SUPPLEMENTAL INFORMATION

LAND USE CONSISTENCY	Current Land Use Designation	Consistent	Not Consistent	Comments
General Plan	AG-RES - AGRICULTURAL-RESIDENTIAL	X		

Southeast-Wilton Community Plan	AR-5	X		One of the two proposed parcels would not meet the Minimum Lot Area standard as it would be 4.67 acres. With the issuance of the Special Development Permit, the proposed project would be consistent.
Zoning	A-5 - GENERAL AGRICULTURAL	X		A Special Development Permit is required to allow the project to deviate from the Minimum Lot Area standard. With the issuance of the Special Development Permit, the proposed project would be consistent.

INITIAL STUDY PREPARERS

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Appendices

A- Arborist Report

B- Biological Resources and Wetland Delineation