



County of Sacramento

Mitigated Negative Declaration

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

1. **Control Number: PLNP2021-00152**
2. **Title and Short Description of Project: Zayed Estates at Swisler Park**
The project consists of the following entitlements from the County of Sacramento:
 1. A **Tentative Subdivision Map** to divide 2.81 gross acres into 14 lots in the RD-5 zoning district.
 2. A **Design Review** to determine substantial compliance with the Sacramento County Countywide Design Guidelines (Design Guidelines).
3. **Assessor's Parcel Number: 115-1210-041, 042 & 115-1950-025**
4. **Location of Project:** The project site is located at 8168 Stevenson Avenue and 8073 Abo Zayed Lane, on the south side of Stevenson Avenue, approximately 150 feet west of Goshen Way, in the South Sacramento Community of unincorporated Sacramento County.
5. **Project Applicant: CNA 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 Mitigated Negative Declaration. Further information may be obtained by contacting the Office of Planning and Environmental Review at 827 Seventh Street, Room 225, Sacramento, California, 95814, or phone (916) 874-6141.

Joelle Inman
Joelle Inman
Environmental Coordinator
County of Sacramento, State of California

COUNTY OF SACRAMENTO
PLANNING AND ENVIRONMENTAL REVIEW
INITIAL STUDY

PROJECT INFORMATION

CONTROL NUMBER: PLNP2021-00152

NAME: Zayed Estates at Swisler Park

LOCATION: The project site is located at 8168 Stevenson Avenue and 8073 Abo Zayed Lane, on the south side of Stevenson Avenue, approximately 150 feet west of Goshen Way, in the South Sacramento Community of unincorporated Sacramento County.

ASSESSOR'S PARCEL NUMBERS: 115-1210-041, 042 & 115-1950-025

OWNER:

Al Amana
8073 Abo Zayed Lane
Sacramento, CA 95828
Contact: Sam Zayed

APPLICANT:

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

PROJECT DESCRIPTION

The project consists of the following entitlements from the County of Sacramento:

1. A **Tentative Subdivision Map** to divide 2.81 gross acres into 14 lots in the RD-5 zoning district.
2. A **Design Review** to determine substantial compliance with the Sacramento County Countywide Design Guidelines (Design Guidelines).

ENVIRONMENTAL SETTING

The proposed project is located in a suburban environment in south Sacramento County (Plate IS-1). The 2.81± acre property consists of three separate contiguous parcels, located at 8168 Stevenson Avenue and 8073 Abo Zayed Lane (115-1210-041, 042 & 115-1950-025), on the south side of Stevenson Avenue and approximately 800-feet east of Power Inn Road, in the South Sacramento community (Plate IS-2). Surrounding land uses consist of residential properties and the subject property is zoned Residential (RD-5) (Plate IS-3). The project site is designated as Low Density Residential (LDR) within the Sacramento County General Plan (Plate IS-4).

Overall, the property is an infill site, surrounded by existing single-family development. The property maintains frontage along Stevenson Avenue, a two-lane roadway without frontage improvements. Two adjacent roads (Aden Way and Cliffe Way) stub into the property and according to historical aerial photographs were graded in 2006. Previously, there was a single-family residence at 8168 Stevenson Avenue (115-1210-041) and has since been demolished. The project site contains one single-family residence located at 8073 Abo Zayed Lane (115-1950-025), located on proposed Lot #7. The project proposes to subdivide the three properties into 14 single-family residential lots. In addition, the project will improve the circulation in the neighborhood by connecting Cliffe Way and completing Aden Way with a cul-de-sac (Plate IS-5).

Several non-native trees are located along the outer perimeter of the subject property on adjacent parcels. The property is dominated with grasses and other annuals and there are no on site trees. The property is nearly completely flat with a total elevation change of two feet with the highest portions of the property located along Stevenson Avenue.

Plate IS-1: County Vicinity Map

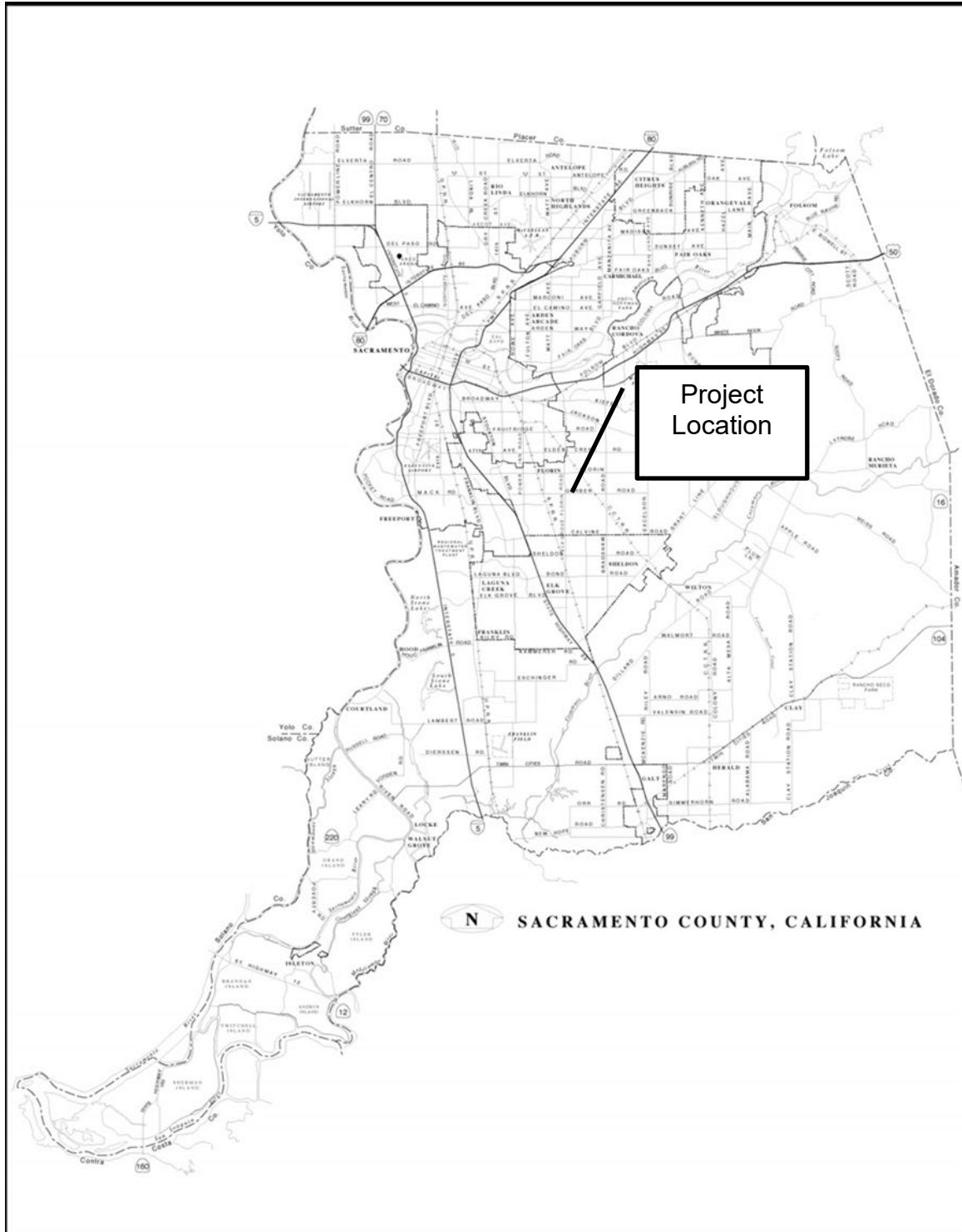


Plate IS-2: Project Vicinity Map

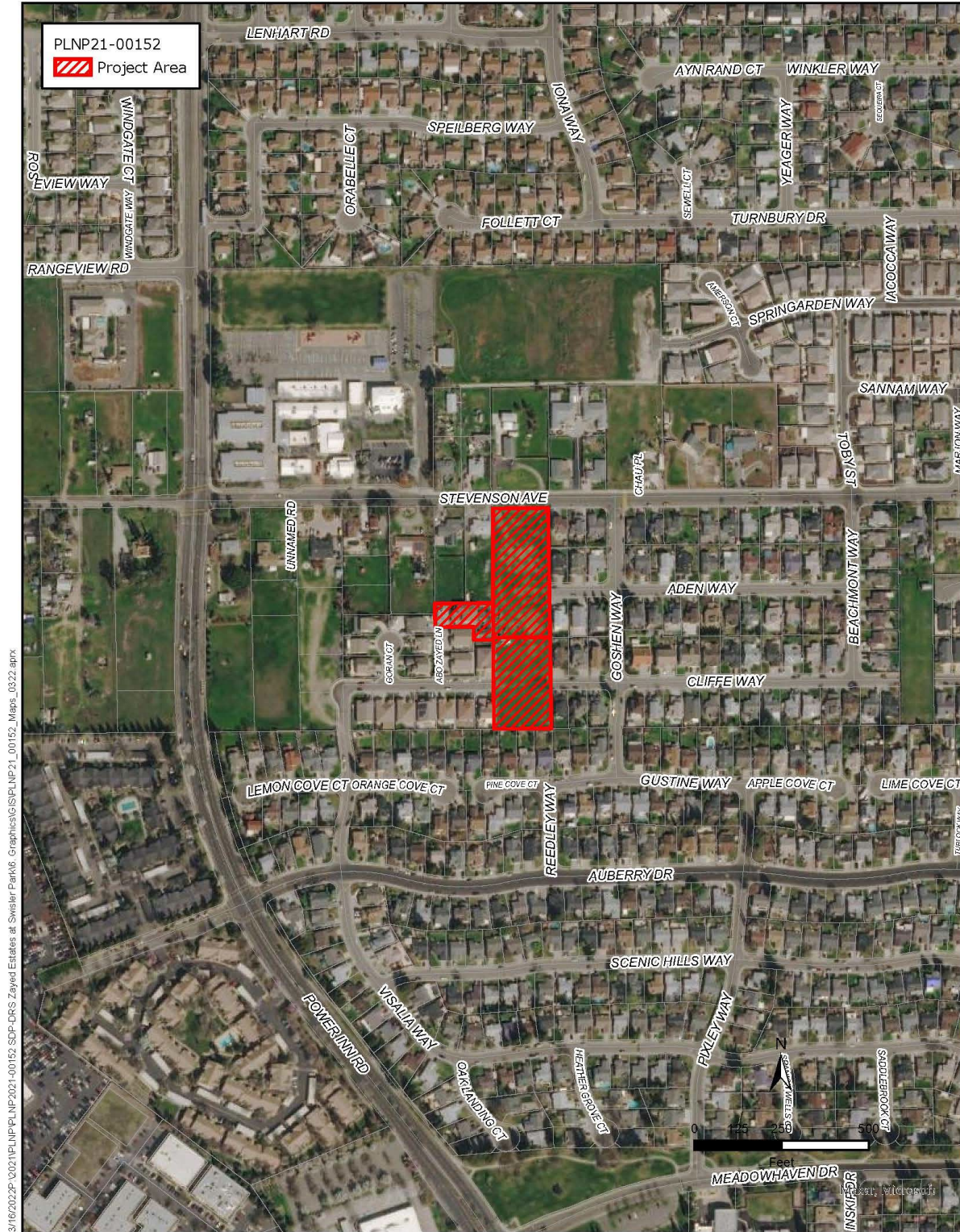
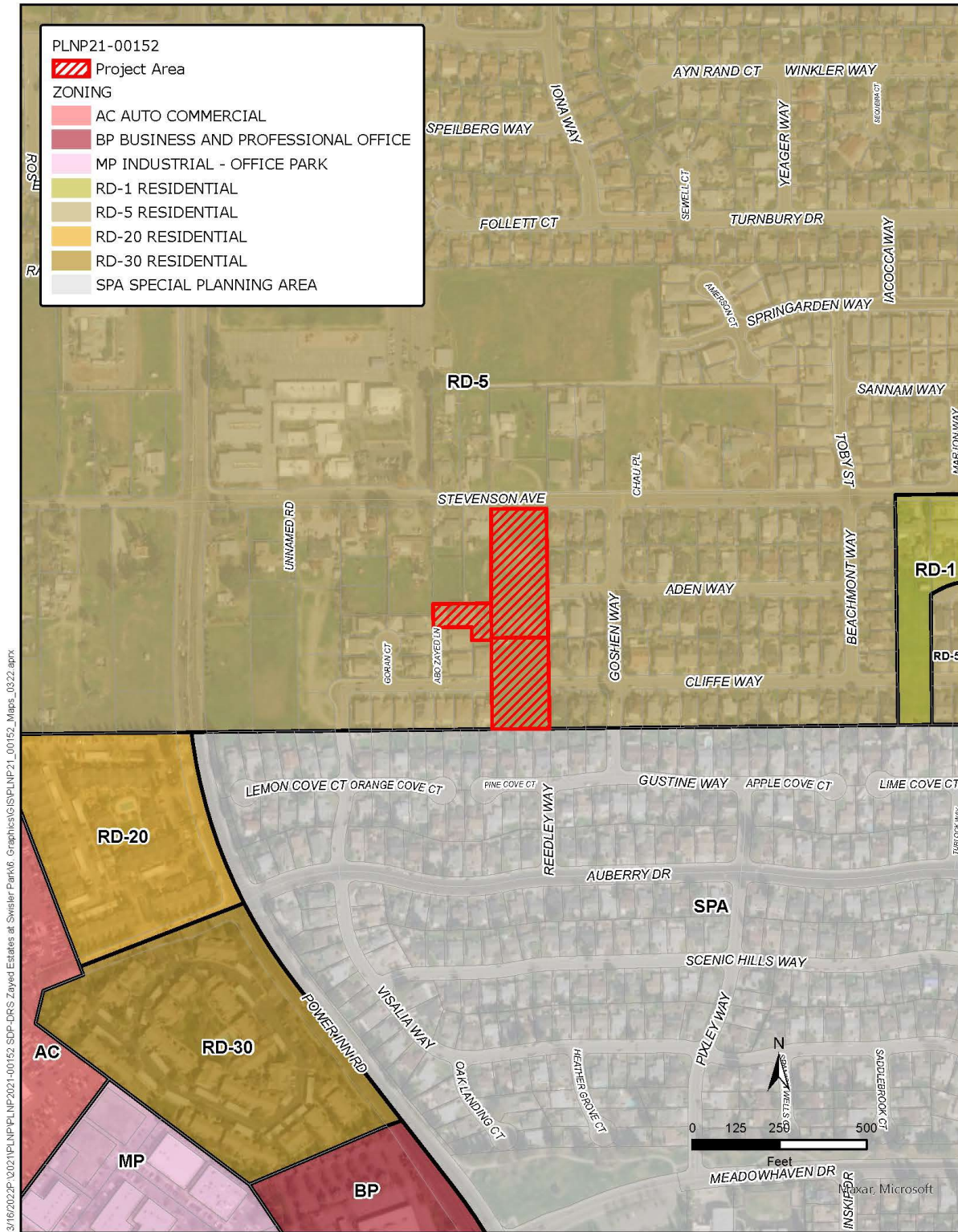


Plate IS-3: Zoning Map



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Plate IS-4: General Plan Designation

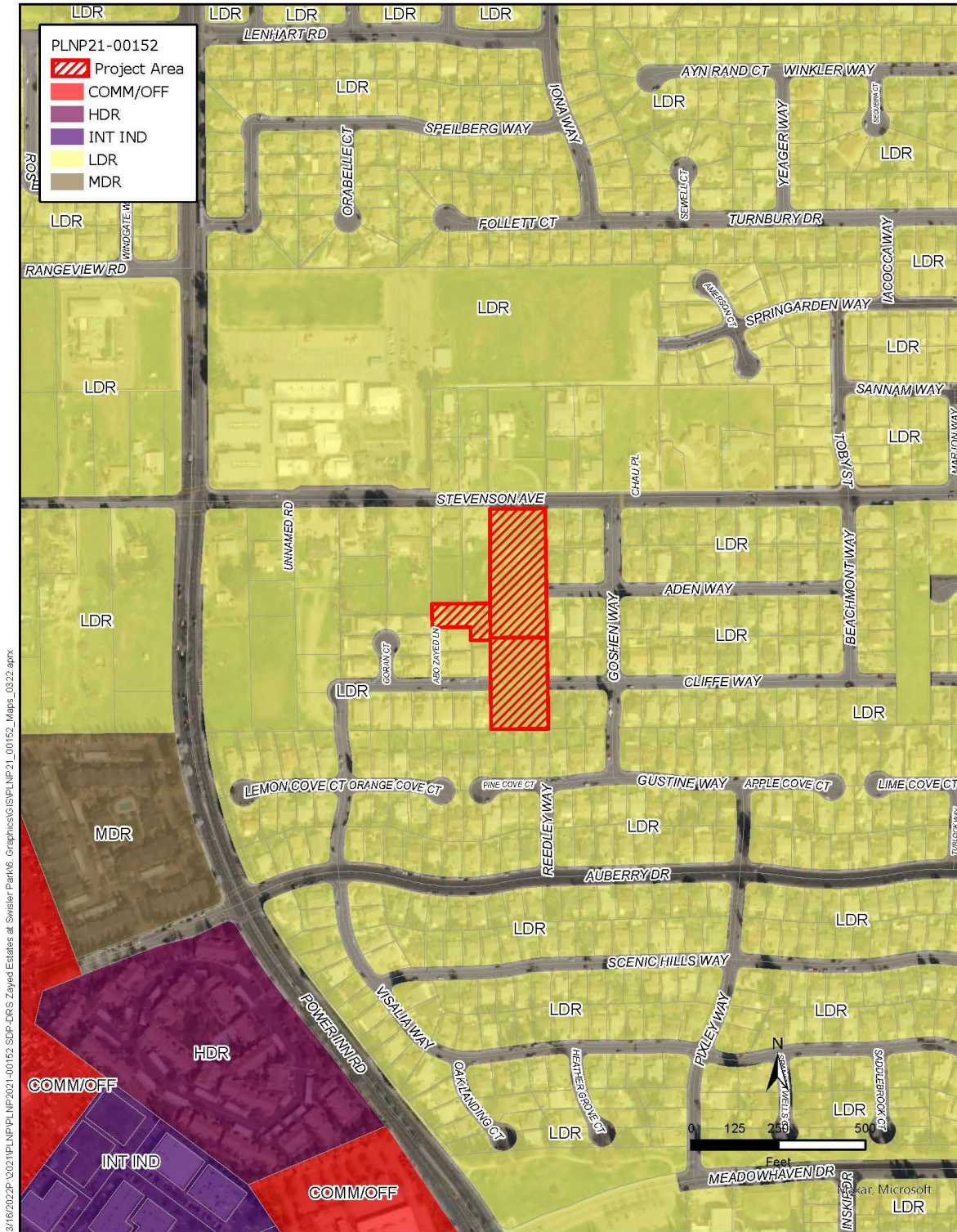
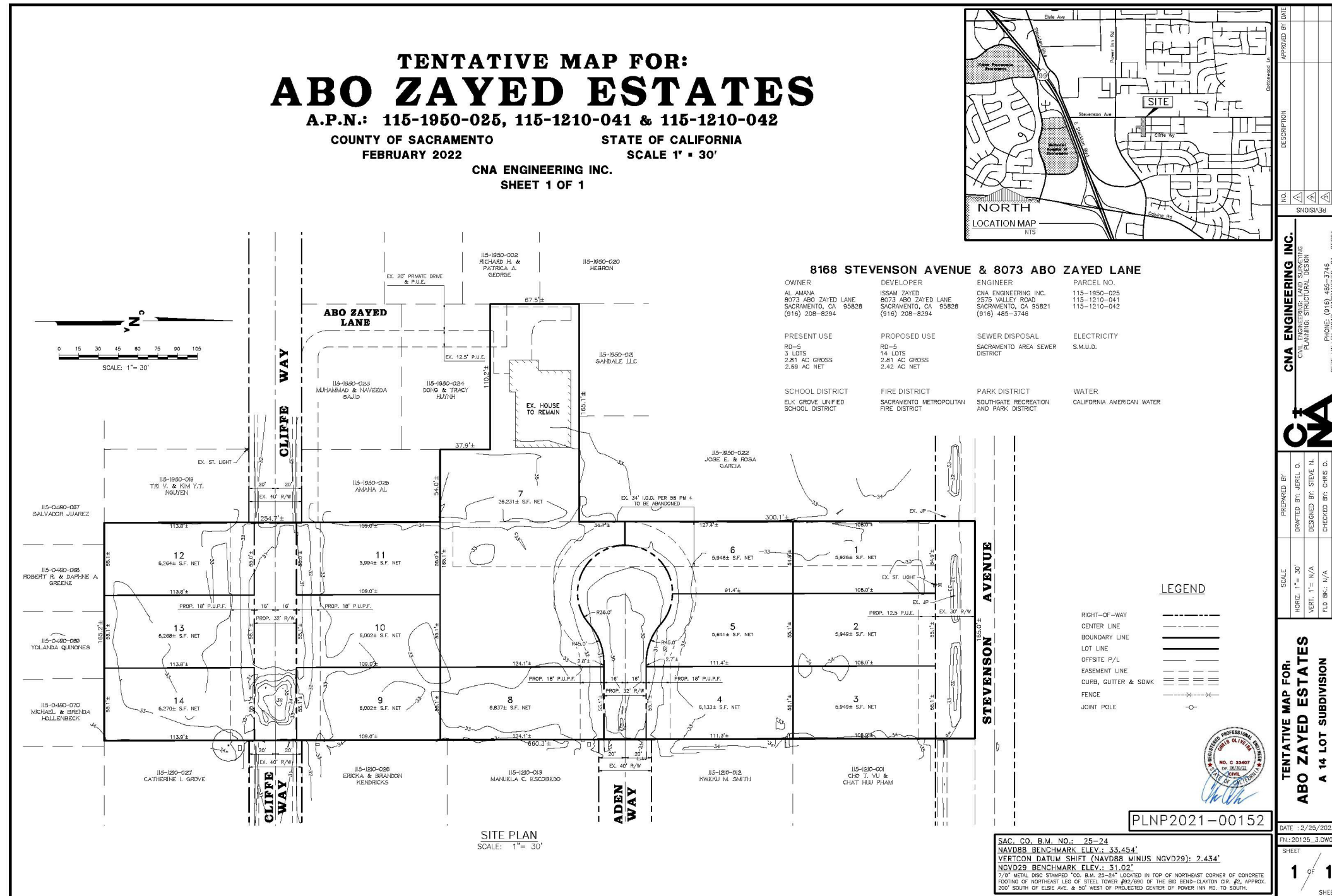


Plate IS-5: Tentative Subdivision Map



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.

BACKGROUND

On October 15, 2004, the Department of Environmental Review and Assessment (DERA) released an Initial Study/Negative Declaration for a project known as Colon Estates, which included a request for a Tentative Subdivision Map and Abandonment to create 12 lots (2004-SDP-ABE-0235) on the subject property. The Negative Declaration discussed potential impacts to land use, public services, access, drainage/hydrology, grading and biological resources. No mitigation measures were recommended. Sacramento County Planning Commission approved the project on January 10, 2005, but the final map was never recorded and the entitlements have expired.

AIR QUALITY

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

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

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

Table IS-1: Air Quality Standards Attainment Status

| Pollutant | Attainment with State Standards | Attainment with Federal Standards |
|---|--|---|
| Ozone | Non-Attainment (1 hour Standard ¹ and 8 hour standard) | Non-Attainment, Classification = Severe -15* (8 hour ³ Standards) Attainment (1 hour standard ²) |
| Particulate Matter 10 Micron | Non-Attainment (24 hour Standard and Annual Mean) | Attainment (24 hour standard) |
| Particulate Matter 2.5 Micron | Attainment (Annual Standard) | Non-Attainment (24 hour Standard) and Attainment (Annual) |
| Carbon Monoxide | Attainment (1 hour and 8 hour Standards) | Attainment (1 hour and 8 hour Standards) |
| Nitrogen Dioxide | Attainment (1 hour Standard and Annual) | Unclassified/Attainment (1 hour and Annual) |
| Sulfur Dioxide ⁴ | Attainment (1 hour and 24 hour Standards) | Attainment/unclassifiable ⁵ |
| Lead | Attainment (30 Day Standard) | Attainment (3-month rolling average) |
| Visibility Reducing Particles | Unclassified (8 hour Standard) | No Federal Standard |
| Sulfates | Attainment (24 hour Standard) | No Federal Standard |
| Hydrogen Sulfide | Unclassified (1 hour Standard) | No Federal Standard |
| <p>1. Per Health and Safety Code (HSC) § 40921.59(c), the classification is based on 1989-1001 data, and therefore does not change.</p> <p>2. Air Quality meets Federal 1-hour Ozone standard (77 FR 64036). EPA revoked this standard, but some associated requirements still apply. The SMAQMD attained the standard in 2009.</p> <p>3. For the 1997, 2008 and the 2015 Standard.</p> <p>4. Cannot be classified</p> <p>5. Designation was made as part of EPA's designations for the 2010 SO₂ Primary National Ambient Air Quality Standard – Round 3 Designation in December 2017</p> <p>* Designations based on information from http://www.arb.ca.gov/degisg/changes.htm#reports Source: SMAQMD. "Air Quality Pollutants and Standards". Web. Accessed: December 3, 2018. http://airquality.org/air-quality-health/air-quality-pollutants-and-standards</p> | | |

Table IS-2: SMAQMD Significance Thresholds

| | ROG ¹ (lbs/day) | NO _x (lbs/day) | CO (µg/m ³) | PM ₁₀ (lbs/day) | PM _{2.5} (lbs/day) |
|--|-------------------------------|------------------------------|----------------------------|-------------------------------|--------------------------------|
| Construction (short-term) | None | 85 | CAAQS ² | 80 ^{3*} | 82 ^{3*} |
| Operational (long-term) | 65 | 65 | CAAQS | 80 ^{3*} | 82 ^{3*} |
| 1. Reactive Organic Gas 2. California Ambient Air Quality Standards 3*. Only applies to projects for which all feasible best available control technology (BACT) and best management practices (BMPs) have been applied. Projects that fail to apply all feasible BACT/BMPs must meet a significance threshold of 0 lbs/day. | | | | | |

CONSTRUCTION EMISSIONS/SHORT-TERM IMPACTS

Short-term air quality impacts are mostly due to dust (PM₁₀ and PM_{2.5}) generated by construction and development activities, and emissions from equipment and vehicle engines (NO_x) operated during these activities. Dust generation is dependent on soil type and soil moisture, as well as the amount of total acreage actually involved in clearing, grubbing and grading activities. Clearing and earthmoving activities comprise the major source of construction dust generation, but traffic and general disturbance of the soil also contribute to the problem. Sand, lime or other fine particulate materials may be used during construction, and stored on-site. If not stored properly, such materials could become airborne during periods of high winds. The effects of construction activities include increased dust fall and locally elevated levels of suspended particulates. PM₁₀ and PM_{2.5} are considered unhealthy because the particles are small enough to inhale and damage lung tissue, which can lead to respiratory problems.

CONSTRUCTION PARTICULATE MATTER EMISSIONS

The SMAQMD Guide includes screening criteria for construction-related particulate matter. Projects that are 35 acres or less in size will generally not exceed the SMAQMD’s construction PM₁₀ or PM_{2.5} thresholds of significance provided that the project does not:

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

Some PM₁₀ and PM_{2.5} emissions during project construction can be reduced through compliance with institutional requirements for dust abatement and erosion control. These

institutional measures include the SMAQMD “District Rule 403-Fugitive Dust” and measures in the Sacramento County Code relating to land grading and erosion control [Title 16, Chapter 16.44, Section 16.44.090(K)].

The project site is less than 35 acres (2.81 acres) and does not involve buildings more than 4 stories tall; demolition activities; significant trenching activities; an unusually compact construction schedule; cut-and-fill operations; or, import or export of soil materials requiring a considerable amount of haul truck activity. Therefore, the project meets the SMAQMD Guide screening criteria for PM₁₀ and PM_{2.5}. The SMAQMD Guide includes a list of Basic Construction Emissions Control Practices that should be implemented on all projects, regardless of size. Dust abatement practices are required pursuant to SMAQMD Rule 403 and California Code of Regulations, Title 13, sections 2449(d)(3) and 2485; the SMAQMD Guide simply lays out the basic practices needed to comply. These requirements are already required by existing rules and regulations, and have also been included as mitigation.

CONSTRUCTION OZONE PRECURSOR EMISSIONS (NO_x)

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

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

CONCLUSION: CONSTRUCTION EMISSIONS

The screening criteria for construction emissions related to both particulate matter and ozone precursors are almost identical, as shown above. As noted, the project site is less than 35 acres (2.81 acres) and does not involve buildings more than 4 stories tall; significant trenching activities; an unusually compact construction schedule; or, import or

export of soil materials requiring a considerable amount of haul truck activity. Therefore, the project meets the SMAQMD Guide screening criteria for Ozone precursors impacts are considered to be ***less than significant***.

OPERATIONAL EMISSIONS/LONG-TERM IMPACTS

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

Ultimately, a project typically must have large acreages or intense uses in order to result in significant operational air quality impacts. For ozone precursor emissions the screening table in the SMAQMD Guide allows users to screen out projects which include up to 485 new single family dwelling units for residential projects. For particulate matter emissions the screening table allows users to screen out projects which include up to 1,000 new single family dwelling units for residential projects. Depending on the type of commercial use, the screening level for both ozone precursor emissions and particulate matter emissions is hundreds of thousands of square feet of commercial use. The proposed project consists of 14 new single family units, and therefore falls below these screening thresholds. Impacts related to operational emissions are expected to be ***less than significant***.

CRITERIA POLLUTANT HEALTH RISKS

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

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

HEALTH EFFECTS SCREENING

In order to estimate the potential health risks that could result from the operational emissions of ROG, NO_x, and PM_{2.5}, PER staff implemented the procedures within SMAQMD's *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: CRITERIA POLLUTANT HEALTH RISKS

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

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

| PM _{2.5} Health Endpoint | Age Range ¹ | Incidences Across the Reduced Sacramento 4-km Modeling Domain Resulting from Project Emissions (per year) ^{2,5} | Incidence s 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 | 1.0 | .96 | 0.0052% | 18419 |
| Hospital Admissions, Asthma | 0 - 64 | 0.068 | 0.063 | 0.0034% | 1846 |
| Hospital Admissions, All Respiratory | 65 - 99 | 0.33 | 0.29 | 0.0015% | 19644 |
| Cardiovascular | | | | | |
| Hospital Admissions, All Cardiovascular | 65 - 99 | 0.18 | 0.17 | 0.00069% | 24037 |

| | | | | | |
|--|---------|----------|----------|---------|-------|
| (less Myocardial Infarctions) | | | | | |
| Acute Myocardial Infarction, Nonfatal | 18 - 24 | 0.000087 | 0.000080 | 0.0021% | 4 |
| Acute Myocardial Infarction, Nonfatal | 25 - 44 | 0.0077 | 0.0072 | 0.0024% | 308 |
| Acute Myocardial Infarction, Nonfatal | 45 - 54 | 0.019 | 0.018 | 0.0025% | 741 |
| Acute Myocardial Infarction, Nonfatal | 55 - 64 | 0.032 | 0.030 | 0.0024% | 1239 |
| Acute Myocardial Infarction, Nonfatal | 65 - 99 | 0.12 | 0.11 | 0.0021% | 5052 |
| Mortality | | | | | |
| Mortality, All Cause | 30 - 99 | 2.2 | 2.0 | 0.0044% | 44766 |
| 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>. | | | | | |

Table IS-4: Ozone Health Risk Estimates

| Ozone Health Endpoint | Age Range ¹ | Incidences Across the Reduced Sacramento 4-km Modeling Domain Resulting from Project Emissions (per year) ^{2,5} | 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 | | | | | |
| Hospital Admissions, All Respiratory | 65 - 99 | 0.080 | 0.065 | 0.00033% | 19644 |
| Emergency Room Visits, Asthma | 0 - 17 | 0.43 | 0.37 | 0.0063% | 5859 |
| Emergency Room Visits, Asthma | 18 - 99 | 0.67 | 0.58 | 0.0046% | 12560 |
| Mortality | | | | | |
| Mortality, Non-Accidental | 0 - 99 | 0.050 | 0.043 | 0.00014% | 30386 |
| 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. 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. 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: CRITERIA POLLUTANT HEALTH RISKS

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

TRANSPORTATION/TRAFFIC

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

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

VMT ANALYSIS

The passage of Senate Bill 743 (SB 743) in the fall of 2013 led to a change in the way that transportation impacts are measured under CEQA. Starting on July 1, 2020, automobile delay and LOS may no longer be used as the performance measure to determine the transportation impacts of land development projects under CEQA. Instead, an alternative metric that supports the goals of the SB 743 legislation will be required. Although there is no requirement to use any particular metric, the use of VMT has been recommended by the Governor’s Office of Planning and Research. This requirement does not modify the discretion lead agencies have to develop their own methodologies or guidelines, or to analyze impacts to other components of the transportation system, such as walking, bicycling, transit, and safety. SB 743 also applies to transportation projects, although agencies were given flexibility in the determination of the performance measure for these types of projects.

The intent of SB 743 is to bring CEQA transportation analyses into closer alignment with other statewide policies regarding greenhouse gases, complete streets, and smart

growth. Using VMT as a performance measure instead of LOS is intended to discourage suburban sprawl, reduce greenhouse gas emissions, and encourage the development of smart growth, complete streets, and multimodal transportation networks.

Sacramento County Department of Transportation (SacDOT) has updated the Sacramento County Transportation Analysis Guidelines to reflect the new analysis requirements. The updated guidelines can be viewed at:

<https://sacdot.saccounty.net/Documents/A%20to%20Z%20Folder/Traffic%20Analysis/Transportation%20Analysis%20Guidelines%2009.10.20.pdf#search=transportation%20guidelines>

SacDOT has developed screening criteria for development projects. The screening criteria for VMT thresholds of significance are summarized in (Table IS-5).

Table IS-5: Screening Criteria for CEQA Transportation Analysis

| Type | Screening Criteria |
|--|---|
| Small Projects | <ul style="list-style-type: none"> Projects generating less than 237 average daily traffic (ADT) |
| Local-Serving Retail ¹ | <ul style="list-style-type: none"> 100,000 square feet of total gross floor area or less; <u>OR</u> if supported by a market study with a capture area of 3 miles or less; <u>AND</u> Local Serving: Project does not have regional-serving characteristics |
| Local-Serving Public Facilities/Services | <ul style="list-style-type: none"> Transit centers Day care center Public K-12 schools Neighborhood park (developed or undeveloped) Community center Post offices Police and fire facilities Branch libraries Government offices (primarily serving customers in-person) Utility, communications, and similar facilities Water sanitation, waste management, and similar facilities |
| Projects Near Transit Stations | <ul style="list-style-type: none"> High-Quality Transit: Located within ½ a mile of an existing major transit stop² or an existing stop along a high-quality transit corridor³; <u>AND</u> Minimum Gross Floor Area Ratio (FAR) of 0.75 for office projects or components; <u>AND</u> Parking: Provides no more than the minimum number of parking spaces required⁴; <u>AND</u> Sustainable Communities Strategy (SCS): Project is not inconsistent with the adopted SCS; <u>AND</u> Affordable Housing: Does not replace affordable residential units with a smaller number of moderate- or high-income residential units; <u>AND</u> Active Transportation: Project does not negatively impact transit, bike or pedestrian infrastructure. |

| | |
|---|---|
| <p>Restricted Affordable Residential Projects</p> | <ul style="list-style-type: none"> • Affordability: Screening criteria only apply to the restricted affordable units; AND • Restrictions: Units must be deed-restricted for a minimum of 55 years; AND • Parking: Provides no more than the minimum number of parking spaces required; AND • Transit Access: Project has access to transit within a ½ mile walking distance; AND • Active Transportation: Project does not negatively impact transit, bike or pedestrian infrastructure. |
|---|---|

¹ See Appendix A for land use types considered to be retail.
² Defined in the Pub. Resources Code § 21064.3 (“Major transit stop’ means a site containing an existing rail transit station, a ferry terminal served by either a bus or rail transit service, or the intersection of two or more major bus routes with a frequency of service interval of 15 minutes or less during the morning and afternoon peak commute periods”).
³ Defined in the Pub. Resources Code § 21155 (“For purposes of this section, a high-quality transit corridor means a corridor with fixed route bus service with service intervals no longer than 15 minutes during peak commute hours”).
⁴ Sacramento County Zoning Code Chapter 5: Development Standards

SIGNIFICANCE THRESHOLDS

VMT PER CAPITA

VMT per capita is used to evaluate residential projects. It includes all vehicle “tours” (both work/commute vehicle tours and non-work vehicle tours) that start and end at residential units. The VMT from these tours are grouped and summed to the home location of those tours. The VMT for each home is then summed for all homes in a particular area and divided by the total population of that area to arrive at VMT per Capita.

METHODOLOGY/CONCLUSION

The County of Sacramento Department of Transportation (DOT) reviewed the project and provided an expected trip generation table, which analyzes the estimated trips from the proposed development of 14 single-family homes. The DOT’s trip generation table shows that the estimated daily trips for the subdivision would be 132 daily trips. Since the proposed project would generate less than 237 daily trips, the project would be classified as a “small project,” which means a VMT analysis is not required and the project contribution to VMT per capita is negligible.

Impacts related to VMT are ***less than significant***.

HYDROLOGY AND WATER QUALITY

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

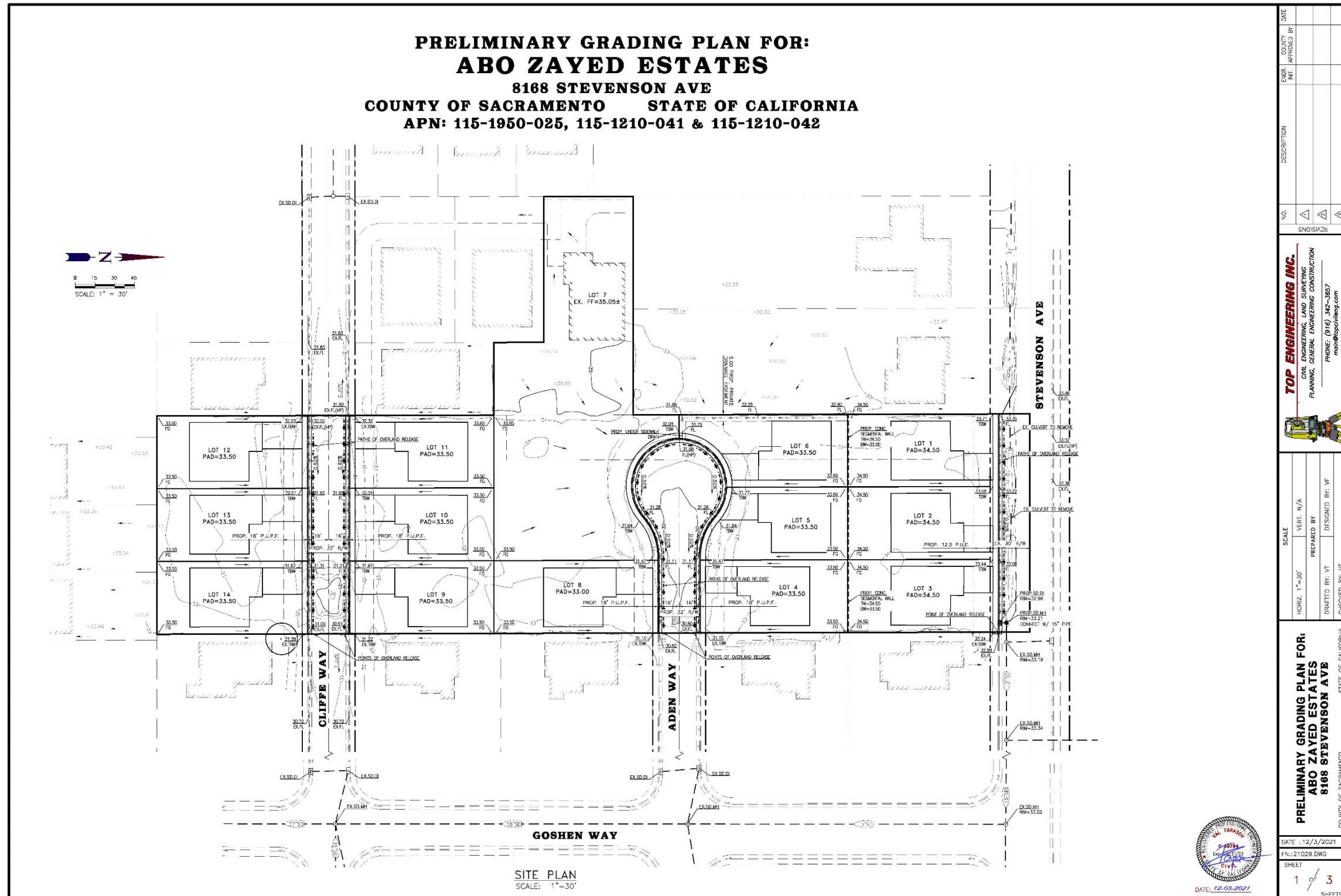
- Alter the existing drainage patterns in such a way that it causes flooding;
- Contribute runoff that would exceed the capacity of existing or planned stormwater infrastructure;

FLOODPLAIN AND FLOODING

The project site is located within an area identified on the FEMA FIRM Panel Number 06067C0308H & 06067C0309H as “Zone X,” 500-year floodplain. The site occurs in the Strawberry Creek watershed, which is part of the greater Lower Sacramento HUC8. Water onsite eventually flows to either Beacon Creek less than a mile north or to Strawberry Creek about one mile south. The project site is also located within the Unionhouse Creek watershed.

DWR staff (Mezentsev) indicated in correspondence dated March 16, 2022 that the submitted Level 2 drainage study proposes to construct amended soils on a lot-by-lot basis in order to achieve Low Impact Development (LID) compliance. A building permit hold shall be placed on all lots and removed once the amended soil feature has been built according to the approved improvement plans and the Level 4 drainage study. Level 4 Drainage Studies are typically submitted along with the site improvement plans and grading permits, after the approval of the requested entitlements. The drainage study shall include a preliminary grading and drainage plan and identify the overland release path and points of discharge (Plate IS-6). The drainage study shall demonstrate the proposed development will have no adverse impacts to the existing storm drain upstream and downstream of the project during the 100-year storm. The drainage study should demonstrate the capacity of the existing storm drain system downstream will not be exceeded and identify any proposed onsite storm drain facilities that will convey runoff from the public right-of-way. Compliance with DWR’s conditions of approval as outlined in the March 16, 2022 correspondence will ensure that environmental impacts related to drainage are considered ***less than significant***.

Plate IS-6: Grading Plan



| NO. | DESCRIPTION | DATE |
|-----|-------------|------|
| | | |
| | | |
| | | |

| | | |
|---|--------------|-----------------|
| SCALE | VERT. N/A | DESIGNED BY: VF |
| HORIZ. 1"=30' | PREPARED BY: | CHECKED BY: VT |
| | | |
| PRELIMINARY GRADING PLAN FOR: ABO ZAYED ESTATES 8168 STEVENSON AVE COUNTY OF SACRAMENTO STATE OF CALIFORNIA | | |

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.

During the wet season (October 1 – April 30), 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 Construction General Permit. During the rest of the year, typically erosion controls are not required, except in the case of predicted rain. The project must include an effective combination of erosion, sediment and other pollution control BMPs in compliance with the County ordinances and the State's CGP.

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

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

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

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

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

OPERATION: STORMWATER RUNOFF

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

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

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

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

<https://waterresources.saccounty.gov/stormwater/Pages/default.aspx>

<https://www.beriverfriendly.net/new-development/>

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

BIOLOGICAL RESOURCES

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

- Adversely affect or result in the removal of native or landmark trees.
- Conflict with the provisions of an adopted Habitat Conservation Plan or other approved local, regional, state or federal plan for the conservation of habitat?
- Have a substantial adverse effect on any special status species, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, or threaten to eliminate a plant or animal community.
- Have a substantial adverse effect on the movement of any native resident or migratory fish or wildlife species.

SURVEYS AND STUDIES

Davey Resource Group prepared the tree inventory and arborist report (Appendix A) on behalf of the applicant. Salix Consulting, Inc. prepared a Biological Resources Assessment on behalf of the applicant (Appendix B). Salix utilized a variety of data from state and federal agencies. A list of special-status species known or with potential to occur on the project site or in the immediate vicinity was developed from database queries of USFWS' Information for Planning and Consultation (IPaC), CDFW's California Natural Diversity Database (CNDDDB), and the California Native Plant Society (CNPS) Rare Plant Inventory. Significance findings have been based on the impact conclusions of applicable surveys and studies. In absence of such published documents, the analyses rely on the general definitions of significance.

The following technical studies were submitted and/or utilized as part of the biological resources analysis for this project:

- Arborist Report, Davey Resource Group (Appendix A)
- Biological Resources Report, Salix Consulting, Inc. (Appendix B)
- South Sacramento Habitat Conservation Plan (SSHCP)

NON-NATIVE TREE CANOPY

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

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

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

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

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

<http://www.per.saccounty.net/Programs/Documents/Tree%20Coordinator/Tree%2015-year%20shade%20values%201-8-14.pdf#search=15%20year%20shade%20value>.

Policy CO-146 references the Greenprint program, which is run by the Sacramento Tree Foundation and has a goal of planting five million trees in the Sacramento region.

NON-NATIVE TREE INVENTORY

Davey Resource Group prepared an arborist report and tree protection plan for the property in December 2021 (Appendix A). The inventory identified the species, size and location of onsite and overhanging offsite trees. The survey identified eight trees measuring a minimum of four inches in diameter at breast height (DBH) overhanging the project area and on adjacent parcels; there are no onsite trees (Table IS-6).

Table IS-6: Existing Trees Adjacent to Project Site

| Tree # | Common Name/ Scientific Name | DBH* (inches) | Canopy Radius (Feet) | Condition Rating |
|---------------|---|--------------------------|---------------------------------|-------------------------|
| 1 | Fig <i>Ficus carica</i> | 9" | 6' | Fair |
| 2 | Mimosa <i>Albizia julibrissin</i> | 7" | 6' | Fair |
| 3 | Royal Paulownia <i>Paulownia tomentosa</i> | 14" | 9' | Poor |
| 4 | Lemon <i>Citrus limon</i> | 9" | 5' | Fair |
| 5 | European hornbeam <i>Carpinus betulus</i> | 10" | 8' | Poor |
| 6 | Crape myrtle <i>Lagerstroemia indica</i> | 7" | 6' | Poor |
| 7 | Crape myrtle | 5" | 6' | Good |

| | | | | |
|---|---|------------|------------|------|
| | <i>Lagerstroemia indica</i> | | | |
| 8 | Crape myrtle <i>Lagerstroemia indica</i> | 5" | 5' | Good |
| | Total | 66" | 51' | |

* Estimate provided by Davey Resource Group, December 2021

SITE SPECIFIC ANALYSIS: NON-NATIVE TREES

There are a total of eight (8) non-native trees located on adjacent parcels (Plate IS-7). There are zero trees on the subject property and no trees will be removed as a result of this project. Impacts with respect to non-native tree canopy is ***less than significant***.

Plate IS-7: Tree Locations



SOUTH SACRAMENTO COUNTY HABITAT CONSERVATION PLAN (SSHCP)

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

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

On May 15, 2018, the Final SSHCP and EIS/EIR was published in the federal Register for a 30-day review period. Public hearings on the proposed adoption of the final SSHCP, final EIS/EIR, final Aquatic Resources Plan (ARP), and final Implementation Agreement (IA) began in August 2018, and adoption by the County occurred on September 11, 2018. The permit was received on June 12, 2019 from the U.S. Fish and Wildlife Service, July 25, 2019 from the U.S. Army Corps of Engineers, and August 20, 2019 from the California Department of Fish and Wildlife.

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

CONSISTENCY WITH THE SOUTH SACRAMENTO COUNTY HABITAT CONSERVATION PLAN

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

The land cover types outlined in the baseline map are an interpretation of habitat based on remote sensing analysis over a number of years prior to adoption of the SSHCP (Plate IS-8). Therefore, these landcovers are intended to serve as a guide as to what may be present on the project site and are intended to be updated. During the local impact authorization process, these landcovers will be refined, and calculation of project mitigation impact fees will be based on project specific survey and wetland delineation data. According to the Biological Resources Assessment, approximately 2.5 acres of the property is covered in Valley Annual Grassland (Plate IS-9).

The analysis contained in this section is consistent with the protocol for covered species analysis under the SSHCP. Compliance with the SSHCP will ensure that impacts to covered species and their habitat will be less than significant. The mitigation contained in

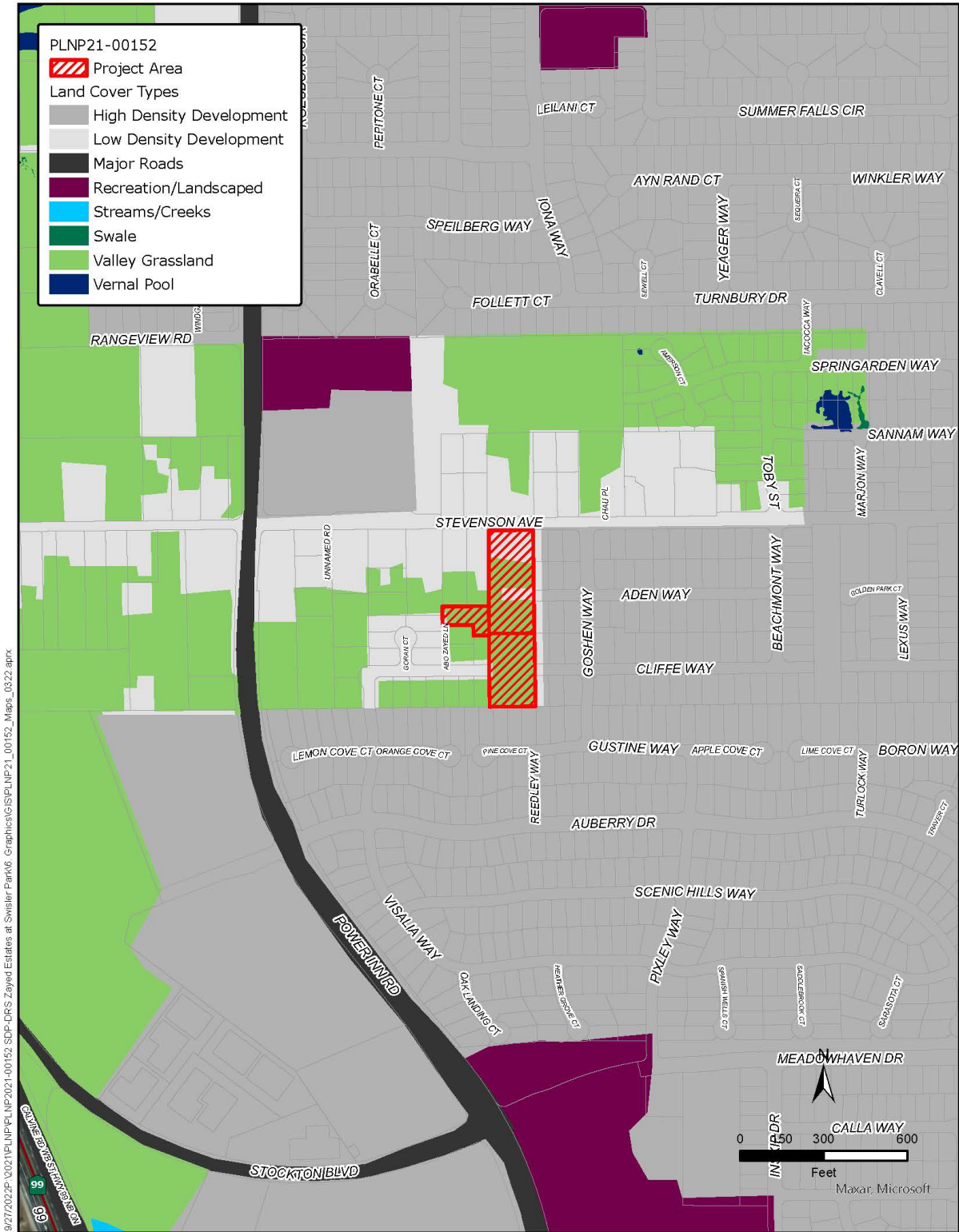
this section has been structured such that the required mitigation is consistent with the adopted SSHCP mitigation and monitoring protocols.

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

CONCLUSION

The project will adhere to the Avoidance and Minimization Measures of the SSHCP; therefore, impacts with regards to consistency with the SSHCP are ***less than significant***.

Plate IS-8: SSHCP Baseline Landcover Map



9/27/2022 2:02:11 PM PLNP21-00152_SDP-DRS Zayed Estates at Swisler Park6 Graphics\GIS\PLNP21_00152_Maps_0322.aprx

Plate IS-9: SSHCP Landcovers



SPECIAL STATUS SPECIES

As part of the preparation of the Biological Resources Assessment, Salix queried the CNDDDB and found that four special-status plant species and 13 special-status animal species were identified as occurring within a five-mile radius of the project site; these are listed below along with their potential to be found on the project site. In addition, on January 6, 2022, Salix performed a field survey of the project area to assess the potential for sensitive plant and wildlife resources to occur, and to determine if aquatic resources were present onsite. During the field assessment, biological communities were mapped and assessed for the potential to support special-species, as outlined below.

PLANTS:

- Boggs Lake hedge-hyssop (*Gratiola heterosepala*); no potential for occurrence due to the lack of suitable habitat.
- Legenere (*Legenere limosa*); no potential for occurrence due to the lack of suitable habitat.
- Dwarf Downingia (*Downingia pusilla*); no potential for occurrence due to the lack of suitable habitat.
- Sanford's arrowhead (*Sagittaria sanfordi*); no potential for occurrence due to the lack of suitable habitat.

ANIMALS:

- Giant gartersnake (*Thamnophis gigas*); no potential for occurrence due to the lack of suitable habitat.
- Western pond turtle (*Actinemys marmorata*); no potential for occurrence due to the lack of suitable habitat.
- Western spadefoot (*Spea hammondi*); no potential for occurrence due to the lack of suitable habitat.
- Vernal pool fairy shrimp (*Branchinecta lynchi*); no potential for occurrence due to the lack of suitable habitat.
- Vernal pool tadpole shrimp (*Lepidurus packardii*); no potential for occurrence due to the lack of suitable habitat.
- Mid-valley fairy shrimp (*Branchinecta mesovallensis*); no potential for occurrence due to the lack of suitable habitat.
- American badger (*Taxidea taxus*); no potential for occurrence due to the lack of suitable habitat.

- White-tailed kite (*Elanus leucurus*); no potential for occurrence due to the lack of suitable habitat.
- Cooper's Hawk (*Accipiter cooperii*); no potential for occurrence due to the lack of suitable habitat.
- Tricolored blackbird (*Agelaius tricolor*); no potential for occurrence due to the lack of suitable habitat.
- Western burrowing owl (*Athene cunicularia*); no potential for occurrence due to the lack of suitable habitat.
- Swainson's Hawk (*Buteo swainsoni*); no potential for occurrence due to the lack of suitable habitat.
- Ferruginous hawk (*Buteo regalis*); no potential for occurrence due to the lack of suitable habitat.

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 valley grassland that is foraging habitat for nesting birds of prey. 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.” 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.

The project site contains valley grassland which is foraging habitat for common bird species protected by the Migratory Bird Treaty Act. With pre-construction surveys conducted prior to development will determine the appropriate mitigation to reduce potential impacts to ***less than significant***.

BURROWING OWL

The biological report did not find evidence that the project site has been used by western burrowing owl; however, the presence of valley grassland does provide potentially suitable habitat for this species. By implementing the AMMs for western burrowing owl as well as payment of fees to support the overall SSHCP Conservation Strategy the impacts to western burrowing owl would be ***less than significant***.

SWAINSON’S HAWK

Although Salix determined that there was a no potential for the site to be used for nesting by Swainson’s hawk, the majority of the property is an open field. Therefore, even if not used for nesting, the site still may be used for foraging. By implementing the AMMs for Swainson’s hawk as well as payment of mitigation fees for valley grassland to support the overall SSHCP Conservation Strategy, the impacts to Swainson’s hawk would be ***less than significant***.

The project site contains vegetation that could provide habitat for Burrowing Owl, therefore, preconstruction surveys for burrows and owls are necessary prior to construction. Mitigation described above will ensure that impacts to Burrowing Owls will be *less than significant*.

CULTURAL RESOURCES

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

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

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

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

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

CULTURAL SETTING

A search of records and historical information on file at the North Central Information Center (NCIC) of the California Historical Resources Information System (CHRIS) was conducted on October 13, 2021 for the project area and a 1/4-mile buffer.

The records search within the proposed project area contains zero recorded indigenous-period/ethnographic-period resource(s) and zero recorded historic-period cultural resources. Outside the proposed project area, but within the one-quarter-mile radius, the broader search area contains zero recorded indigenous-period/ethnographic-period resource(s) and zero cultural resources.

CULTURAL RESOURCES PROJECT IMPACTS

Overall, there are no known historical and/or archaeological resources on the subject property. However, that does not preclude the possibility that other resources could be uncovered during construction and that the inadvertent discoveries mitigation would apply. Given the extent of known cultural resources and patterns of local history, there is low potential for locating historic-period cultural resources in the immediate vicinity of the proposed project area.

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

TRIBAL CULTURAL RESOURCES

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

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

- a. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or
- b. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.

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

TRIBAL CULTURAL RESOURCE SETTING

In accordance with Assembly Bill (AB) 52, codified as Section 21080.3.1 of CEQA, formal notification letters were sent to those tribes who had previously requested to be notified of Sacramento County projects on March 2, 2023.

TRIBAL CULTURAL RESOURCES PROJECT IMPACTS

Tribal cultural resources were not identified through consultation under CEQA. With this mitigation for unanticipated discoveries, impacts to tribal cultural resources will be ***less than significant***.

GREENHOUSE GAS EMISSIONS

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

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

GREENHOUSE GAS EMISSIONS REGULATORY BACKGROUND

California has adopted statewide legislation addressing various aspects of climate change and GHG emissions mitigation. Much of this establishes a broad framework for the State's long-term GHG reduction and climate change adaptation program. Of particular importance is AB 32, which establishes a statewide goal to reduce GHG emissions back to 1990 levels by 2020, and Senate Bill (SB) 375 supports AB 32 through coordinated transportation and land use planning with the goal of more sustainable communities. SB 32 extends the State's GHG policies and establishes a near-term GHG reduction goal of 40% below 1990 emissions levels by 2030. Executive Order (EO) S-03-05 identifies a longer-term goal for 2050.¹

COUNTY OF SACRAMENTO CLIMATE ACTION PLANNING

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

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

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

management, water conservation programs, open space planning, and sustainable agriculture programs.

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

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

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

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

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

GREENHOUSE GAS EMISSIONS THRESHOLDS OF SIGNIFICANCE

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

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

All projects must implement Tier 1 Best Management Practices to demonstrate consistency with the Climate Change Scoping Plan. After implementation of Tier 1 Best Management Practices, project emissions are compared to the operational land use screening levels table (equivalent to 1,100 metric tons of 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-8. Projects that do not exceed 1,100 metric tons per year are then screened out of further requirements. For projects that exceed 1,100 metric tons per year, then compliance with BMP 3 is also required:

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

SMAQMD's GHG construction and operational emissions thresholds for Sacramento County are shown in Table IS-8.

Table IS-8: 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 |

PROJECT IMPACTS

CONSTRUCTION-GENERATED GREENHOUSE GAS EMISSIONS

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

OPERATIONAL PHASE GREENHOUSE GAS EMISSIONS

The project will implement BMP 1 and BMP 2 in its entirety. As such, the project can be compared to the operational screening table. The operational emissions associated with the project are less than 1,100 MT of CO₂e per year; therefore BMP 3 does not apply. 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-H) 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 NESTING HABITAT

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

MITIGATION MEASURE 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 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: PARTICIPATION IN THE SSHCP

The project is a Covered Activity under the SSHCP and subject to all applicable provisions, avoidance and minimization measures, and mitigation fees. To compensate for impacts to approximately 2.5 acres of Valley Grassland and potential impacts associated with Swainson's Hawk, nesting raptors, and burrowing owls, the applicant shall obtain authorization through the SSHCP and conform with all applicable Avoidance and Minimization Measures (Appendix D), as well as payment of fees necessary to mitigate for impacts to species and habitat prior to approval of grading permits, improvement plans or building permits, whichever comes first.

MITIGATION MEASURE F: BURROWING OWL

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

1. A survey for-burrows and owls should be conducted by walking through suitable habitat over the entire project site and in areas within 150 meters (~500 feet) of the project impact zone.
2. Pedestrian survey transects should be spaced to allow 100 percent visual coverage of the ground surface. The distance between transect center lines should be no more than 30 meters (~100 feet), and should be reduced to account for differences in terrain, vegetation density, and ground surface visibility. To

efficiently survey projects larger than 100 acres, it is recommended that two or more surveyors conduct concurrent surveys. Surveyors should maintain a minimum distance of 50 meters (~160 feet) from any owls or occupied burrows. It is important to minimize disturbance near occupied burrows during all seasons.

3. If no occupied burrows or burrowing owls are found in the survey area, a letter report documenting survey methods and findings shall be submitted to the Environmental Coordinator and no further mitigation is necessary.
4. If occupied burrows or burrowing owls are found, then a complete burrowing owl survey is required. This consists of a minimum of four site visits conducted on four separate days, which must also be consistent with the Survey Method, Weather Conditions, and Time of Day sections of Appendix D of the California Fish and Wildlife “Staff Report on Burrowing Owl Mitigation” (March 2012). Submit a survey report to the Environmental Coordinator which is consistent with the Survey Report section of Appendix D of the California Fish and Wildlife “Staff Report on Burrowing Owl Mitigation” (March 2012).
5. If occupied burrows or burrowing owls are found the applicant shall contact the Environmental Coordinator and consult with California Fish and Wildlife prior to construction, and will be required to submit a Burrowing Owl Mitigation Plan (subject to the approval of the Environmental Coordinator and in consultation with California Fish and Wildlife). This plan must document all proposed measures, including avoidance, minimization, exclusion, relocation, or other measures, and include a plan to monitor mitigation success. The California Fish and Wildlife “Staff Report on Burrowing Owl Mitigation” (March 2012) should be used in the development of the mitigation plan.

MITIGATION MEASURE G: CULTURAL RESOURCES UNANTICIPATED

DISCOVERIES

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

1. **Unanticipated human remains.** Pursuant to Sections 5097.97 and 5097.98 of the State Public Resources Code, and Section 7050.5 of the State Health and Safety Code, if a human bone or bone of unknown origin is found during construction, all work is to stop and the County Coroner and 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. **Unanticipated cultural resources.** In the event of an inadvertent discovery of cultural resources (excluding human remains) during construction, all work must halt within a 100-foot radius of the discovery. A qualified professional archaeologist, meeting the Secretary of the Interior's Professional Qualification Standards for prehistoric and historic archaeology, shall be retained at the Applicant's expense to evaluate the significance of the find. If it is determined due to the types of deposits discovered that a Native American monitor is required, the Guidelines for Monitors/Consultants of Native American Cultural, Religious, and Burial Sites as established by the Native American Heritage Commission shall be followed, and the monitor shall be retained at the Applicant's expense.
 - a. Work cannot continue within the 100-foot radius of the discovery site until the archaeologist and/or tribal monitor conducts sufficient research and data collection to make a determination that the resource is either 1) not cultural in origin; or 2) not potentially eligible for listing on the National Register of Historic Places or California Register of Historical Resources.
 - b. If a potentially-eligible resource is encountered, then the archaeologist and/or tribal monitor, Planning and Environmental Review staff, and project proponent shall arrange for either 1) total avoidance of the resource, if possible; or 2) test excavations or total data recovery as mitigation. The determination shall be formally documented in writing and submitted to the County Environmental Coordinator as verification that the provisions of CEQA for managing unanticipated discoveries have been met.

MITIGATION MEASURE H: GREENHOUSE GASES

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

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

- BMP 1: No natural gas: Projects shall be designed and constructed without natural gas infrastructure.
- BMP 2: Electric vehicle ready: Projects shall meet the current CalGreen Tier 2 standards, except all EV Capable spaces shall instead be EV Ready.

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 \$3,900. This fee includes administrative costs of \$1,050.00.
2. Until the MMRP has been recorded and the administrative portion of the MMRP fee has been paid, no final parcel map or final subdivision map for the subject property shall be approved. Until the balance of the MMRP fee has been paid, no encroachment, grading, building, sewer connection, water connection or occupancy permit from Sacramento County shall be approved.

INITIAL STUDY CHECKLIST

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

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

| | Potentially Significant | Less Than Significant with Mitigation | Less Than Significant | No Impact | Comments |
|---|-------------------------|---------------------------------------|-----------------------|-----------|---|
| 1. LAND USE - Would the project: | | | | | |
| a. Cause a significant environmental impact due to a conflict with any applicable land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect? | | | X | | The project is consistent with environmental policies of the Sacramento County General Plan, South Sacramento Community Plan and Sacramento County Zoning Code. |
| b. Physically disrupt or divide an established community? | | | X | | The project will not create physical barriers that substantially limit movement within or through the community. |
| 2. POPULATION/HOUSING - Would the project: | | | | | |
| a. Induce substantial unplanned population growth in an area either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of infrastructure)? | | | X | | The project site is zoned for the proposed density of use and is therefore not expected to induce substantial unplanned population growth. |
| b. Displace substantial amounts of existing people or housing, necessitating the construction of replacement housing elsewhere? | | | X | | There is one existing house on the project site, but it will not be removed. Therefore, the proposed project will not displace substantial amounts of existing housing. |
| 3. AGRICULTURAL RESOURCES - Would the project: | | | | | |
| a. Convert Prime Farmland, Unique Farmland, Farmland of Statewide Importance or areas containing prime soils to uses not conducive to agricultural production? | | | | X | The project site is not designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance on the current Sacramento County Important Farmland Map published by the California Department of Conservation. The site does not contain prime soils. |
| b. Conflict with any existing Williamson Act contract? | | | | X | No Williamson Act contracts apply to the project site. |

| | Potentially Significant | Less Than Significant with Mitigation | Less Than Significant | No Impact | Comments |
|---|-------------------------|---------------------------------------|-----------------------|-----------|---|
| c. Introduce incompatible uses in the vicinity of existing agricultural uses? | | | | X | The project does not occur in an area of agricultural production. |
| 4. AESTHETICS - Would the project: | | | | | |
| a. Substantially alter existing viewsheds such as scenic highways, corridors or vistas? | | | X | | The project does not occur in the vicinity of any scenic highways, corridors, or vistas. |
| b. In non-urbanized area, substantially degrade the existing visual character or quality of public views of the site and its surroundings? | | | X | | Construction will not substantially degrade the visual character or quality of the project site. |
| c. If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality? | | | X | | Construction will not substantially degrade the visual character or quality of the project site. |
| d. Create a new source of substantial light, glare, or shadow that would result in safety hazards or adversely affect day or nighttime views in the area? | | | X | | The project will not result in a new source of substantial light, glare or shadow that would result in safety hazards or adversely affect day or nighttime views in the area. |
| 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. |

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

| | Potentially Significant | Less Than Significant with Mitigation | Less Than Significant | No Impact | Comments |
|--|-------------------------|---------------------------------------|-----------------------|-----------|---|
| f. Result in substantial adverse physical impacts associated with the provision of electric or natural gas service? | | | X | | Minor extension of utility lines would be necessary to serve the proposed project. Existing utility lines are located along existing roadways and other developed areas, and the extension of lines would take place within areas already proposed for development as part of the project. No significant new impacts would result from utility extension. |
| g. Result in substantial adverse physical impacts associated with the provision of emergency services? | | | X | | The project would incrementally increase demand for emergency services, but would not cause substantial adverse physical impacts as a result of providing adequate service. |
| h. Result in substantial adverse physical impacts associated with the provision of public school services? | | | X | | The project would result in minor increases to student population; however, the increase would not require the construction/expansion of new unplanned school facilities. Established case law, <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. |
| i. Result in substantial adverse physical impacts associated with the provision of park and recreation services? | | | X | | The project will result in increased demand for park and recreation services, but meeting this demand will not result in any substantial physical impacts. |
| 7. TRANSPORTATION - Would the project: | | | | | |
| a. Conflict with or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b) – measuring transportation impacts individually or cumulatively, using a vehicles miles traveled standard established by the County? | | | X | | The project is consistent with existing zoning and will not increase the trip generation capacity of the project site. See the Transportation discussion in the Environmental Effects discussion above. |

| | Potentially Significant | Less Than Significant with Mitigation | Less Than Significant | No Impact | Comments |
|--|-------------------------|---------------------------------------|-----------------------|-----------|--|
| b. Result in a substantial adverse impact to access and/or circulation? | | | X | | The project is proposing to terminate Aden Way with a cul-de-sac and complete the connection of Cliffe Way along the southern portion of the project. The addition of 13 residences and associated traffic would not result in a substantial adverse impact to access and circulation, nor would the project result in substantial adverse impacts to public safety. The project will be required to comply with all applicable access and circulation requirements of the County Improvement Standards and the Uniform Fire Code. |
| c. Result in a substantial adverse impact to public safety on area roadways? | | | X | | The project will be required to comply with applicable access and circulation requirements of the County Improvement Standards and the Uniform Fire Code. Upon compliance, impacts are less than significant. |
| d. Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)? | | | X | | The project does not conflict with alternative transportation policies of the Sacramento County General Plan, with the Sacramento Regional Transit Master Plan, or other adopted policies, plans or programs supporting alternative transportation. |
| 8. AIR QUALITY - Would the project: | | | | | |
| a. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable federal or state ambient air quality standard? | | | X | | The project does not exceed the screening thresholds established by the Sacramento Metropolitan Air Quality Management District and will not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment. Refer to the Air Quality discussion in the Environmental Effects section above. |
| b. Expose sensitive receptors to pollutant concentrations in excess of standards? | | | X | | There are no sensitive receptors (i.e., schools, nursing homes, hospitals, daycare centers, etc.) adjacent to the project site. See Response 8.a. |

| | Potentially Significant | Less Than Significant with Mitigation | Less Than Significant | No Impact | Comments |
|--|-------------------------|---------------------------------------|-----------------------|-----------|--|
| c. Create objectionable odors affecting a substantial number of people? | | | X | | The project will not generate objectionable odors. |
| 9. NOISE - Would the project: | | | | | |
| a. Result in generation of a temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established by the local general plan, noise ordinance or applicable standards of other agencies? | | | X | | The project is not in the vicinity of any uses that generate substantial noise, nor will the completed project generate substantial noise. The project will not result in exposure of persons to, or generation of, noise levels in excess of applicable standards. |
| b. Result in a substantial temporary increase in ambient noise levels in the project vicinity? | | | X | | Project construction will result in a temporary increase in ambient noise levels in the project vicinity. This impact is less than significant due to the temporary nature of the these activities, limits on the duration of noise, and evening and nighttime restrictions imposed by the County Noise Ordinance (Chapter 6.68 of the County Code). |
| c. Generate excessive groundborne vibration or groundborne noise levels. | | | X | | The project will not involve the use of pile driving or other methods that would produce excessive groundborne vibration or noise levels at the property boundary. |
| 10. HYDROLOGY AND WATER QUALITY - Would the project: | | | | | |
| a. Substantially deplete groundwater supplies or substantially interfere with groundwater recharge? | | | X | | The project will not rely on groundwater supplies and will not substantially interfere with groundwater recharge. |
| b. Substantially alter the existing drainage pattern of the project area and/or increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site? | | | X | | Compliance with applicable requirements of the Sacramento County Floodplain Management Ordinance, Sacramento County Water Agency Code, and Sacramento County Improvement Standards will ensure that impacts are less than significant. See the Hydrology discussion in the Environmental Effects section above. |

| | Potentially Significant | Less Than Significant with Mitigation | Less Than Significant | No Impact | Comments |
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| c. Develop within a 100-year floodplain as mapped on a federal Flood Insurance Rate Map or within a local flood hazard area? | | | X | | The project is not within a 100-year floodplain as mapped on a federal Flood Insurance Rate Map, nor is the project within a local flood hazard area. |
| d. Place structures that would impede or redirect flood flows within a 100-year floodplain? | | | X | | The project site is not within a 100-year floodplain. |
| e. Develop in an area that is subject to 200 year urban levels of flood protection (ULOP)? | | | X | | The project is not located in an area subject to 200-year urban levels of flood protection (ULOP). Refer to the Hydrology discussion in the Environmental Effects section above. |
| f. Expose people or structures to a substantial risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? | | | X | | The project will not expose people or structures to a substantial risk of loss, injury, or death involving flooding, including flooding as a result of the failure of a levee or dam. |
| g. Create or contribute runoff that would exceed the capacity of existing or planned stormwater drainage systems? | | | X | | Adequate on- and/or off-site drainage improvements will be required pursuant to the Sacramento County Floodplain Management Ordinance and Improvement Standards. |
| h. Create substantial sources of polluted runoff or otherwise substantially degrade ground or surface water quality? | | | X | | Compliance with the Stormwater Ordinance and Land Grading and Erosion Control Ordinance (Chapters 15.12 and 14.44 of the County Code respectively) will ensure that the project will not create substantial sources of polluted runoff or otherwise substantially degrade ground or surface water quality. |
| 11. GEOLOGY AND SOILS - Would the project: | | | | | |
| a. Directly or indirectly cause potential substantial adverse effects, including risk of loss, injury or death involving rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? | | | X | | Sacramento County is not within an Alquist-Priolo Earthquake Fault Zone. Although there are no known active earthquake faults in the project area, the site could be subject to some ground shaking from regional faults. The Uniform Building Code contains applicable construction regulations for earthquake safety that will ensure less than significant impacts. |

| | Potentially Significant | Less Than Significant with Mitigation | Less Than Significant | No Impact | Comments |
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| b. Result in substantial soil erosion, siltation or loss of topsoil? | | | X | | Compliance with the County's Land Grading and Erosion Control Ordinance will reduce the amount of construction site erosion and minimize water quality degradation by providing stabilization and protection of disturbed areas, and by controlling the runoff of sediment and other pollutants during the course of construction. |
| c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, soil expansion, liquefaction or collapse? | | | X | | 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. |
| d. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available? | | | X | | A public sewer system is available to serve the project. |
| e. Result in a substantial loss of an important mineral resource? | | | X | | The project is not located within an Aggregate Resource Area as identified by the Sacramento County General Plan Land Use Diagram, nor are any important mineral resources known to be located on the project site. |
| f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? | | | X | | No known paleontological resources (e.g. fossil remains) or sites occur at the project location. |
| 12. BIOLOGICAL RESOURCES - Would the project: | | | | | |

| | 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 | | No special status species are known to exist on or utilize the project site, nor would the project substantially reduce wildlife habitat or species populations. Refer to the Biological Resources discussion in the Environmental Effects section above. |
| b. Have a substantial adverse effect on riparian habitat or other sensitive natural communities? | | | X | | No sensitive natural communities occur on the project site, nor is the project expected to affect natural communities off-site. Refer to the Biological Resources discussion in the Environmental Effects section above. |
| c. Have a substantial adverse effect on streams, wetlands, or other surface waters that are protected by federal, state, or local regulations and policies? | | | X | | No protected surface waters are located on or adjacent to the project site. |
| 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 | | No native and/or landmark trees occur on the project site, nor is it anticipated that any native and/or landmark trees would be affected by off-site improvement required as a result of the project. Refer to the Biological Resources discussion in the Environmental Effects section above. |
| f. Conflict with any local policies or ordinances protecting biological resources? | | | X | | The project is consistent with local policies/ordinances protecting biological resources. |
| g. Conflict with the provisions of an adopted Habitat Conservation Plan or other approved local, regional, state or federal plan for the conservation of habitat? | | X | | | The project is within the Urban Development Area of the South Sacramento Habitat Conservation Plan (SSHCP). The project will need to comply with the applicable avoidance and minimization measures outlined in the SSHCP. Refer to the Biological Resources discussion in the Environmental Effects section above. |

| | Potentially Significant | Less Than Significant with Mitigation | Less Than Significant | No Impact | Comments |
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| 13. CULTURAL RESOURCES - Would the project: | | | | | |
| a. Cause a substantial adverse change in the significance of a historical resource? | | | X | | No historical resources would be affected by the proposed project. |
| b. Have a substantial adverse effect on an archaeological resource? | | | X | | No known archaeological resources occur on-site. The Northern California Information Center was contacted regarding the proposed project. A record search indicated that the project site is not considered sensitive for archaeological resources. Refer to the Cultural Resources discussion in the Environmental Effects section above. |
| c. Disturb any human remains, including those interred outside of formal cemeteries? | | | X | | The project site is located outside any area considered sensitive for the existence of undiscovered human remains. |
| 14. TRIBAL CULTURAL RESOURCES - Would the project: | | | | | |
| a. Would the project cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code 21074? | | | X | | Notification pursuant to Public Resources Code 21080.3.1(b) was provided to the tribes and request for consultation was not received. Tribal cultural resources have not identified in the project area. Refer to the Tribal Cultural Resources discussion in the Environmental Effects section above. |
| 15. HAZARDS AND HAZARDOUS MATERIALS - Would the project: | | | | | |
| a. Create a substantial hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? | | | X | | The project does not involve the transport, use, and/or disposal of hazardous material. |
| b. Expose the public or the environment to a substantial hazard through reasonably foreseeable upset conditions involving the release of hazardous materials? | | | X | | The project does not involve the transport, use, and/or disposal of hazardous material. |

| | Potentially Significant | Less Than Significant with Mitigation | Less Than Significant | No Impact | Comments |
|---|-------------------------|---------------------------------------|-----------------------|-----------|---|
| c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances or waste within one-quarter mile of an existing or proposed school? | | | X | | The project does not involve the use or handling of hazardous material. |
| d. Be located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5, resulting in a substantial hazard to the public or the environment? | | | X | | The project is not located on a known hazardous materials site. |
| e. Impair implementation of or physically interfere with an adopted emergency response or emergency evacuation plan? | | | X | | The project would not interfere with any known emergency response or evacuation plan. |
| f. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to or intermixed with urbanized areas? | | | X | | The project is within the urbanized area of the unincorporated County. There is no significant risk of loss, injury, or death to people or structures associated with wildland fires. |
| 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 13 new homes and increase energy consumption, compliance with Title 24, Green Building Code, will ensure that all project energy efficiency requirements are net resulting in less than significant impacts. |
| b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency? | | | X | | The project will comply with Title 24, Green Building Code, for all project efficiency requirements. |

| | Potentially Significant | Less Than Significant with Mitigation | Less Than Significant | No Impact | Comments |
|---|-------------------------|---------------------------------------|-----------------------|-----------|---|
| 17. GREENHOUSE GAS EMISSIONS – Would the project: | | | | | |
| a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? | | X | | | The project will 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 Greenhouse Gas Emissions discussion in the Environmental Effects section above. |
| b. Conflict with an applicable plan, policy or regulation for the purpose of reducing the emission of greenhouse gases? | | | X | | The project is consistent with County policies adopted for the purpose of reducing the emission of greenhouse gases. Refer to the Greenhouse Gas Emissions discussion in the Environmental Effects section above. |

SUPPLEMENTAL INFORMATION

| LAND USE CONSISTENCY | Current Land Use Designation | Consistent | Not Consistent | Comments |
|----------------------|-------------------------------|------------|----------------|----------|
| General Plan | Low Density Residential (LDR) | X | | |
| Community Plan | South Sacramento (RD-5) | X | | |
| Land Use Zone | Residential (RD-5) | X | | |

INITIAL STUDY PREPARERS

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