Todd Smith, Planning Director
Planning and Environmental Review

Troy Givans, Director
Department of Community Development

County of Sacramento

Mitigated Negative Declaration

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

1. **Control Number:** PLNP2020-00313

2. **Title and Short Description of Project:** 7705 Hickory Parcel Map
   The project requests the following entitlements from the County of Sacramento:
   1. A **Tentative Parcel Map** to divide an existing parcel, totaling approximately 4.60 gross acres, into two (2) parcels in the AR-2 zoning district.
   2. A Design Review to comply with the Countywide Design Guidelines.

3. **Assessor's Parcel Number:** 224-0240-013

4. **Location of Project:** The project site is located at 7705 Hickory Avenue, approximately 900 feet west of the intersection of Hickory Avenue and Nipawin Way, in the Orangevale community of unincorporated Sacramento County.

5. **Project Applicant:** Aleksey Zhikov

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.

Julie Newton

Julie Newton
Environmental Coordinator
County of Sacramento, State of California

COUNTY OF SACRAMENTO
PLANNING AND ENVIRONMENTAL REVIEW
INITIAL STUDY

PROJECT INFORMATION

CONTROL NUMBER: PLNP2020-00313

NAME: 7705 Hickory Parcel Map

LOCATION: The project site is located at 7705 Hickory Avenue, approximately 900 feet west of the intersection of Hickory Avenue and Nipawin Way, in the Orangevale community of unincorporated Sacramento County (Plate IS-1).

Assessor's Parcel Number: 224-0240-013

APPLICANT/OWNER:

Aleksey Zhikov
7705 Hickory Avenue
Orangevale, CA, 95662
(916) 928-9233

ENGINEER:

CNA Engineering Inc.
2757 Valley Road
Sacramento, CA, 95821
Contact: Jerel Olimpiada
(916)-485-3746

PROJECT DESCRIPTION

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

1. A **Tentative Parcel Map** to divide an existing parcel, totaling approximately 4.60 gross acres, into two (2) parcels in the AR-2 zoning district (Plate IS-2).
2. A **Design Review** to comply with the Countywide Design Guidelines.

Note: The project site is located at the end of a private drive that extends west from Hickory Avenue and is currently providing access to three (3) parcels (Plate IS-3).

Plate IS-1: Project Location

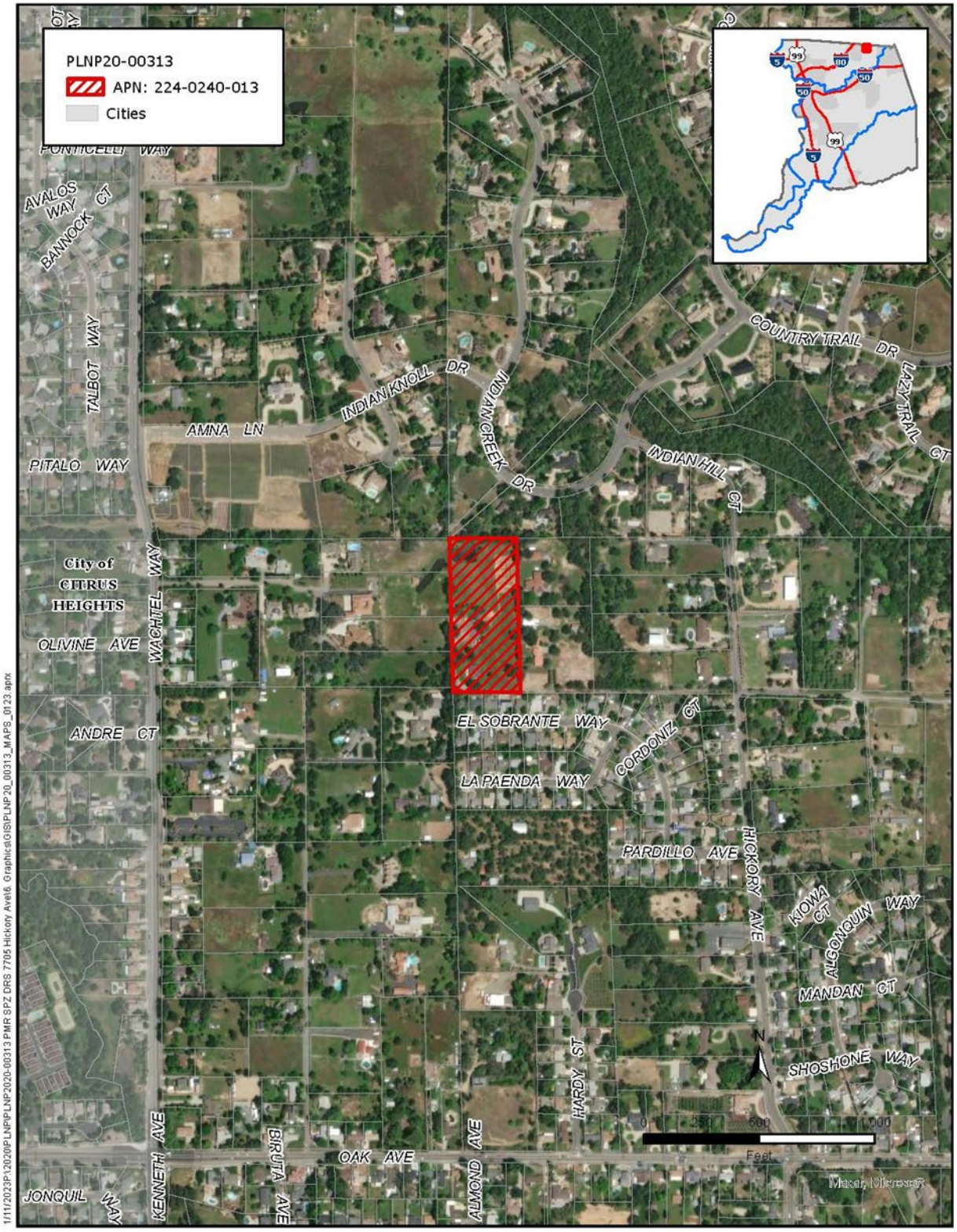


Plate IS-2: Tentative Parcel Map

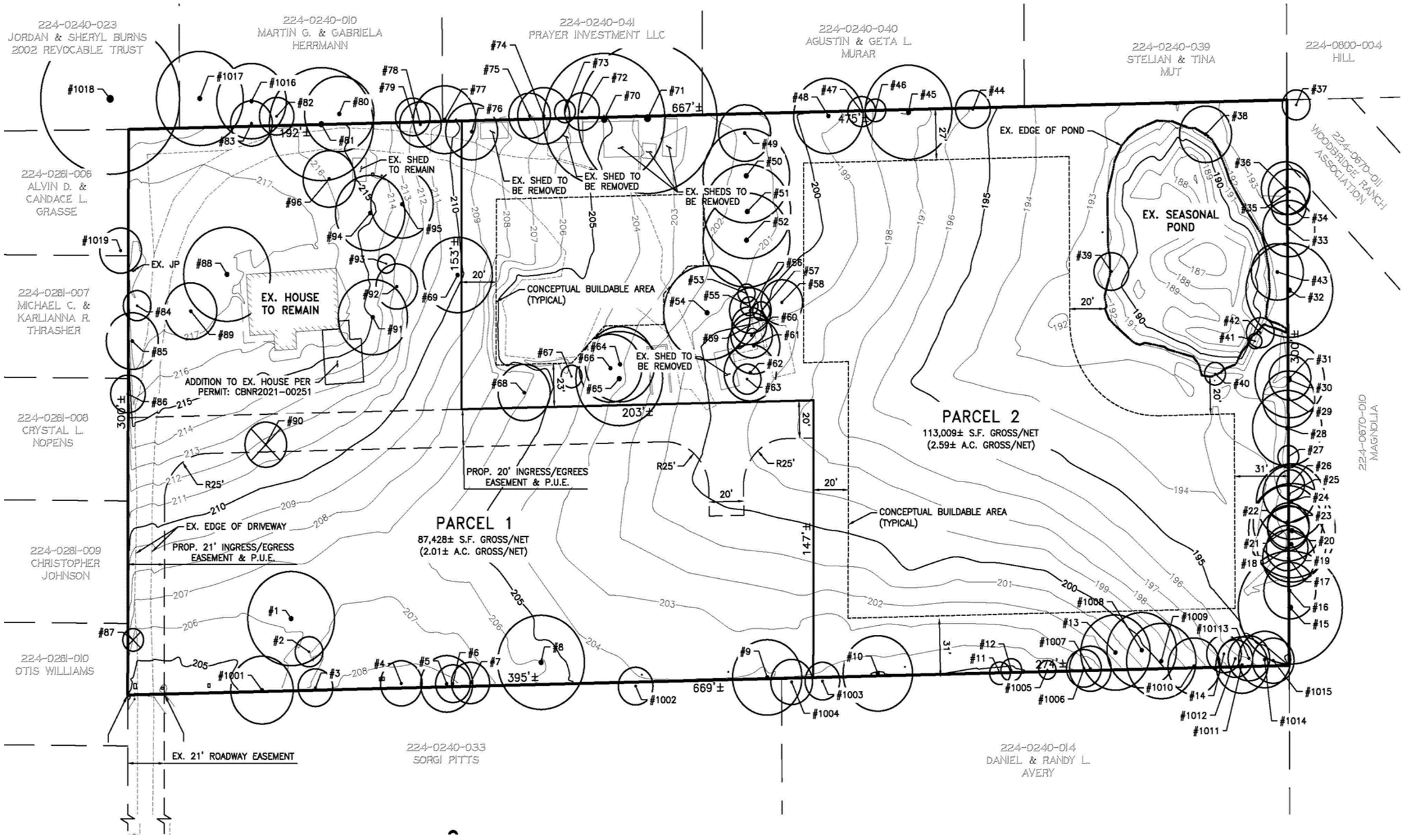
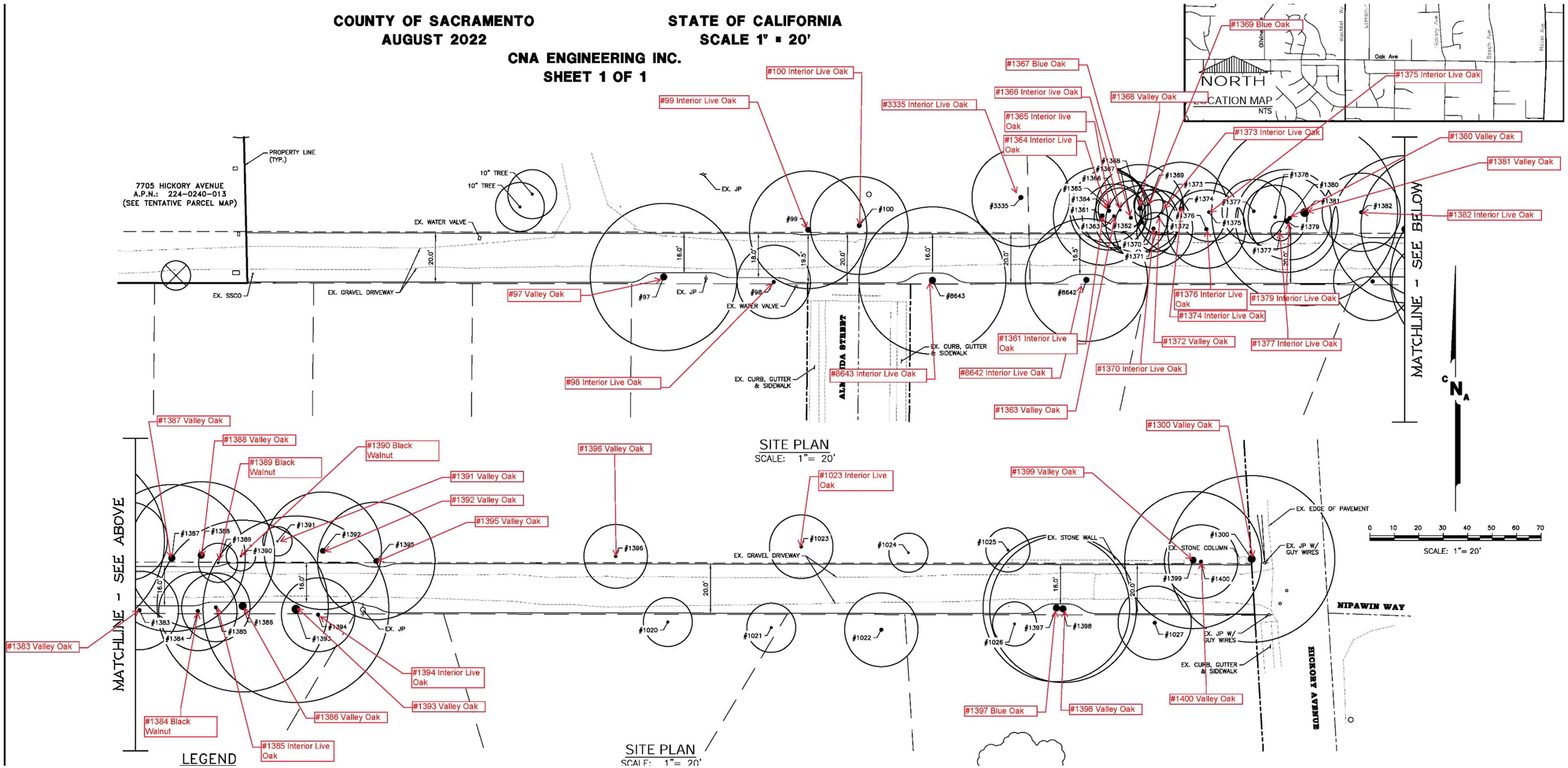


Plate IS-3: Private Access Road to Hickory Avenue



ENVIRONMENTAL SETTING

The project site is located within a residential area in the northeastern portion of unincorporated Sacramento County. The 4.6± acre property is located at 7705 Hickory Avenue (224-0240-013), approximately 900-feet west of the intersection of Hickory Avenue and Nipawin Way, in the Orangevale community. The property is designated as Agricultural-Residential (Ag-Res) within the Sacramento County General Plan (Plate IS-4). Surrounding land uses consist of single-family residential. The zoning of the subject property is Agricultural-Residential- 2 (AR-2) (Plate IS-5). The property is situated on moderately hilly terrain that includes fallow lands between 192 and 218 feet above mean sea level. The southeast quarter of the property encompasses a 1,738± square foot single-family residence (constructed in 1964) as well as miscellaneous accessory structures including barns, sheds and an equipment storage area. The northern portion of the property includes an impounded drainage and an open, undeveloped field. Annual brome grasslands occupy most of the site and there are a variety of native and non-native trees around the perimeter of the property.

Plate IS-4: General Plan Designation

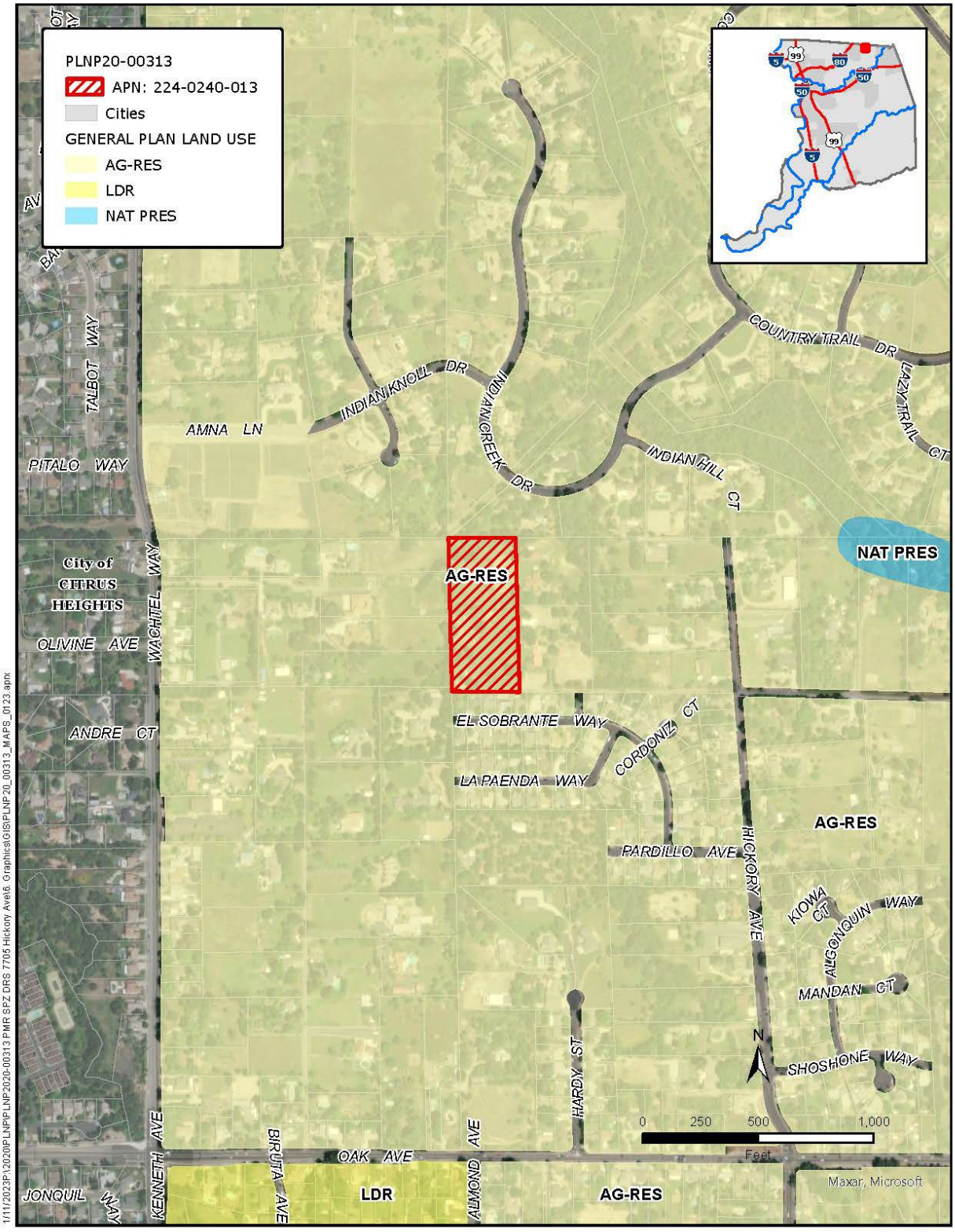
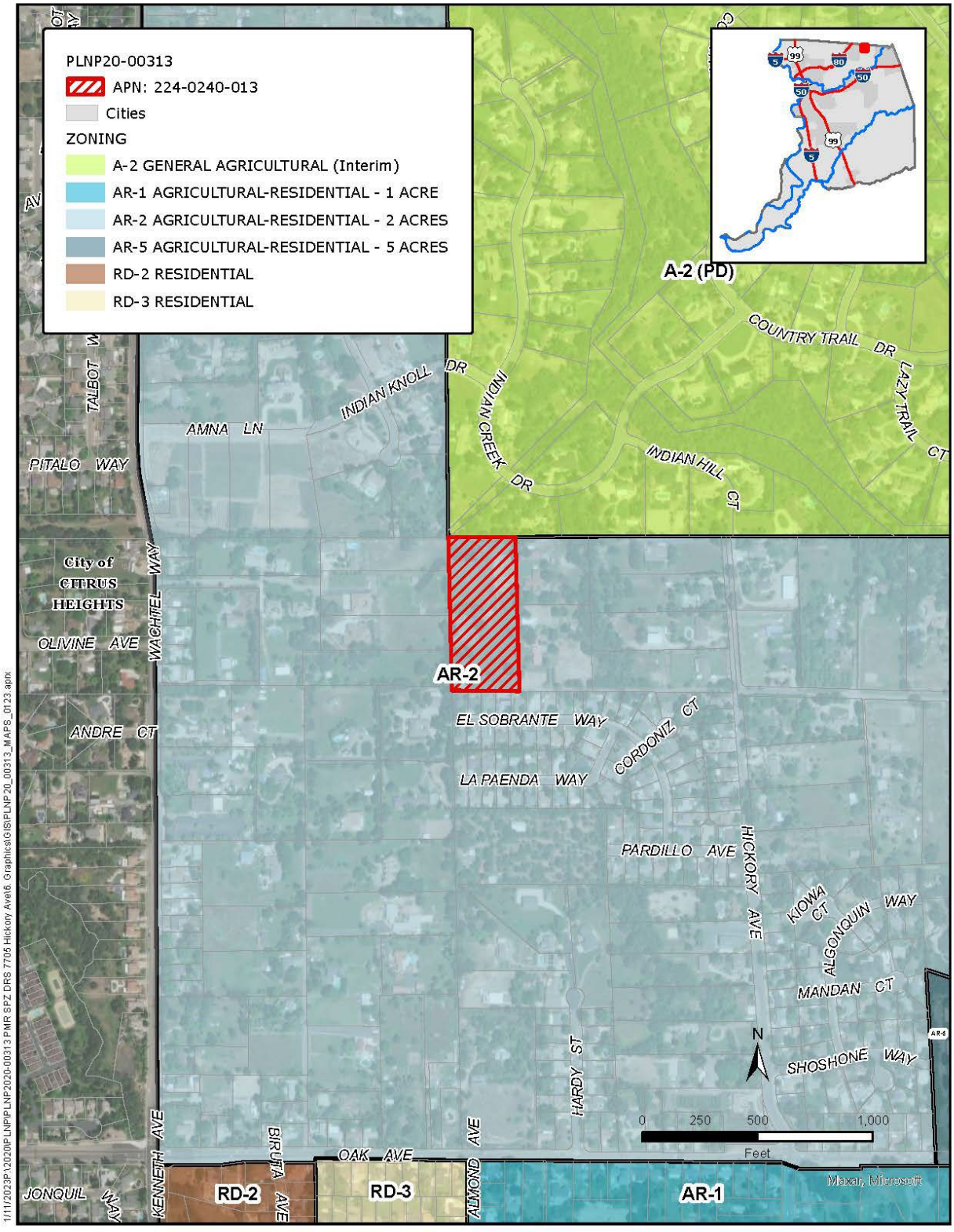


Plate IS-5: Zoning Map



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) that 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.

AIR QUALITY

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

- Expose sensitive receptors to pollutant concentrations in excess of standards.

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, PM_{10}, and $PM_{2.5}$ from the five air districts is 82 pounds per day (lbs/day) for all four pollutants. Thus, the Minor Project Health Screening Tool is intended for use by projects that would result in emissions at or below 82 lbs/day, while the Strategic Area Project Health Screening Tool is intended for use by projects that would result in emissions between two and eight times greater than 82 lbs/day. The Strategic Area Project Screening Model was prepared by SMAQMD for five locations throughout the Sacramento region for two scenarios: two times and eight times the threshold of significance level (2xTOS and 8xTOS). The corresponding emissions levels included in the model for 2xTOS were 164 lb/day for ROG and NO_X, and 656 lb/day under the 8xTOS for ROG and NO_X (SMAQMD 2020).

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

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

It must be cautioned that within the typical project-level scope of CEQA analyses, PGMs are unable to provide precise, spatially defined pollutant data at a local scale. In addition, as noted in SMAQMD's Friant Guidance, "BenMAP estimates potential health effects from a change in air pollutant concentrations, but does not fully account for other factors affecting health such as access to medical care, genetics, income levels,

behavior choices such as diet and exercise, and underlying health conditions" (2020). Thus, the modeling conducted for the health risk analysis is based on imprecise mapping and only takes into account one of the main public health determinants (i.e., environmental influences).

DISCUSSION OF PROJECT IMPACTS: CRITERIA POLLUTANT HEALTH RISKS

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

Table IS-1: $PM_{2.5}$ Health Risk Estimates

$PM_{2.5}$ Health Endpoint	Age Range[1]	Incidences Across the Reduced Sacramento 4-km Modeling Domain Resulting from Project Emissions (per year)[2,5]	Incidences Across the 5-Air-District Region Resulting from Project Emissions (per year)[2]	Percent of Background Health Incidences Across the 5-Air-District Region[3]	Total Number of Health Incidences Across the 5-Air-District Region (per year)[4]
		(Mean)	(Mean)		
Respiratory					
Emergency Room Visits, Asthma	0 - 99	0.81	0.73	0.0039%	18419
Hospital Admissions, Asthma	0 - 64	0.050	0.045	0.0024%	1846
Hospital Admissions, All Respiratory	65 - 99	0.36	0.31	0.0016%	19644
Cardiovascular					
Hospital Admissions, All Cardiovascular (less Myocardial Infarctions)	65 - 99	0.18	0.17	0.00070%	24037
Acute Myocardial Infarction, Nonfatal	18 - 24	0.000069	0.000061	0.0016%	4
Acute Myocardial Infarction, Nonfatal	25 - 44	0.0057	0.0053	0.0017%	308
Acute Myocardial Infarction, Nonfatal	45 - 54	0.014	0.013	0.0018%	741
Acute Myocardial Infarction, Nonfatal	55 - 64	0.024	0.023	0.0018%	1239
Acute Myocardial Infarction, Nonfatal	65 - 99	0.11	0.10	0.0021%	5052
Mortality					
Mortality, All Cause	30 - 99	2.4	2.2	0.0048%	44766

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

Table IS-2: Ozone Health Risk Estimates

Ozone Health Endpoint	Age Range[1]	Incidences Across the Reduced Sacramento 4-km Modeling Domain Resulting from Project Emissions (per year)[2,5]	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	0.085	0.068	0.00035%	19644
Emergency Room Visits, Asthma	0 - 17	0.29	0.24	0.0041%	5859
Emergency Room Visits, Asthma	18 - 99	0.52	0.43	0.0034%	12560
Mortality					
Mortality, Non-Accidental	0 - 99	0.054	0.046	0.00015%	30386

Notes:

1. Affected age ranges are shown. Other age ranges are available, but the endpoints and age ranges shown here are the ones used by the USEPA in their health assessments. The age ranges are consistent with the epidemiological study that is the basis of the health function.
2. Health effects are shown in terms of incidences of each health endpoint and how it compares to the base (2035 base year health effect incidences, or "background health incidence") values. Health effects are shown for the Reduced Sacramento 4-km Modeling Domain and the 5-Air-District Region.
3. The percent of background health incidence uses the mean incidence. The background health incidence is

an estimate of the average number of people that are affected by the health endpoint in a given population over a given period of time. In this case, the background incidence rates cover the 5-Air-District Region (estimated 2035 population of 3,271,451 persons). Health incidence rates and other health data are typically collected by the government as well as the World Health Organization. The background incidence rates used here are obtained from BenMAP.

4. The total number of health incidences across the 5-Air-District Region is calculated based on the modeling data. The information is presented to assist in providing overall health context.
5. The technical specifications and map for the Reduced Sacramento 4-km Modeling Domain are included in Appendix A, Table A-1 and Appendix B, Figure B-2 of the *Guidance to Address the Friant Ranch Ruling for CEQA Projects in the Sac Metro Air District.*

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

CONCLUSION: CRITERIA POLLUTANT HEALTH RISKS

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

PUBLIC SERVICES

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

- Result in substantial adverse physical impacts associated with the construction of new water supply or wastewater treatment and disposal facilities or expansion of existing facilities?

The project site is located within the County Urban Services Boundary (USB) and is within the active service area of a variety of public utility and service districts. The additional development of this site is expected to increase the demands on public services to some degree, but not beyond current or planned service capacity. Service

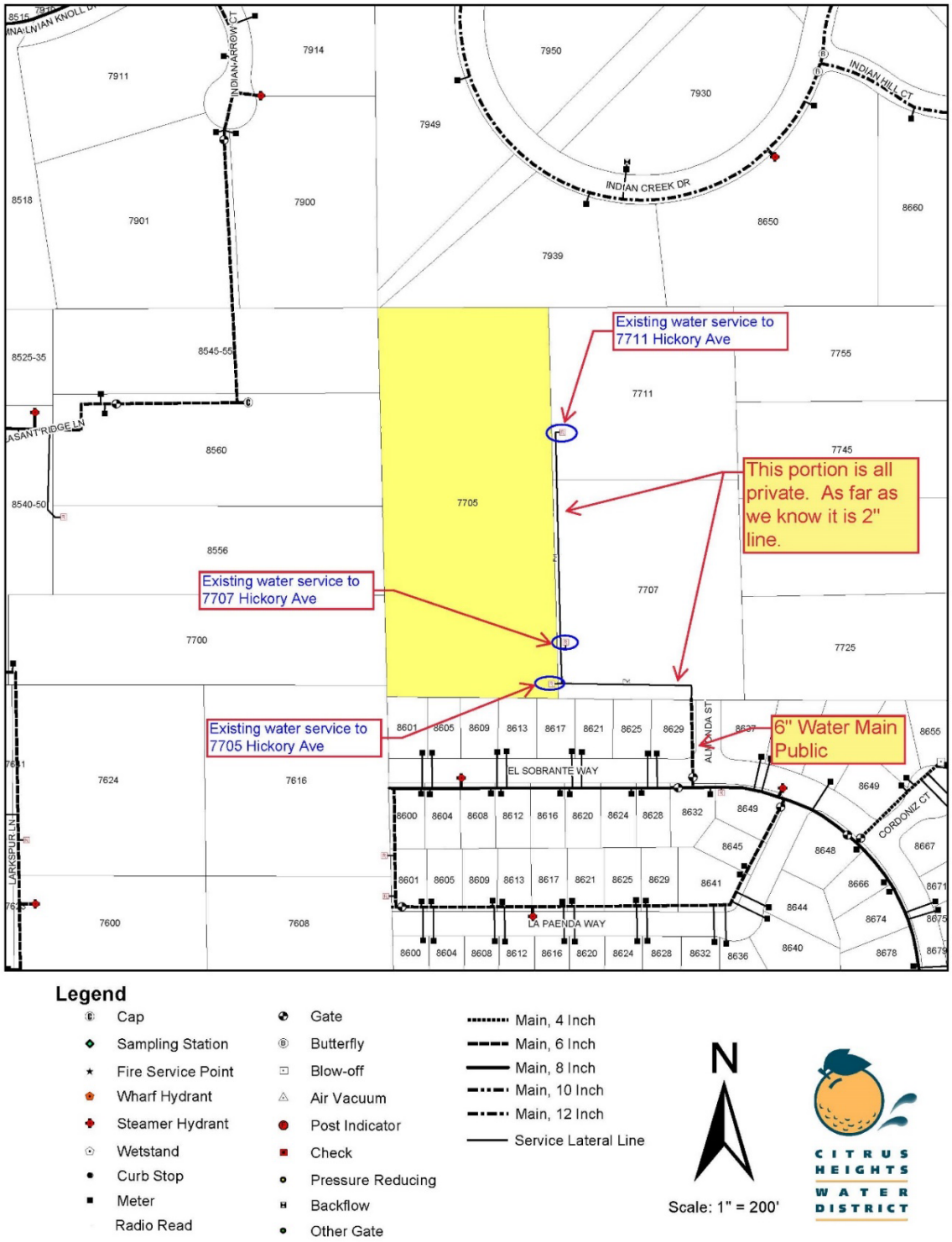
providers were given the opportunity to review and comment on the proposed project and provided the below information.

WATER SERVICE

According to Citrus Heights Water District (Water District), the existing single-family residence (7705 Hickory Avenue) is connected to public water and water is available to serve the project. Service to the project site is currently supplied by a 2" private water line that extends west from Almonda Street, approximately 257 feet east of the subject property, beneath the private access road to the southeast corner of the property.

Conditions of approval from the Water District indicate that development of a new single-family residence on proposed Parcel 2 will require an upgrade to the existing 2-inch water line, from Almonda Street to the project site, to a minimum 6-inch public water main (Plate IS-6). Upgrading the existing water line will require ground disturbance within the protected dripline (and corresponding rootzone) of a number of native oak trees located along the pipe alignment. However, the rootzone areas that contain the pipe have already been impacted though the construction of the existing access road and are not considered to be viable. Therefore, upgrading the pipe is not expected to result in additional impacts to native oak trees. However, oak tree protection measures, as discussed in the Biological Resources section below, are recommended to ensure impacts are ***less than significant***.

Plate IS-6: Citrus Heights Water District



Sewer Service

The subject property is within the Sacramento Area Sewer District (SacSewer) service area but is located over 200-feet from the nearest available infrastructure hookup. Therefore, connection to the SacSewer system is not required. However, proposed Parcel 2 must have a dedicated septic system installed and cannot be connected to the existing onsite septic system. According to Sacramento County Environmental Management (EMD), both the septic tank and the leach field must be a minimum of 100-feet away from the existing pond on the northwest portion of parcel 2. The septic code does not specify any setback requirements from a 100-year floodplain. However, the current floodplain is estimated at being located at the 194-foot elevation and is 77-feet south of the pond. There appears to be sufficient buildable area on parcel 2 to construct a septic system and leach field 100-feet away from the existing pond.

The newly installed septic system must be in compliance with Sacramento County EMD liquid waste permitting and inspection program requirements. Proposed Parcel 2 is 2.59± acres and there is sufficient area to install a septic system 100-feet from the pond without negatively affecting on-site waters or floodplains. Therefore, environmental impacts related to septic system installation are considered ***less than significant***.

Transportation/Traffic

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

- Result in a substantial adverse impact to access and/or circulation?

Access Analysis

The property is located at the end of a 900-foot-long private drive that currently serves three parcels (7707, 7711 and 7705 Hickory Avenue) and has direct access to Hickory Avenue (Plate IS-2) (Plate IS-3). On average, the existing private road is 10-feet in width and must be 20-feet in width in order to meet the typical requirements of the Sacramento Metropolitan Fire District (Metro Fire). However, the applicant submitted an Alternative Material and Method Request (AMMR) to Metro Fire to allow for a reduced roadway width to limit impacts to a large number of native oak trees adjacent to the private road.

The AMMR included a request to provide a 16-foot wide roadway at the location of the oak trees to reduce encroachment into the protected driplines in lieu of providing the required minimum 20-foot gravel or all-weather fire access road. Sac Metro approved the AMMR but only in compliance with conditions of approval including but not limited to providing a fire apparatus turnaround, marked fire lanes, and the installation of sprinklers within the new home. In addition, Sac Metro recommended that fire-resistant landscaping, clearance to combustible materials and fuel management be provided within a 100-foot perimeter of future structures to establish a defensible space and reduce potential vegetation fire risk. Furthermore, Sac Metro conditions of approval

require that the access road from Hickory Avenue be able to support a "live load of 80,000 pounds" to ensure fire trucks are able to adequately access the site. The applicant has provided a geotechnical report (Appendix A) demonstrating that the existing access road from Hickory Aveue is currently able to support 80,000 pounds and providing construction recommendations for any road extensions or widening to ensure any additional road work also meets the 80,000-pound requirement.

When in compliance with Sac Metro conditions of approval, impacts related to access are ***less than significant***. It should be noted that, although reduced, impacts to native trees will still result with the proposed improvements to the access roadway. These impacts are discussed in more detail in the Biological Resources section below.

HYDROLOGY AND WATER QUALITY

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

- Alter the existing drainage patterns in such a way that it causes flooding;
- Contribute runoff that would exceed the capacity of existing or planned stormwater infrastructure;
- Place housing within the 100-year floodplain;
- Place structures in a 100-year floodplain that would cause substantial impacts as a result of impeding or redirecting flood flows;
- 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?

FLOODPLAIN AND FLOODING

The project site is located within an area identified on the FEMA FIRM Panel Number 06067C0103H as “Zone X”. Flood Zone X is defined as an “area determined to be outside the 500-year floodplain,” which indicates there is statistically, for insurance rate mapping purposes, a less than 0.2 percent chance of a flood event occurring on the site for any given year.

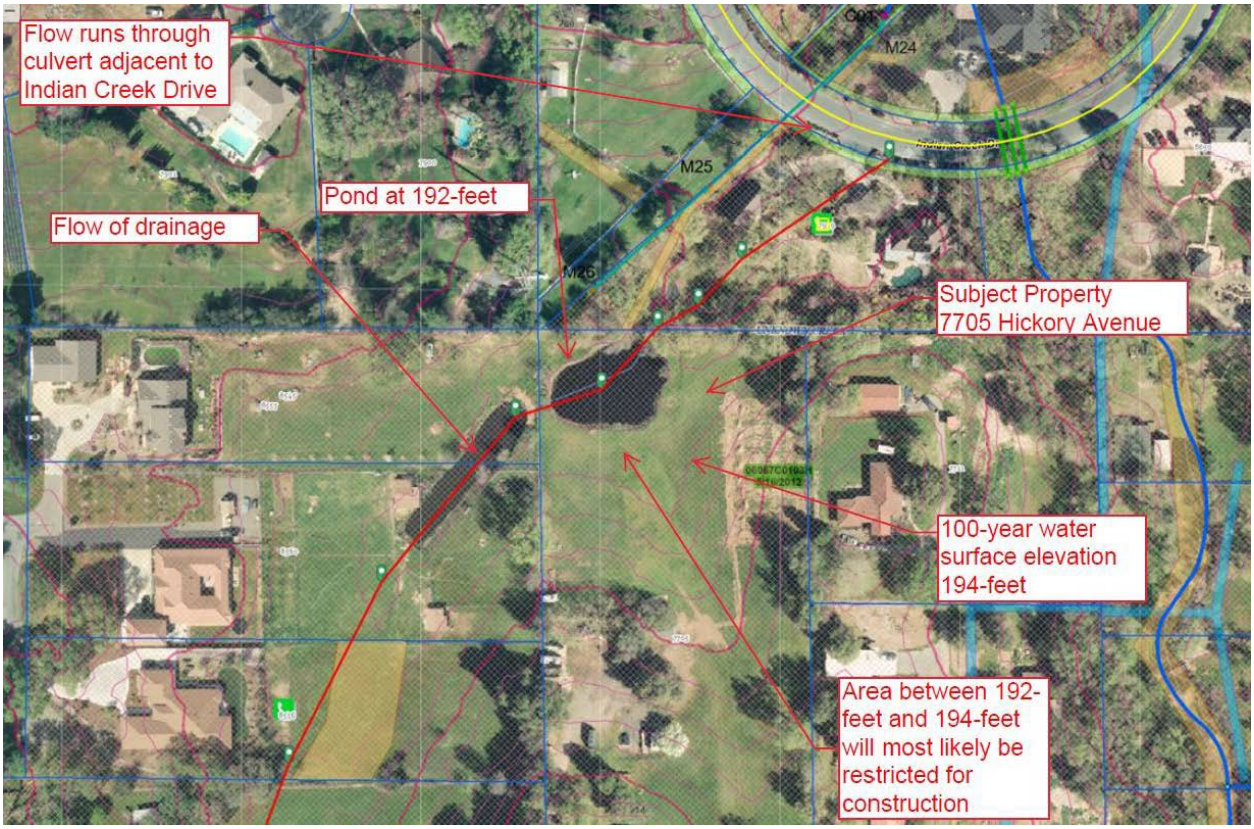
Although shown to be within FEMA Flood Zone X, Department of Water Resources (DWR) staff (Durkee) reviewed the project and, in correspondence dated April 20, 2021, indicated that a drainage study would be required prior to improvement/grading plan submittal to identify the extent of the existing 100-year floodplain associated with the drainage feature at the northwest corner of the project site.

Although the precise flood levels on the property are unknown, DWR performed open channel calculations based on an estimated 100-year flow using a model and a rough cross-section estimate of the flow pathway (passing through the pond) at the north project boundary and determined that, as a worst case scenario, the 100-year water

surface elevation is at 194' above sea level for the western edge of proposed Parcel 2 (Plate IS-7).

The 194-foot elevation is a worse case estimate and the exact elevation of the floodplain will not be determined until the improvement plan-level drainage study has been completed and reviewed by DWR. If the drainage study were to show that the 100-year floodplain is lower than 194' then construction may be permitted to take place at a lower elevation and within a greater area. It is important to note, that although the precise location of the flood zone is unknown, DWR has indicated that the land area outside of the 194' elevation is above the minimum buildable area required and adequate space is on site to allow for home development without exacerbating flood levels. Therefore, environmental impacts related to flooding are considered ***less than significant***.

Plate IS-7: Estimated Water Surface Elevation



DRAINAGE

The subject property generally drains to the northwest corner of the site and is located within the Linda Creek Watershed. A small unnamed tributary, which flows to Linda Creek offsite to the north, historically crossed the northwest corner of the; however, this drainage was impounded sometime between 1978 and 1993 to form a seasonal pond. Currently, the seasonal pond (0.219 acres) receives water from the abutting property to

the west by way of a culvert and conveys it to the neighboring parcel to the north through a culvert along Indian Creek Drive.

The proposed project includes a setback from the onsite drainage feature and the project is not expected to alter the existing drainage pattern. Additionally, conditions of approval from DWR require that the drainage patterns and points of discharge remain unaltered. With the proposed setback and compliance with DWR's conditions of approval, environmental impacts related to drainage are ***less than significant***.

WATER QUALITY

The following discussion describes the Stormwater Ordinance, best management practices for erosion control, and design requirements to prevent and manage stormwater runoff. Grading for the proposed infrastructure improvements and the issuance of a building permit is dependent on adherence with these measures.

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:

- Have a substantial adverse effect on streams, wetlands, or other surface waters that are protected by federal, state, or local regulations and policies.
- Have a substantial adverse effect on any special status species, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, or threaten to eliminate a plant or animal community.
- Have a substantial adverse effect on the movement of any native resident or migratory fish or wildlife species.
- Adversely affect or result in the removal of native or landmark trees.

WETLANDS/WATERS OF THE US

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

Wetlands are regulated by both the Federal and State government, pursuant to the Clean Water Act Section 404 (federal) and Section 401 (state). The United States Army

Corps of Engineers (USACE) is generally the lead agency for the federal permit process, and the Regional Water Quality Control Board (RWQCB) is generally the lead agency for the state permit process. The Clean Water Act protects all "navigable waters", which are defined as traditional navigable waters that are or were used for commerce or may be used for interstate commerce; tributaries of covered waters; and wetlands adjacent to covered waters, including tributaries. Isolated wetlands, that is, those wetlands that are not hydrologically connected to other "navigable" surface waters (or their tributaries), are not considered to be subject to the Clean Water Act.

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

The Clean Water Act establishes a "no net" loss" policy regarding wetlands for the state and federal governments, and General Plan Policy CO-58 establishes a "no net loss" policy for Sacramento County. Pursuant to these policies, any wetlands to be excavated or filled require 1:1 mitigation, and construction within the wetlands cannot take place until the appropriate permit(s) have been obtained from the Army Corps, the U.S. Fish and Wildlife Service (USFWS), the Regional Water Board, the California Department of Fish and Wildlife and any other agencies with authority over surface waters. Any loss of delineated wetlands not mitigated through the permitting process must be mitigated, pursuant to County policy. Appropriate mitigation may include establishment of a conservation easement over wetlands, purchase of mitigation banking credits, or similar measures.

PROJECT IMPACTS

Madrone Ecological Consulting, Inc. (Madrone) prepared an Aquatic Resources Delineation Report in February of 2021 (Appendix B). The report identified one seasonal pond totaling approximately 0.219 acres in area located in the upper northwestern corner of the property. The pond represents the sole aquatic resource delineated within the study area (Plate IS-8).

Madrone analyzed the jurisdictional status of the seasonal pond under the 2020 Navigable Waters Protection Rule. The opinion of Madrone is that the pond would be considered a jurisdictional water (a Water of the US and/or Water of the State) in accordance with the 2020 rule as it represents an impoundment of a tributary to the navigable Sacramento River. Jurisdictional waters are subject to regulatory oversite by both the USACE and the Central Valley Regional Water Quality Control Board (CVRWQCB) and any direct impacts, such as dredging or fill, to this feature would likely require their prior approval.

The conceptual buildable area on proposed Parcel 2, is located approximately 20 feet south from the seasonal pond and no direct impacts to the aquatic feature are expected. However, due to the proximity of the future project related construction activities, there is a potential for indirect impacts to result. Therefore, mitigation is recommended such

Plate IS-8 Aquatic Resources Delineation

that fencing and sediment controls (silt fencing, straw wattles, or similar items) are installed at the limits of work, regardless of season, to ensure that direct impacts to the aquatic feature are avoided and construction related contaminants (soil, debris, etc.) are not introduced to the feature. With mitigation impacts are ***less than significant***.

SPECIAL STATUS WILDLIFE SPECIES

Table IS-3 provides a list of the special status wildlife species with potential to occur on site based upon the available data from USFWS' Information for Planning and Consultation (IPaC) tool and the California Department of Fish and Wildlife's (CDFW) California Natural Diversity Database (CNDDB) for the quad queries (Folsom US Geological Survey 7.5 minute quadrangle). The table describes their regulatory status, habitat, and potential for occurrence on the project site. As noted in Table IS-3, Swainson's hawk and white-tailed kite are the only species that "could occur" onsite. Species not expected to occur are not discussed further.

SWAINSON'S HAWK

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

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

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

Table IS-3: Special-Status Wildlife Species and Potential for Occurrence

Scientific Name	Common Name	Regulatory Status[1]			Habitat Requirements	Distribution	Potential for Occurrence[3]
		Federal	State	CDFW			
Crustaceans							
Branchinecta lynchi	vernal pool fairy shrimp	FT	-	-	Vernal pools in valley and foothill grassland; small, clear-water sandstone-depression pools and grassed swale, earth slump, or basalt-flow depression pools.	Endemic to the grasslands of the Central Valley, Central Coast mountains, and South Coast mountains.	No potential to occur; no suitable habitat present on site.
Lepidurus packardi	vernal pool tadpole shrimp	FE	-	-	Vernal pools in valley and foothill grassland; pools commonly found in grass-bottomed swales of unplowed grasslands. Some pools are mud-bottomed and highly turbid.	Sacramento Valley	No potential to occur; no suitable habitat present on site.
Insects							
Desmocerus californicus dimorphus	valley elderberry longhorn beetle	FT	-	-	Riparian scrub. Host plant is the elderberry shrub (*Sambucus nigra*). Prefers to lay eggs in elderberries 2–8 inches in diameter; some preference shown for "stressed" elderberries.	Occurs only in the Central Valley.	No potential to occur; no suitable habitat (elderberry shrubs) is present.
Amphibians							
Spea hammondii	western spadefoot	-	-	SSC	Occurs primarily in grassland habitats, but can be found in valley–foothill hardwood woodlands. Vernal pools are essential for breeding and egg-laying.	Throughout the Central Valley and adjacent foothills.	No potential to occur; the propety does not contain any vernal pools. The nearest vernal pool occurrence is located approximately 1.6 miles to the northeast.
Reptiles							
Emys marmorata	western pond turtle	-	-	SSC	Aquatic; ponds, marshes, rivers, streams and irrigation ditches, usually with aquatic vegetation. Needs basking sites and suitable (sandy banks or grassy open fields) upland habitat up to 0.5 km from water for egg-laying.	West of the Sierra-Cascade crest and absent from desert regions, except in the Mojave Desert along the Mojave River and its tributaries. Below 6,000 feet elevation.	Not likely to occur. While the site contains a seasonal pond, there is no suitable upland habitat for egg-laying. The nearest known occurrence is located approximately 3 miles northeast of the site along the Placer & Sacramento county line at Baldwin Reservoir.

Birds							
Agelaius tricolor (nesting colony)	tricolored blackbird	-	ST	SSC	Highly colonial. Requires open water, protected nesting substrate, and foraging area with insect prey within a few kilometers of the colony.	Most numerous in the Central Valley and vicinity. Generally endemic to California.	Not likely to occur; The project site does not provide suitable nesting habitat for this species. The nearest recorded occurrence in CNDDB is 6 miles to the southeast.
Buteo swainsoni (nesting)	Swainson's hawk	-	ST	-	Breeds in grasslands with scattered trees, juniper-sage flats, riparian areas, savannahs, and agricultural or ranch lands with groves or lines of trees. Requires adjacent suitable foraging areas, such as grasslands, or alfalfa or grain fields supporting rodent populations.	Uncommon breeding resident and migrant in the Central Valley, Klamath Basin, Northeastern Plateau, Lassen County, and Mojave Desert.	**Could occur;** suitable nesting habitat (large trees) are present within project area. Additionally the project site is located 750 feet to the southwest of the dense tree canopy along Linda Creek. The nearest recorded occurrence is 4.5 miles to the southeast near Folsom.
Elanus leucurus (nesting)	white-tailed kite	-	-	FP	Open grasslands, meadows, or marshes for foraging, close to dense-topped trees for nesting and perching. Nest trees may be growing in isolation, or at the edge of or within a forest.	Coastal and valley lowlands, and cismontane regions of California.	**Could occur;** suitable habitat (open grasslands close to dense-topped trees). The nearest recorded occurrence is located 0.46 miles to the northeast.
Mammals							
Antrozous pallidus	pallid bat	-	-	SSC	Grasslands, agricultural fields, and desert habitat. Roosts in rock crevices, caves, mine shafts, under bridges, in buildings and tree hollows. Some hibernate; many remain active all year in low to mid-elevations.	Throughout California except for the high Sierra Nevada from Shasta to Kern counties and the northwestern corner of the state from Del Norte and western Siskiyou counties to northern Mendocino Co (CDFW 1998).	**No potential to occur;** no sutiable roosting habitat for the species. The nearest occurance is 1.4 miles to the east.

[1] Regulatory Status Definitions:
Federal Status Categories
FE = Listed as endangered under the Federal Endangered Species Act
FT = Listed as threatened under Federal Endangered Species Act
FC = Listed as candidate under Federal Endangered Species Act
California State Status Categories
SE = Listed as endangered under California Endangered Species Act
ST = Listed as threatened under California Endangered Species Act
SC =Listed as candidate under California Endangered Species Act
California Department of Fish and Wildlife (CDFW) Categories:
SSC = Species of Special Concern
FP = Fully Protected
WL = Watch List

[2] MSL= mean sea level

[3] Potential for Occurrence:
Could Occur: The project site is within the species' range, and no occurrences of the species have been recorded within the project site; however, suitable habitat for the species is present and recorded occurrences of the species are generally present in the vicinity.
Not Likely to Occur: No occurrences of the species have been recorded within or immediately adjacent to the project site, and either habitat for the species is marginal or potentially suitable habitat may occur, but the species' current known range is restricted to areas far from the project site.
No Potential to Occur: The project site is outside the species' range or suitable habitat for the species is absent from the project site and adjacent areas.

Sources: CDFW 2021

PROJECT IMPACTS

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

This recommendation would require a minimum of four surveys. However, due to the urbanized nature of the project area, the fact that no trees will be removed, and that construction only involves construction of a single home with no significant earthwork or extensive machinery, a single pre-construction survey is sufficient for the project and would be required 30 days prior to construction.

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 February 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 CDFW 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 Swainson's hawk will be ***less than significant***.

NESTING BIRDS OF PREY

This section addresses raptors which are not listed as endangered, threatened, or of special concern, but are nonetheless afforded general protections by the Fish and Game Code. Raptors and their active nests are protected by the California Fish and Game Code Section 3503.5, which states: It is unlawful to take, possess, or destroy any birds in the orders Falconiformes or Strigiformes (birds of prey, or raptors) or to take, possess, or destroy the nest or eggs of any such bird except as otherwise provided by this code or any regulation adopted pursuant thereto. Section 3(18) of FESA defines the term "take" means to harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect, or to attempt to engage in any such conduct. Causing a bird to abandon an active nest may cause harm to egg(s) or chick(s) and is therefore considered "take." 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 and surrounding area contains large tress that provide suitable nesting habitat for birds of prey.

PROJECT IMPACTS

Suitable tree habitat for nesting raptors is present within the project area. The project site is located approximately 750-feet to the southwest of the dense tree canopy along Linda Creek. The CNDDB also contains multiple recorded sightings of white-tailed kite present within the vicinity of the project site. The nearest sighting occurs 0.46 miles northeast of the site.

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 February 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 CDFW 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 NESTING BIRDS

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

PROJECT IMPACTS

Large trees in the project vicinity provide potential nesting habitat for migratory birds. To avoid take of nesting migratory birds, mitigation has been included either to require that activities occur outside of the nesting season, or to require that nests be buffered from construction activities until the nesting season is concluded. With mitigation, impacts to migratory birds are ***less than significant***.

SPECIAL-STATUS PLANTS

Table IS-4 provides a list of the special-status plant species that have been documented in the CNDDB Folsom quad search and describes their regulatory status, habitat, and potential for occurrence on the project site.

Table IS-4: Special-Status Plants and Potential for Occurrence

Scientific Name	Common Name	Regulatory Status[1]			Habitat Requirements	Elevation Range (ft)	Bloom Period	Potential for Occurrence[3]
		USFWS	CDFW	CRPR				
Calystegia stebbinsii	Stebbins' morning-glory	FE	SE	1B.1	Gabbroic or sepentinite soils in chaparral and cismontane woodlands.	605-3,575	Apr-Jul	**No potential to occur;** outside the elevation range of this species.
Carex xerophila	chaparral sedge	-	-	1B.2	Gabbroic or sepentinite soils in chaparral, cismontane woodlands, and lower montane coniferous forest.	1,440-2,525	Mar-Jun	**No potential to occur;** outside the elevation range of this species.
Ceanothus roderickii	Pine Hill ceanothus	FE	-	1B.1	Gabbroic or sepentinite soils in chaparral and cismontane woodlands.	800-3,575	Apr-Jun	**No potential to occur;** outside the elevation range of this species.
Chlorogalum grandiflorum	Red Hills soaproot	-	-	1B.2	Found in gabbroic soils in chaparral, cismontane woodland, and lower montane coniferous forests.	800-5,544	May-Jun	**No potential to occur;** outside the elevation range of this species.

Downingia pusilla	dwarf downingia	-	-	2B.2	Vernal pool margins in valley and foothill grassland in mesic soils; and in roadside ditches.	0–1,460	Mar–May	**No potential to occur;** site does not contain vernal pools. Nearest occurrence located at Phoenix Park approximately 3.96 miles to the south.
Eryngium pinnatisectum	Tuolumne button-celery	-	-	1B.2	Found in mesic soils in cismontane woodland, lower montane coniferous forests, and vernal pools.	230-3,000	May-Aug	**No potential to occur;** no suitable habitat present onsite. Site does not contain vernal pools.
Fremontodendron decumbens	Pine Hill flannelbush	FE	-	1B.2	Gabbroic or sepentinite soils in chaparral and cismontane woodlands.	1,395-2,495	Apr-Jul	**No potential to occur;** outside the elevation range of this species.
Gailum californicum ssp. sierrae	El Dorado bedstraw	FE	-	1B.2	Found in gabbroic soils in chaparral, cismontane woodland, and lower montane coniferous forests.	325-1,920	May-Jun	**No potential to occur;** outside the elevation range of this species.
Gratiola heterosepala	Boggs Lake hedge hyssop	-	SE	1B.2	Clay soils; usually in vernal pools, sometimes on lake margins.	30–7,790	Apr–Aug	**No potential to occur;** no suitable habitat is present in the study area.
Juncus leiospermus var. ahartii	Ahart's dwarf rush	-	-	1B.2	An annual herb found in mesic valley and foothill grassland.	100-750	Mar-May	**No potential to occur;** no suitable habitat present onsite.
Juncus leiospermus var. leiospermus	Red Bluff dwarf rush	-	-	1B.1	Found in vernally mesic habitat. Chaparral, cismontane woodland, meadows and seeps, valley and foothill grassland, and vernal pools.	115-4,100	Mar-Jun	**No potential to occur;** no suitable habitat present onsite.
Legenere limosa	legenere	-	-	1B.1	In beds of vernal pools and wetlands.	0–2,885	Apr–Jun	**No potential to occur;** the site does not contain wetlands or vernal pools.
Navarretia myersii ssp. myersii	pincushion navarretia	-	-	1B.1	Vernal pools (often acidic).	65-980	Apr-May	**No potential to occur;** the site does not contain vernal pools. Nearest occurrence is located near Phoenix Park approximately 3.96 miles south of the site.

Packera layneae	Layne's ragwort	FT	-	1B.2	Gabbroic or sepentinite soils in chaparral and cismontane woodlands.	655- 3,560	Apr-Aug	**No potential to occur;** outside the elevation range of this species.
Orcuttia tenuis	slender Orcutt grass	FT	SE	1B.1	Found in vernal pools (often gravelly).	115-5,775	May-Sep (Oct)	**No potential to occur**; no suitable habitat present.
Orcuttia viscida	Sacramento Orcutt grass	FE	SE	1B.1	Vernal pools.	95-330	Apr-Jul	**No potential to occur**; no suitable habitat present. The nearest occurance is 3 miles to the southeast.
Sagittaria sanfordii	Sanford's arrowhead	-	-	1B.2	In standing or slow-moving freshwater ponds, marshes, and ditches.	0–2,135	May–Oct (Nov)	**Could occur;** the margins of the pond could provide suitable habitat for the species. The nearest occurance is 1.22 miles to the west.
Wyethua reticulata	El Dorado County mule ears	-	-	1B.2	Found in clay or gabbroic soils in chaparral, cismontane woodland, and lower montane coniferous forests.	600-2,065	Apr-Aug	**No potential to occur;** outside the elevation range of this species.

Regulatory Status Definitions:

Federal Status Categories

FE = Listed as endangered under the Federal Endangered Species Act

FT = Listed as threatened under Federal Endangered Species Act

California State Status Categories

SE = Listed as endangered under California Endangered Species Act

ST = Listed as threatened under California Endangered Species Act

California Rare Plant Rank (CRPR) Categories:

1B Plant species considered rare or endangered in California and elsewhere (protected under CEQA, but not legally protected under ESA or CESA)

2B Plant species considered rare or endangered in California but more common elsewhere (protected under CEQA, but not legally protected under ESA or CESA)

CRPR Threat Rank Extensions:

.1 Seriously endangered in California (>80% of occurrences are threatened and/or high degree and immediacy of threat)

.2 Fairly endangered in California (20 to 80% of occurrences are threatened)

.3 Not very threatened in California (less than 20% of occurrences threatened/low degree and immediacy of threat or no current threats known)

[2] MSL = mean sea level

[3] Potential for Occurrence:

Could Occur: The project site is within the species' range, and no occurrences of the species have been recorded on the project site; however, suitable habitat for the species is present and recorded occurrences of the species are generally present in the vicinity.

Not Likely to Occur: No occurrences of the species have been recorded within or immediately adjacent to the project site, and either habitat for the species is marginal or potentially suitable habitat may occur, but the species' current known range is restricted to areas far from the project site.

No Potential to Occur: The project site is outside the species' range or suitable habitat for the species is absent from the project site and adjacent areas.

Sources: CDFW 2021; CNPS 2021; Helix Environmental Planning, Inc. 2020

As noted in Table IS-4, most special-status plant species noted within CNDDB queries are not expected to occur as many of the species occur in wetlands, vernal pools, at a much higher elevation, or in different soil types than what are present onsite. Species

not expected to occur are not discussed further. The only species with potential to occur is Sanford's arrowhead.

SANFORD'S ARROWHEAD

Sanford's arrowhead occurs in emergent marsh habitats, including habitats which are modified or human-made. Sanford's arrowhead is designated as a federal species of special concern and is listed by the California Native Plant Society's Inventory of Rare and Endangered Plants as category 1B.2 (i.e. rare throughout its range in California with a moderate probability of going extinct). Sanford's is fairly common in the Sacramento area. Potential suitable marsh habitats include the margins of rivers, streams, ponds, reservoirs, irrigation and drainage canals and ditches, and stock-ponds. In order to avoid impacts to the species, appropriate habitat must be avoided, or a survey must be performed demonstrating that the species is not present.

The subject property contains a pond which may provide suitable habitat to support Sanford's arrowhead. However, according to the Aquatic Resources Delineation Report prepared for the project, Sanford's arrowhead was not present on the project site and are not expected to be encountered during construction. Furthermore, the proposed project includes a 20-foot setback from the pond where potential habitat occurs. Impacts to Sanford arrowhead are expected to be ***less than significant***.

NATIVE TREES

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

The Sacramento County General Plan Conservation Element policies CO-138 and CO-139 also provide protections for native trees:

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

established tree planting specifications, the combined diameter of which shall equal the combined diameter of the trees removed.

Native trees other than oaks include Fremont cottonwood (Populus fremontii), California sycamore (*Platanus racemosa*), California black walnut (*Juglans californica*, which is also a List 1B plant), Oregon ash (*Fraxinus latifolia*), western redbud (*Cercis occidentalis),* gray pine (*Pinus sabiniana*), California white alder (*Alnus rhombifolia*), boxelder (*Acer negundo*), California buckeye (*Aesculus californica*), narrowleaf willow (*Salix exigua*), Gooding's willow (*Salix gooddingii*), red willow (*Salix laevigata*), arroyo willow (*Salix lasiolepis*), shining willow (*Salix lucida*), Pacific willow (*Salix lasiandra*), and dusky willow (*Salix melanopsis*).

SITE SPECIFIC ANALYSIS -PRIMARY PROJECT SITE

California Tree and Landscape Consulting, Inc. (Cal Tree) prepared the arborist report for the property on July 18, 2022 (Appendix C). The inventory identified a total of 76 native trees on the property including the following: 22 Valley Oaks (*Quercus lobata*), 45 Interior Live Oaks (*Quercus wislizeni*) and 9 Blue Oaks (*Quercus douglasii*) (Plate IS-9).

Although a number of native oaks are located on the subject property, no native trees are located within the identified buildable area on Parcel 2 or proposed on- site driveway and no native trees are expected to be removed to accommodate on site construction activities. However, minor encroachment within the protected dripline or rootzone of oak tree #65 will occur as a result of the installation of the proposed access near the middle of the subject property. Standard construction protection mitigation is recommended to ensure impacts to oak tree #65 are ***less than significant***.

SITE SPECIFIC ANALYSIS – ADJACENT TO THE PRIVATE ROAD

There are 45 native trees (Plate IS-10) (Table IS-5) located adjacent to the private road, including 18 Valley Oaks (*Quercus lobata*), 22 Interior Live Oaks (*Quercus wislizeni*) and 5 Blue Oaks (*Quercus lobata*). The private road requires improvements subject to the satisfaction of SacMetro and a standard width of 20-feet applies. However, the Fire Department has agreed to allow the private drive to be as narrow as 16-feet wide in locations adjacent to native oaks (Plate IS-3) (see access and circulation section above). Improvements to the private drive will encroach into the protected rootzone of a number of native oaks; however, no oaks are proposed for removal.

ENCROACHMENT

Encroachment from the road improvements require partial mitigation for impacts to the trees as encroachment negatively affects their health. The concept of partial mitigation stems from the fact that removal of more than 25-30 percent of a tree's root system or live canopy can result in early decline. The dripline protection area is the minimum protected area for a tree. A 20 percent encroachment threshold is utilized because of the difference between the extent of root systems and the minimum protected area. An encroachment of 20 percent of the dripline protection area will likely impact 25-30 percent of the root system, if not more. Therefore, the following encroachment thresholds are applied:

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

It should be noted that where existing encroachment (existing home, roadway, or other impervious surface) is within a dripline, that area is subtracted from the dripline area when new impact calculations are made. In this case, since a geotechnical report has been prepared showing that the existing access road from Hickory Avenue has been developed to support load weighing at least 80,000 pounds, the area of the access road within the driplines has been subtracted from the overall dripline area as the impacted area is not considered to be a viable portion of the dripline. Table IS-5 shows the trees along the drive, the percentage of canopy encroachment resulting from the required improvements, and mitigation values where appropriate. The encroachment being calculated is the new portion of the private drive being widened; shown shaded in Plate IS-11.

Plate IS-9: Tree Locations on Subject Property

Plate IS-10: Tree Locations Private Road

Table IS-5: Native Oak Encroachment Adjacent to Private Road

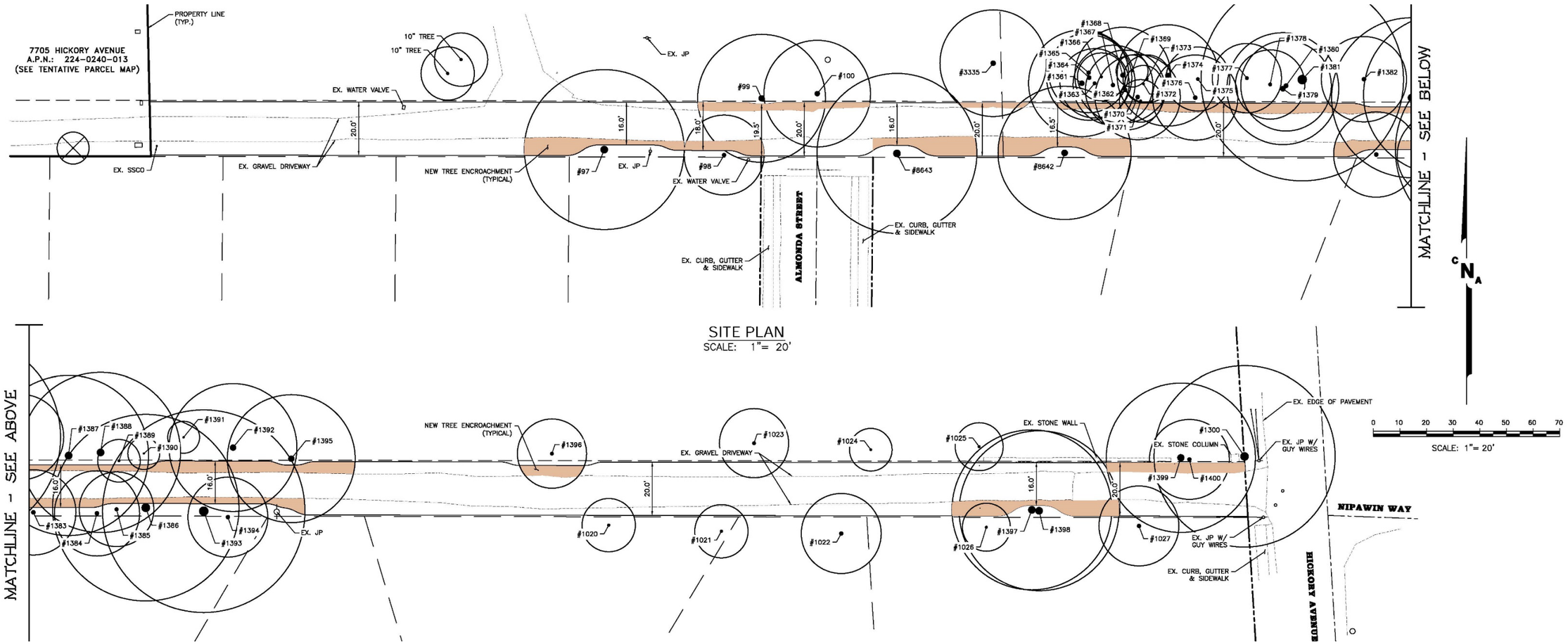
Tree #	Common Name	Scientific Name	DBH (Inch)	Canopy Radius (Feet)	Health/Structure Condition	Total Square footage of tree canopy	Overall Encroachment of dripline	Mitigation*
#97	Valley Oak	Quercus lobata	27	30	2-Major Structure/Health Problems	2827 sq ft	3.78 inches or 14%	No mitigation required. Encroachment is less than 20%
#98	Interior Live Oak	Quercus wislizeni	19	15	2-Major Structure/Health Problems	707 sq ft	4.56 inches or 24%	5 inches
#99	Interior Live Oak	Quercus wislizeni	24	24	3-Fair Minor Problems	1810 sq ft	3.12 inches or 13%	No mitigation required. Encroachment is less than 20%
#100	Interior Live Oak	Quercus wislizeni	25	20	3-Fair Minor Problems	1257 sq ft	2.75 inches or 11%	No mitigation required. Encroachment is less than 20%
#8642	Interior Live Oak	Quercus wislizeni	24	25	2-Major Structure/Health Problems	1964 sq ft	4.08 inches or 17%	No mitigation required due to the condition of the tree.
#8643	Interior Live Oak	Quercus wislizeni	35	30	2-Major Structure/Health Problems	2827 sq ft	5.95 inches or 17%	No mitigation required due to the condition of the tree.
#3335	Interior Live Oak	Quercus wislizeni	19	20	3-Fair Minor Problems	1257 sq ft	0.76 inches or 4%	No mitigation required less than 20%
#1300	Valley Oak	Quercus lobata	27	34	3-Fair Minor Problems	3632 sq ft	2.7 inches or 10%	No mitigation required less than 20%
#1361	Interior Live Oak	Quercus wislizeni	18	20	3-Fair Minor Problems	1257 sq ft	1.44 inches or 8%	No mitigation required less than 20%
#1362	Interior Live Oak	Quercus wislizeni	4	15	2-Major Structure/Health Problems	707 sq ft	0.44 inches or 11%	No mitigation required less than 6” DBH and less than 20%
#1363	Valley Oak	Quercus lobata	4	13	2-Major Structure/Health Problems	531 sq ft	0.36 inches or 9%	No mitigation required less than 6” DBH and less than 20%
#1364	Interior Live Oak	Quercus wislizeni	7	16	3-Fair Minor Problems	804 sq ft	0.49 inches or 7%	No mitigation required less than 20%
#1365	Interior Live Oak	Quercus wislizeni	7	15	3-Fair Minor Problems	707 sq ft	0.35 inches or 5%	No mitigation required less than 20%
#1366	Interior Live Oak	Quercus wislizeni	6	9	2-Major Structure/Health Problems	255 sq ft	No encroachment	No encroachment
#1367	Blue Oak	Quercus lobata	10	15	3-Fair Minor Problems	707 sq ft	0.90 inches or 9%	No mitigation required less than 20%

Tree #	Common Name	Scientific Name	DBH (Inch)	Canopy Radius (Feet)	Health/Structure Condition	Total Square footage of tree canopy	Overall Encroachment of dripline	Mitigation*
#1368	Valley Oak	Quercus lobata	11	18	3-Fair Minor Problems	1018 sq ft	0.77 inches or 7%	No mitigation required less than 20%
#1369	Blue Oak	Quercus lobata	4	6	3-Fair Minor Problems	113 sq ft	No encroachment	No encroachment
#1370	Interior Live Oak	Quercus wislizeni	6	16	2-Major Structure/Health Problems	804 sq ft	0.84 inches or 14%	No mitigation required less than 20%
#1372	Valley Oak	Quercus lobata	7	7	2-Major Structure/Health Problems	154 sq ft	No encroachment	No encroachment
#1373	Interior Live Oak	Quercus wislizeni	6	9	3-Fair Minor Problems	255 sq ft	No encroachment	No encroachment
#1374	Interior Live Oak	Quercus wislizeni	15	19	3-Fair Minor Problems	1134 sq ft	1.35 inches or 9%	No mitigation required less than 20%
#1375	Interior Live Oak	Quercus wislizeni	7	12	2-Major Structure/Health Problems	452 sq ft	0.49 inches or 7%	No mitigation required less than 20%
#1376	Interior Live Oak	Quercus wislizeni	12	16	3-Fair Minor Problems	804 sq ft	2.16 inches or 18%	No mitigation required less than 20%
#1377	Interior Live Oak	Quercus wislizeni	5	13	2-Major Structure/Health Problems	531 sq ft	0.40 inches or 8%	No mitigation required less than 6" DBH and less than 20% encroachment
#1378	Blue Oak	Quercus lobata	4	13	3-Fair Minor Problems	531 sq ft	0.56 inches or 14%	No mitigation required less than 6" DBH and less than 20% encroachment
#1379	Interior Live Oak	Quercus wislizeni	14	21	3-Fair Minor Problems	1385 sq ft	1.96 inches or 14%	No mitigation required less than 20%
#1380	Valley Oak	Quercus lobata	11	17	3-Fair Minor Problems	908 sq ft	1.54 inches or 14%	No mitigation required less than 20%
#1381	Valley Oak	Quercus lobata	35	38	3-Fair Minor Problems	4537 sq ft	2.8 inches or 8%	No mitigation required less than 20%
#1382	Interior Live Oak	Quercus wislizeni	6	16	3-Fair Minor Problems	804 sq ft	0.54 inches or 9%	No mitigation required less than 20%
#1383	Valley Oak	Quercus lobata	15	16	2-Major Structure/Health Problems	804 sq ft	3.45 inches or 23%	4 inches
#1385	Interior Live Oak	Quercus wislizeni	14	14	2-Major Structure/Health Problems	616 sq ft	2.24 inches or 16%	No mitigation required less than 20%
#1386	Valley Oak	Quercus	17	35	2-Major Structure/Health	3849 sq ft	1.36 inches or 8%	No mitigation required

Tree #	Common Name	Scientific Name	DBH (Inch)	Canopy Radius (Feet)	Health/Structure Condition	Total Square footage of tree canopy	Overall Encroachment of dripline	Mitigation*
		lobata			Problems			less than 20%
#1387	Valley Oak	Quercus lobata	20	30	3-Fair Minor Problems	2827 sq ft	1.8 inches	No mitigation required less than 20%
#1388	Valley Oak	Quercus lobata	16	30	3-Fair Minor Problems	2827 sq ft	1.44 inches	No mitigation required less than 20%
#1391	Valley Oak	Quercus lobata	8	6	3-Fair Minor Problems	113 sq ft	No Encroachment	No mitigation required
#1392	Valley Oak	Quercus lobata	12	24	3-Fair Minor Problems	1810 sq ft	1.68 inches	No mitigation required less than 20%
#1393	Valley Oak	Quercus lobata	26	38	2-Major Structure/Health Problems	4537 sq ft	2.08 inches	No mitigation required less than 20%
#1394	Interior Live Oak	Quercus wislizeni	10	15	1-Extreme Structure Problems	707 sq ft	1.2 inches	No mitigation required due to the condition of the tree.
#1395	Valley Oak	Quercus lobata	17	24	3-Fair Minor Problems	1810 sq ft	2.72 inches	No mitigation required less than 20%
#1396	Valley Oak	Quercus lobata	13	13	3-Fair Minor Problems	531 sq ft	2.47 inches	No mitigation required less than 20%
#1397	Blue Oak	Quercus lobata	14	30	1-ProblemsExtreme Structure	2827 sq ft	2.38 inches	No mitigation required due to the condition of the tree.
#1398	Blue Oak	Quercus lobata	29	30	2-Major Structure/Health Problems	2827 sq ft	4.93 inches	No mitigation required less than 20%
#1399	Valley Oak	Quercus lobata	24	28	3-Fair Minor Problems	2463 sq ft	3.12 inches	No mitigation required less than 20%
#1400	Valley Oak	Quercus lobata	14	15	2-Major Structure/Health Problems	707 sq ft	3.08 inches	4 inches
Total inches of encroachment requiring mitigation: 13 Inches								

** Inches rounded up to the nearest whole number.*

Plate IS-11: New Encroachment to Native Oaks Along Private Road



SITE PLAN
SCALE: 1"= 20'

A total of 39 trees will be subject to encroachment as a result of the proposed private road widening. However, only three trees will be subject to encroachment exceeding 20% and require partial mitigation. Partial mitigation has been included to account for the impacts to these tree trees, equaling a total of 13 inches of native tree mitigation.

NATIVE TREE CONCLUSION

In order to offset encroachment impacts to native oaks, oak tree replacement mitigation is recommended. Additionally, mitigation has been included to ensure that protective measures are in place during construction to minimize the potential for additional impacts to native oaks adjacent to the project work area. With mitigation, impacts to native trees are ***less than significant.***

NON-NATIVE TREES AND TREE CANOPY

In addition to native trees, the Arborist report includes a number of non-native trees located on and overhanging the project area including both the subject property and the driveway extending from Hickory Avenue.

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

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

The 15-year shade cover values for tree species referenced in policy CO-145 are also referenced by the Sacramento County Zoning Code, Chapter 30, Article 4, and the list is maintained by the Sacramento County Department of Transportation, Landscape Planning and Design Division. The list includes more than seventy trees. 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 ANALYSIS

The arborist report prepared for the project identified a total of 25 non-native trees measuring a minimum of 4 inches in diameter at breast height (DBH) within the project site (Plate IS-9). Project implementation would result in the removal of trees #87 and #90 on the subject property in order to accommodate access to proposed Parcel 2.

The removal of these nonnative trees requires the replacement of the canopy area lost. In total, 565 square feet of canopy will be removed. Mitigation has been included requiring the creation of new canopy equivalent to the area of non-native tree canopy removed. With mitigation, impacts to non-native tree canopy removal are ***less than significant.***

GREENHOUSE GAS EMISSIONS

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

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

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.

[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.

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

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

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

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

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

The Phase 1 CAP is a strategy and framework document. The County adopted the Phase 2A CAP (Government Operations) on September 11, 2012. Neither the Phase 1 CAP nor the Phase 2A CAP are “qualified” plans through which subsequent projects may receive CEQA streamlining benefits. The Communitywide CAP (Phase 2B) has been in progress for some time (https://planning.saccounty.net/PlansandProjectsIn-Progress/Pages/CAP.aspx) but was placed on hold in late 2018 pending in-depth review of CAP-related litigation in other jurisdictions.

The commitment to a Communitywide CAP is identified in General Plan Policy LU-115 and associated Implementation Measures F through J on page 117 of the General Plan Land Use Element. This commitment was made in part due to the County’s General Plan Update process and potential expansion of the Urban Policy Area to accommodate new growth areas. General Plan Policies LU-119 and LU-120 were developed with

SACOG to be consistent with smart growth policies in the SACOG Blueprint, which are intended to reduce VMT and GHG emissions. This second phase CAP is intended to flesh out the strategies involved in the strategy and framework CAP, and will include economic analysis, intensive vetting with all internal departments, community outreach/information sharing, timelines, and detailed performance measures. County Staff prepared a final draft of the CAP, which was heard at the Planning Commission on October 25, 2021. The CAP was brought to the Board of Supervisors (BOS) as a workshop item on March 23, 2022. The CAP was revised based upon input received from the BOS and a final CAP was brought back before the BOS for approval, on September 27, 2022, but was continued to a future hearing date.

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-6. Projects that do not exceed 1,100 metric tons per year are then screened out of further requirements. For projects that exceed 1,100 metric tons per year, then compliance with BMP 3 is also required:

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

SMAQMD's GHG construction and operational emissions thresholds for Sacramento County are shown in Table IS-6.

Table IS-6: SMAQMD Thresholds of Significance for Greenhouse Gases

Land Development and Construction Projects		
	Construction Phase	Operational Phase
Greenhouse Gas as CO_2e	1,100 metric tons per year	1,100 metric tons per year
Stationary Source Only		
	Construction Phase	Operational Phase
Greenhouse Gas as CO_2e	1,100 metric tons per year	10,000 metric tons per year

GREENHOUSE GAS EMISSIONS PROJECT IMPACTS

CONSTRUCTION-GENERATED GREENHOUSE GAS EMISSIONS

GHG emissions associated with the project would occur over the short term from construction activities, consisting primarily of emissions from equipment exhaust. The project is within the screening criteria for construction related impacts related to air quality. According to SMAQMD guidelines, projects are assumed to have less than significant construction impacts when the project site is less than 35 acres and does not involve buildings more than 4 stories tall; substantial 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. The proposed project does not meet any of these thresholds. Therefore, construction-related GHG impacts are considered ***less than significant***.

OPERATIONAL PHASE GREENHOUSE GAS EMISSIONS

The proposed project will contribute to incremental increases of GHG emission that are associated with global climate change, primarily attributed to mobile sources (vehicle) and area sources (utility usage and landscaping). The project will result in a total of 2 lots and one new single-family dwelling (one existing home to remain). The project will comply with the SMAQMD Tier 1 BMPs and can therefore utilize the screening thresholds established by SMQMD. According to the GHG Operational Screening Levels table, residential projects with fewer than 56 dwelling units are not expected to generate over 1,100 MT CO_2e in operational emissions. Therefore, the proposed project is not expected to exceed operational thresholds. Mitigation has been incorporated to ensure the project complies with the Tier 1 BMPs. Project related operational GHG emissions are ***less than significant with mitigation***.

ENVIRONMENTAL MITIGATION MEASURES

Mitigation Measures (A-J) 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: JURISDICTIONAL WATERS PROTECTION

To avoid direct and indirect impacts to aquatic features, all project related construction activities must be located a minimum of 20 feet away from the delineated aquatic feature as shown in Plate IS-8 of the Initial Study. Additionally, orange construction fencing and sediment controls, in the form of silt fencing, straw wattles, or similar items, must be placed between all construction areas and the aquatic feature at the limits of work. The fencing and sediment controls shall be in place prior to the inception of any construction activities and must remain in place for the duration of the project regardless of the construction season.

MITIGATION MEASURE C: SWAINSON'S HAWK NESTING HABITAT

If construction, grading, or project-related improvements are to commence between February 1 and September 15, a focused survey for Swainson's hawk nests on the site

and within ½ mile of the site shall be conducted by a qualified biologist no later than 30 days prior to the start of construction work (including clearing and grubbing). If active nests are found, the California Fish and Wildlife 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 D: RAPTOR NEST PROTECTION

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

MITIGATION MEASURE E: 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 F: NATIVE OAK TREE ENCROACHMENT

Partial compensation will be required for the encroachment within the driplines of the following trees: #98, #1383 and #1400. A total of 13 inches DBH shall be compensated for by planting in-kind native trees equivalent to the dbh inches lost, based on the ratios listed below, at locations that are authorized by the Environmental Coordinator. The final percentage of encroachment will be confirmed during grading permit review process. The percentage of encroachment is calculated by multiplying the percent encroachment (20 – 49%) with the diameter of the tree. Encroachment of 50% or more will require full mitigation for the tree.

Replacement tree planting shall be completed prior to approval of grading or improvement plans, whichever comes first. A total of 13 inches will require compensation.

Equivalent compensation based on the following ratio is required:

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

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

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

No replacement tree shall be planted within 15 feet of the driplines of existing native trees or landmark size trees that are retained on-site, or within 15 feet of a building foundation or swimming pool excavation. The minimum spacing for replacement native trees shall be 20 feet on-center. Examples of acceptable planting locations are publicly

owned lands, common areas, and landscaped frontages (with adequate spacing). Generally unacceptable locations are utility easements (PUE, sewer, storm drains), under overhead utility lines, private yards of single family lots (including front yards), and roadway medians.

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

MITIGATION MEASURE G: NATIVE TREE CONSTRUCTION PROTECTION

For the purpose of this mitigation measure, a native tree is defined as an Interior Live Oak (*Quercus wislizeni*), Valley Oak (*Quercus lobata*), Blue Oak (*Quercus douglasii*) and Black Walnut (*Juglans nigra*) having a diameter at breast height (dbh) of at least 6 inches, or if it has multiple trunks of less than 6 inches each, a combined dbh of at least 10 inches.

All native trees on the project site, all portions of adjacent off-site native trees which have driplines that extend onto the project site, and all off-site native trees which may be impacted by utility installation and/or improvements associated with this project, shall be preserved and protected as follows:

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

2. Chain link fencing or a similar protective barrier shall be installed one foot outside the driplines of the native trees prior to initiating project construction, in order to avoid damage to the trees and their root system. Where minor encroachment is expected for project improvements related to the construction of the access roadways, the fencing shall be placed a maximum of one foot outside the work area.

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

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

5. Any soil disturbance (scraping, grading, trenching, and excavation) is to be avoided within the driplines of the native trees. Where this is necessary, an ISA

Certified Arborist will provide specifications for this work, including methods for root pruning, backfill specifications and irrigation management guidelines.

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

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

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

9. Tree pruning that may be required for clearance during construction must be performed by an ISA Certified Arborist or Tree Worker and in accordance with the American National Standards Institute (ANSI) A300 pruning standards and the International Society of Arboriculture (ISA) “Tree Pruning Guidelines”.

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

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

MITIGATION MEASURE H: NON- NATIVE CANOPY REPLACEMENT

Removal of 565 square feet of non-native tree canopy (Trees #87 and #90) for development shall be mitigated by creation of new tree canopy equivalent to the area of non-native tree canopy removed. New tree canopy area shall be calculated using the Sacramento County Department of Transportation 15-year shade cover values for tree species. Preference is given to on-site mitigation, but if this is infeasible, then funding shall be contributed to the Sacramento Tree Foundation’s Greenprint Program in an amount proportional to the tree canopy lost.

MITIGATION MEASURE I: CULTURAL RESOURCES UNANTICIPATED DISCOVERIES

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

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

In order to have a less than significant impact to Climate Change the project is required to incorporate Tier 1 Best Management Practices (BMPs) 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.

- 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

If the project proponent chooses to proposed alternative, they will need to submit documentation to the satisfaction of the Environmental Coordinator demonstrating that the alternatives are equivalent to Tier 1 BMPs. Documentation shall be submitted to the Environmental Coordinator prior to approval of grading, improvement plans or building permits, whichever occurs first.

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 $12,000. 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, Orangevale Community Plan and Sacramento County Zoning Code. A less than significant impact will result.
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. A less than significant impact will result.
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 4.6 acre property is zoned AR-2 and the minimum parcel size is 2 acres. Therefore, this property can only be split into two (2) parcels maximum. The proposed project will neither directly nor indirectly induce substantial unplanned population growth; the proposal is consistent with existing land use designations. A less than significant impact will result.
b. Displace substantial amounts of existing people or housing, necessitating the construction of replacement housing elsewhere?				X	The project will not result in the removal of existing housing, and thus will not displace substantial amounts of existing housing. The approval of the two (2) lot Tentative Parcel Map, will allow an additional single-family residence to be constructed on the new parcel in the future. Therefore, this project will result in a net increase in housing stock. No impact will occur.
3. **AGRICULTURAL RESOURCES** - Would the project:					
a. Convert Prime Farmland, Unique Farmland, Farmland of Statewide Importance or areas containing prime soils to uses not conducive to agricultural production?				X	The project site is not designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance on the current Sacramento County Important Farmland Map published by the California Department of Conservation. The site does not contain prime soils. No impact will occur.

	Potentially Significant	Less Than Significant with Mitigation	Less Than Significant	No Impact	Comments
b. Conflict with any existing Williamson Act contract?				X	No Williamson Act contracts apply to the project site. No impact will occur.
c. Introduce incompatible uses in the vicinity of existing agricultural uses?				X	The project does not occur in an area of agricultural production. No impact will occur.
4. **AESTHETICS -** Would the project:					
a. Substantially alter existing viewsheds such as scenic highways, corridors or vistas?			X		The project does not occur in the vicinity of any scenic highways, corridors, or vistas. A less than significant impact will result.
b. In non-urbanized area, substantially degrade the existing visual character or quality of public views of the site and its surroundings?				X	The project is not located in a non-urbanized area. No impact will occur.
c. If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?			X		Construction will not substantially degrade the visual character or quality of the project site. It is acknowledged that aesthetic impacts are subjective and may be perceived differently by various affected individuals. Nonetheless, given the urbanized environment in which the project is proposed, it is concluded that the project would not substantially degrade the visual character or quality of the project site or vicinity. A less than significant impact will result.
d. Create a new source of substantial light, glare, or shadow that would result in safety hazards or adversely affect day or nighttime views in the area?			X		The project will not result in a new source of substantial light, glare or shadow that would result in safety hazards or adversely affect day or nighttime views in the area. A less than significant impact will result.
5. **AIRPORTS -** Would the project:					
a. Result in a safety hazard for people residing or working in the vicinity of an airport/airstrip?			X		The project occurs outside of any identified public or private airport/airstrip safety zones. A less than significant impact will result.

	Potentially Significant	Less Than Significant with Mitigation	Less Than Significant	No Impact	Comments
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. A less than significant impact will result.
c. Result in a substantial adverse effect upon the safe and efficient use of navigable airspace by aircraft?			X		The project does not affect navigable airspace. A less than significant impact will result.
d. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?			X		The project does not involve or affect air traffic movement. A less than significant impact will result.
6. **PUBLIC SERVICES -** Would the project:					
a. Have an adequate water supply for full buildout of the project?			X		The water service provider (Citrus Heights Water District) has adequate capacity to serve the water needs of the proposed project. A less than significant impact will result.
b. Have adequate wastewater treatment and disposal facilities for full buildout of the project?			X		The subject property is within the Sacramento Area Sewer District (SacSewer) service area but is over 200-feet from the nearest hookup. Therefore, a new septic system will be installed on parcel 2.
c. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?			X		The Kiefer Landfill has capacity to accommodate solid waste until the year 2050. A less than significant impact will result.
d. Result in substantial adverse physical impacts associated with the construction of new water supply or wastewater treatment and disposal facilities or expansion of existing facilities?			X		Minor extension of infrastructure would be necessary to serve the proposed project. Existing service lines are located within existing roadways and other developed areas, and the extension of lines would take place within areas already proposed for development as part of the project. No significant new impacts would result from service line extension. A less than significant impact will result.

	Potentially Significant	Less Than Significant with Mitigation	Less Than Significant	No Impact	Comments
e. Result in substantial adverse physical impacts associated with the provision of storm water drainage facilities?			X		Minor extension of infrastructure would be necessary to serve the proposed project. Existing 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. A less than significant impact will result.
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. A less than significant impact will result.
g. Result in substantial adverse physical impacts associated with the provision of emergency services?			X		The project would incrementally increase demand for emergency services, but would not cause substantial adverse physical impacts as a result of providing adequate service. A less than significant impact will result.
h. Result in substantial adverse physical impacts associated with the provision of public school services?			x		The project would result in minor increases to student population; however, the increase would not require the construction/expansion of new unplanned school facilities. Established case law, *Goleta Union School District v. The Regents of the University of California* (36 Cal-App. 4th 1121, 1995), indicates that school overcrowding, standing alone, is not a change in the physical conditions, and cannot be treated as an impact on the environment. A less than significant impact will result.
i. Result in substantial adverse physical impacts associated with the provision of park and recreation services?			X		The project will result in increased demand for park and recreation services, but meeting this demand will not result in any substantial physical impacts. A less than significant impact will result.

	Potentially Significant	Less Than Significant with Mitigation	Less Than Significant	No Impact	Comments
7. **TRANSPORTATION** - Would the project:					
a. Conflict with or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b) – measuring transportation impacts individually or cumulatively, using a vehicles miles traveled standard established by the County?			X		The project site is located along Hickory Avenue, which is a two (2) lane rural/suburban road without street improvements. According to the Sacramento County Department of Transportation, the proposed project would generate less than 237 daily trips; therefore, a VMT analysis for the proposed project is not required.
b. Result in a substantial adverse impact to access and/or circulation?			X		The project will be required to comply with applicable access and circulation requirements of the County Improvement Standards and the Uniform Fire Code. The project will be making improvements to the existing private drive from the subject property to where it meets up with Hickory Avenue. Improvements will allow better access for emergency responders. See the access discussion in the Transportation/Traffic section of the Environmental Effects discussion above. A less than significant impact will result.
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. A less than significant impact will result.
d. Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?			X		The project does not conflict with alternative transportation policies of the Sacramento County General Plan, with the Sacramento Regional Transit Master Plan, or other adopted policies, plans or programs supporting alternative transportation. A less than significant impact will result.

	Potentially Significant	Less Than Significant with Mitigation	Less Than Significant	No Impact	Comments
8. **AIR QUALITY** - Would the project:					
a. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable federal or state ambient air quality standard?			X		The project area is less than 35 acres in area, will 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. However, construction best management practices, required pursuant to SMAQMD Rule 403, are added as mitigation measure A.
b. Expose sensitive receptors to pollutant concentrations in excess of standards?			X		See Response 8.a. A less than significant impact will result.
c. Create objectionable odors affecting a substantial number of people?			X		The project will not generate objectionable odors. A less than significant impact will result.
9. **NOISE -** Would the project:					
a. Result in generation of a temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established by the local general plan, noise ordinance or applicable standards of other agencies?			X		The project is 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. A less than significant impact will result.
b. Result in a substantial temporary increase in ambient noise levels in the project vicinity?			X		Project construction will result in a temporary increase in ambient noise levels in the project vicinity. This impact is less than significant due to the temporary nature of the these activities, limits on the duration of noise, and evening and nighttime restrictions imposed by the County Noise Ordinance (Chapter 6.68 of the County Code). A less than significant impact will result.
c. Generate excessive groundborne vibration or groundborne noise levels.			X		The project will not involve the use of pile driving or other methods that would produce excessive groundborne vibration or noise levels at the property boundary. A less than significant impact will result.

	Potentially Significant	Less Than Significant with Mitigation	Less Than Significant	No Impact	Comments
10. **HYDROLOGY AND WATER QUALITY** - Would the project:					
a. Substantially deplete groundwater supplies or substantially interfere with groundwater recharge?			X		The project will not substantially increase water demand over the existing use. A less than significant impact will result.
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. A less than significant impact will result.
c. Develop within a 100-year floodplain as mapped on a federal Flood Insurance Rate Map or within a local flood hazard area?			X		The project is within a 100-year floodplain as mapped on a federal Flood Insurance Rate Map (Flood Zone X). The Sacramento County Floodplain Management Ordinance, Sacramento County Water Agency Code, and Sacramento County Improvement Standards require that the project be located outside or above the floodplain, and will ensure that impacts are less than significant. Refer to the Hydrology discussion in the Environmental Effects section above. A less than significant impact will result.
d. Place structures that would impede or redirect flood flows within a 100-year floodplain?			X		Although the project is within a 100-year floodplain, compliance with the Sacramento County Floodplain Management Ordinance, Sacramento County Water Agency Code, and Sacramento County Improvement Standards will ensure that impacts are less than significant. Refer to the Hydrology discussion in the Environmental Effects section above. A less than significant impact will result.
e. Develop in an area that is subject to 200 year urban levels of flood protection (ULOP)?			X		The project is 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. A less than significant impact will result.

	Potentially Significant	Less Than Significant with Mitigation	Less Than Significant	No Impact	Comments
f. Expose people or structures to a substantial risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?			X		The project will not expose people or structures to a substantial risk of loss, injury, or death involving flooding, including flooding as a result of the failure of a levee or dam. A less than significant impact will result.
g. Create or contribute runoff that would exceed the capacity of existing or planned stormwater drainage systems?			X		DWR is requiring the applicant to submit a Level 4 drainage study in order to determine the elevation of the floodplain. Refer to the Hydrology discussion in the Environmental Effects section above. A less than significant impact will result.
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. A less than significant impact will result.
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. A less than significant impact will result.
b. Result in substantial soil erosion, siltation or loss of topsoil?			X		Compliance with the County's Land Grading and Erosion Control Ordinance will reduce the amount of construction site erosion and minimize water quality degradation by providing stabilization and protection of disturbed areas, and by controlling the runoff of sediment and other pollutants during the course of construction. A less than significant impact will result.

	Potentially Significant	Less Than Significant with Mitigation	Less Than Significant	No Impact	Comments
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, soil expansion, liquefaction or collapse?			X		The project is not located on an unstable geologic or soil unit. A less than significant impact will result.
d. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available?			X		A septic tank will be installed for the proposed parcel. Refer to the public services discussion within the Environmental Effects above. A less than significant impact will result.
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. A less than significant impact will result.
f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?			X		No known paleontological resources (e.g. fossil remains) or sites occur at the project location. A less than significant impact will result.
12. **BIOLOGICAL RESOURCES** - Would the project:					
a. Have a substantial adverse effect on any special status species, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, or threaten to eliminate a plant or animal community?		X			The project may have an impact on Swainson's Hawk, White-Tailed Kite and Sanford's Arrowhead. Mitigation is included to reduce impacts to less than significant levels. Refer to the Biological Resources discussion in the Environmental Effects section above.
b. Have a substantial adverse effect on riparian habitat or other sensitive natural communities?			X		No sensitive natural communities occur on the project site. Refer to the Biological Resources discussion in the Environmental Effects section above.

	Potentially Significant	Less Than Significant with Mitigation	Less Than Significant	No Impact	Comments
c. Have a substantial adverse effect on streams, wetlands, or other surface waters that are protected by federal, state, or local regulations and policies?		X			There are wetlands located within the project area. Mitigation is included to require that construction activities remain a minimum of 50 feet from the wetlands, which will ensure that impacts are less than significant. Refer to the Biological Resources discussion in the Environmental Effects section above.
d. Have a substantial adverse effect on the movement of any native resident or migratory fish or wildlife species?			X		Resident and/or migratory wildlife may be displaced by project construction; however, impacts are not anticipated to result in significant, long-term effects upon the movement of resident or migratory fish or wildlife species, and no major wildlife corridors would be affected.
e. Adversely affect or result in the removal of native or landmark trees?		X			Native and/or landmark trees occur on the project site and/or may be affected by on and/or off-site construction. Mitigation is included to ensure impacts are less than significant. Refer to the Biological Resources discussion in the Environmental Effects section above.
f. Conflict with any local policies or ordinances protecting biological resources?			X		The project is consistent with local policies/ordinances protecting biological resources.
g. Conflict with the provisions of an adopted Habitat Conservation Plan or other approved local, regional, state or federal plan for the conservation of habitat?			X		There are no known conflicts with any approved plan for the conservation of habitat.
13. **CULTURAL RESOURCES -** Would the project:					
a. Cause a substantial adverse change in the significance of a historical resource?			X		No historical resources would be affected by the proposed project.
b. Have a substantial adverse effect on an archaeological resource?			X		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.

	Potentially Significant	Less Than Significant with Mitigation	Less Than Significant	No Impact	Comments
c. Disturb any human remains, including those interred outside of formal cemeteries?		X			No known human remains exist on the project site. Nonetheless, mitigation has been recommended to ensure appropriate treatment should remains be uncovered during project implementation.
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.
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.
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.

	Potentially Significant	Less Than Significant with Mitigation	Less Than Significant	No Impact	Comments
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 one new home and increase energy consumption, compliance with Title 24, Green Building Code, will ensure that all project energy efficiency requirements are net resulting in less than significant impacts.
b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?			X		The project will comply with Title 24, Green Building Code, for all project efficiency requirements.
17. GREENHOUSE GAS EMISSIONS – Would the project:					
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?		X			The project will fully implement BMP 1 and BMP 2 of the 2020 GHG significance thresholds; therefore, the project can utilize the SMAQMD operational screening table. The project is less than 56 units and therefore is 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 or reducing the emission of greenhouse gases.

SUPPLEMENTAL INFORMATION

LAND USE CONSISTENCY	**Current Land Use Designation**	**Consistent**	**Not Consistent**	**Comments**
General Plan	Agricultural Residential (Ag Res)	X		

Community Plan	Agricultural Residential (AR-2)	X		
Land Use Zone	Agricultural Residential (AR-2)	X		

INITIAL STUDY PREPARERS

Environmental Coordinator: Julie Newton

Senior Environmental Analyst: Kevin Messerschmitt

Associate Environmental Analyst: Rebecca Boschee

Office Manager: Belinda Wekesa-Batts

Administrative Support: Justin Maulit

APPENDICES

Appendix A: Geotechnical Report

Appendix B: Aquatic Resources Delineation

Appendix C: Arborist Report

REVIEW:

The Appendices as well as other project documents and details may be reviewed on the internet and/or physical address below:

https://planningdocuments.saccounty.net/projectdetails.aspx?projectID=7399&communityID=3

Sacramento County
Planning and Environmental Review
827 7th Street, Room 225
Sacramento, California 95814
(916) 874-6141