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:** PLNP2021-00156

2. **Title and Short Description of Project:** 10635 Twin Cities Road Tentative Parcel Map (TPM)

The project is requesting the following entitlements:

1. A **Tentative Parcel Map** to divide a 4.33-acre parcel into two parcels, including a 2.33 net acre parcel and another 1.9 net acre area parcel.
2. A Design Review to comply with the Countywide Design Guidelines.

The project proposes to divide a single 4.33-acre parcel into two parcels, including a 2.33 net acre parcel and another 1.9 net acre area parcel. The existing 4.33-acre parcel contains a single-family residence and four accessory structures. The existing single-family residence and four accessory structures would remain on the parcel. Currently, the single-family residence is accessed via a driveway connecting to Twin Cities Road. The applicant is proposing an access easement on the west side of the proposed parcel 2 to access proposed Parcel 1. The easement will be developed with a private drive in the future.

3. **Assessor's Parcel Number:** 148-0730-015-0000

4. **Location of Project:** The project site is located at 10635 Twin Cities Road in the Southeast area community of unincorporated Sacramento County.

5. **Project Applicant:** JTS Engineering Consultants, Inc.

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

7. As a result thereof, the preparation of an environmental impact report pursuant to the Environmental Quality Act (Division 13 of the Public Resources Code of the State of California) is not required.

8. The attached Initial Study has been prepared by the Sacramento Office of County Planning and Environmental Review in support of this Mitigated Negative Declaration. Further information may be obtained by contacting the office 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: PLNP2021-00156

NAME: 10635 Twin Cities Road Tentative Parcel Map (TPM)

LOCATION: The project site is located at 10635 Twin Cities Road in the Southeast area community of unincorporated Sacramento County.

ASSESSOR'S PARCEL NUMBER: 148-0730-015-0000

OWNER: Hammonds Family Living Trust
10635 Twin Cities Road
Galt, CA 95632
Contact: Wade Hammonds

APPLICANT: JTS Engineering Consultants, Inc.
1808 J Street
Sacramento, CA 95811
Contact: Javed T. Siddiqui, P.E.

PROJECT DESCRIPTION

The project is requesting the following entitlements:

1. A **Tentative Parcel Map** to divide a 4.33-acre parcel into two parcels, including a 2.33 net acre parcel and another 1.9 net acre area parcel.

2. A Design Review to comply with the Countywide Design Guidelines.

The project proposes to divide a single 4.33-acre parcel into two parcels, including a 2.33 net acre parcel and another 1.9 net acre area parcel (Plate IS-1). The existing 4.33-acre parcel contains a single-family residence and four accessory structures. The existing single-family residence and four accessory structures would remain on the parcel. Currently, the single-family residence is accessed via a driveway connecting to Twin Cities Road. The applicant is proposing an access easement on the west side of the proposed parcel 2 to access proposed Parcel 1. The easement will be developed with a private drive in the future.

ENVIRONMENTAL SETTING

The subject parcel is developed with a single-family residence and four accessory structures. The parcel is zoned Agricultural-Residential-2 Acres (AR-2) and is surrounded by AR-2 and Agricultural-Residential-5 Acres (AR-5) zoned parcels (Plate IS-2-3). The parcel is in the unincorporated county but bounded by the incorporated city of Galt to the south. The surrounding parcels are developed with single-family residences, and the parcel to the south in the incorporated city of Galt is undeveloped. The topography of the site is generally flat. The vegetation on the site is a mixture of native and non-native trees along the perimeter. The entire parcel consists of disturbed or converted natural habitat that is in a ruderal state. Various structures have been constructed on the southeast portion of the parcel, and heavily grazed dry pastures are found on the remainder of the parcel.

Plate IS-1: Site Plan

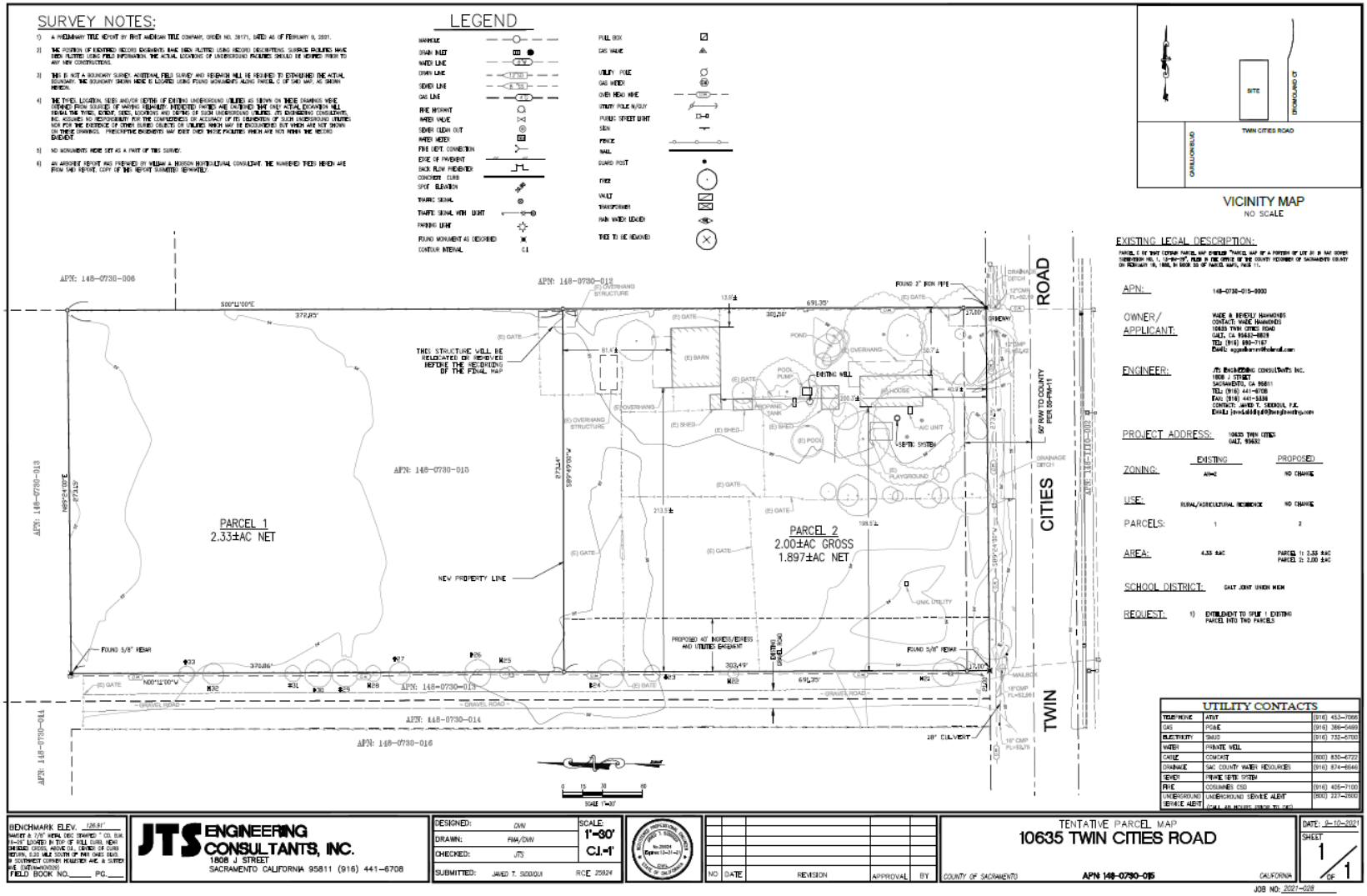
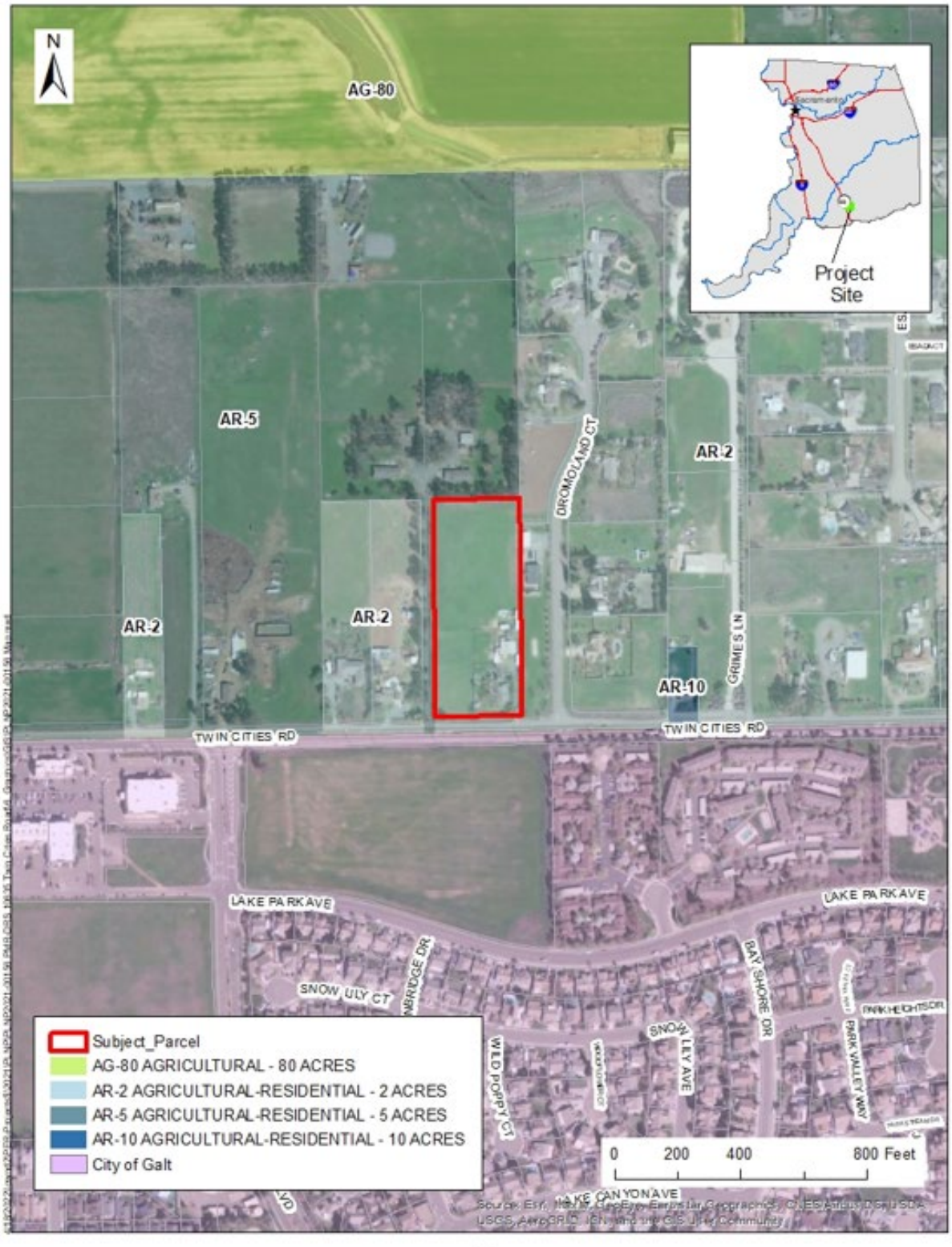


Plate IS-2: Aerial View of Project Site

Plate IS-3: 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). The Checklist identifies a range of potential significant effects by topical area. The topical discussions that follow are provided only when additional analysis beyond the Checklist is warranted.

AIR QUALITY

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

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

CRITERIA POLLUTANT HEALTH RISKS

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

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

HEALTH EFFECTS SCREENING

In order to estimate the potential health risks that could result from the operational emissions of ROG, NO_X, and $PM_{2.5}$, Planning and Environmental Review (PER) staff implemented the procedures within SMAQMD's I*nstructions 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

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: PM2.5 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	0.70	0.60	0.0033%	18419
Hospital Admissions, Asthma	0 - 64	0.045	0.039	0.0021%	1846
Hospital Admissions, All Respiratory	65 - 99	0.22	0.18	0.00092%	19644
Cardiovascular					
Hospital Admissions, All Cardiovascular (less Myocardial Infarctions)	65 - 99	0.11	0.097	0.00041%	24037
Acute Myocardial Infarction, Nonfatal	18 - 24	0.000055	0.000047	0.0012%	4
Acute Myocardial	25 - 44	0.0050	0.0044	0.0014%	308

Infarction, Nonfatal					
Acute Myocardial Infarction, Nonfatal	45 - 54	0.012	0.011	0.0015%	741
Acute Myocardial Infarction, Nonfatal	55 - 64	0.020	0.018	0.0014%	1239
Acute Myocardial Infarction, Nonfatal	65 - 99	0.070	0.062	0.0012%	5052
Mortality					
Mortality, All Cause	30 - 99	1.3	1.1	0.0025%	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 percentage of background health incidence uses the mean incidence. The background health incidence is an estimate of the average number of people that are affected by the health endpoint in a given population over a given period of time. In this case, the background incidence rates cover the 5-Air-District Region (estimated 2035 population of 3,271,451 persons). Health incidence rates and other health data are typically collected by the government as well as the World Health Organization. The background incidence rates used here are obtained from BenMAP.
4. The total number of health incidences across the 5-Air-District Region is calculated based on the modeling data. The information is presented to assist in providing overall health context.
5. The technical specifications and map for the Reduced Sacramento 4-km Modeling Domain are included in Appendix A, Table A-1 and Appendix B, Figure B-2 of the *Guidance to Address the Friant Ranch Ruling for CEQA Projects in the Sac Metro Air District.*

Table IS-2: Ozone Health Risk Estimates

Ozone Health Endpoint	Age Range [1]	Incidences Across the Reduced Sacramento 4-km Modeling Domain Resulting from Project Emissions (per year)[2,5] (Mean)	Incidences Across the 5-Air-District Region Resulting from Project Emissions (per year)[2] (Mean)	Percent of Background Health Incidences Across the 5-Air-District Region[3]	Total Number of Health Incidences Across the 5-Air-District Region (per year)[4]
Respiratory					
Hospital Admissions, All Respiratory	65 - 99	0.036	0.025	0.00013%	19644
Emergency Room Visits, Asthma	0 - 17	0.18	0.13	0.0022%	5859
Emergency Room Visits, Asthma	18 - 99	0.27	0.20	0.0016%	12560
Mortality					
Mortality, Non-Accidental	0 - 99	0.021	0.015	0.000050%	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

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

HYDROLOGY AND WATER QUALITY

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

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

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

WATER QUALITY

CONSTRUCTION WATER QUALITY: EROSION AND GRADING

Construction on undeveloped land exposes bare soil, which can be mobilized by rain or wind and displaced into waterways or become an air pollutant. Construction equipment can also track mud and dirt onto roadways, where rain 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 the Regional Water Board. The Municipal Stormwater Permit requires the County to reduce pollutants in stormwater discharges to the maximum extent practicable and to effectively prohibit non-stormwater discharges. The County complies with this permit in part by developing and enforcing ordinances and requirements to reduce the discharge of sediments and other pollutants in runoff from newly developing and redeveloping areas of the County.

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

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

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

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

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

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

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

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

If sediment-laden or otherwise polluted runoff discharges from the construction site is 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.

CONCLUSION

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.

CONCLUSION

Project compliance with requirements outlined above will ensure that project-related stormwater pollution impacts are ***less than significant***.

BIOLOGICAL RESOURCES

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

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

SURVEYS AND METHODOLOGY

The methodologies used to determine significance rely on documents published by or endorsed by regulatory agencies. Surveys and studies performed on the Project site have been conducted by qualified professionals. The applicable documents and methods are cited and described in the impact discussions below. Significance findings have been based on the impact conclusions of applicable surveys and studies. In absence of such published documents, the analyses rely on the general definitions of significance.

SURVEYS AND STUDIES

- Biological Resources Technical study for the Tentative Parcel Map (project site) (Appendix A)
- South Sacramento Habitat Conservation Plan (SSHCP)

A biological resources assessment was conducted by Natural Investigations Company, Inc. on October 25, 2021. For this assessment, the project parcel was defined as the proposed northern lot, and this 2-acre area was the subject of the impact analysis. The entire 4-acre property was defined as the project parcel. The project parcel is defined to identify biological resources adjacent to the project parcel and is the area subject to potential indirect effects from project implementation. This assessment is intended to support preparation of environmental documents for compliance with the California Environmental Quality Act and the SSHCP. The findings and observations of are included in the Biological Resources Report. Natural Investigations Company Inc. reviewed analyzed a variety of data from state and federal agencies. A list of special-status species known or with potential to occur on the project site of in the immediate vicinity was developed form database queries of CFSW's California Natural Diversity Database (CNDDB), and the California Native Plant Society (CNPS) Rare Plant Inventory. Significance findings have been based on the impact conclusions of applicable surveys and studies. In the absence of such published documents, the analyses rely on the general definitions of significance.

SPECIAL STATUS SPECIES

Staff at Natural Investigations Company, Inc. prepared a list of special-status plant and animal species that have occurred within the project parcel (Appendix A) based upon the following:

- Any previous and readily available biological resource studies pertaining to the Project parcel;
- Informal consultation with USFWS by generating an electronic Species List (Information for Planning and Conservation website at https://ecos.fws.gov/ipac/); and
- A spatial query of the California Natural Diversity Database (CNDDB)
- A query of the California Native Plant Society's database Inventory of Rare and Endangered Plants of California (online edition).

The CNDDB was queried and any reported occurrences of special-status species were plotting in relation to the Project parcel boundary using GIS software (Plate IS-5).

The likelihood of a special status species to be present on the project site was determined using the technical studies/documents listed above, and topical literature as cited. Species considered for presence are those species with modeled habitat identified in the SSHCP and species considered to be potentially present as indicated on the official USFWS species list and CNDDB quad list. This is the basis for species outlined in Table IS-3, which reports the likelihood of species occurrence based on habitat presence either on the site or in proximity of the site, survey results (if any), and nearby recorded species occurrences. Likelihood of occurrence is rated as Not Present, Low Potential, Moderate Potential, High Potential, or Present, which are defined as:

Not Present: A survey was performed by a qualified biologist, and the species was not found and habitat is absent both on the site and in the vicinity.

Low Potential: Habitat is near-absent.

Moderate Potential: Habitat is present, but the species has not been observed within five miles of the site.

High Potential: Habitat is present and the species has been observed within five miles of the site.

Present: The CNDDB contains a recorded occurrence on the site, or the species was found during site-specific surveys.

Species which are not present or were found to have a low potential of occurrence are not discussed further in subsequent analysis sections.

Table IS-3: Special Status Species Reported by CNDDB in the Vicinity of the Project parcel

Species	Status[1]	Habitat[1]	Potential for Occurrence
BIRDS			
Black-Crowned night heron *Inycticorax nycticorax*	CSC	Brackish mars; Esturaty; Freshwater marsh; Marsh & swamp; Riparian Forest; Weltand	Not present. There is no suitable habitat within the Project parcel
Burrowing Owl *Athene cunicularia hypugea*	CSC SSHCP	Frequents open grasslands and shrublands with perches and burrows. Nests and roosts in old burrows of small mammals and rubble piles. Listed for breeding habitat.	Low. Surveys show no indication of burrows appropriate for burrowing owl on the project site or in the vicinity. However, the site is valley grassland and between the time of survey and the time the CEQA analysis is complete, burrowing owl could have moved onto the project site.
Ferrungus Hawk *Buteo regalis*	SA SSHCP	Frequents open grasslands, sagebrush flats, desert scrub, low foothills surrounding valleys, and fringes of pinyon-juniper habitats. .	High. The Project site contains appropriate foraging habitat for the species
Great Blue Heron *Ardea herodias*	SA	Associated with estuaries, rivers, and oceans, the species is known to occur along major rivers in the Central Valley. A colonial nester, the species prefers tall trees beside water. The range is restricted to within 10 miles of the nesting area. Listed for the protection of nesting colonies.	Not present. There is no suitable habitat within the project parcel.

Species	Status[1]	Habitat[1]	Potential for Occurrence
Great Egret *Ardea alba*	SA	Associated with estuaries, rivers, and oceans, the species is known to occur along major rivers in the Central Valley. A colonial nester, the species prefers cliffs, rugged slopes, or tall trees beside water. Listed for the protection of nesting colonies.	Not present: There is no suitable habitat within the Project parcel.
Suisun Song Sparrow *Melospiza melodia maxillaris*	CSC	The species' year-round range is confined to tidal salt and brackish marshes fringing the Carquinez Strait and Suisun Bay east to Antioch, at the confluence of the San Joaquin and Sacramento rivers.	Not present. The species only has the potential to be present at the very southernmost tip of the County, where no development is proposed.
Swainson's Hawk *Buteo swainsoni*	ST SSHCP	Breeds in stands with few trees in juniper-sage flats, riparian areas, and oak savannah. Requires adjacent suitable foraging areas such as grasslands or grain fields supporting rodent populations.	High. The project site consists of open valley grassland. The project parcel, and adjacent trees and utility poles, contain suitable foraging and nesting habitat for Swainson's hawk.
Tricolored Blackbird *Agelaius tricolor*	ST SSCHP	The species is listed for breeding habitat. Known to nest near marshes in large (several hundred to several thousand birds) breeding colonies in habitat made up of blackberry thickets, bulrush (*Scrirpus* sp.) or cattails (*Typha* sp.) patches.	Low. The project site consists of open valley grassland that could serve as foraging habitat, but the project does not contain suitable nesting habitat for the species.

Species	Status[1]	Habitat[1]	Potential for Occurrence
White-Tailed Kite *Elanus leucurus*	CFP, SA, SSHCP	Inhabit low-elevation grasslands, wetlands dominated by grasses, oak woodlands, and agricultural and riparian areas. The species is listed for nesting.	High. The project parcel consists of valley grassland and provides foraging habitat.
MAMMALS			
Pallid Bat *Antrozous pallidus*	CSC SSHCP	The species inhabits: grasslands, shurblands, woodlands, and forests from seal levelr up through mixed confier forests. Most common in open, dry habitats with rocking areas for roosting.	Moderate. The project sites consists of open valley grasslands with appropriate habitat for food sources (wide variety of insects and arachnids) which the bat feeds on.
Western Red Bat *Lasiurus blossevillii*	CSC SSHCP	Roosting: forests and woodlands from sea level up through mixed conifer forests. Roost sites often are in edge habitats adjacent to streams, fields, or urban areas. Foraging: feeds on a variety of insects. Foraging may be from high above treetops to nearly ground level.	Moderate: The project site The project sites consists of open valley grasslands with appropriate habitat for food sources (wide variety of insects and arachnids) which the bat feeds on. Mature trees surrounding the project site could provide habitat for the bat.
REPTILES			
Giant Garter Snake *Thamnophis gigas*	FT, ST SSHCP	Endemic to valley floors of the Sacramento and San Joaquin Valleys. Prefers freshwater marsh and low gradient streams. Has adapted to rice agriculture, drainage channels, and irrigation ditches. Requires permanent water, emergent vegetation, and upland habitat for basking and cover.	Not present: There is not permanent water on the project parcel.

Species	Status[1]	Habitat[1]	Potential for Occurrence
Western Pond Turtle *Emys marmorata*	CSC SSHCP	Occurs in perennial ponds, lakes, rivers, and streams with suitable basking habitat (mud banks, mats of floating vegetation, partially submerged logs) and submerged shelter. Require some slack- or slow-water aquatic habitat. Nests upland, on unshaded south-facing slopes with friable soils that have a high percentage of clay or silt.	Not present: There is no suitable habitat within the Project parcel.
AMPHIBIANS			
Foothill yellow-legged frog *Rana boylii*	SE/CSC	Aquatic; Chaparral; Cismontane woodland; Coastal scrub; Klamath/North coast flowing waters; Lower montane coniferous forest; Meadow & seep; Riparian forest; Riparian woodland; Sacramento/San Joaquin flowing waters	Not present: There is no suitable habitat within the Project parcel.
California Tiger Salamander *Ambystoma californiense*	FT, ST SSHCP	Endemic to annual grasslands and valley-foothill habitats in California. Adults spend most time in subterranean refugia, particularly in ground squirrel burrows. Seasonal ponds or vernal pools are required for breeding.	Not present: There is no suitable habitat within the Project parcel.

Species	Status[1]	Habitat[1]	Potential for Occurrence
Western Spadefoot Toad *Scaphiopus (Spea) hammondii*	CSC SSHCP	Occurs primarily in grasslands but occasionally populates valley-foothill hardwood woodlands. Almost entirely terrestrial but requires temporary rain pools that lack predators (fish, bullfrogs, crayfish) for breeding. Also needs burrows for refuge.	Not present: There is no suitable habitat within the Project parcel.
FISH			
Central Valley Steelhead *Oncorhynchus mykiss*	FT	Most of Sacramento County is within the distinct population segment area for this species. Critical habitat has been designated within Sacramento County on the Sacramento River, American River, Mokelumne River, and Dry Creek (both north and south creeks). Spawning has been documented on the Cosumnes River. (NMFS 2009) The listing applies to the Sacramento and San Joaquin Rivers and their tributaries.	Not present: There is no suitable habitat within the Project parcel.
Sacramento Splittail *Pogonichthys macrolepidotus*	CSC	The species prefers low-salinity, shallow-water habitat. The species is primarily found in the Delta and are only rarely found in the main Sacramento River channel unless spawning. Spawning may occur in the Sacramento River below the Feather River confluence and runs from late January through July.	Not present: There is no suitable habitat within the Project parcel.

Species	Status[1]	Habitat[1]	Potential for Occurrence
INVERTEBRATES			
California Linderiella *Linderiella occidentalis*	SA	A fairy shrimp which most often occupies pools that are vegetated and contain clear water. Not uncommon to observe the species in mud-bottomed pools with slightly turbid water.[2]	Not present. There are no vernal pools within the Project parcel.
Crotch bumble bee *Bombus crotchii*	SE	Coastal California east to the Sierra-Cascade crest and south into Mexico	Low. The project site has been grazed and disturbed in recent years and is not like to support the necessary vegetation for the species.
Midvalley Fairy Shrimp *Branchinecta mesovallensis*	SA SSHCP	Inhabit shallow vernal pools, vernal swales, and various artificial ephemeral wetland habitats in the Sacramento, Solano, Contra Costa, San Joaquin, Madera, Merced, and Fresno Counties. [2]	Not present. There are no vernal pools within the Project parcel
Ricksecker's Water Scavenger Beetle *Hydrochara rickseckeri*	SA SSHCP	The species is an aquatic beetle dependent upon wetland habitats. [2] Based on CNDDB records, the species has been observed at Mather Field.	Not present. There is no suitable habitat within the Project parcel.
Valley Elderberry Longhorn Beetle Desmocerus californicus dimorphus	FT SSHCP	Riparian Shrub	Not present. There are no elderberry shrubs within the Project parcel.
Vernal Pool Fairy Shrimp *Branchinecta lynchi*	FT SSHCP	Inhabit alkaline pools, ephemeral drainages, rock outcrop pools, ditches, stream oxbows, stockponds, vernal pools, vernal swales, and other seasonal wetlands. Also found in basalt flow depression pools in unplowed grasslands. [2]	Not present. There are no vernal pools within the Project parcel

Species	Status[1]	Habitat[1]	Potential for Occurrence
Vernal Pool Tadpole Shrimp *Lepidurus packardi*	FE SSHCP	Inhabits small to large vernal pools containing clear to highly turbid water. [2]	Not present. There are no vernal pools within the Project parcel
PLANTS			
Dwarf Downingia *Downingia pusilla*	List 2 SSHCP	Vernal pools and mesic areas in valley and foothill grasslands; elevation 3 – 1,460 ft (blooms Mar. – May)	Not present. There are no vernal pools within the Project parcel
Mason's Lilaeopsis *Lilaeopsis masonii*	List 1B	Marshes, swamps, and riparian scrub; elevation 0 – 33 ft (blooms April – Nov.). In Sacramento County, found only in the Delta.	Not present. There is no suitable habitat within the Project parcel
Sanford's Arrowhead *Sagittaria sanfordii*	List 1B SSHCP	Marshes and swamps; elevation 0 – 2,000 ft (blooms May – Oct.)	Not present. There is no suitable habitat within the Project parcel
Side-Flowering Skullcap *Scutellaria lateriflora*	List 2	Mesic meadows and seeps, and marshes and swamps; elevation 0 – 1,640 ft (blooms July – Sep.). Only known occurrences in Sacramento County are in Snodgrass Slough.	Not present. There is no suitable habitat within the Project parcel
Succulent Owl's Clover *Castilleja campestris ssp. succulenta*	FE, SE, List 1B	Vernal pools; elevation 164 – 2,461 ft (blooms April – May)	Not present. Though included here due to the presence of the species on the U.S. Fish and Wildlife list for Sacramento County, there are no recorded occurrences in Sacramento County despite the many rare plant surveys performed in the County. The majority of occurrences (~70%) are in Merced County. The nearest occurrences are in Fresno County, though both of these may be extirpated.[2]

Species	Status[1]	Habitat[1]	Potential for Occurrence
Suisun Marsh Aster *Aster lentus*	List 1B	Marshes and swamps; elevation 0 – 10 ft (blooms May – Nov.) In Sacramento County, found only in the Delta.	Not present. There is no suitable habitat within the Project parcel.
Wooly Rose-Mallow *Hibiscus lasiocarpos* var. *occidentalis*	List 1B	Freshwater marshes and swamps; elevation 0 – 394 ft (blooms June – Sep.) In Sacramento County, found only in the Delta.	Not present. There is no suitable habitat within the Project parcel.

Relevant species compiled from the California Dept. of Fish and Wildlife Natural Diversity Data Base (2011) and the U.S. Fish and Wildlife Species List for Sacramento County

1. Listing status sources and, unless otherwise specified, habitat description sources (life history accounts) are:

California Species: https://wildlife.ca.gov/Conservation/SSC for the general webpage where you can use the links, or use the "search" field in the upper right-hand corner – for instance, enter "American Badger life history" – to obtain life history accounts. Most Bird Accounts are https://wildlife.ca.gov/Conservation/SSC/Birds, most Mammal Accounts are https://wildlife.ca.gov/Conservation/SSC/Mammals, most Fish Accounts are https://wildlife.ca.gov/Conservation/SSC/Fishes, and most reptile and amphibian accounts are https://wildlife.ca.gov/Conservation/SSC/Amphibians-Reptiles Last accessed August 2, 2023.

Federal Species: https://www.fws.gov/sacramento/es_species/Accounts/ Last accessed August 2, 2023.

California Native Plant Society: http://www.rareplants.cnps.org/ Last accessed August 2, 2023.

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

FE = Federal Endangered; FT = Federal Threatened; FC = Federal Candidate

SE = State of California Endangered; ST = State of California Threatened; CSC = State of California Species of Special Concern; CFP = State of California Fully Protected; SA = Special Animal, SSHCP = Species covered by the South Sacramento Habitat Conservation Plan

List 1B = California Native Plant Society Endangered, Threatened, or Rare in California

List 2 = California Native Plant Society Endangered, Threatened, or Rare in California but more common elsewhere

BIOLOGICAL RESOURCES – REGULATORY SETTING

FEDERAL REGULATIONS

FEDERAL ENDANGERED SPECIES ACT

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

MIGRATORY BIRD TREATY ACT

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

STATE REGULATIONS

STATE ENDANGERED SPECIES ACT

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

CALIFORNIA FISH AND GAME CODE, SECTION 3503.5 - RAPTOR NESTS

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

LOCAL REGULATIONS

COUNTY OF SACRAMENTO GENERAL PLAN

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

SOUTH SACRAMENTO COUNTY HABITAT CONSERVATION PLAN (SSHCP)

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

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

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

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

CONSISTENCY WITH THE SOUTH SACRAMENTO HABITAT CONSERVATION PLAN

The proposed project's design and construction must comply with all SSHCP requirements including SSHCP avoidance and minimization measures (AMMs). The

SSHCP is a habitat-based plan in which mitigation fees are based on impacts to habitat or land cover rather than impacts to individual species.

The baseline mapping for the SSHCP Landcovers is illustrated in Plate IS-4 (below). The landcovers outlined in the baseline map are an interpretation of habitat based on remote sensing analysis over a number years prior to adoption of the SSHCP. Therefore, these landcovers are intended to serve as a guide as to what may be present on the project site and are intended to be updated. During the local impact authorization process, these landcovers will be refined, and calculation of project mitigation impact fees will be based on project specific survey and wetland delineation data.

HABITAT VERIFICATION

The baseline mapping for the project's SSHCP land covers is illustrated in Plate IS-4. The baseline map shows that the site is composed of Valley Grassland (3.67 acres) and Low Density Development (0.68 acres).

Natural Resources Investigations Inc. staff performed a pedestrian level survey of the site on October 21, 2021. The survey found that at the time of survey the site was heavily disturbed and developed habitat. The project site had farm animals (horse and pig) grazing on it at the time of survey. The ground was bare dirt at that time. Natural Resources Investigations Inc. classified the project site as disturbed/developed and that the area has a low potential for harboring special-status plant and animal species due to heavy grazing by goats and horses, various structures, and other human disturbances.

In contrast to the findings of Natural Resources Investigations Inc., during a desktop survey in September 2023 by County staff, street view photographs from April 2023 show that the project site consists of dense valley grassland.

Using the newest imagery and data available the project site could be best classified as valley grassland habitat. The valley grassland habitat is an annual herbaceous plant community now characterized mostly by naturalized annual grasses. These include wild oats (*Avena fatua*), soft chess (*Bromus hordeaceus*), ripgut brome *(B. diandrus),* red brome (*B. madritensis ssp. rubens*), wild barley (*Hordeum spp*.), and foxtail fescue (Vulpia myuros). Common herbaceous forbs include the naturalized broadleaf filaree (*Erodium botrys*), redstem filaree (*E. cicutarium*), turkey mullein (*Eremocarpus setigerus*), true clovers (*Trifolium spp.*), and bur clover (*Medicago polymorpha*).

The area classified as valley grassland habitat is consistent with the SSHCP definition for valley grassland land cover. Land cover impact fees are assessed on a per acre basis for conversion and the amount of those fees are adjusted on a periodic basis. Upon submittal of an application for permit authorization under the SSHCP, the basemap acreages indicated above will be update as appropriate based on ground verification.

The analysis contained in this section is consistent with the protocol for covered species analysis under the SSHCP. Compliance with the SSHCP will ensure that impacts to

covered species and their habitat will be less than significant. The mitigation contained in this chapter has been structured such that the required mitigation is consistent with the adopted SSHCP mitigation and monitoring protocols.

The analysis contained in this section is consistent with the protocol for covered species analysis under the SSHCP. Compliance with the SSHCP will ensure that impacts to covered species and their habitat will be less than significant. The mitigation contained in this chapter has been structured such that the required mitigation is consistent with the adopted SSHCP mitigation and monitoring protocols.

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

Plate IS-4: SSHCP Basemap Landcovers

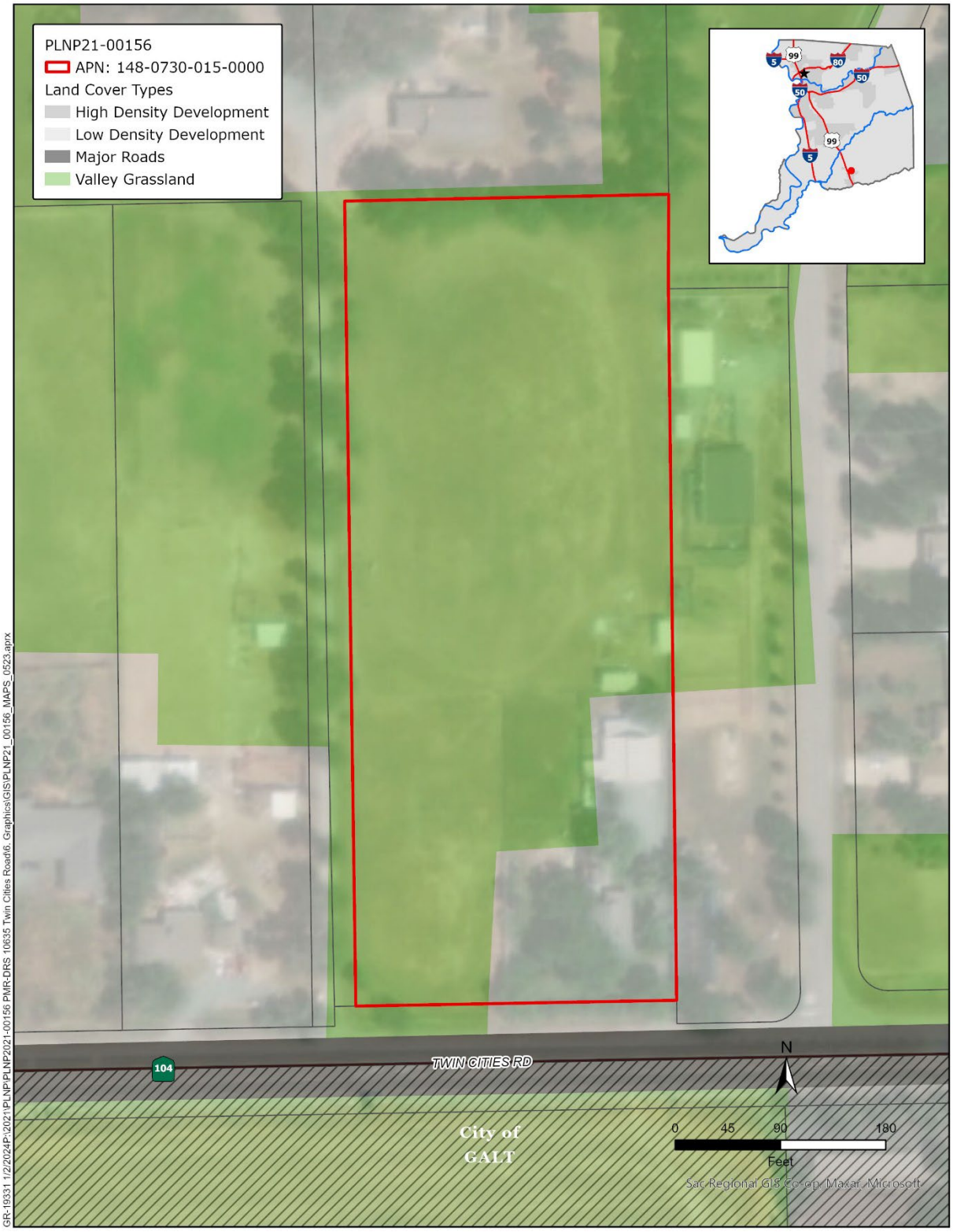
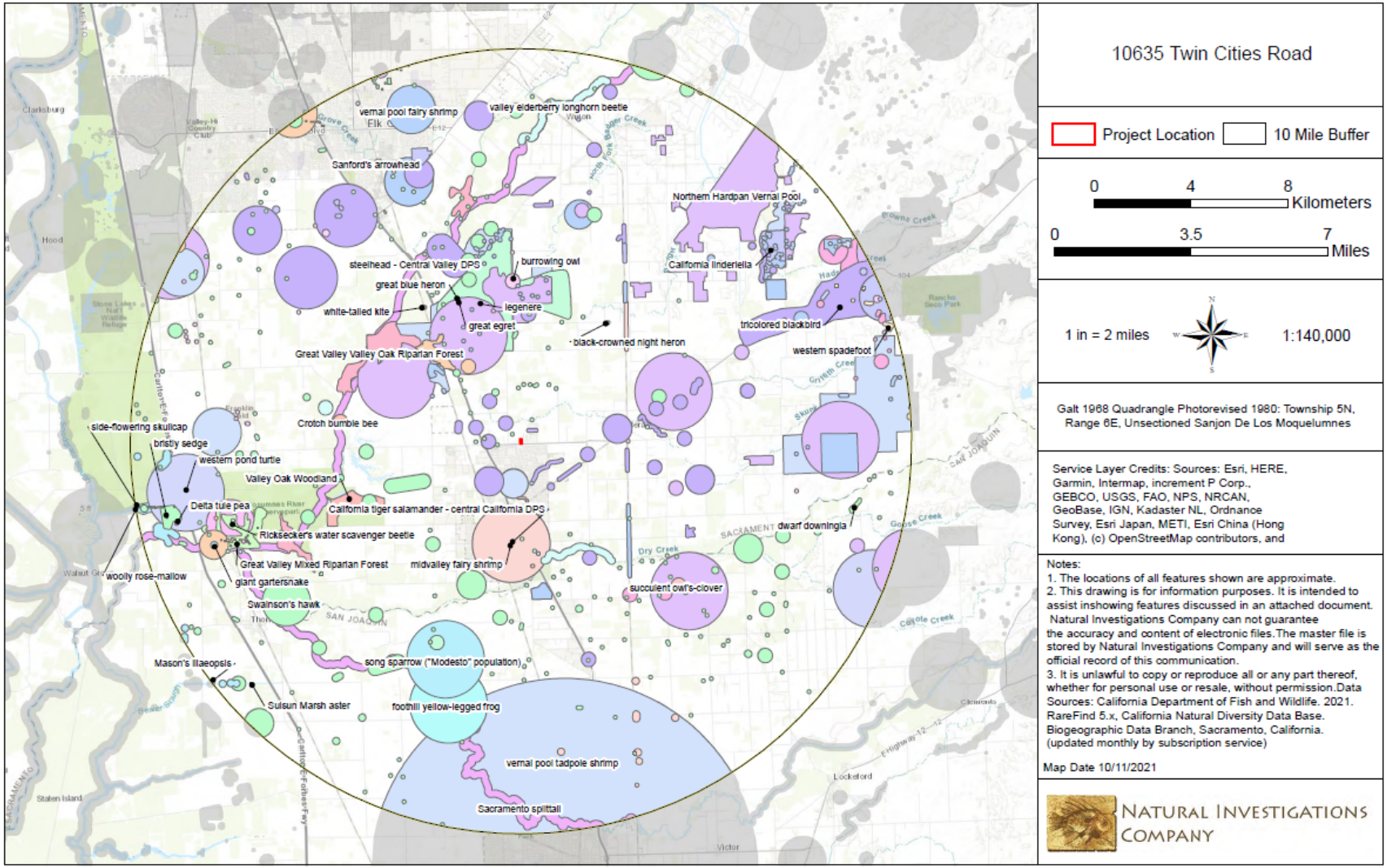


Plate IS-5: CNDDB 10-Mile Buffer Map



Special Status Species

Due to the site being disturbed/developed habitat, the heavy grazing by goats and horses, various structures, and other human disturbances, the project site has a low potential for harboring special status plant and animal species. During the field survey, no special-status species were detected within the project parcel. The biological field survey found no aquatic resources, such as channels or wetlands, within the project parcel that can sustain aquatic special status species. Special-status bird species were reported in databases (CNDDB and USFWS) in the vicinity of the project parcel. The project parcel, and adjacent trees and utility poles, contain suitable nesting habitat for various bird species.

Swainson's Hawk (*Buteo Swainsoni*)

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 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.

The area surrounding the project site contains numerous mature trees that could provide adequate nesting habitat for Swainson's hawk, therefore, preconstruction surveys for nesting hawks are necessary prior to construction. The SSHCP includes avoidance and minimization measures to implement pre-construction surveys for nesting raptors within ½ mile of ground disturbing activities.

WHITE-TAILED KITE (*ELANUS LEUCURUS*)

White-tailed kite is a state "fully protected" raptor and is also protected under the MBTA and a covered species under the SSHCP. White-tailed kites inhabit rolling foothills and valley margins with scattered oaks, and river bottomlands or marshes next to deciduous woodland. It breeds between February and October and feeds on rodents, small reptiles, and large insects in fresh emergent wetlands, annual grasslands, pastures, and ruderal vegetation. There rea no documented occurrence of species in the immediate project area, but the project site contains suitable habitat for the species and the SSHCP identifies the project site as modeled species habitat for loggerhead shrike grassland habitat in the Project area provides nesting and foraging habitat for this species. The SSHCP identifies the project site as modeled species habitat for white tailed kite; therefore, specific raptor AMMs are required.

FERRUGINOUS HAWK (*BUTEO REGALIS)*

Ferruginous hawk is a covered species under the SSHCP. According to the CDFW Life History Account for the ferruginous hawk, the species is an uncommon winter resident and migrant at lower elevations and open grasslands in the Central Valley. The species requires large, open tracts of grasslands, sparse shrub, or desert habitats with elevated structures for nesting. The species is migratory, and generally arrives in California in September and departs by mid-April. The species does not nest in Sacramento County; therefore, impacts to foraging habitat are the primary concern. There is no published regulatory guidance on mitigation of foraging habitat for this species. The nearest CNDDB occurrence of ferruginous hawk is 14.5 miles northwest. The SSHCP identifies the project site as modeled species habitat for ferruginous hawk; therefore, specific raptor AMMs are required.

LOGGERHEAD SHRIKE (*LANIUS LUDOVICIANUS*)

Loggerhead shrike is a covered species under the SSHCP. It is a year-round resident and winter visitor in lowlands and foothills throughout California. This species is associated with open country with short vegetation and scattered trees, shrubs, fences, utility lines and/or other perches. Although they are songbirds, shrikes are predatory and forage on a variety of invertebrates and small vertebrates. Captured prey items are often impaled for storage purposes on suitable substrates, including thorns or spikes on vegetation, and barbed wire fences. The species nests in trees and large shrubs; nests are usually placed 3 -10 feet off the ground. There are no documented occurrences of species in the immediate project vicinity, but the project site contains suitable habitat for the species the SSHCP identifies the project site as modeled species habitat for loggerhead shrike; therefore, specific raptor AMMs are required.

NORTHERN HARRIER (*CIRCUS CYANEUS*)

Northern Harrier is a covered species under the SSHCP. According to the CDFW Life History Account for the northern harrier the species occurs in a wide range of habitat types and elevations, from grasslands in the Central Valley to alpine meadows as high as 10,000 feet. The species forages in areas where rodents are abundant, generally agricultural and grassland areas. The species is a widespread winter resident and migrant, though an uncommon nesting season resident in the Central Valley. The

population has declined in California, largely due to destruction of breeding habitat. The species is mostly found in flat or hummocky open areas of tall, dense grasses, moist or dry shrubs, with edges for nesting, cover, and feeding. It is also known to nest and forage in agricultural areas as well. There are no documented occurrences in the immediate project vicinity, but the project site contains suitable habitat for the species the SSHCP identifies the project site as modeled species habitat for northern harrier; therefore, specific raptor AMMs are required.

SPECIAL STATUS RAPTOR IMPACTS AND CONCLUSIONS

The project site contains grassland habitat that is suitable for foraging for special status raptors, and the project site contains modeled habitat for species covered by the SSHCP. None were observed nesting, resting, or foraging on site when field surveys were conducted. The nearest trees to are along the edges of the project site. Although these trees are unlikely to support nesting raptors , there is potential for nests to occur prior to construction activities. Avoidance and minimization measures specific to raptor protection are included in the SSHCP. Upon compliance with the SSHCP AMMs for raptors, impacts are ***less than significant.***

NESTING BIRDS OF PREY

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

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

The area surrounding the project site contains numerous mature trees that could serve as suitable habitat for nesting raptors. If present, nesting raptors can be disturbed by construction equipment if appropriate measures are not taken. To avoid impacts to nesting raptors, mitigation involves pre-construction nesting surveys to identify any active nests and to implement avoidance measures if nests are found – if construction will occur during the nesting season of March 1 to September 15. The purpose of the survey requirement is to ensure that construction activities do not agitate or harm nesting raptors, potentially resulting in nest abandonment or other harm to nesting success. If nests are found, the developer is required to contact California Fish and

Wildlife to determine what measures need to be implemented in order to ensure that nesting raptors remain undisturbed. The measures selected will depend on many variables, including the distance of activities from the nest, the types of activities, and whether the landform between the nest and activities provides any kind of natural screening. If no active nests are found during the focused survey, no further mitigation will be required. Mitigation will ensure that impacts to nesting raptors will be ***less than significant.***

MIGRATORY 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" to mean to harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect, or to attempt to engage in any such conduct. Causing a bird to abandon an active nest may cause harm to egg(s) or chick(s) and is therefore considered "take."

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

SPECIAL STATUS BATS

There are many bat species which can be found in Sacramento County, the following of which are listed as special animals: pallid bat (*Antrozous pallidus*), western red bat (*Lasiurus blossevillii*), and Yuma myotis bat (*Myotis yumanensis*). The pallid bat and western red bat are state-listed Species of Special Concern, while the Yuma myotis is a special animal. All three bat species roost within either natural or human-made structures, such as caves, mines, crevices (including under bridges), hollow trees, and in abandoned or seldom-used buildings. Young are born to the species in the spring and early summer (maternity colonies typically begin to form in April, and births occur from May through early July, depending on the species). Threats to the species include loss of foraging and roosting habitat, and disruption of maternity colonies.

County policies and ordinances already require one-to-one replacement of most large-scale grassland habitat (for the Swainson's hawk) and for wetland habitats, which will also act to conserve bat foraging habitat. Given the wide range of habitats suitable for foraging and the presence of County policies which will continue to ensure the mitigation of the most common types of foraging habitat in the County, the loss of this habitat is of less concern than would be the loss of the more specialized roosting habitat or the disruption of maternity colonies.

The project site contains a number of mature trees that may be suitable for tree roosting bats. Disturbance of roost sites during the maternity and hibernation seasons are

considered primary factors that may negatively impact bats and have the potential to result in take. During the hibernation period, bats are very slow to respond to disturbance during torpor and can lose fat stores needed to survive the winter while pups in the maternity colony may not have the ability to fly. The disturbance and removal of roost sites may have a significant adverse effect on bats. Heavy machinery on site has the potential to disturb roosting bats, if present. Therefore, mitigation has been incorporated into the project requirements that involve pre-construction surveys to determine bat presence, and implementation of avoidance and minimization measures, if necessary. With implementation of mitigation, impacts to special status bats are ***less than significant.***

NATIVE TREES – REGULATORY SETTING

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*).

NON-NATIVE TREES - REGULATORY SETTING

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

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

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

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

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

The 15-year shade cover values for tree species referenced in policy CO-145 are also referenced by the Sacramento County Zoning Code, Chapter 30, Article 4, and the list is maintained by the Sacramento County Department of Transportation, Landscape Planning and Design Division. The list includes more than seventy trees, so is not included here, but it is available at http://www.planning.saccounty.net/ under the "Environmental Documents CEQA/NEPA Overview heading. Policy CO-146 references the Greenprint program, which is run by the Sacramento Tree Foundation and has a goal of planting five million trees in the Sacramento region.

TREE INVENTORY

The applicant provided an Arborist Report and Tree Inventory (Arborist Report) prepared by Willliam A. Hobson – Horticultural Consultant (Appendix C). The Arborist report identified the species, size, and location of onsite and overhanging offsite trees. Mr. Hobson inventoried and evaluated trees four (4) inches or grater diameter at breast height (dbh) and all multi-trunk trees with an aggregate dbh of 10 inches or greater.

There are no native California trees on-site. The off-site native California trees and non-native trees are located on the adjacent property to the west and north of the proposed project site. There are 13 native Northern California Black Walnuts located along the neighbor's driveway along the west side of the property. These trees overhang the property line and have root zones that extend into the proposed project site.

DISCUSSION OF PROJECT IMPACTS

OFF-SITE NATIVE TREES

None of the 13 native Norther California Black Walnut trees are slated for removal. However, future development on the project site could impact native trees via construction equipment driving/parking within the tree driplines. Mitigation has been included to reduce construction related impacts to native trees. With this mitigation, impacts to off-site native trees will be ***less than significant.***

ON-SITE NON-NATIVE TREES

The on-site non-native trees are a cluster of 10 Green Wattle Acacia that are in the middle of the proposed driveway entrance and require removal for the project. The total canopy area of the 10 trees is 615 square-feet. These trees are slated for removal. And will require mitigation for the loss of tree canopy. With mitigation, impacts to on-site non-native trees will be ***less than significant.***

CULTURAL RESOURCES

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

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

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

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

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

CULTURAL SETTING

A Cultural Resources Report was prepared for the project by Natural Investigations Company. The following information and analysis is based on these reports.

On October 19, 2021, Cultural Resources Report conducted a field survey of the project site. The archaeologists walked parallel transects of no greater than 15-meter separation. The list below summarizes the findings of the built environment and historic archaeological surveys:

- NIC-2021-Twin Cities-1

A private residence and associated outbuildings (e.g., tank house and barn) built in 1947. The building and structures, however, exhibit significant modifications (e.g., additions, new siding, new roofs, and other improvements) over time. Therefore, NIC-2021-Twin Cities-1 does not appear to meet any of the eligibility criteria for inclusion on the California Register of Historical Resources (CRHR).

A search of records and historical information on file at the North Central Information Center (NCIC) of the California Historical Resources Information System (CHRIS) was conducted on December 8, 2022 for the project parcel and a one-quarter-mile buffer. The records search identified zero previously recorded resources within the project site.

PROJECT IMPACTS

Natural Resource Investigations performed a pedestrian-level site survey on October 19, 2021. The survey did not identify any previous recorded sites in the project parcel but did Identify a new site, NIC-2021-Twin Cities-1. The new site does not appear to meet the eligibility criteria for inclusions in the CRHR; therefore, the project will not have any effect on a Historic Property or Historical Resources.

The geoarchaeological research determined that the archaeological sensitivity of the project site for the presence of buried deposits of cultural resources is low to moderate; therefore, recommended the project implement mitigation to ensure the protection of resources in the event there is a discovery during construction. Mitigation in the form of worker awareness training, archaeological monitoring and inadvertent discovery protocols has been included. In the event human remains are encountered during construction, mitigation is included specifying how to comply with CEQA Guidelines Section 15064.5 (e), Sections 5097.97 and 5097.98 of the State Public Resources Code, and Section 7050.5 of the State Health and Safety Code. Therefore, with mitigation, project impacts to cultural resources will be ***less than significant***.

GREENHOUSE GAS EMISSIONS

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

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

REGULATORY BACKGROUND

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

COUNTY OF SACRAMENTO CLIMATE ACTION PLANNING

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

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

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

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[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 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.

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-4. Projects that do not exceed 1,100 metric tons per year are then screened out of further requirements. For projects that exceed 1,100 metric tons per year, 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-4.

Table IS-4: SMAQMD Thresholds of Significance for Greenhouse Gases

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

PROJECT IMPACTS

CONSTRUCTION-GENERATED GREENHOUSE GAS EMISSIONS

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

OPERATIONAL PHASE GREENHOUSE GAS EMISSIONS

The project will implement BPM 1 and BMP 2 in its entirety. As such, the project can be compared to the operational screening table published by SMAQMD. The operational screening criteria is that for residential project less than 56 units, the operational emissions associated with the project are less than 1,100 MT of CO_2e per year. Mitigation has been included such that the project will implement BMP 1 and BMP 2. The impacts from GHG emissions are ***less than significant with mitigation***.

ENVIRONMENTAL MITIGATION MEASURES

Mitigation Measures (A-F) 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: COMPLIANCE WITH THE SSHCP

To compensate for impacts to approximately 3.67 acres of Valley Grassland and potential impacts associated with Swainson's Hawk and nesting raptors, the applicant shall obtain authorization through the SSHCP and conform with all applicable Avoidance and Minimization Measures (Appendix B), as well as payment of fees necessary to mitigate for impacts to species and habitat prior to construction.

MITIGATION MEASURE B: 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 C: NATIVE TREE PROTECTION

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

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

b. Any protected trees on the site that require pruning shall be pruned by a certified arborist prior to the start of construction work. All pruning shall be in accordance with the American National Standards Institute (ANSI) A300 pruning standards and the International Society of Arboriculture (ISA) “Tree Pruning Guidelines.”

c. Temporary protective fencing shall be installed at least one foot outside the driplines of the oak trees prior to the start of construction work, in order to avoid damage to the trees and their root systems. Protective fencing shall be installed at one foot from the limit of work for retaining wall construction. Protective fencing must be maintained throughout the duration of construction.

d. No signs, ropes, cables (except those which may be installed by a certified arborist to provide limb support) or any other items shall be attached to the protected trees. Small metallic numbering tags for the purpose of preparing tree reports and inventories shall be allowed.

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

f. No grading (grade cuts or fills) shall be allowed within the driplines of oak trees. Grade cuts for the proposed retaining wall shall be performed under direct supervision of a certified arborist.

g. Drainage patterns on the site shall not be modified so that water collects or stands within, or is diverted across, the dripline of any protected tree.

h. No trenching shall be allowed within the driplines of protected trees. If it is absolutely necessary to install underground utilities within the dripline of a protected tree, the utility line shall be bored and jacked under the supervision of a certified arborist.

i. The construction of impervious surfaces within the driplines of protected trees shall be stringently minimized. When it is absolutely necessary, a piped

aeration system per County standard detail shall be installed under the supervision of a certified arborist.

j. No sprinkler or irrigation system shall be installed in such a manner that sprays water or requires trenching within the driplines of protected trees. An above ground drip irrigation system is recommended.

Landscaping beneath oak trees may include non-plant materials such as bark mulch, wood chips, boulders, etc. The only plant species which shall be planted within the driplines of oak trees are those which are tolerant of the natural semi-arid environs of the trees. A list of such drought-tolerant plant species is available from the Office of Planning Environmental Review. Limited drip irrigation approximately twice per summer is recommended for the understory plants.

MITIGATION MEASURE D: NON-NATIVE TREE CANOPY

Removal of the 10 Green Wattle Acacia totaling 615 square-feet of non-native tree canopy shall be mitigated by creation of new tree canopy equivalent to the square footage of non-native tree canopy that will be removed for development purposes. New tree canopy square footage shall be calculated using the Sacramento County Department of Transportation 15-year shade cover values for tree species. Preference is given to on-site mitigation, but if this is infeasible, then funding shall be contributed to the Sacramento Tree Foundation's Greenprint program in an amount proportional to the tree canopy lost (as determined by the 15-year shade cover calculations for the tree species to be planted through the funding, with the cost to be determined by the Sacramento County Tree Foundation).

MITIGATION MEASURE E: CULTURAL RESOURCES UNANTICIPATED DISCOVERY

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

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

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

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

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

MITIGATION MEASURE F: GREENHOUSE GASES BMPS

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

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

- BMP 2: Electric vehicle ready: Projects shall meet the current CalGreen Tier 2 standards, except all EV Capable spaces shall instead by EV Ready.

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

    - EV Ready requires all EV Capable improvements plus installation of dedicated branch circuit(s) (electrical pre-wiring), circuit breakers, and other

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

MITIGATION MEASURE COMPLIANCE

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

1. The proponent shall comply with the MMRP for this project, including the payment of a fee to cover the Office of Planning and Environmental Review staff costs incurred during implementation of the MMRP. The MMRP fee for this project is $10,300.00. This fee includes administrative costs of $1,200.00.

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 site is zoned AR-2 with a currently occupied single-family residence on site. The project would divide a 4.33-acre parcel into two parcels, including a 2.33 net acre parcel and another 1.9 net acre area parcel and would comply with all setbacks and restrictions The project is consistent with environmental policies of the Sacramento County General Plan, Southeast herald Community Plan, and Sacramento County Zoning Code.
b. Physically disrupt or divide an established community?			X		The project will not create physical barriers that substantially limit movement within or through the community.
2. **POPULATION/HOUSING -** Would the project:					
a. Induce substantial unplanned population growth in an area either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of infrastructure)?			X		The project will neither directly nor indirectly induce substantial unplanned population growth; the proposal is consistent with existing land use designations.
b. Displace substantial amounts of existing people or housing, necessitating the construction of replacement housing elsewhere?				X	The project will not result in the removal of existing housing, and thus will not displace substantial amounts of existing housing.
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 contains approximately 1.6-acres of Unique Farmland soils on the northern portion. of the parcel and approximately 2.8-acres of Farmland of Local Importance soil on the southern portion of the parcel. The impacts to prime soils, as a result of the project, will be less than 50 acres and therefore, would be less than significant.

	Potentially Significant	Less Than Significant with Mitigation	Less Than Significant	No Impact	Comments
b. Conflict with any existing Williamson Act contract?				X	No Williamson Act contracts apply to the project site.
c. Introduce incompatible uses in the vicinity of existing agricultural uses?			X		Though areas of agricultural uses occur in the project vicinity the project site is zoned for agricultural residential uses. The addition of one additional agricultural residential parcel will not conflict with surrounding existing agricultural uses.
4. **AESTHETICS -** Would the project:					
a. Substantially alter existing viewsheds such as scenic highways, corridors or vistas?			X		The project site is located 12 miles east of State Highway 160, a designated scenic highway. Therefore, project does not occur in the vicinity of any scenic highways, corridors, or vistas.
b. In non-urbanized area, substantially degrade the existing visual character or quality of public views of the site and its surroundings?			X		The surrounding topography is flat, and parcels consist of open agricultural pastureland and single-family residences. The city of Galt is located immediately south across Twin Cities Road with dense single family residential development. Development of the site as multiple single-family residences would be consistent with the planned development and zoning of the site. It is acknowledged that aesthetic impacts are subjective and may be perceived differently by various affected individuals. However, given the similar parcels sizes surrounding the proposed project, it is concluded that the project would not substantially degrade the visual character or quality of the project site or vicinity.
c. If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?			X		The project is not located in an urbanized area.

	Potentially Significant	Less Than Significant with Mitigation	Less Than Significant	No Impact	Comments
d. Create a new source of substantial light, glare, or shadow that would result in safety hazards or adversely affect day or nighttime views in the area?			X		The project will not result in a new source of substantial light, glare or shadow that would result in safety hazards or adversely affect day or nighttime views in the area.
5. **AIRPORTS -** Would the project:					
a. Result in a safety hazard for people residing or working in the vicinity of an airport/airstrip?			X		The project occurs outside of any identified public or private airport/airstrip safety zones.
b. Expose people residing or working in the project parcel to aircraft noise levels in excess of applicable standards?				X	The project occurs outside of any identified public or private airport/airstrip noise zones or contours.
c. Result in a substantial adverse effect upon the safe and efficient use of navigable airspace by aircraft?				X	The project does not affect navigable airspace.
d. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				X	The project does not involve or affect air traffic movement.
6. **PUBLIC SERVICES -** Would the project:					
a. Have an adequate water supply for full buildout of the project?			X		Private wells would be required to provide potable water to future development. As proposed, the project could result in the addition of up to one new water well to serve the project. The introduction of one well would add incrementally to a documented decline in the groundwater table in the County but it would not in itself constitute a significant environmental impact.

	Potentially Significant	Less Than Significant with Mitigation	Less Than Significant	No Impact	Comments
b. Have adequate wastewater treatment and disposal facilities for full buildout of the project?			X		Septic systems would be required. Septic systems would be required. Sacramento County Code Chapters 6.28 and 6.32 provide rules and regulations for water wells and septic systems that are designed to protect water quality. The Environmental Health Division of the County Environmental Management Department has permit approval authority for any new water wells and septic systems on the site.
c. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?			X		The Kiefer Landfill has capacity to accommodate solid waste until the year 2050.
d. Result in substantial adverse physical impacts associated with the construction of new water supply or wastewater treatment and disposal facilities or expansion of existing facilities?			X		The project will not require construction or expansion of new water supply, wastewater treatment, or wastewater disposal facilities, because water and wastewater would be contained onsite through well and septic.
e. Result in substantial adverse physical impacts associated with the provision of storm water drainage facilities?			X		Project construction would not require the addition of new stormwater drainage facilities. 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.
f. Result in substantial adverse physical impacts associated with the provision of electric or natural gas service?			X		Minor extension of utility lines would be necessary to serve the proposed project. Existing utility lines are located along existing roadways and other developed areas, and the extension of lines would take place within areas already proposed for development as part of the project. No significant new impacts would result from utility extension.

	Potentially Significant	Less Than Significant with Mitigation	Less Than Significant	No Impact	Comments
g. Result in substantial adverse physical impacts associated with the provision of emergency services?			X		The project would incrementally increase demand for emergency services, but would not cause substantial adverse physical impacts as a result of providing adequate service.
h. Result in substantial adverse physical impacts associated with the provision of public school services?			X		The project would result in minor increases to student population; however, the increase would not require the construction/expansion of new unplanned school facilities. Established case law, *Goleta Union School District v. The Regents of the University of California* (36 Cal-App. 4th 1121, 1995), indicates that school overcrowding, standing alone, is not a change in the physical conditions, and cannot be treated as an impact on the environment.
i. Result in substantial adverse physical impacts associated with the provision of park and recreation services?			X		The project will result in increased demand for park and recreation services, but meeting this demand will not result in any substantial physical impacts.
7. **TRANSPORTATION** - Would the project:					
a. Conflict with or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b) – measuring transportation impacts individually or cumulatively, using a vehicles miles traveled standard established by the County?			X		Sacramento County Department of Transportation issued comments that the project will generate less than 237 daily trips and therefore, not require a Vehicle Miles Traveled analysis.
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. Upon compliance, impacts are less than significant.
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.

	Potentially Significant	Less Than Significant with Mitigation	Less Than Significant	No Impact	Comments
d. Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?			X		The project does not conflict with alternative transportation policies of the Sacramento County General Plan, with the Sacramento Regional Transit Master Plan, or other adopted policies, plans or programs supporting alternative transportation.
8. **AIR QUALITY** - Would the project:					
a. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable federal or state ambient air quality standard?			X		The project does not exceed the screening thresholds established by the Sacramento Metropolitan Air Quality Management District and will not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment. The project is within the screening criteria for construction related impacts related to air quality. The project site is less than 35 acres and does not involve buildings more than 4 stories tall; demolition activities; significant trenching activities; an unusually compact construction schedule; cut-and-fill operations; or, import or export of soil materials requiring a considerable amount of haul truck activity. Basic Construction Emissions Control Practices have also been included as a mitigation measure with which the project must comply. The project meets the Sacramento Metropolitan Air Quality Management District's screening criteria for PM_{10} and $PM_{2.5}$ and Ozone precursors. Compliance with existing dust abatement rules and standard construction mitigation for vehicle particulates will ensure that construction air quality impacts are less than significant.
b. Expose sensitive receptors to pollutant concentrations in excess of standards?			X		See Response 8.a.
c. Create objectionable odors affecting a substantial number of people?			X		The project will not generate objectionable odors.

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

	Potentially Significant	Less Than Significant with Mitigation	Less Than Significant	No Impact	Comments
c. Develop within a 100-year floodplain as mapped on a federal Flood Insurance Rate Map or within a local flood hazard area?				X	The project is not within a 100-year floodplain as mapped on a federal Flood Insurance Rate Map, nor is the project within a local flood hazard area.
d. Place structures that would impede or redirect flood flows within a 100-year floodplain?				X	The project site is not within a 100-year floodplain.
e. Develop in an area that is subject to 200-year urban levels of flood protection (ULOP)?				X	The project is not located in an area subject to 200-year urban levels of flood protection (ULOP).
f. Expose people or structures to a substantial risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?			X		The project will not expose people or structures to a substantial risk of loss, injury, or death involving flooding, including flooding as a result of the failure of a levee or dam.
g. Create or contribute runoff that would exceed the capacity of existing or planned stormwater drainage systems?			X		Adequate on- and/or off-site drainage improvements will be required pursuant to the Sacramento County Floodplain Management Ordinance and Improvement Standards.
h. Create substantial sources of polluted runoff or otherwise substantially degrade ground or surface water quality?			X		Compliance with the Stormwater Ordinance and Land Grading and Erosion Control Ordinance (Chapters 15.12 and 14.44 of the County Code respectively) will ensure that the project will not create substantial sources of polluted runoff or otherwise substantially degrade ground or surface water quality. All underground storage tanks are subject to federal and State regulations pertaining to operating standards, leak reporting requirements, and corrective action requirements. The County Environmental Management Department enforces these regulations. Existing regulations will ensure that impacts are less than significant. Sacramento County Code Chapters 6.28 and 6.32 provide rules and regulations for water wells and septic systems that are designed to protect water quality. The Environmental Health Division of the County

	Potentially Significant	Less Than Significant with Mitigation	Less Than Significant	No Impact	Comments
					Environmental Management Department has permit approval authority for any new water wells and septic systems on the site. Compliance with existing regulations will ensure that impacts are less than significant.
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 parcel, the site could be subject to some ground shaking from regional faults. The Uniform Building Code contains applicable construction regulations for earthquake safety that will ensure less than significant impacts.
b. Result in substantial soil erosion, siltation or loss of topsoil?			X		Compliance with the County's Land Grading and Erosion Control Ordinance will reduce the amount of construction site erosion and minimize water quality degradation by providing stabilization and protection of disturbed areas, and by controlling the runoff of sediment and other pollutants during construction.
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, soil expansion, liquefaction or collapse?			X		The project is not located on an unstable geologic or soil unit. Pursuant to Title 16 of the Sacramento County Code and the Uniform Building Code, a soils report will be required prior to building construction. If the soils report indicates than soils may be unstable for building construction then site-specific measures (e.g., special engineering design or soil replacement) must be incorporated to ensure that soil conditions will be satisfactory for the proposed construction.

	Potentially Significant	Less Than Significant with Mitigation	Less Than Significant	No Impact	Comments
d. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available?			X		All septic systems must comply with the requirements of the County Environmental Management Department, Environmental Health Division, as set forth in Chapter 6.32 of the County Code. Compliance with County standards will ensure impacts are less than significant.
e. Result in a substantial loss of an important mineral resource?			X		The project is not located within an Aggregate Resource Area as identified by the Sacramento County General Plan Land Use Diagram, nor are any important mineral resources known to be located on the project site.
f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?			X		No known paleontological resources (e.g. fossil remains) or sites occur at the project location.
12. **BIOLOGICAL RESOURCES** - Would the project:					
a. Have a substantial adverse effect on any special status species, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, or threaten to eliminate a plant or animal community?		X			The trees around the project site could provide suitable habitat for raptors and other nesting birds. 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, nor is the project expected to affect natural communities off-site. Potential special status species habitat that may occur onsite has been evaluated through consistency with the SSHCP.
c. Have a substantial adverse effect on streams, wetlands, or other surface waters that are protected by federal, state, or local regulations and policies?				X	No protected surface waters are located on or adjacent to the project site.

	Potentially Significant	Less Than Significant with Mitigation	Less Than Significant	No Impact	Comments
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, with the included mitigation measures, 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 trees occur on the project site; however, the project will not impact these trees. Refer to the Biological Resources discussion in the Environmental Effects section above.
f. Conflict with any local policies or ordinances protecting biological resources?			X		The project is consistent with local policies/ordinances protecting biological resources.
g. Conflict with the provisions of an adopted Habitat Conservation Plan or other approved local, regional, state or federal plan for the conservation of habitat?			X		The project is within the Urban Development Area of the South Sacramento Habitat Conservation Plan (SSHCP). The project will need to comply with the applicable avoidance and minimization measures outlined in the SSHCP. Refer to the Biological Resources discussion in the Environmental Effects section above.
13. **CULTURAL RESOURCES -** Would the project:					
a. Cause a substantial adverse change in the significance of a historical resource?			X		No historical resources would be affected by the proposed project.
b. Have a substantial adverse effect on an archaeological resource?			X		No known archaeological resources occur on-site. The Northern California Information Center was contacted regarding the proposed project. A record search indicated that the project site is not considered sensitive for archaeological resources.
c. Disturb any human remains, including those interred outside of formal cemeteries?		X			No known human remains exist on the project site. However, mitigation has been recommended to ensure appropriate treatment should remains be uncovered during project implementation.

	Potentially Significant	Less Than Significant with Mitigation	Less Than Significant	No Impact	Comments
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		Natural Investigations submitted a Sacred Lands File Search (SLFS) request to the Native American Heritage Commission (NAHC) on October 12, 2021. On December 8, 2022, the NAHC responded that there was a positive SLFS for the project site and identified the Wilton Rancheria as the appropriate contact for additional information. In accordance with Assembly Bill (AB) 52, codified as Section 21080.3.1 of CEQA, formal notification letters were sent to those tribes who had previously requested to be notified of Sacramento County projects on June 6, 2022. No response was received from any of the contacted tribes. There are no known tribal cultural resources on the project site. Unanticipated discovery mitigation has been included in case remains or tribal cultural resources are discovered during construction. Tribal cultural resources have not been identified in the project parcel. Notification pursuant to Public Resources Code 21080.3.1(b) was provided to the tribes and request for consultation was not received. Refer to the Cultural Resources discussion in the Environmental Effects section above.
15. **HAZARDS AND HAZARDOUS MATERIALS** - Would the project:					
a. Create a substantial hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			X		The project does not involve the transport, use, and/or disposal of hazardous material.
b. Expose the public or the environment to a substantial hazard through reasonably foreseeable upset conditions involving the release of hazardous materials?			X		The project does not involve the transport, use, and/or disposal of hazardous material.

	Potentially Significant	Less Than Significant with Mitigation	Less Than Significant	No Impact	Comments
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances or waste within one-quarter mile of an existing or proposed school?			X		The project does not involve the use or handling of hazardous material.
d. Be located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5, resulting in a substantial hazard to the public or the environment?			X		The project is not located on a known hazardous materials site.
e. Impair implementation of or physically interfere with an adopted emergency response or emergency evacuation plan?			X		The project would not interfere with any known emergency response or evacuation plan.
f. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to or intermixed with urbanized areas?			X		The project is within the urbanized area of the unincorporated County. There is no significant risk of loss, injury, or death to people or structures associated with wildland fires.
16. ENERGY – Would the project:					
a. Result in potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction?			X		While the project will increase energy consumption, compliance with Title 24, Green Building Code, will ensure that all project energy efficiency requirements are net resulting in less than significant impacts.
b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?			X		The project will comply with Title 24, Green Building Code, for all project efficiency requirements.
17. GREENHOUSE GAS EMISSIONS – Would the project:					
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			X		The project will fully comply with the SMAQMD GHG Tier 1 BMPs. As such, the project screens out of further analysis and impacts are less than significant. See the GHG discussion above.

	Potentially Significant	Less Than Significant with Mitigation	Less Than Significant	No Impact	Comments
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	Yes		
Community Plan	Southeast-Herald Community Plan Land Use AR-2	Yes		
Land Use Zone	AR-2	Yes		

APPENDICES

Appendix A – Biological Resources Report

Appendix B –SSHCP AMM's

Appendix C – Tree Inventory

The appendices and all project files are available at the following link:

https://planningdocuments.saccounty.net/projectdetails.aspx?projectID=7723&communityID=5

INITIAL STUDY PREPARERS

Environmental Coordinator:	Julie Newton
Associate Environmental Analyst:	John Q. Barnard IV
Office Manager:	Belina Wekesa-Batts
Administrative Support:	Justin Maulit