



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:** PLNP2022-00262
2. **Title and Short Description of Project:** Colton Tentative Parcel Map

The project consists of the following entitlement requests:

1. A **Tentative Parcel Map** to divide a vacant 15.6-acre lot into three new lots in the General Agricultural 5 (AG-5) zoning district. (Plate IS-2)
2. A **Design Review** to determine substantial compliance with the *Sacramento County Countywide Design Guidelines* (Design Guidelines).

The project is the division of the existing parcel into three separate parcels; the existing driveway will be abandoned, and a new driveway will be developed between Parcels 2 and 3, which will also connect Parcel 1 to Arno Road. Parcels will be served by separate wells and septic systems.

3. **Assessor's Parcel Number:** 138-0240-072-0000
4. **Location of Project:** The project site is located on the north side of Arno Road (12001 Arno Road) approximately 610 feet west of Alta Mesa Road and approximately 3,920 feet east of Colony Road, within the Southeast Area Alta Mesa Community Plan area
5. **Project Applicant:** Michael Colton
6. Said project will not have a significant effect on the environment for the following reasons:
 - a. It will not have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory.
 - b. It will not have the potential to achieve short-term, to the disadvantage of long-term, environmental goals.
 - c. It will not have impacts, which are individually limited, but cumulatively considerable.
 - d. It will not have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly.
7. As a result thereof, the preparation of an environmental impact report pursuant to the Environmental Quality Act (Division 13 of the Public Resources Code of the State of California) is not required.

8. The attached Initial Study has been prepared by the Sacramento County Planning and Environmental Review Division in support of this Mitigated Negative Declaration. Further information may be obtained by contacting the Planning and Environmental Review Division at 827 Seventh Street, Room 225, Sacramento, California, 95814, or phone (916) 874-6141.

Julie Newton
Environmental Coordinator
County of Sacramento, State of California

COUNTY OF SACRAMENTO
PLANNING AND ENVIRONMENTAL REVIEW
INITIAL STUDY

PROJECT INFORMATION

CONTROL NUMBER: PLNP2022-00262

NAME: Colton Tentative Parcel Map

LOCATION: The project site is located on the north side of Arno Road (12001 Arno Road) approximately 610 feet west of Alta Mesa Road and approximately 3,920 feet east of Colony Road, within the Southeast Area Alta Mesa Community Plan area (Plate IS-1).

ASSESSOR'S PARCEL NUMBER: 138-0240-072-0000

OWNER: Chris Colton
12799 Hobday Road
Sacramento, CA 95693

APPLICANT: Michael Colton
3561 Lindenwood Way
Sacramento, CA 95826

PROJECT DESCRIPTION

The project consists of the following entitlement requests:

1. A **Tentative Parcel Map** to divide a vacant 15.6-acre lot into three new lots in the General Agricultural 5 (AG-5) zoning district. (Plate IS-2)
2. A **Design Review** to determine substantial compliance with the *Sacramento County Countywide Design Guidelines* (Design Guidelines).

The project is the division of the existing parcel into three separate parcels; the existing driveway will be abandoned, and a new driveway will be developed between Parcels 2 and 3, which will also connect Parcel 1 to Arno Road. Parcels will be served by separate wells and septic systems.

ENVIRONMENTAL SETTING

The property is zoned A-5 - General Agricultural (Plate IS-3) with a land use designation of AG-RES - Agricultural-Residential (Plate IS-4). The project site currently consists of three grassland fields separated by barbed wire fences. A driveway leading to the parcel just northeast of the site meanders through the site. The fields of the site have been periodically farmed in hay crops. There are also a few small seasonal wetlands

Plate IS-1: Project Location

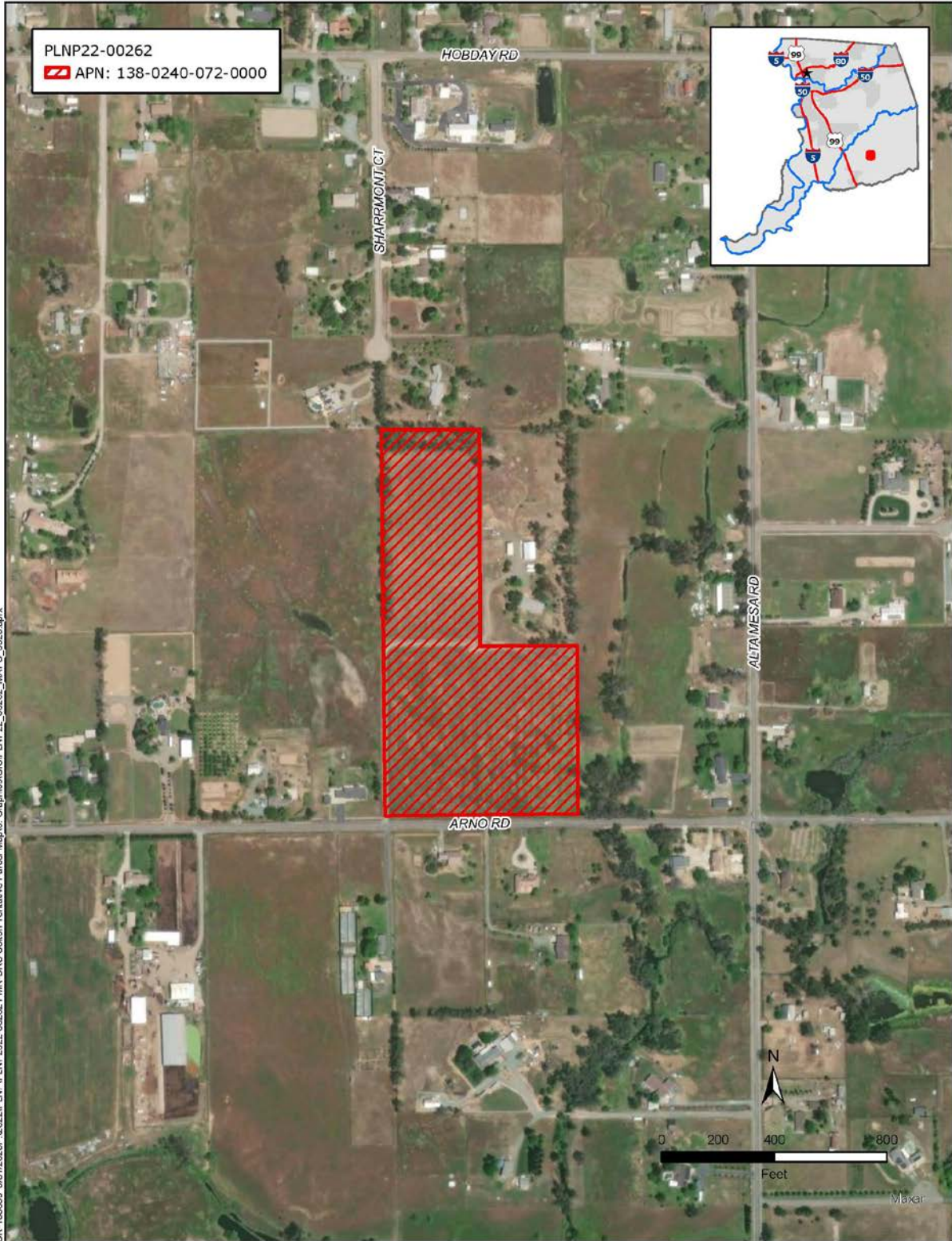
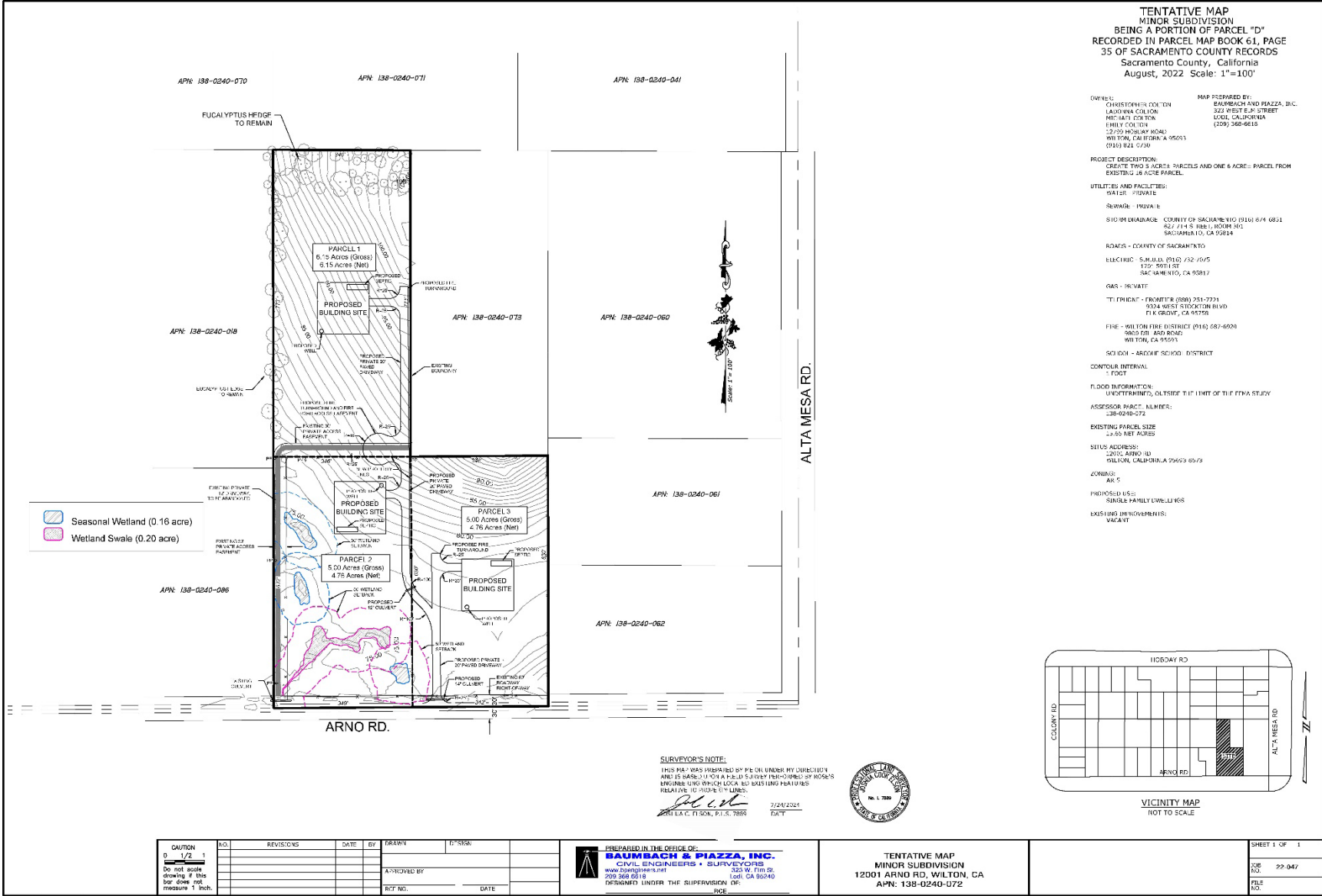


Plate IS-2: Proposed Tentative Map



TENTATIVE MAP
MINOR SUBDIVISION
BEING A PORTION OF PARCEL "D"
RECORDED IN PARCEL MAP BOOK 61, PAGE
35 OF SACRAMENTO COUNTY RECORDS
Sacramento County, California
August, 2022 Scale: 1"=100'

OWNER:
CHRISTOPHER COLTON
LADONNA COLTON
MARTI COLTON
EMILY COLTON
1295 HIGHLAY ROAD
WILTON, CALIFORNIA 95611
(916) 821-0750

MAP PREPARED BY:
BAUMBACH AND PIAZZA, INC.
325 WEST 64th STREET
LODI, CALIFORNIA
(209) 368-6618

PROJECT DESCRIPTION:
CREATE TWO 3 ACRE PARCELS AND ONE 6 ACRE PARCEL FROM
EXISTING 18 ACRE PARCEL.

UTILITIES AND FACILITIES:
WATER - PRIVATE
SEWER - PRIVATE
STORM DRAINAGE - COUNTY OF SACRAMENTO (916) 674-6811
827 114 S 10th ST, ROOM 401
SACRAMENTO, CA 95814

ROADS - COUNTY OF SACRAMENTO
ELECTRIC - S.M.U.D. (916) 732-1075
175 99TH ST
SACRAMENTO, CA 95817

GAS - PRIVATE
TELEPHONE - FRONTIER (888) 251-7731
9324 WEST STOCKTON BLVD
WILTON, CA 95618

FIRE - WILSON FIRE DISTRICT (916) 687-6000
9805 0th AVE ROAD
WILTON, CA 95611

SCHOOL - ARCOHIE SCHOOL DISTRICT

CONTOUR INTERVAL
1 FOOT

FLOOD INFORMATION:
UNDETERMINED, OUTSIDE THE LIMIT OF THE FINAL STUDY

ASSESSOR PARCEL NUMBER:
138-0240-072

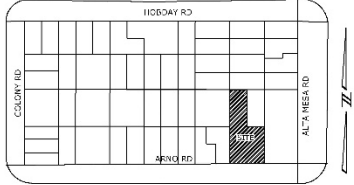
EXISTING PARCEL SIZE
17.85 NET ACRES

SITE ADDRESS:
2001 ARNO RD
WILSON, CALIFORNIA 95613 8973

ZONING:
RM 5

PROPOSED USE:
SINGLE-FAMILY DWELLINGS

EXISTING IMPROVEMENTS:
VACANT



SURVEYOR'S NOTE:
THIS MAP WAS PREPARED BY THE UNDER MY DIRECTED
AND IS BASED UPON A FIELD SURVEY PERFORMED BY ROSEB
ENGINEERING WHICH LOCAL EAS EXISTING FEATURES
RELATIVE TO THE PROPERTY LINES.

[Signature] 7/24/2024
ARNO L.A.C. #1008, P.L.S. 7889 EAST



CAUTION	NO.	REVISIONS	DATE	BY	TRAIN	REASON
1/2	1					
Do not scale showing if this map does not measure 1 inch.						

PREPARED IN THE OFFICE OF:
BAUMBACH & PIAZZA, INC.
CIVIL ENGINEERS + SURVEYORS
www.baumpiazzainc.com
209 368 6618
325 W. 64th St.
Lodi, CA 95240

TENTATIVE MAP
MINOR SUBDIVISION
12001 ARNO RD, WILTON, CA
APN: 138-0240-072

SHEET 1 OF 1
JOB NO. 22-047
FILE NO.

Plate IS-3: Zoning

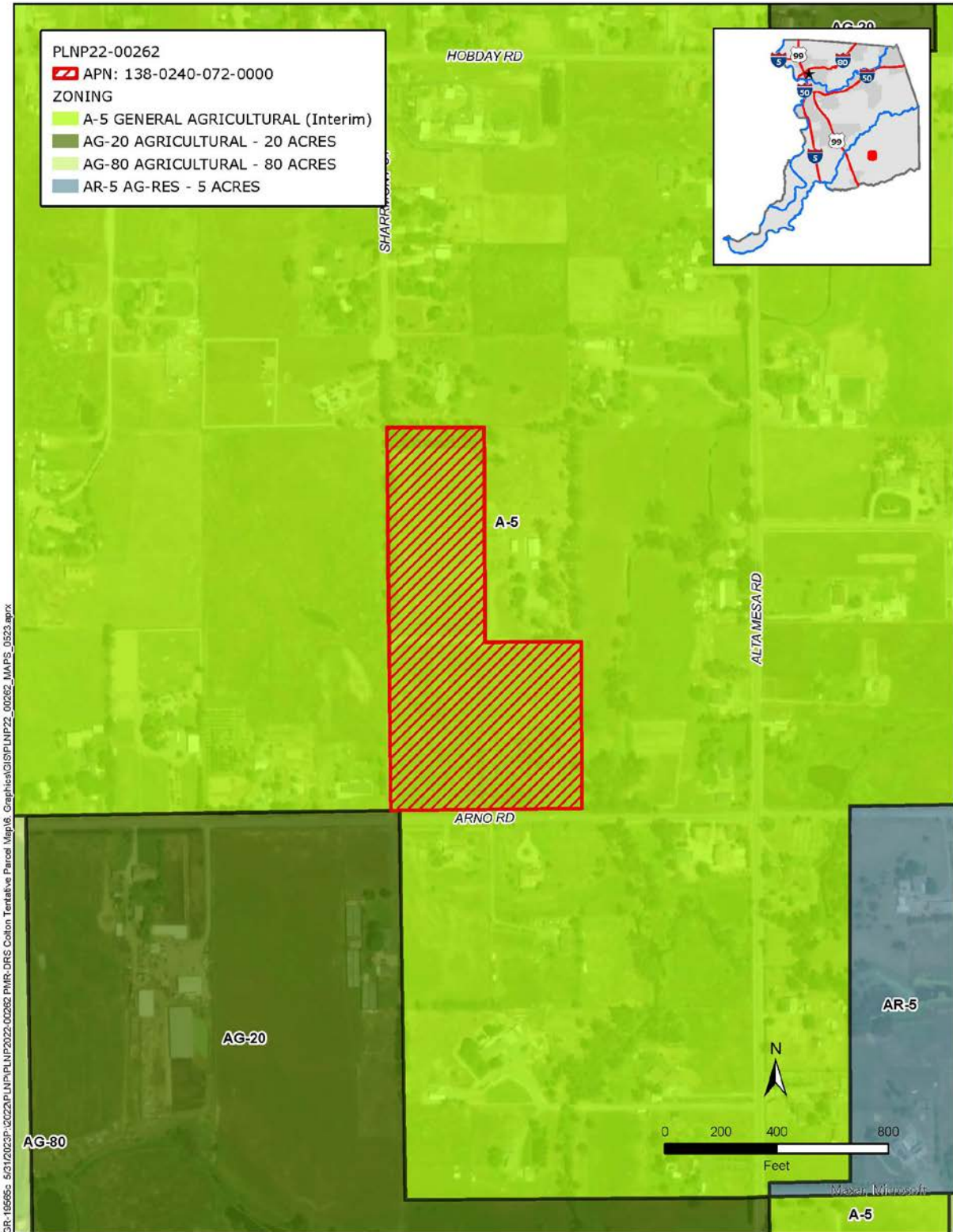
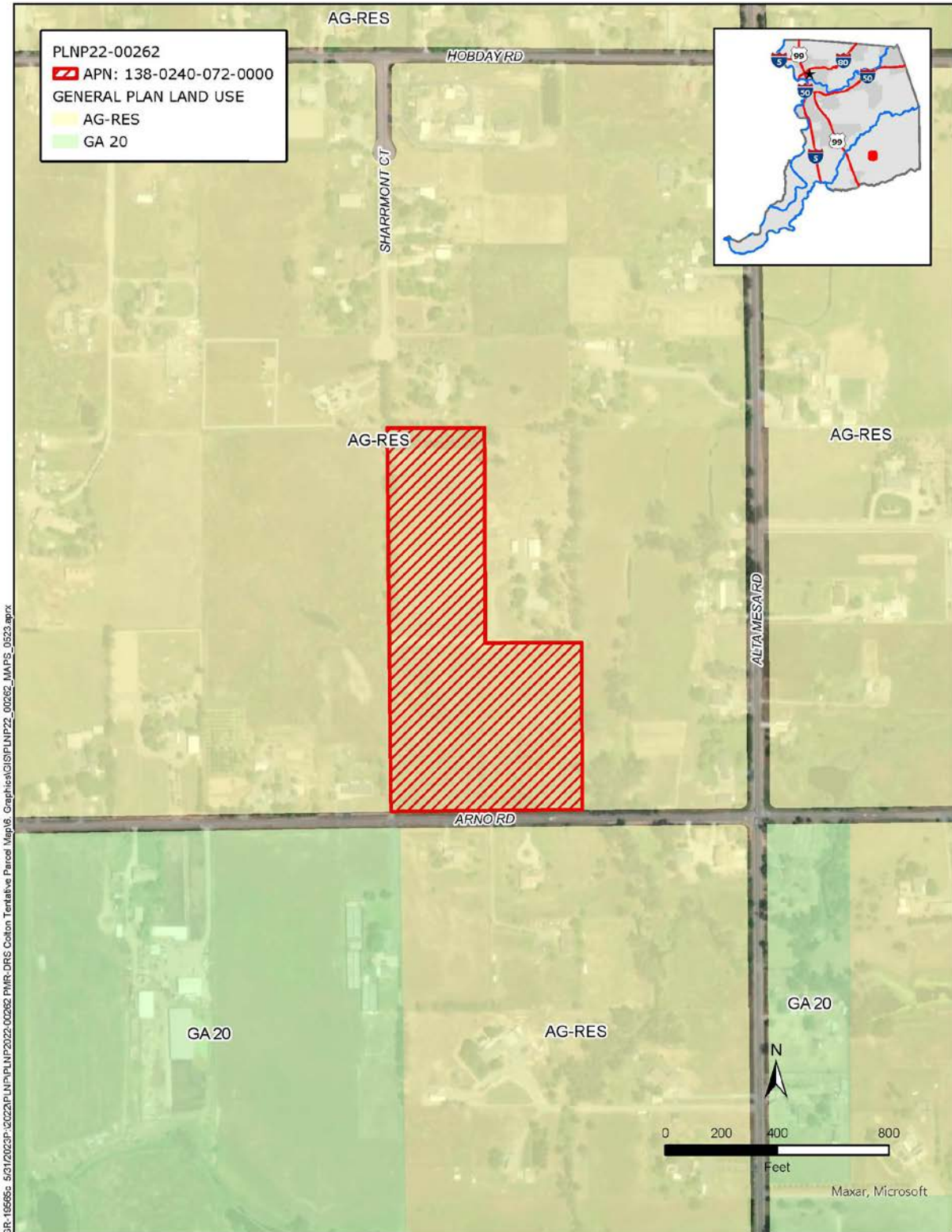


Plate IS-4: Land Use Designation



and a seasonal wetland swale in the southwest part of the site. Non-native trees form a portion of the western and northern boundaries of the project site. There are widely spaced residential parcels to the west, and north, consisting of large lots and the channel of Badger Creek to the east. The property is located within the boundaries of the South Sacramento Habitat Conservation Plan (SSHCP) area. However, the proposed project is not considered a covered activity per the SSHCP as the site is located outside the Urban Development Area (UDA).

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.

PUBLIC SERVICES

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

- Have an adequate water supply for full buildout of the project.
- Have adequate wastewater treatment and disposal facilities for full buildout of the project.

The project site is located outside the urban services boundary (USB) while some public services available such as fire, police, garbage as well as power. No public water supply or sewer service is currently available or anticipated in the near future. Private water wells and septic systems will be required for the development of this property.

WATER SUPPLY

WATER QUALITY

Development of the project site- three new single-family dwellings- will require the provision of potable water. Any new water well that is located on the site must be installed pursuant to Sacramento County Code Chapter 6.28, which is enforced by the County Environmental Management Department (EMD), to ensure safe drinking water standards.

Environmental Management Department staff (Nguyen) reviewed the project and submitted the following advisory notice:

Each individual parcel must have its own domestic water supply. The newly installed well must be in compliance with EMD's well program permitting and inspection program requirements.

GROUNDWATER BASIN AND RECHARGE

SUSTAINABLE GROUNDWATER MANAGEMENT ACT

The Sustainable Groundwater Management Act (SGMA) was signed into law in 2014. SGMA tasks California Department of Water Resources (DWR) to draft a Strategic Plan for its Sustainable Groundwater Management (SGM) Program. DWR's SGM Program will implement new and expanded responsibilities identifies in the 2014 SGMA. Some of these expanded responsibilities include: (1) developing regulation to revise groundwater basin boundaries; (2) adopting regulations for evaluation and implementing Groundwater Sustainability Plans (GSPs) and coordination agreements; (3) identifying basins subject to critical conditions of overdraft; (4) identifying water available for groundwater replenishment; and (5) publishing best management practices for the sustainable management of groundwater.

Under SGMA, GSPs are required to contain certain elements, the most significant of which include: a Sustainability Goal; a description of the area covered by the GSP ("Plan Area"); a description of the Basin Setting, including the hydrogeologic conceptual model, historical and current groundwater conditions, and a water budget; locally defined sustainability criteria; networks and protocols for monitoring sustainability indicators; and a description of projects and/or management actions that will be implemented to achieve or maintain sustainability. SGMA also requires a significant element of stakeholder outreach to ensure that beneficial uses and users of groundwater are given the opportunity to provide input into the GSP development and implementation process. This GSP developed by the Working Group provides a path to maintain and document sustainable groundwater management within 20 years following GSP adoption. The Basin GSAs adopted a joint exercise of powers agreement (JPA) in November 2021 that establishes the Cosumnes Groundwater Authority (CGA) for the purpose of implementing the GSP.

PROJECT IMPACTS

The project is within the Cosumnes Basin of the San Joaquin River Hydrologic Region and is considered a Medium Priority basin. High- and medium-priority basins are required to prepare groundwater sustainability plans to achieve the sustainability goal for their groundwater basin within a 20-year timeframe. The sustainability plan for the Cosumnes Basin has been submitted to the California Department of Water Resources and has been approved. While the addition of three new wells would withdraw groundwater, the plan has accounted for additional wells being developed in the planning area. Wells that are for residential use and are assumed to draw 2.0 acre-feet a year are considered to be consistent with the sustainability plan. The inclusion of three wells, each drawing less than 2.0 acre-feet of water would be considered within the planned recharge capacity of the basin. Therefore, the impacts to water supply associated with the development on this project site and groundwater recharge are not

considered significant. Environmental impacts associated with the installation of private wells are considered ***less than significant***.

SEPTIC SYSTEM

The Soil Survey of Sacramento County, California, (1993) issued by the USDA Soil Conservation Service indicates the southern portion of the project site soil to be San Joaquin silt loam, 3-8 percent slopes while the northern portion is Redding gravelly loam, 0 to 8 percent slopes. Table 14 (pages 313 through 325) indicates that these soils are “severe” for septic tank absorption fields. Severe is defined as “soil properties or site features are so unfavorable or so difficult to overcome that special design, significant increases in construction costs, and possibly increased maintenance are required.” Typically, this rating is due to the presence of a hardpan layer. To overcome this difficulty, septic systems in this area are generally required to utilize a seepage pit design that disposes of the effluent below the hardpan layer. The seepage pits are generally 40 feet deep and 3 feet in diameter.

Any septic systems that are installed on the proposed lots must be installed pursuant to Sacramento County Code Chapter 6.32, which is enforced by the Sacramento County Environmental Management Department. Sacramento County has established restricted areas for septic tank installation based on soil types and other factors. The project site lies within the area that requires percolation tests and/or soil boring.

Environmental Management Department staff (Nguyen) reviewed the project and submitted the following advisory notice:

Each individual parcel must have its own septic system installed. The newly installed septic systems must be in compliance with EMD’s liquid waste permitting and inspection program requirements.

Septic systems installed meeting the County permitting, and inspection program requirements ensure that environmental impacts associated with sewage disposal are ***less than significant***.

AIR QUALITY

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

- Expose sensitive receptors to pollutant concentrations in excess of standards

CRITERIA POLLUTANT HEALTH RISKS

All criteria air pollutants can have human health effects at certain concentrations. Air districts develop region-specific CEQA thresholds of significance in consideration of existing air quality concentrations and attainment designations under the national ambient air quality standards (NAAQS) and California ambient air quality standards (CAAQS). The NAAQS and CAAQS are informed by a wide range of scientific evidence, which demonstrates that there are known safe concentrations of criteria air pollutants.

Because the NAAQS and CAAQS are based on maximum pollutant levels in outdoor air that would not harm the public's health, and because 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 Sacramento Metropolitan Air Quality Management District's (SMAQMD) 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, PM₁₀ and PM_{2.5}, PER staff implemented the procedures within SMAQMD's Instructions for Sac Metro Air District Minor Project and Strategic Area Project Health Effects Screening Tools (SMAQMD's Instructions). To date, SMAQMD has published three options for analyzing projects: small projects may use the Minor Project Health Screening Tool, while larger projects may use the Strategic Area Project Health Screening Tool, and lastly practitioners have the option to conduct project-specific modeling.

Both the Minor Project Health Screening Tool and Strategic Area Project Health Screening Tool are based on the maximum thresholds of significance adopted within the five air district regions contemplated within SMAQMD's Guidance to Address the Friant Ranch Ruling for CEQA Projects in the Sac Metro Air District (SMAQMD's Friant Guidance; October 2020). The air district thresholds considered in SMAQMD's Friant Guidance included thresholds from SMAQMD as well as the El Dorado County Air Quality Management District, the Feather River Air Quality Management District, the Placer County Air Pollution Control District, and the Yolo Solano Air Quality Management District. The highest allowable emission rates of NO_x, ROG, PM₁₀, and PM_{2.5} from the five air districts is 82 pounds per day (lbs/day) for all four pollutants. Thus, the Minor Project Health Screening Tool is intended for use by projects that would result in emissions at or below 82 lbs/day, while the Strategic Area Project Health Screening Tool is intended for use by projects that would result in emissions between two and eight times greater than 82 lbs/day. The Strategic Area Project Screening Model was prepared by SMAQMD for five locations throughout the Sacramento region for two scenarios: two times and eight times the threshold of significance level (2xTOS and 8xTOS). The corresponding emissions levels included in the model for 2xTOS were 164 lb/day for ROG and NO_x, and 656 lb/day under the 8xTOS for ROG and NO_x (SMAQMD 2020).

As noted in SMAQMD's Friant Guidance, "each model generates conservative estimates of health effects, for two reasons: The tools' outputs are based on the simulation of a full year of exposure at the maximum daily average of the increases in

air pollution concentration... [and] [t]he health effects are calculated for emissions levels that are very high” (SMAQMD 2020).

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

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

DISCUSSION OF PROJECT IMPACTS: CRITERIA POLLUTANT HEALTH RISKS

As discussed in the Checklist (Topic 8 – Air Quality question a), since the project was below the daily operational thresholds for criteria air pollutants, the Minor Project Health Screening Tool was used to estimate health risks. The results are shown in Table IS-1 and Table IS-2.

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

PM _{2.5} Health Endpoint	Age Range ¹	Incidences Across the Reduced Sacramento 4-km Modeling Domain Resulting from Project Emissions (per year) ^{2,5}	Incidences Across the 5-Air-District Region Resulting from Project Emissions (per year) ²	Percent of Background Health Incidences Across the 5-Air-District Region ³	Total Number of Health Incidences Across the 5-Air-District Region (per year) ⁴
		(Mean)	(Mean)		
Respiratory					
Emergency Room Visits, Asthma	0 - 99	0.68	0.60	0.0032%	18419

Hospital Admissions, Asthma	0 - 64	0.044	0.039	0.0021%	1846
Hospital Admissions, All Respiratory	65 - 99	0.21	0.18	0.00092%	19644
Cardiovascular					
Hospital Admissions, All Cardiovascular (less Myocardial Infarctions)	65 - 99	0.11	0.099	0.00041%	24037
Acute Myocardial Infarction, Nonfatal	18 - 24	0.000054	0.000047	0.0012%	4
Acute Myocardial Infarction, Nonfatal	25 - 44	0.0049	0.0044	0.0014%	308
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	0.063	0.0012%	5052
Mortality					
Mortality, All Cause	30 - 99	1.3	1.1	0.0026%	44766
Notes:					
<ol style="list-style-type: none"> 1. Affected age ranges are shown. Other age ranges are available, but the endpoints and age ranges shown here are the ones used by the USEPA in their health assessments. The age ranges are consistent with the epidemiological study that is the basis of the health function. 2. Health effects are shown in terms of incidences of each health endpoint and how it compares to the base (2035 base year health effect incidences, or “background health incidence”) values. Health effects are shown for the Reduced Sacramento 4-km Modeling Domain and the 5-Air-District Region. 3. The percent of background health incidence uses the mean incidence. The background health incidence is an estimate of the average number of people that are affected by the health endpoint in a given population over a given period of time. In this case, the background incidence rates cover the 5-Air-District Region (estimated 2035 population of 3,271,451 persons). Health incidence rates and other health data are typically collected by the government as well as the World Health Organization. The background incidence rates used here are obtained from BenMAP. 4. The total number of health incidences across the 5-Air-District Region is calculated based on the modeling data. The information is presented to assist in providing overall health context. 5. The technical specifications and map for the Reduced Sacramento 4-km Modeling Domain are included in Appendix A, Table A-1 and Appendix B, Figure B-2 of the <i>Guidance to Address the Friant Ranch Ruling for CEQA Projects in the Sac Metro Air District</i>. 					

Table IS-2: Ozone Health Risk Estimates

Ozone Health Endpoint	Age Range ¹	Incidences Across the Reduced Sacramento 4-km Modeling Domain Resulting from Project	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
-----------------------	------------------------	--	--	---	--

		Emissions (per year) ^{2,5}			
		(Mean)	(Mean)		
Respiratory					
Hospital Admissions, All Respiratory	65 - 99	0.038	0.027	0.00014%	19644
Emergency Room Visits, Asthma	0 - 17	0.18	0.13	0.0023%	5859
Emergency Room Visits, Asthma	18 - 99	0.28	0.21	0.0016%	12560
Mortality					
Mortality, Non-Accidental	0 - 99	0.023	0.017	0.000056%	30386
Notes:					
<ol style="list-style-type: none"> 1. Affected age ranges are shown. Other age ranges are available, but the endpoints and age ranges shown here are the ones used by the USEPA in their health assessments. The age ranges are consistent with the epidemiological study that is the basis of the health function. 2. Health effects are shown in terms of incidences of each health endpoint and how it compares to the base (2035 base year health effect incidences, or “background health incidence”) values. Health effects are shown for the Reduced Sacramento 4-km Modeling Domain and the 5-Air-District Region. 3. The percent of background health incidence uses the mean incidence. The background health incidence is an estimate of the average number of people that are affected by the health endpoint in a given population over a given period of time. In this case, the background incidence rates cover the 5-Air-District Region (estimated 2035 population of 3,271,451 persons). Health incidence rates and other health data are typically collected by the government as well as the World Health Organization. The background incidence rates used here are obtained from BenMAP. 4. The total number of health incidences across the 5-Air-District Region is calculated based on the modeling data. The information is presented to assist in providing overall health context. 5. The technical specifications and map for the Reduced Sacramento 4-km Modeling Domain are included in Appendix A, Table A-1 and Appendix B, Figure B-2 of the <i>Guidance to Address the Friant Ranch Ruling for CEQA Projects in the Sac Metro Air District</i>. 					

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

using the SMAQMD guidance “are conservatively estimated, and the actual effects may be zero” (SMAQMD 2020).

CONCLUSION: CRITERIA POLLUTANT HEALTH RISKS

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

HYDROLOGY AND WATER QUALITY

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

- Develop within a 100-year floodplain as mapped on a federal Flood Insurance Rate Map or within a local flood hazard area

DRAINAGE

The project site is located within an area identified on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Panel Number 06067C215H as “Zone X”. Flood Zone X means the property does not show up as being either a 500-year or a 100-year floodplain according to FEMA. Flood Zone X is a designation used by FEMA to represent a low-to-moderate risk of flooding. The subject property is located within the Badger Creek Watershed. While outside of a FEMA designated flood zone the Sacramento County Department of Water Resources (DWR) identifies the site as being within a County designated flood area.

EXISTING CONDITIONS

The topography of the site slopes to the southwest, ranging in elevations from approximately 75 to 100 feet above sea level. The drainage pattern is from the west, draining into a roadside ditch along Arno Road.

PROPOSED CONDITIONS

In correspondence dated October 24, 2022, Sacramento County Department of Water Resources (DWR) staff (Ashley Holt) requested information regarding the sizing of culverts under the proposed driveway crossing the drainage ditch along Arno Road. DWR staff (Leonardo Alba) sent correspondence to the PER staff on August 20, 2024, that the information provided by the applicant regarding proposed culverts and their sizing is sufficient to support the project, and no additional drainage infrastructure is needed.

PROJECT IMPACTS

The project will maintain the existing drainage pattern and will be developed to direct surface flows to the drainage ditch along Arno Road- these flows are accounted for by

the inclusion of a drainage culvert beneath the proposed driveway. Furthermore, the project will need to comply with the County's Floodplain Management Ordinance, Sacramento County Water Agency Code, and Sacramento County Improvement Standards. Therefore, impacts associated with the provisions of stormwater management are ***less than significant***.

WATER QUALITY

CONSTRUCTION WATER QUALITY: EROSION AND GRADING

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

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

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

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

Stormwater Pollution Prevention Plan (SWPPP) that must be kept on site at all times for review by the State inspector.

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

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

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

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

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

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

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

OPERATION: STORMWATER RUNOFF

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

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

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

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

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

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

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

BIOLOGICAL RESOURCES

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

- Have a substantial adverse effect on 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 streams, wetlands, or other surface waters that are protected by federal, state, or local regulations and policies
- Adversely affect or result in the removal of native or landmark trees

BIOLOGICAL RESOURCES – REGULATORY SETTING

FEDERAL REGULATIONS

FEDERAL ENDANGERED SPECIES ACT

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

MIGRATORY BIRD TREATY ACT

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

WETLANDS AND WATERS OF THE U.S

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

Wetlands are regulated by both the Federal and State government, pursuant to the Clean Water Act Section 404 (federal) and Section 401 (state). The Army Corps is generally the lead agency for the federal permit process, and the Regional Water Quality Control Board (Regional Water Board) is generally the lead agency for the state permit process. The Clean Water Act protects all “navigable waters”, which are defined as traditional navigable waters that are or were used for commerce, or may be used for interstate commerce; tributaries of covered waters; and wetlands adjacent to covered waters, including tributaries. Isolated wetlands, that is, those wetlands that are not hydrologically connected to other “navigable” surface waters (or their tributaries), are not considered to be subject to the Clean Water Act.

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

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

There are regulatory setbacks established for vernal pools and other seasonal wetlands which may contain vernal pool crustaceans. The purpose of a setback is to buffer the

wetland from the indirect impacts of development, such as polluted runoff. According to the Programmatic Consultation for vernal pool crustaceans, all construction activities must remain a minimum of 250 feet from any vernal pool in order to avoid impacts (refer to the discussion “Vernal Pool Crustaceans”). There is no regulatory setback for other surface waters, but County Planning and Environmental Review has typically required a minimum 50-foot setback¹. Maintenance of these setbacks will avoid indirect impacts to the surface water. A direct impact is the filling or excavation of a surface water. Note that if filling or excavation occurs within any portion of a vernal pool or seasonal wetland, the entire wetland should be considered directly impacted.

STATE REGULATIONS

STATE ENDANGERED SPECIES ACT

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

CALIFORNIA FISH AND GAME CODE, SECTION 3503.5 - RAPTOR NESTS

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

CALIFORNIA FISH AND GAME CODE, SECTION 1600 – STREAMBED AND LAKE ALTERATION

The Department of California Fish and Wildlife (CDFW) is responsible for conserving, protecting, and managing California’s fish, wildlife, and native plant resources. To meet this responsibility, the Fish and Game Code, Section 1602, requires notification to CDFW of any proposed activity that may substantially modify a river, stream, or lake. Notification is required by any person, business, state or local government agency, or public utility that proposes an activity that will:

- substantially divert or obstruct the natural flow of any river, stream or lake;
- substantially change or use any material from the bed, channel, or bank of any river, stream, or lake; or
- deposit or dispose of debris, waste, or other material containing crumbled, flaked, or ground pavement where it may pass into any river, stream, or lake.

¹ Research suggests that some of the most common urban runoff pollutants – including sediment, nitrogen, and phosphorus – can be filtered over this distance by intervening vegetation. Source: McElfish, James M. et al. 2008. Planner’s Guide to Wetland Buffers for Local Governments. Environmental Law Institute, Washington, D.C.

For the purposes of Section 1602, rivers, streams and lakes must flow at least intermittently through a bed or channel. If notification is required and CDFW believes the proposed activity is likely to result in adverse harm to the natural environment, it will require that the parties enter into a Lake or Streambed Alteration Agreement (LSAA).

NATIVE PLANT PROTECTION ACT

The Native Plant Protection Act (NPPA) was enacted in 1977 and allows the Fish and Game Commission to designate plants as rare or endangered. There are currently 64 species, subspecies, and varieties of plants that are protected as rare under the NPPA. The NPPA prohibits take of endangered or rare native plants but includes some exceptions for agricultural and nursery operations; emergencies; and after properly notifying CDFW for vegetation removal from canals, roads, and other sites, changes in land use, and in certain other situations.

CALIFORNIA WATER CODE, PORTER-COLOGNE ACT

The Porter Cologne Act, from Division 7 of the California Water Code, requires any person discharging waste or proposing to discharge waste that could affect the quality of waters of the state to file a report of waste discharge (RWD) with the RWQCB. The RWQCB can waive the filing of a report, but once a report is filed, the RWQCB must either waive or adopt water discharge requirements (WDRs). "Waters of the State" are defined as any surface water or groundwater, including saline waters, within the boundaries of the state.

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 HABITAT CONSERVATION PLAN

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

City of Sacramento, the City of Folsom, the City of Elk Grove, most of the Sacramento-San Joaquin Delta, and the Sacramento community of Rancho 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 property is located within the boundaries of the SSHCP area. However, the proposed project is not considered a covered activity per the SSHCP as the site is located outside the Urban Development Area (UDA). While the project would not be subject to the SSHCP Avoidance and Minimization Measures, development associated with the project is still subject to the policies and requirements within the County's General Plan Conservation Element and land use regulations.

SPECIAL STATUS SPECIES

Special status wildlife species that have a moderate or greater potential for occurrence on the project site are discussed below. For the purposes of this Initial Study, special-status species is defined as those species that are:

- listed as threatened, endangered, proposed, or candidates for listing by the USFWS or National Marine Fisheries Service;
- listed as threatened or endangered and candidates for listing by CDFW;
- identified as Fully Protected species or species of special concern by CDFW;
- identified as Medium or High priority species by the Western Working Bat Group (WBWG) (WBWG 2022);
- plant species considered to be rare, threatened, or endangered in California by the CNPS and CDFW [California Rare Plant Rank (CRPR) 1, 2, and 3]:
 - CRPR 1A: Plants presumed extinct.
 - CRPR 1B: Plants rare, threatened, or endangered in California and elsewhere.
 - CRPR 2A: Plants extirpated in California, but common elsewhere.

- CRPR 2B: Plants rare, threatened, or endangered in California, but more common elsewhere.

SURVEYS AND METHODOLOGY

The discussion of biological and aquatic resources is based on 12001 Arno Road, Sacramento County, California: Biological Assessment prepared by Moore Biological Consultants (Moore), on May 24, 2022 (Appendix A).

A list of special status species with potential to occur within the Study Area (i.e. within the property itself) was developed by conducting a query of the following databases:

- California Natural Diversity Database (CNDDDB) (CNDDDB 2022) query of the Study Area and all areas within 5 miles of the Study Area and eight surrounding USGS quadrangles
- California Native Plant Society (CNPS) Rare and Endangered Plant Inventory (CNPS 2022) query of the Elk Grove and the eight surrounding quadrangles
- USFWS Information for Planning and Conservation (IPaC) (USFWS 2022) query for the Study Area

The following set of criteria was used to determine each species potential for occurrence on the site:

- Present: Species occur on the site based on CNDDDB records, and/or was observed on the site during field surveys.
- High: The site is within the known range of the species and suitable habitat exists.
- Moderate: The site is within the known range of the species and very limited suitable habitat exists.
- Low: The site is within the known range of the species and there is marginally suitable habitat, or the species was not observed during protocol-level surveys conducted on-site.
- Not expected to occur: The site does not contain suitable habitat for the species, the species was not observed during protocol-level floristic surveys conducted on-site, or the site is outside the known range of the species.

Prior to the field surveys, Moore conducted a search of the California Department of Fish and Wildlife's (CDFW) California Natural Diversity Database (CNDDDB, 2022). The CNDDDB search was conducted on the USGS 7.5-minute Galt and Clay topographic quadrangles, encompassing approximately 120+/- square miles surrounding the site. The United States Fish and Wildlife Service (USFWS) IPaC Trust Resource Report of Federally Threatened and Endangered species that may occur in or be affected by

projects in the project vicinity was also reviewed. This information was used to identify special status wildlife and plant species that have been previously documented in the vicinity or have the potential to occur based on suitable habitat and geographical distribution. Additionally, the CNDDDB depicts the locations of sensitive habitats. The USFWS on-line-maps of designated critical habitat in the area were also downloaded.

SURVEY FINDINGS

Field surveys were conducted by Moore on April 4 and May 12, 2022. The surveys consisted of walking throughout the site making observations of habitat conditions and noting surrounding land uses, habitat types, and plant and wildlife species. The fieldwork conducted included a delineation of potentially jurisdictional Waters of the U.S. and wetlands as defined by the U.S. Army Corps of Engineers (ACOE, 1987; 2008) and a search for special-status species and suitable habitat for special-status species (e.g., blue elderberry shrubs, vernal pools). Trees in and near the site were assessed for the potential use by nesting raptors, especially Swainson's hawk (*Buteo swainsoni*). The site was also searched for burrowing owls (*Athene cunicularia*) or ground squirrel burrows with evidence of past occupancy by burrowing owls.

VEGETATION

Due to the amount of disturbance from past farming and periodic mowing and/or disking, vegetation in the project site is primarily non-native annual grass and weed species. California annual grassland series (Sawyer and Keeler-Wolf, 1995) best describes the ruderal grassland vegetation that occurs throughout most of the site. Oats (*Avena* sp.), perennial ryegrass (*Lolium perenne*), ripgut brome (*Bromus diandrus*), and foxtail barley (*Hordeum murinum*) are dominant grass species in the site. Other grassland species such as radish (*Raphanus sativa*), vetch (*Vicia* sp.), long-beaked hawkbit (*Leontodon saxatilis*), field bindweed (*Convolvulus arvensis*), filaree (*Erodium* sp.), rose clover (*Trifolium hirtum*), and mustard (*Brassica nigra*) are intermixed with the grasses. A list of plant species observed in the site are included in the Biological Assessment. The seasonal wetlands and the seasonal wetland swale in the site contain a few common hydrophytic species including perennial ryegrass, seaside barley (*Hordeum marinum*), stalked popcorn flower (*Plagiobothrys stipitatus*), Carter's buttercup (*Ranunculus bonariensis*), and Hyssop loosestrife (*Lythrum hyssopifolium*).

There are a few rows of large eucalyptus (*Eucalyptus* sp.) trees along the north edge of the north part of the site. There is also a row of eucalyptus along the west edge the north part of the site. Other than the eucalyptus, there are no other trees in the site. No blue elderberry shrubs (*Sambucus nigra* ssp. *caerulea*) were observed within or adjacent to the project site.

WILDLIFE

A variety of bird species were observed during the field surveys, all of which are common species found in agricultural areas of Sacramento County (Table IS-4). American robin (*Turdus migratorius*), northern mockingbird (*Mimus polyglottos*), western kingbird (*Tyrannus verticalis*), mourning dove (*Zenaida macroura*), California scrub jay (*Aphelocoma californica*), and northern flicker (*Colaptes auratus*) are representative of

the avian species observed in the site. A list of wildlife species observed in the site are included in the Biological Assessment.

A variety of mammals common to agricultural areas may occur in the site. However, no mammals were observed on the site during the surveys. The only sign of mammal habitation on the site was the presence of pocket gopher (*Thomomys bottae*) burrows scattered within the grasslands. Mammals that may occasionally occur on the project site include: Coyote (*Canis latrans*), black-tailed hare (*Lepus californicus*), raccoon (*Procyon lotor*), striped skunk (*Mephitis mephitis*), desert cottontail (*Sylvilagus audubonii*), California ground squirrel (*Otospermophilus beecheyi*), and Virginia opossum (*Didelphis virginiana*).

Due to lack of suitable habitat, few amphibians and reptiles are expected to use habitats in the site and none were observed. Common species such as western fence lizard (*Sceloporus occidentalis*), Pacific chorus frog (*Pseudacris regilla*) and western terrestrial garter snake (*Thamnophis elegans*) may occur in the site.

The relatively large eucalyptus trees in the site are suitable for nesting raptors, including Swainson's hawk, as well as other protected migratory birds. There are also several large trees in close proximity to site that are potentially suitable for nesting raptors. Due to the presence of large trees in and near the site and suitable raptor foraging habitat (i.e., open fields) in and near the site, it is possible one or more pairs of raptors nest in trees in and near the site in some years. Smaller birds, such as songbirds, could potentially nest within the trees and grassland vegetation in the site.

The likelihood of occurrence of listed, candidate, and other special-status species in the site is generally low. Table IS-3 provides a summary of the listing status and habitat requirements of special-status species that have been documented, or for which there is potentially suitable habitat, in the greater project vicinity. This table also includes an assessment of the likelihood of occurrence of each of these species in the site. The evaluation of the potential for occurrence of each species is based on the distribution of regional occurrences (if any), habitat suitability, and field observations. Species and sensitive habitats that are not expected to occur are not discussed further in subsequent analysis sections.

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

Scientific Name (Common Name)	Federal Status ¹	State Status ²	CNPS List ³	Habitat Requirements	Potential for Occurrence
Plants					
<i>Castilleja campestris</i> ssp. <i>succulenta</i> Fleshy owl's clover	T	E	1B	Vernal pools and other depressional wetlands	Not Expected to Occur. The seasonal wetlands in the site have been highly disturbed and do not provide suitable habitat for fleshy owl's clover; there are no vernal pools in the site. There are no records of this species in the CNDDDB (2022) search area.
<i>Downingia pusilla</i> Dwarf Downingia	None	None	2	Vernal pools and margins of lakes/ponds	Not Expected to Occur: seasonal wetlands in the site are highly disturbed and do not provide suitable habitat for dwarf downingia; there are no vernal pools in the site. The nearest occurrence of this species in the CNDDDB (2022) search area is approximately 7.5 miles southeast of the site.
<i>Legenere limosa</i> Legenere	--	--	1B	Vernal pools	Not Expected to Occur. The wetlands in the site are highly disturbed and do not provide suitable habitat for legenere; there are no vernal pools in the site. The nearest occurrence of this species in the CNDDDB (2022) search area is approximately 1 mile northeast of the site.

Scientific Name (Common Name)	Federal Status ¹	State Status ²	CNPS List ³	Habitat Requirements	Potential for Occurrence
<i>Sagittaria sanfordii</i> Sanford's arrowhead	None	None	1B	Standing or slow-moving freshwater ponds, marshes, and ditches.	Not Expected to Occur. There is no suitable aquatic habitat in the site to support this species. The nearest occurrence of Sanford's arrowhead in the CNDDDB (2022) search area is approximately 5.5 miles northeast of the site.
Birds					
<i>Buteo swainsoni</i> Swainson's hawk	None	T	N/A	Nesting: large trees, usually within riparian corridors. Foraging: agricultural fields and annual grasslands.	Moderate. There are several large trees in the site and in close proximity to the site that provide potentially suitable nesting habitat for Swainson's hawk and the site provides suitable foraging habitat for this species. However, no Swainson's hawks were observed in the site during surveys conducted during the middle of the nesting season. The nearest occurrence of nesting Swainson's hawks in the CNDDDB (2022) search area is approximately 0.5 miles southeast of the site.
<i>Athene cunicularia</i> Burrowing owl	None	SC	N/A	Open, dry annual or perennial grasslands, deserts and scrublands characterized by low-growing vegetation.	Not Expected to Occur. The disturbed grasslands in the site do not provide suitable habitat for burrowing owl. No burrowing owls were observed in the site. Further, no ground squirrel burrows that would be suitable for nesting by burrowing owls were observed. Although pocket gopher burrows were present, these are too small for the owl to use. The nearest occurrence of nesting burrowing owls in

Scientific Name (Common Name)	Federal Status ¹	State Status ²	CNPS List ³	Habitat Requirements	Potential for Occurrence
					the CNDDDB (2022) search area is approximately 4 miles northwest of the site. While not expected to occur given that the site may not be developed for a number of years there is potential that nesting may occur in the future.
<i>Agelaius tricolor</i> Tricolored blackbird	None	T	N/A	Requires open water and protected nesting substrate, usually cattails and riparian scrub with the surrounding foraging habitat.	Not Expected to Occur. There is no suitable aquatic habitat in the site to support nesting tricolored blackbird. The grasslands in the site provides suitable foraging habitat for this species and tricolored blackbirds may occasionally fly over or forage in the site. The nearest occurrence of tricolored blackbirds in the CNDDDB (2022) search area is two records that are approximately 1.5 miles northwest of the site.
<i>Elanus leucurus</i> White-tailed kite	None	FP	N/A	Herbaceous lowlands with variable tree growth and dense population of voles.	Low. Large trees in the project site and in close proximity to the site are potentially suitable for nesting by white-tailed kite; this species may also forage in the project site. The nearest occurrence of white-tailed kite in the CNDDDB (2022) search area is approximately 6 miles west of the site.
Reptiles & Amphibians					
<i>Ambystoma californiense</i> California tiger salamander	T	T	N/A	Seasonal water bodies without fish (i.e., vernal pools and stock ponds) near grassland/ woodland habitats	Not Expected to Occur. The seasonal wetlands in the site are small, shallow, and highly disturbed and do not provide suitable breeding habitat for California tiger salamander. The nearest occurrence

Scientific Name (Common Name)	Federal Status ¹	State Status ²	CNPS List ³	Habitat Requirements	Potential for Occurrence
				with summer refugia (i.e., burrows)	of this species in the CNDDDB (2022) search area is approximately 4 miles southeast of the site. The site is not within designated critical habitat for California tiger salamander (USFWS, 2005a).
<i>Thamnophis gigas</i> Giant garter snake	T	T	N/A	Freshwater marshes and low gradient streams; also adapted to drainage canals and irrigation ditches.	Not Expected to Occur. The site does not contain suitable aquatic habitat for giant garter snake. The nearest occurrence of this species in the CNDDDB (2022) search area is approximately 3 miles southeast of the site.
<i>Emys marmorata</i> Western pond turtle	None	SC	N/A	Ponds marshes, streams, and ditches with emergent aquatic vegetation and basking areas	Not Expected to Occur. There is no suitable aquatic habitat in the site to support western pond turtle. The nearest occurrence of western pond turtle in the CNDDDB (2022) search area is approximately 4 miles east of the site.
<i>Spea hammondi</i> Western spadefoot	None	SC	N/A	Breeds and lays eggs in seasonal water bodies such as deep vernal pools or stock ponds.	Not Expected to Occur. There is no suitable aquatic habitat in the site to support western spadefoot. The nearest occurrence of this species in the CNDDDB (2022) search area is approximately 4.5 miles east of the site
Fish					
<i>Oncorhynchus mykiss</i> Central Valley steelhead	T	None	N/A	Riffle and pool complexes with adequate spawning substrates within Central Valley drainages.	None. There is no suitable aquatic habitat in the site to support Central Valley steelhead. The nearest occurrence of Central Valley steelhead in the CNDDDB (2022) search area is in the Cosumnes River, approximately 5 miles west of the

Scientific Name (Common Name)	Federal Status ¹	State Status ²	CNPS List ³	Habitat Requirements	Potential for Occurrence
					site. The site is not within designated critical habitat for Central Valley steelhead (NOAA, 2005).
<i>Hypomesus transpacificus</i> Delta smelt	T	T	N/A	Shallow lower delta waterways with submersed aquatic plants and other suitable refugia.	None. there is no suitable aquatic habitat in the site to support delta smelt. This species is not recorded in the CNDDDB (2022) search area. The site is not in designated critical habitat for delta smelt (USFWS, 1994).
Invertebrates					
<i>Branchinecta lynchi</i> Vernal pool fairy shrimp	T	None	N/A	Vernal pools and seasonal wetlands.	Not Expected to Occur. The seasonal wetlands on the site have been highly disturbed by routine farming and do not provide suitable habitat for vernal pool tadpole shrimp. The nearest occurrence of this species in the CNDDDB (2022) search area is approximately 1 mile west of the site. The site is not within designated critical habitat for vernal pool tadpole shrimp (USFWS 2005b).
<i>Lepidurus packardi</i> Vernal pool tadpole shrimp	E	None	N/A	Vernal pools.	Not Expected to Occur. The seasonal wetlands on the site have been highly disturbed by routine farming and do not provide suitable habitat for vernal pool tadpole shrimp. The nearest occurrence of this species in the CNDDDB (2022) search area is approximately 2.5 miles northeast of the site. The site is not within designated critical habitat for vernal pool tadpole shrimp (USFWS 2005b).

Scientific Name (Common Name)	Federal Status ¹	State Status ²	CNPS List ³	Habitat Requirements	Potential for Occurrence
<i>Branchinecta conservation</i> Conservancy fairy shrimp	E	SC	N/A	Vernal pools.	Not Expected to Occur. The seasonal wetlands on the site have been highly disturbed by routine farming and do not provide suitable habitat for conservancy fairy shrimp. There are no occurrences of conservancy fairy shrimp in the CNDDDB (2022) search area. The site is not in designated critical habitat for this species (USFWS 2005b).
<i>Desmocerus californicus dimorphus</i> Valley elderberry longhorn beetle	T	None	N/A	Elderberry shrubs, usually in Central Valley riparian habitats.	None. No blue elderberry shrubs were observed in or adjacent to the site. The nearest occurrence of valley elderberry longhorn beetle in the CNDDDB (2022) search area is approximately 5.5 miles northwest of the site.
<i>Danaus Plexippus</i> Monarch butterfly	C	None	N/A	Variety of habitats in California; larvae dependent on milkweed.	Not Expected to Occur. The grasslands in the site are highly disturbed and no milkweed plants, in which the larvae of this species rely, were observed in the site. There are no occurrences of monarch butterfly in the CNDDDB (2022) search area.

1 T = Threatened; E = Endangered; C = Candidate for listing.

2 T = Threatened; E = Endangered; FP = Fully Protected; SC= State of California Species of Special Concern.

3 CNPS List 1B includes species that are rare, threatened, or endangered in California and elsewhere; List 2 includes species that are rare, threatened, or endangered in California, but more common elsewhere.

PROJECT IMPACTS

BURROWING OWL

Burrowing owl are small, ground-dwelling owls found throughout most of the western U.S. Burrowing owl inhabit open areas with sparse or non-existent tree or shrub canopies. Burrowing owl are dependent upon burrows created by other animals (burrowing mammals) or suitable surrogate burrows (e.g. rock/concrete piles, culverts). The grasslands community at the project site provides suitable foraging habitat for burrowing owl. Although the site has been mowed and no ground squirrel burrows or other surrogate burrows (pocket gopher burrows are too small for the burrowing owl to use) were found there is still potential for burrowing owl to occur within the project site. Mitigation has been included in the form of pre-construction surveys and consultation with the CDFW as necessary if owls or evidence of owls are present on the project site. With this mitigation, impacts will be **less than significant**.

SWAINSON'S HAWK

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

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

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

NESTING HABITAT IMPACT METHODOLOGY

For determining impacts to and establishing mitigation for nesting Swainson's hawks in Sacramento County, CDFW recommends implementing the measures set forth in the

Recommended Timing And Methodology For Swainson's Hawk Nesting Surveys In California's Central Valley by Swainson's Hawk Technical Advisory Committee (May 31, 2000). These state that no intensive new disturbances, such as heavy equipment operation associated with construction, should be initiated within ½ -mile of an active Swainson's hawk nest between March 1 and September 15.

PROJECT IMPACTS – NESTING HABITAT

The nearest recorded nest is within ½ mile from the project site and large trees in the vicinity of the Project could serve as suitable nesting habitat for Swainson's hawk. Mitigation has been included to implement pre-construction surveys, according to the Recommended Timing And Methodology For Swainson's Hawk Nesting Surveys In California's Central Valley by Swainson's Hawk (May 31, 2000), for nesting raptors within ½ mile of ground disturbing activities. The purpose of the survey requirement is to ensure that construction activities do not agitate nesting hawks, potentially resulting in nest abandonment or other harm to nesting success. If Swainson's hawk nests are found, the developer is required to contact California Fish and Wildlife to determine what measures need to be implemented in order to ensure that nesting hawks remain undisturbed. The measures selected will depend on many variables, including the distance of activities from the nest, the types of activities, and whether the landform between the nest and activities provides any kind of natural screening. Impacts to nesting Swainson's hawk are considered **less than significant**.

FORAGING HABITAT IMPACT METHODOLOGY

Swainson's hawks are known to forage up to 18 miles from their nest site; however, that is the extreme range of one individual bird's daily movement. It is more common for a Swainson's hawk to forage within 10 miles of its nest site. Therefore, it is generally accepted and CDFW recommends evaluating projects for foraging habitat impacts when they are within 10 miles of a known nest site. Virtually all of Sacramento County is within 10 miles of a known nest.

Statewide, CDFW recommends implementing the measures set forth in the "Staff Report Regarding Mitigation for Impacts to Swainson's Hawks (*Buteo swainsoni*) in the Central Valley of California" (November 1, 1994) for determining impacts to Swainson's hawk foraging habitat unless local jurisdictions develop an individualized methodology designed specifically for their location. Sacramento County has developed such a methodology and received confirmation from CDFW in May of 2006 that the methodology is a better fit for unincorporated Sacramento County and should replace the statewide, generalized methodology for determining impacts to foraging habitat.

Swainson's hawk foraging habitat value is greater in large expansive open space and agricultural areas than in areas which have been fragmented by agricultural-residential or urban development. The methodology for unincorporated Sacramento County is based on the concept that impacts to Swainson's hawk foraging habitat occur as properties develop to increasingly more intensive uses on smaller minimum parcel sizes. As part of methodology development, County and CDFW staff analyzed aerial photography of the County and compared this to the underlying zoning. It was

determined that there was a strong correlation in most areas between the presence of suitable habitat and zoning for large agricultural parcels, and conversely that areas zoned for agricultural-residential or more dense uses tended to have fragmented or absent habitat. Therefore, the methodology relies mainly on the minimum parcel size allowed by zoning to determine habitat value. Though there may be individual properties which do not follow the observed regional trend, it was concluded that adherence to this methodology would result in adequate cumulative mitigation for the species.

For the purpose of the methodology, properties with zoning of AG-40 and larger are assumed to maintain 100% of their foraging habitat value and properties with AR-5 zoning and smaller are assumed to have lost all foraging habitat value. The project site is zoned A-5 - General Agricultural for the entire 15.6 acres. In accordance with the Sacramento County Zoning Code Section 2.5.2 Table 2.3 the A-5 zone district is summarized as “[With the exception of feedlots] Allows the keeping of animals and raising of crops for educational, recreational, or income purposes” Table IS-6 below illustrates this valuation and the continuum between AG-40 and AR-2 that represents the partial loss of habitat value that occurs with fragmentation of large agricultural land holdings. The large, 75% loss of habitat value between AG-20 and AR-2 is due to the change in land use from general agriculture to residential.

Table IS-4: Swainson’s Hawk Foraging Habitat Value by Zoning Category

Zoning Category	Habitat Value Remaining
AG-40 and above (e.g. AR-80, AG-160 etc.)	100%
AG-20/UR	75%
AR-10	25%
AR-5 and smaller (e.g. AR-2, 1, or RD-5, 7, 10, 15, 20, etc.)	0%

PROJECT IMPACTS - FORAGING HABITAT

Based on the site’s existing AR-5 zoning, the land possesses 0% value as suitable foraging habitat. Therefore, no mitigation is required for the loss of foraging habitat. Project impacts to Swainson’s hawk foraging habitat 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 Wildlife Code. Raptors and their active nests are protected by the California Fish and Wildlife Code Section 3503.5, which states: It is unlawful to take, possess, or destroy any birds in the orders Falconiformes or Strigiformes (birds of prey, or raptors) or to take, possess, or destroy the nest or eggs of any such bird except as otherwise

provided by this code or any regulation adopted pursuant thereto. Section 3(18) of 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. There are a number of large trees located on and adjacent to the project that could afford nesting opportunities.

To avoid impacts to nesting raptors, mitigation is recommended. If construction will occur during the nesting season of March 1 to September 15 pre-construction nesting surveys to identify active nests will be required. If active nests are found avoidance measures will be required. 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. With mitigation impacts to nesting raptors are ***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(18) of the Federal Endangered Species Act defines the term “take” means to harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect, or to attempt to engage in any such conduct. Causing a bird to abandon an active nest may cause harm to egg(s) or chick(s) and is therefore considered “take.” To avoid take of nesting migratory birds, mitigation has been included to require that activities either occur outside of the nesting season, or to require that nests be buffered from construction activities until the nesting season is concluded. With mitigation impacts to migratory birds are ***less than significant***.

WATERS OF THE U.S. AND WETLANDS

Waters of the U.S., including wetlands, are broadly defined under 33 Code of Federal Regulations (CFR) 328 to include navigable waterways, their tributaries, and adjacent wetlands. State and federal agencies regulate these habitats and Section 404 of the

Clean Water Act requires that a permit be secured prior to the discharge of dredged or fill materials into any waters of the U.S., including wetlands. Some jurisdictional waters of the U.S. also fall under the jurisdiction of CDFW and/or the California Regional Water Quality Control Board (RWQCB).

“Waters of the U.S.”, as defined in 33 CFR 328.4, encompasses Territorial Seas, Tidal Waters, and Non-Tidal Waters; Non-Tidal Waters includes interstate and intrastate rivers and streams, as well as their intermittent tributaries. The limit of federal jurisdiction of Non-Tidal Waters of the U.S. extends to the “ordinary high water mark”. The ordinary high water mark is established by physical characteristics such as a natural water line impressed on the bank, presence of shelves, destruction of terrestrial vegetation, or the presence of litter and debris.

Jurisdictional wetlands are vegetated areas that meet specific vegetation, soil, and hydrologic criteria defined by the *ACOE Wetlands Delineation Manual* and *Regional Supplement* (ACOE, 1987; 2008). Jurisdictional wetlands are usually adjacent to or hydrologically associated with Waters of the U.S. Isolated wetlands are outside federal jurisdiction, but may be regulated by RWQCB under the State Wetlands Program.

Jurisdictional wetlands and Waters of the U.S. include, but are not limited to, perennial and intermittent creeks and drainages, lakes, seeps, and springs; emergent marshes; riparian wetlands; and seasonal wetlands. Wetlands and Waters of the U.S. provide critical habitat components, such as nest sites and a reliable source of water, for a wide variety of wildlife species.

As presented in the Biological Assessment (Appendix A), the only potentially jurisdictional Waters of the U.S. or wetlands in the site are three relatively small seasonal wetlands and a seasonal wetland swale (Plate IS-5). In combination, the seasonal wetlands encompass 0.16+/- acres, while the seasonal wetland swale is 0.20+/- acres. The seasonal wetlands contain a similar composition of hydrophytes and due to high levels of disturbance, they also contain some of the upland plant species found within the surrounding grasslands. Dominant vegetation in the seasonal wetlands include stalked popcorn-flower, Hyssop loosestrife, Carter’s buttercup, and perennial ryegrass. Seaside barley and perennial ryegrass are the dominant vegetation in the seasonal wetland swale.

No other potentially jurisdictional Waters of the U.S. or wetlands were observed in the site. All of the wetlands are in a relatively flat area, which is typical landform setting for isolated depressional (i.e., “basin”) wetlands. The remainder of the site consists of gently sloping hills, vegetated with upland grasses and weeds and with soils that appear to be well draining.

PROJECT IMPACTS TO WATERS OF THE U.S AND WETLANDS

There are three seasonal wetlands and a seasonal wetland swale in the southwest part of the site that encompass 0.36+/- acres. All of the wetlands are highly disturbed from historical and ongoing hay farming and are unlikely to support special-status species

such as vernal pool fairy shrimp. No other jurisdictional Waters of the U.S. or wetlands of any type were observed on the project site.

The jurisdictional status of the seasonal wetlands and a seasonal wetland swale has not been established. Full avoidance of the seasonal wetlands by any future residential development is recommended. The proposed building envelopments within each of the three parcels would be outside of the wetland areas. However, the proposed envelopes are just that, proposed, and can be changed. As specific development of the parcels has not been presented mitigation has been included that would require any future development plans either show avoidance or if the wetlands are encroached upon the appropriate permits are obtained prior to the start of any grading.

With the abandonment of the existing access drive and mitigation either by avoidance or by permit that includes mitigation the impacts to wetland areas would be ***less than significant***

Plate IS-5: Aquatic Resources



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 Technical Memorandum was prepared for the project by Solano Archaeological Services (SAS). The following information and analysis is based on this report.

A search of records and historical information on file at the North Central Information Center (NCIC) of the California Historical Resources Information System (CHRIS) was conducted in February 20th, 2023 for the project area and a one-half-mile buffer.

The records search identified no previously recorded resources within the project site:

On March 3, 2023, SAS conducted a field survey of the project site. The archaeologists walked parallel transects of approximately 10-meter separation. At the time of the SAS survey, it was noted that much of the project area was gently sloped and was being

used for livestock grazing. With the project area being mostly covered in late winter/early spring grass growth, ground surface visibility was minimal, ranging from little or no visibility, to as much as 15 percent in more heavily grazed areas. Several small areas of standing water were present in the southwest corner of the project area that may represent small seasonal wetlands, but no natural drainages were present. No prehistoric or historic era sites, features, or artifacts were noted.

A record search conducted by the NCIC indicated that no prehistoric, or historic-era cultural resources were known to be present within or near the project area. Archival research conducted by SAS demonstrated that no historic-period developments have taken place within the project area. An intensive field survey did not result in the discovery of any prehistoric or historic-era archaeological materials. Given the lack of documented cultural resources in the project area, and a lack of perennial water sources (potentially attractive to prehistoric and early historic-era peoples), the project area appears to retain a low level of archaeological sensitivity. Consequently, it is unlikely that Project implementation will uncover any previously undocumented archaeological sites or materials.

PROJECT IMPACTS TO CULTURAL RESOURCES

Record searches and field investigation did not find any cultural resources that would be impacted; however, it is possible that presently undocumented buried archaeological deposits are encountered during any Project-associated construction activity. Therefore, mitigation has been included to address such a discovery. In addition, the project is unlikely to impact human remains buried outside of formal cemeteries; however, if human remains are encountered during construction, mitigation is included specifying how to comply with CEQA Guidelines Section 15064.5 (e), Sections 5097.97 and 5097.98 of the State Public Resources Code, and Section 7050.5 of the State Health and Safety Code. Therefore, with mitigation, project impacts to cultural resources will be ***less than significant***.

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 2050.²

COUNTY OF SACRAMENTO CLIMATE ACTION PLANNING

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

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

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

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

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

Goals in the section on water include reducing water consumption, emphasizing water efficiency, reducing uncertainties in water supply by increasing the flexibility of the water allocation/distribution system, and emphasizing the importance of floodplain and open space protection as a means of providing groundwater recharge. Actions include

² EO S-03-05 has set forth a reduction target to reduce GHG emissions by 80 percent below 1990 levels by 2050. This target has not been legislatively adopted.

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. Based on comments received Sacramento County is revising the CAP and preparing a Subsequent Environmental Impact Report to analyze the potential impacts of the revised CAP the draft SEIR distributed for public review on July 15, 2024 and the review period closed on August 29, 2014. Responses to comments received are being prepared and future public hearings are planned to late 2024.

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, except all EV Capable spaces shall instead be EV Ready.
 - EV Capable requires the installation of “raceway” (the enclosed conduit that forms the physical pathway for electrical wiring to protect it from damage) and adequate panel capacity to accommodate future installation of a dedicated branch circuit and charging station(s)
 - EV Ready requires all EV Capable improvements plus installation of dedicated branch circuit(s) (electrical pre-wiring), circuit breakers, and other electrical components, including a receptacle (240-volt outlet) or blank cover needed to support future installation of one or more charging stations

Projects that implement BMP 1 and BMP 2 can utilize the screening criteria for operation emissions outlined in Table IS-1. 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-7.

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

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

PROJECT IMPACTS

CONSTRUCTION-GENERATED GREENHOUSE GAS EMISSIONS

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

OPERATIONAL PHASE GREENHOUSE GAS EMISSIONS

The project will implement BMP 1 and BMP 2 in its entirety. As such, the project can be compared to the operational screening table. The operational emissions associated with the project are less than 1,100 MT of CO₂e per year. Mitigation has been included such that the project will implement BMP 1 and BMP 2. The impacts from GHG emissions are ***less than significant with mitigation***.

ENVIRONMENTAL MITIGATION MEASURES

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

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

Applicant _____

Date: _____

MITIGATION MEASURE A: BASIC CONSTRUCTION EMISSIONS CONTROL PRACTICES

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

Control of fugitive dust is required by District Rule 403 and enforced by District staff.

- Water all exposed surfaces two times daily. Exposed surfaces include, but are not limited to soil piles, graded areas, unpaved parking areas, staging areas, and access roads.
- Cover or maintain at least two feet of free board space on haul trucks transporting soil, sand, or other loose material on the site. Any haul trucks that would be traveling along freeways or major roadways should be covered.
- Use wet power vacuum street sweepers to remove any visible track out mud or dirt onto adjacent public roads at least once a day. Use of dry power sweeping is prohibited.
- Limit vehicle speeds on unpaved roads to 15 miles per hour (mph).
- All roadways, driveways, sidewalks, parking lots to be paved should be completed as soon as possible. In addition, building pads should be laid as soon as possible after grading unless seeding or soil binders are used.

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

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

MITIGATION MEASURE B: BURROWING OWL

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

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

MITIGATION MEASURE C: SWAINSON'S HAWK SURVEY (TAC 2000)

If construction, grading, or project-related improvements are to commence between February 1 and September 15, focused surveys for Swainson's hawk nests shall be conducted by a qualified biologist within a ½-mile radius of project activities, in

accordance with the Recommended Timing and Methodology for Swainson's Hawk Nesting Surveys in California's Central Valley (Swainson's Hawk TAC 2000). To meet the minimum level of protection for the species, surveys should be completed for the two survey periods immediately prior to commencement of construction activities in accordance with the 2000 TAC recommendations. If active nests are found, CDFW shall be contacted to determine appropriate protective measures, and these measures shall be implemented prior to the start of any ground-disturbing activities. If no active nests are found during the focused survey, no further mitigation will be required.

MITIGATION MEASURE D: RAPTOR NEST PROTECTION

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

MITIGATION MEASURE E: MIGRATORY BIRD NEST PROTECTION

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

1. If construction activity (which includes clearing, grubbing, or grading) is to commence within 50 feet of nesting habitat between February 1 and September 15, a survey for active migratory bird nests shall be conducted no more than 14 day prior to construction by a qualified biologist.
2. Trees slated for removal shall be removed during the period of September through January, in order to avoid the nesting season. Any trees that are to be removed during the nesting season, which is February through August, shall be surveyed by a qualified biologist and will only be removed if no nesting migratory birds are found.
3. If active nest(s) are found in the survey area, a non-disturbance buffer, the size of which has been determined by a qualified biologist, shall be established and maintained around the nest to prevent nest failure. All construction activities shall be avoided within this buffer area until a qualified biologist determines that nestlings have fledged, or until September 1.

MITIGATION MEASURE F: WETLAND AND WATERS

1. The aquatic features, or portions of aquatic features, not proposed to be permanently impacted shall have an established setback of 50 feet to ensure the features are not directly or indirectly impacted. Construction and silt fencing shall be placed on either side of the aquatic feature and the area shall be clearly demarcated on all construction plans as environmentally sensitive. For areas where construction is within the aquatic feature, temporary construction and silt fencing shall be placed at the edge of construction limits. A qualified biologist shall oversee the placement of temporary construction and silt fencing when aquatic features are present.
2. If future building footprints necessitate impacts to wetlands, the project proponent shall compensate for the permanent loss of wetlands or jurisdictional waters, the applicant shall perform one or a combination of the following prior to issuance of building permits, and shall also obtain all applicable permits from the Army Corps of Engineers, the U.S. Fish and Wildlife Service, the Central Valley Regional Water Quality Control Board, and the California Department of Fish and Wildlife:
 - A. Where a Section 404 Permit has been issued by the Army Corps of Engineers, or an application has been made to obtain a Section 404 Permit, the Mitigation and Management Plan required by that permit or proposed to satisfy the requirements of the Corps for granting a permit may be submitted for purposes of achieving a no net-loss of wetlands or jurisdictional waters. The required Plan shall be submitted to the Sacramento County Environmental Coordinator, U.S. Army Corps of Engineers, and U.S. Fish and Wildlife Service for approval prior to its implementation.
 - B. If regulatory permitting processes result in less than a 1:1 compensation ratio for loss of wetlands or jurisdictional waters, the Project applicant shall demonstrate that the wetlands which went unmitigated/uncompensated as a result of permitting have been mitigated through other means. Acceptable methods include payment into a mitigation bank or protection of off-site wetlands through the establishment of a permanent conservation easement, subject to the approval of the Environmental Coordinator.

MITIGATION MEASURE G: CULTURAL RESOURCES UNANTICIPATED DISCOVERIES

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

1. Unanticipated human remains. Pursuant to Sections 5097.97 and 5097.98 of the State Public Resources Code, and Section 7050.5 of the State Health and Safety Code, if a human bone or bone of unknown origin is found during construction, all work is to stop and the County Coroner and the Office of Planning and Environmental Review shall be immediately notified. If the remains are determined to be Native American, the coroner shall notify the Native American Heritage Commission within 24 hours, and the Native American Heritage Commission shall identify the person or persons it believes to be the most likely descendent from the deceased Native American. The most likely descendent may make recommendations to the landowner or the person responsible for the excavation work, for means of treating or disposition of, with appropriate dignity, the human remains and any associated grave goods.
2. Unanticipated cultural resources. In the event of an inadvertent discovery of cultural resources (excluding human remains) during construction, all work must halt within a 100-foot radius of the discovery. A qualified professional archaeologist, meeting the Secretary of the Interior's Professional Qualification Standards for prehistoric and historic archaeology, shall be retained at the Applicant's expense to evaluate the significance of the find. If it is determined due to the types of deposits discovered that a Native American monitor is required, the Guidelines for Monitors/Consultants of Native American Cultural, Religious, and Burial Sites as established by the Native American Heritage Commission shall be followed, and the monitor shall be retained at the Applicant's expense.
 - a. Work cannot continue within the 100-foot radius of the discovery site until the archaeologist and/or tribal monitor conducts sufficient research and data collection to make a determination that the resource is either 1) not cultural in origin; or 2) not potentially eligible for listing on the National Register of Historic Places or California Register of Historical Resources.
 - b. If a potentially-eligible resource is encountered, then the archaeologist and/or tribal monitor, Planning and Environmental Review staff, and project proponent shall arrange for either 1) total avoidance of the resource, if possible; or 2) test excavations or total data recovery as mitigation. The determination shall be formally documented in writing and submitted to the County Environmental Coordinator as verification that the provisions of CEQA for managing unanticipated discoveries have been met.

MITIGATION MEASURE H: UNANTICIPATED DISCOVERIES TRIBAL CULTURAL RESOURCES

1. If any suspected TCRs are discovered during ground disturbing construction activities, all work shall cease within 100 feet of the find. A Tribal Representative from culturally affiliated tribes shall be immediately notified and shall determine if the find is a TCR (PRC §21074). The Tribal Representative will make recommendations regarding the treatment of the discovery. Preservation in place

is the preferred alternative under CEQA and UAIC protocols, and every effort must be made to preserve the resources in place, including through project redesign.

2. Work at the discovery location cannot resume until all necessary investigation and evaluation of the discovery under the requirements of the CEQA, including AB 52, has been satisfied.
3. The contractor shall implement any measures deemed by the CEQA lead agency to be necessary and feasible to preserve in place, avoid, or minimize impacts to the resource, including, but not limited to, facilitating the appropriate tribal treatment of the find, as necessary.

MITIGATION MEASURE I: 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 (EV) 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

If the project proponent chooses to propose an alternative to the above BMPs, they will need to submit documentation, to the satisfaction of the Environmental Coordinator, demonstrating that the alternatives are equivalent to Tier 1 BMPs. Documentation shall be submitted to the Environmental Coordinator prior to final approval of building permits.

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 \$4,900.00. This fee includes administrative costs of \$1,097.00.

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

INITIAL STUDY CHECKLIST

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

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

	Potentially Significant	Less Than Significant with Mitigation	Less Than Significant	No Impact	Comments
1. LAND USE - Would the project:					
a. Cause a significant environmental impact due to a conflict with any applicable land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?			X		The project is consistent with environmental policies of the Sacramento County General Plan, Southeast Area Alta Mesa 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 is not designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance on the current Sacramento County Important Farmland Map published by the California Department of Conservation. The site does not contain prime soils.
b. Conflict with any existing Williamson Act contract?				X	No Williamson Act contracts apply to the project site.

	Potentially Significant	Less Than Significant with Mitigation	Less Than Significant	No Impact	Comments
c. Introduce incompatible uses in the vicinity of existing agricultural uses?			X		Though in an area where agricultural uses occur, the project will not substantially interfere with agricultural operations because the area surrounding the project consists of agricultural residential uses which are considered compatible with general agricultural uses.
4. AESTHETICS - Would the project:					
a. Substantially alter existing viewsheds such as scenic highways, corridors or vistas?			X		The project does not occur in the vicinity of any scenic highways, corridors, or vistas.
b. In non-urbanized area, substantially degrade the existing visual character or quality of public views of the site and its surroundings?			X		It is acknowledged that aesthetic impacts are subjective and may be perceived differently by various affected individuals. Nonetheless, 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.
d. Create a new source of substantial light, glare, or shadow that would result in safety hazards or adversely affect day or nighttime views in the area?			X		The project will not result in a new source of substantial light, glare or shadow that would result in safety hazards or adversely affect day or nighttime views in the area.
5. AIRPORTS - Would the project:					
a. Result in a safety hazard for people residing or working in the vicinity of an airport/airstrip?				X	The project occurs outside of any identified public or private airport/airstrip safety zones.
b. Expose people residing or working in the project area to aircraft noise levels in excess of applicable standards?				X	The project occurs outside of any identified public or private airport/airstrip noise zones or contours.
c. Result in a substantial adverse effect upon the safe and efficient use of navigable airspace by aircraft?				X	The project does not affect navigable airspace.

	Potentially Significant	Less Than Significant with Mitigation	Less Than Significant	No Impact	Comments
d. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				X	The project does not involve or affect air traffic movement.
6. PUBLIC SERVICES - Would the project:					
a. Have an adequate water supply for full buildout of the project?			X		Private wells would be required to provide potable water to future development. As proposed, the project could result in the addition of 3 new water wells to serve the project. The introduction of 3 wells would add incrementally to a documented decline in the groundwater table in the County but it would not in itself constitute a significant environmental impact. Refer to the Public Services discussion in the Environmental Effects section above.
b. Have adequate wastewater treatment and disposal facilities for full buildout of the project?			X		Septic systems would be required. 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
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.

	Potentially Significant	Less Than Significant with Mitigation	Less Than Significant	No Impact	Comments
e. Result in substantial adverse physical impacts associated with the provision of storm water drainage facilities?			X		Drainage of the Project site consists of surface flows coming from the west and continues to a drainage ditch along the southern boundary of the project site. To address water flowing over the proposed driveway, culverts are proposed and designed to direct water under the driveway. to the southern drainage ditch. Beyond the addition of these culverts no additional new stormwater drainage facilities would be needed. Compliance with the County Floodplain Management Ordinance, County Drainage Ordinance, and Improvement Standards will reduce potential impacts to less than significance.
f. Result in substantial adverse physical impacts associated with the provision of electric or natural gas service?			X		Minor extension of utility lines would be necessary to serve the proposed project. Existing utility lines are located along existing roadways and other developed areas, and the extension of lines would take place within areas already proposed for development as part of the project. No significant new impacts would result from utility extension.
g. Result in substantial adverse physical impacts associated with the provision of emergency services?			X		The project would incrementally increase demand for emergency services, but would not cause substantial adverse physical impacts as a result of providing adequate service.
h. Result in substantial adverse physical impacts associated with the provision of public school services?			X		The project would result in minor increases to student population; however, the increase would not require the construction/expansion of new unplanned school facilities. Established case law, <i>Goleta Union School District v. The Regents of the University of California</i> (36 Cal-App. 4 th 1121, 1995), indicates that school overcrowding, standing alone, is not a change in the physical conditions, and cannot be treated as an impact on the environment.
i. Result in substantial adverse physical impacts associated with the provision of park and recreation services?			X		The project will result in increased demand for park and recreation services, but meeting this demand will not result in any substantial physical impacts.

	Potentially Significant	Less Than Significant with Mitigation	Less Than Significant	No Impact	Comments
7. TRANSPORTATION - Would the project:					
a. Conflict with or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b) – measuring transportation impacts individually or cumulatively, using a vehicles miles traveled standard established by the County?			X		The proposed project is the creation of three parcels resulting in the development of three homes. According to Sacramento County Department of Transportation (DOT) the project is considered a small project based on the project generating less than 237 average daily traffic, which is below the thresholds established by DOT; therefore, project impacts individually or cumulatively are less than significant.
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.
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.
b. Expose sensitive receptors to pollutant concentrations in excess of standards?			X		Refer to the Air Quality discussion in the Environmental Effects section above.

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

	Potentially Significant	Less Than Significant with Mitigation	Less Than Significant	No Impact	Comments
c. Develop within a 100-year floodplain as mapped on a federal Flood Insurance Rate Map or within a local flood hazard area?			X		The project site is in a local flood hazard area, but not in a federally mapped floodplain. Compliance with the County Floodplain Management Ordinance, County Drainage Ordinance, and Improvement Standards will assure less than significant impacts.
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		Sacramento County Code Chapters 6.28 and 6.32 provide rules and regulations for water wells and septic systems that are designed to protect water quality. The Environmental Health Division of the County Environmental Management Department has permit approval authority for any new water wells and septic systems on the site. Compliance with existing regulations will ensure that impacts are less than significant.
11. GEOLOGY AND SOILS - Would the project:					

	Potentially Significant	Less Than Significant with Mitigation	Less Than Significant	No Impact	Comments
a. Directly or indirectly cause potential substantial adverse effects, including risk of loss, injury or death involving rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?				X	Sacramento County is not within an Alquist-Priolo Earthquake Fault Zone. Although there are no known active earthquake faults in the project area, the site could be subject to some ground shaking from regional faults. The Uniform Building Code contains applicable construction regulations for earthquake safety that will ensure less than significant impacts.
b. Result in substantial soil erosion, siltation or loss of topsoil?			X		Compliance with the County's Land Grading and Erosion Control Ordinance will reduce the amount of construction site erosion and minimize water quality degradation by providing stabilization and protection of disturbed areas, and by controlling the runoff of sediment and other pollutants during the course of construction. Refer to the erosion control discussion in the Hydrology and Water Quality topic in the Environmental Effects section above.
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, soil expansion, liquefaction or collapse?			X		The project is not located on an unstable geologic or soil unit.
d. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available?			X		All septic systems must comply with the requirements of the County Environmental Management Department, Environmental Health Division, as set forth in Chapter 6.32 of the County Code. Compliance with County standards will ensure impacts are less than significant. Refer to the Public Services discussion in the Environmental Effects section above.
e. Result in a substantial loss of an important mineral resource?				X	The project is not located within an Aggregate Resource Area as identified by the Sacramento County General Plan Land Use Diagram, nor are any important mineral resources known to be located on the project site.

	Potentially Significant	Less Than Significant with Mitigation	Less Than Significant	No Impact	Comments
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 project site contains suitable habitat for Swainson's hawk and potentially for Burrowing owl. 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.
c. Have a substantial adverse effect on streams, wetlands, or other surface waters that are protected by federal, state, or local regulations and policies?		X			There are wetlands located within the project area. The proposed construction of the driveway and access will be consistent with County policy of maintaining a 50-foot buffer from seasonal wetlands or vernal pools to ensure that impacts to wetlands or surface waters are less than significant. Refer to the Biological Resources discussion in the Environmental Effects section above.
d. Have a substantial adverse effect on the movement of any native resident or migratory fish or wildlife species?			X		Resident and/or migratory wildlife may be displaced by project construction; however, impacts are not anticipated to result in significant, long-term effects upon the movement of resident or migratory fish or wildlife species, and no major wildlife corridors would be affected.
e. Adversely affect or result in the removal of native or landmark trees?			X		While there are eucalyptus trees located on the project site no native and/or landmark trees occur on the project site, nor is it anticipated that any tree, non-native, native and/or landmark trees would be affected by off-site improvement required as a result of the project.

	Potentially Significant	Less Than Significant with Mitigation	Less Than Significant	No Impact	Comments
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 South Sacramento Habitat Conservation Plan (SSHCP) but not within the Urban Development Area, so the project is not a covered activity under the SSHCP. Therefore, as a noncovered activity the project will need to comply with the applicable County mitigation for impacts to biological resources instead of the avoidance and minimization measures outlined in the SSHCP. Refer to the Environmental Setting 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		An archaeological survey was conducted on the project site. Refer to the Initial Study.
c. Disturb any human remains, including those interred outside of formal cemeteries?			X		No known human remains exist on the project site. Nonetheless, mitigation has been recommended to ensure appropriate treatment should human remains be uncovered during project implementation.
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		On February 16 notification pursuant to Public Resources Code 21080.3.1(b) was provided to the tribes and a request for tribal consultation was not received. However, tribe did request that a measure regarding unanticipated discovery be recommended. Based on this it has been determined that the project will not have a significant impact to tribal cultural resources in the project area.

	Potentially Significant	Less Than Significant with Mitigation	Less Than Significant	No Impact	Comments
15. HAZARDS AND HAZARDOUS MATERIALS - Would the project:					
a. Create a substantial hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?				X	The project does not involve the transport, use, and/or disposal of hazardous material.
b. Expose the public or the environment to a substantial hazard through reasonably foreseeable upset conditions involving the release of hazardous materials?				X	The project does not involve the transport, use, and/or disposal of hazardous material.
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances or waste within one-quarter mile of an existing or proposed school?				X	The project does not involve the use or handling of hazardous material.
d. Be located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5, resulting in a substantial hazard to the public or the environment?				X	The project is not located on a known hazardous materials site. As the site had been used in years past for agricultural uses, a Phase One assessment was performed and no hazardous material issues were found.
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 a rural area of the unincorporated County and is located within the Local Responsibility Area according to the CalFire Fire Hazard Severity Zones Map (2007). Compliance with local Fire District standards and requirements ensures impacts are less than significant.

	Potentially Significant	Less Than Significant with Mitigation	Less Than Significant	No Impact	Comments
16. ENERGY – Would the project:					
a. Result in potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction?			X		While the project will introduce three new homes and increase energy consumption, compliance with Title 24, Green Building Code, will ensure that all project energy efficiency requirements are net resulting in less than significant impacts.
b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?			X		The project will comply with Title 24, Green Building Code, for all project efficiency requirements.
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.
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	AG-RES	X		
Community Plan	A-5	X		
Land Use Zone	A-5	X		

INITIAL STUDY PREPARERS

Environmental Coordinator: Julie Newton
Senior Planner: Alision Little
Project Leader: Kurt Steinert
Office Manager: Kimberly Reading
Administrative Support: Justin Maulit

APPENDICES

Appendix A: Moore Biological Consultants, 12001 Arno Road, Sacramento County, California Biological Assessment, May 24, 2022,

Due to length, Appendix A is available to view at the Sacramento County Planning and Environmental Review, 827 7th Street, Sacramento, CA 95814, Room 225 during normal business hours, or online at: <http://planningdocuments.saccounty.net>

The direct link is:

<https://planningdocuments.saccounty.net/ViewProjectDetails.aspx?ControlNum=PLNP2022-00262>

CITATIONS

Groundwater Sustainability Plan for the Cosumnes Subbasin. December 2021. EKI Environment & Water, Inc.

Moore Biological Consultants, 12001 Arno Road, Sacramento County, California Biological Assessment, May 24, 2022,

Sacramento County Environmental Management Department, Leana Nguyen, EMD Project Conditions, November 3, 2022.

Sacramento County Department of Water Resources (Drainage), Ashley Holt, Letter: Request for Additional Drainage Information, October 24, 2022.

Sacramento County Department of Water Resources (Drainage), Leonardo Alba, e-mail to Kurt Steinert: Confirmation that Drainage Conditions Fulfilled, 8/20/2024.