



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:** PLNP2022-00180
2. **Title and Short Description of Project:** Beech Avenue and Roloff Way Parcel Map
The project consists of a tentative parcel map to divide two lots into four residential parcels with a remainder lot (zoned RD-4). The project includes a new public road through the project site to connect two existing public roads, Kevmich Way and Roloff Way
3. **Assessor's Parcel Number(s):** 261-0250-032 and -033
4. **Location of Project:** The project site is located at 6018 Roloff Way and 6001 Beech Avenue, at the southern end of Roloff Way, approximately 160-feet south of Sherry Drive, in the Orangevale community
5. **Project Applicant:** Area West Engineers, Inc.; 7478 Sandalwood Drive, #400; Citrus Heights, CA 95621; Attention: Richard Rozumowicz
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: PLNP2022-00180

NAME: Beech Avenue and Roloff Way Parcel Map

LOCATION: The project site is located at 6018 Roloff Way and 6001 Beech Avenue, at the southern end of Roloff Way, approximately 160-feet south of Sherry Drive, in the Orangevale community.

ASSESSOR'S PARCEL NUMBERS: 261-0250-032 and -033

OWNER: Toni Conners
P.O. Box 725
Orangevale, CA 95662

APPLICANT: Area West Engineers, Inc.
7478 Sandalwood Drive, #400
Citrus Heights, CA 95621
Attention: Richard Rozumowicz

PROJECT DESCRIPTION

1. A **Tentative Parcel Map** to divide two lots, totaling 2.63 acres, into four residential parcels and a remainder in the Residential Density 4 (RD-4) zoning district.
2. A **Design Review** to determine substantial compliance with the *Sacramento County Countywide Design Guidelines* (Design Guidelines).

The project proposes four (4) lots consisting of Parcel 1 (16,628± net square feet), Parcel 2 (8,525± net square feet), Parcel 3 (8,553± net square feet), and Parcel 4 (1.27± gross acres; 1,23± net acres) (Plate IS-3). The project will also include a remainder parcel with an area of 19,343± square feet and construct a public road to connect Kevmich Way (south side of project) and Roloff Way (north side of project). An existing single-family home (6018 Roloff Way), of approximately 2,075 square feet, will remain on the proposed remainder parcel, and an existing barn will be demolished.

ENVIRONMENTAL SETTING

The proposed project site is located within a suburban residential area in the northeastern portion of unincorporated Sacramento County. The project site is just east of Beech Avenue, approximately 0.2 miles south of Greenback Lane, in the Orangevale community (Plate IS-1). The project site is also approximately 1.7 miles west of the City of Folsom. The site is landlocked but has access from Roloff Way and from a driveway off Beech Avenue. Single-family residential homes occupy the surrounding properties, on property zoned for RD-4, with the exception of duplexes to the northeast of the site, zoned RD-10 (Plate IS-2). A majority of the project site is vacant with several native and non-native trees on-site and that overhang the site. See Plate IS-4 for photos of the project site.

Plate IS-1: Location Map

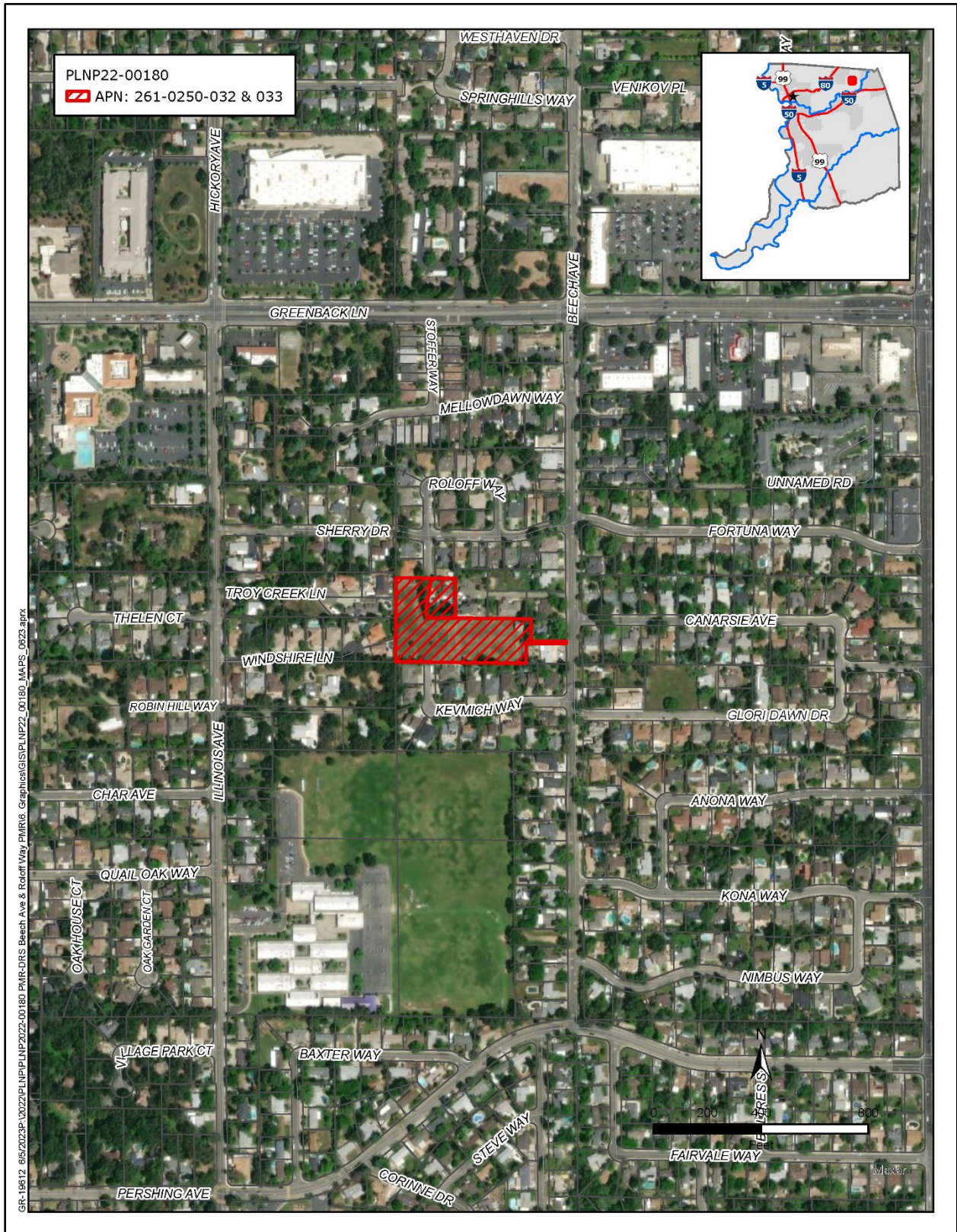


Plate IS-2: Zoning Map

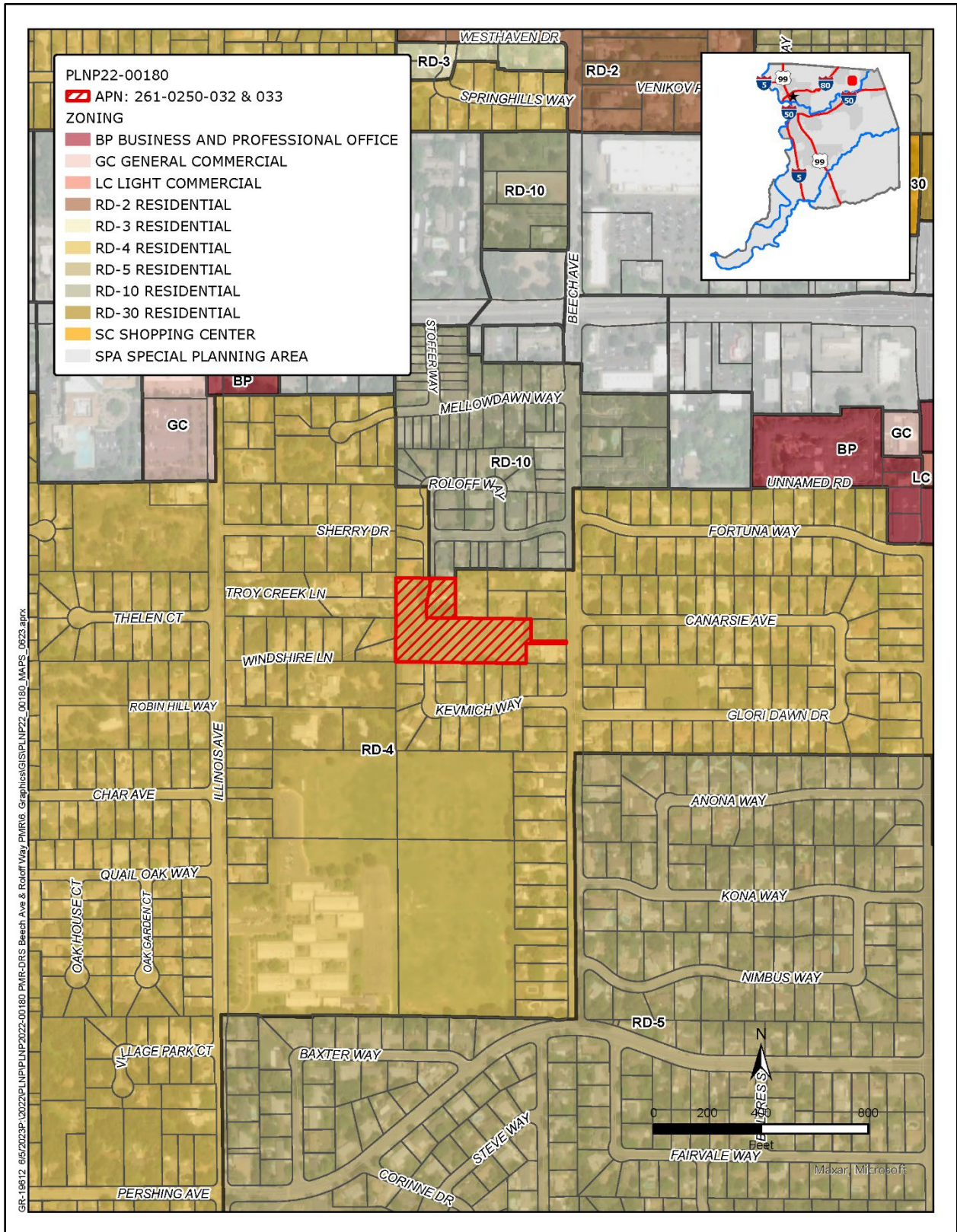
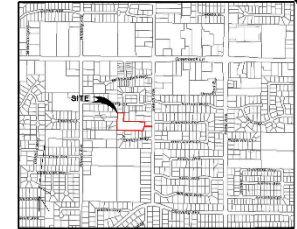
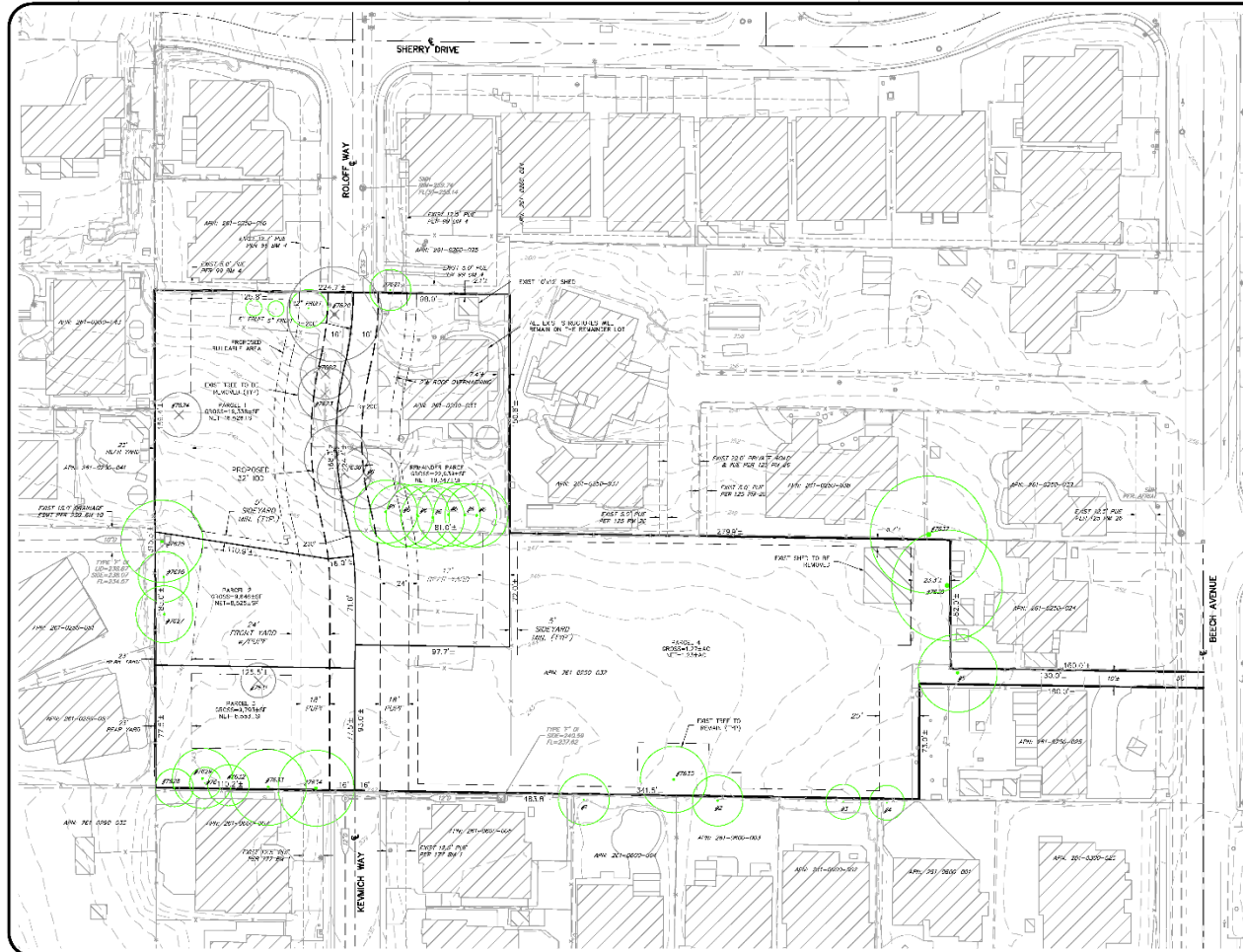


Plate IS-3: Tentative Parcel Map Exhibit



VICINITY MAP (NOT TO SCALE)	
TENTATIVE MAP INFORMATION	
APN:	261-0250-032
OWNER:	AREA WEST ENGINEERS, INC.
PROJECT:	7478 SANDALWOOD DRIVE, S. T. & 6018 ROLOFF WAY, SACRAMENTO, CA 95821
ASSESSOR'S PARCEL NO.:	261-0250-032 & 261-0250-033
CURRENT ZONING:	RD-1
PROPOSED ZONING:	RD-1
CURRENT PROJECT AREA:	2.76 ACROSS
PROPOSED PROJECT AREA:	2.76 ACROSS
CURRENT NUMBER OF LOTS:	2
PROPOSED NUMBER OF LOTS:	10
PROPOSED DENSITY:	5 PARCELS PER 1 ACROSS
PROPOSED PARCEL 1 AREA:	1.68 ACRES
PROPOSED PARCEL 2 AREA:	1.08 ACRES
PROPOSED PARCEL 3 AREA:	0.82 ACRES
PROPOSED PARCEL 4 AREA:	0.21 ACRES
PROPOSED PARCEL 5 AREA:	0.17 ACRES
PROPOSED PARCEL 6 AREA:	0.17 ACRES
PROPOSED PARCEL 7 AREA:	0.17 ACRES
PROPOSED PARCEL 8 AREA:	0.17 ACRES
PROPOSED PARCEL 9 AREA:	0.17 ACRES
PROPOSED PARCEL 10 AREA:	0.17 ACRES
LEGAL DESCRIPTION	
A PORTION OF LOT 261 AS SHOWN ON S 281 27, SACRAMENTO COUNTY RECORDS	
BOUNDARY NOTE:	
THIS MAP IS A TENTATIVE MAP AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION HEREON. THE INFORMATION HEREON IS FOR INFORMATIONAL PURPOSES ONLY AND SHOULD NOT BE USED FOR ANY OTHER PURPOSE. THE INFORMATION HEREON IS NOT TO BE USED FOR ANY OTHER PURPOSE. THE INFORMATION HEREON IS NOT TO BE USED FOR ANY OTHER PURPOSE.	
TENTATIVE MAP NOTES	
1. THIS TENTATIVE MAP IS SUBJECT TO THE APPROVAL OF THE SACRAMENTO COUNTY BOARD OF SUPERVISORS.	

FOR REVIEW AND COMMENT ONLY

AREA WEST ENGINEERS, INC.
 ENGINEERING • SURVEYING • PLANNING
 7478 SANDALWOOD DRIVE, SUITE 100
 CITRUS HEIGHTS, CA 95621
 (916) 725-0551 (916) 725-5808 (FAX)
 AWE@AREAWESTENGS.COM

TENTATIVE PARCEL MAP
 FOR
6001 BEECH AVENUE & 6018 ROLOFF WAY
 APN'S: 261-0250-032 & 033
 SACRAMENTO COUNTY STATE OF CALIFORNIA

REVISIONS:

- 02/09/2023 - ADDED PUBLIC UTIL. DE-SEG FROM ROLOFF WAY
- 02/15/2023 - REVISED PARCELS: AREA, ADDED SETBACK LINES
- 02/20/2023 - REVISED SETBACK LINES FOR PARCELS 3 AND 4
- 02/21/2023 - MINOR LOT LINE ADJUSTMENT BETWEEN PARCELS 8 & 9
- 02/22/2023 - REVISED LOT CONFIGURATION, REMOVED EXISTING TREES ON PARCEL 2
- 02/28/2023 - ADDED IOD & REMOVED IOD LABEL

DATE:	JOB NO.:
FEBRUARY 2025	21068
SCALE:	SHEET:
1" = 30'	1 OF 1



Plate IS-4: Photos of the Project Site Looking North and East



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.

TRANSPORTATION/TRAFFIC

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

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

VMT ANALYSIS

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

The intent of SB 743 is to bring CEQA transportation analyses into closer alignment with other statewide policies regarding greenhouse gases, complete streets, and smart growth. Using VMT as a performance measure instead of LOS is intended to discourage suburban sprawl, reduce greenhouse gas emissions, and encourage the development of smart growth, complete streets, and multimodal transportation networks.

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

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

SacDOT has developed screening criteria for development projects. The screening criteria for VMT thresholds of significance are summarized in Table IS-1.

Table IS-1: Screening Criteria for CEQA Transportation Analysis

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

<p>Restricted Affordable Residential Projects</p>	<ul style="list-style-type: none"> • Affordability: Screening criteria only apply to the restricted affordable units; AND • Restrictions: Units must be deed-restricted for a minimum of 55 years; AND • Parking: Provides no more than the minimum number of parking spaces required⁴; AND • Transit Access: Project has access to transit within a ½ mile walking distance; AND • Active Transportation: Project does not negatively impact transit, bike or pedestrian infrastructure.
<p>1. See Appendix A for land use types considered to be retail.</p> <p>2. Defined in the Pub. Resources Code § 21064.3 (“Major transit stop” means a site containing an existing rail transit station, a ferry terminal served by either a bus or rail transit service, or the intersection of two or more major bus routes with a frequency of service interval of 15 minutes or less during the morning and afternoon peak commute periods”).</p> <p>3. Defined in the Pub. Resources Code § 21155 (“For purposes of this section, a high-quality transit corridor means a corridor with fixed route bus service with service intervals no longer than 15 minutes during peak commute hours”).</p> <p>4. Sacramento County Zoning Code Chapter 5: Development Standards</p>	

VMT: DISCUSSION OF IMPACTS

The Department of Transportation (DOT) reviewed the project to determine whether the project will require a VMT analysis. Although the project will result in the generation of traffic, SacDOT determined that, consistent with Table IS-1, the project screened out from further VMT analysis since it is below the 237 “small project” threshold. As the project is within the screening criteria, impacts associated with traffic are considered ***less than significant***.

ACCESS AND CIRCULATION

The project site is currently landlocked, with Roloff Way to the north, and Kevmich Way to the south, ending at the site. Initially, the project proposal had the lots being served by a cul-de-sac. However, this configuration posed several concerns, including irregular shaped lots and lack of connectivity with the surrounding neighborhood. In support of County General Plan policies from the Land Use and Housing elements, the project was revised to create a road connection between Roloff Way and Kevmich Way. With the road connection to access the proposed lots, impacts associated with access and circulation are ***less than significant***.

AIR QUALITY

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

- 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;

- Expose sensitive receptors to pollutant concentrations in excess of standards;
- Create objectionable odors affecting a substantial number of people.

The project site is located in the Sacramento Valley Air Basin (SVAB). The SVAB's frequent temperature inversions result in a relatively stable atmosphere that increases the potential for pollution. Within the SVAB, the Sacramento Metropolitan Air Quality Management District (SMAQMD) is responsible for ensuring that emission standards are not violated. Project related air emissions will have a significant effect if they will result in concentrations that either violate an ambient air quality standard or contribute to an existing air quality violation (Table IS-2). Moreover, SMAQMD has established significance thresholds to determine if a project's emission contribution significantly contributes to regional air quality impacts (Table IS-3).

Table IS-2: Air Quality Standards Attainment Status

Pollutant	Attainment with State Standards	Attainment with Federal Standards
Ozone	Non-Attainment (1 hour Standard ¹ and 8 hour standard)	Non-Attainment, Classification = Severe -15* (8 hour ³ Standards) Attainment (1 hour standard ²)
Particulate Matter 10 Micron	Non-Attainment (24 hour Standard and Annual Mean)	Attainment (24 hour standard)
Particulate Matter 2.5 Micron	Attainment (Annual Standard)	Non-Attainment (24 hour Standard) and Attainment (Annual)
Carbon Monoxide	Attainment (1 hour and 8 hour Standards)	Attainment (1 hour and 8 hour Standards)
Nitrogen Dioxide	Attainment (1 hour Standard and Annual)	Unclassified/Attainment (1 hour and Annual)
Sulfur Dioxide ⁴	Attainment (1 hour and 24 hour Standards)	Attainment/unclassifiable ⁵
Lead	Attainment (30 Day Standard)	Attainment (3-month rolling average)
Visibility Reducing Particles	Unclassified (8 hour Standard)	No Federal Standard
Sulfates	Attainment (24 hour Standard)	No Federal Standard
Hydrogen Sulfide	Unclassified (1 hour Standard)	No Federal Standard

1. Per Health and Safety Code (HSC) § 40921.59(c), the classification is based on 1989-1001 data, and therefore does not change.
2. Air Quality meets Federal 1-hour Ozone standard (77 FR 64036). EPA revoked this standard, but some associated requirements still apply. The SMAQMD attained the standard in 2009.
3. For the 1997, 2008 and the 2015 Standard.
4. Cannot be classified
5. Designation was made as part of EPA's designations for the 2010 SO₂ Primary National Ambient Air Quality Standard – Round 3 Designation in December 2017

* Designations based on information from <http://www.arb.ca.gov/desig/changes.htm#reports>

Source: SMAQMD. "Air Quality Pollutants and Standards". Web. Accessed: December 3, 2018.

<http://airquality.org/air-quality-health/air-quality-pollutants-and-standards>

Table IS-3: SMAQMD Significance Thresholds

	ROG ¹ (lbs/day)	NO _x (lbs/day)	CO (µg/m ³)	PM ₁₀ (lbs/day)	PM _{2.5} (lbs/day)
Construction (short-term)	None	85	CAAQS ²	80 ^{3*}	82 ^{3*}
Operational (long-term)	65	65	CAAQS	80 ^{3*}	82 ^{3*}

1. Reactive Organic Gas
 2. California Ambient Air Quality Standards
 3*. Only applies to projects for which all feasible best available control technology (BACT) and best management practices (BMPs) have been applied. Projects that fail to apply all feasible BACT/BMPs must meet a significance threshold of 0 lbs/day.

CONSTRUCTION EMISSIONS/SHORT-TERM IMPACTS

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

CONSTRUCTION EMISSIONS

The Guide to Air Quality Assessment in Sacramento County (SMAQMD Guide) includes screening criteria for construction-related particulate matter (PM_{2.5} and PM₁₀) and ozone precursors (NO_x). Projects that are 35 acres or less in size will generally not exceed the

SMAQMD's construction NO_x, PM₁₀ or PM_{2.5} thresholds of significance provided that the project does not:

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

PM₁₀ and PM_{2.5} emissions during project construction can be reduced through compliance with institutional requirements for dust abatement and erosion control. These institutional measures include the SMAQMD "District Rule 403-Fugitive Dust" and measures in the Sacramento County.

The SMAQMD Guide includes a list of Basic Construction Emissions Control Practices that should be implemented on all projects, regardless of size. Dust abatement practices are required pursuant to SMAQMD District Rule 403, Sacramento County Code relating to land grading and erosion control [Title 16, Chapter 16.44, Section 16.44.090(K)], and California Code of Regulations, Title 13, sections 2449(d)(3) and 2485; the SMAQMD Guide simply lays out the basic practices needed to comply. Although these requirements are already required by existing rules and regulations, these Basic Construction Emissions Control Practices have also been included as mitigation (Mitigation Measure A).

The project site is less than 35 acres and does not involve buildings more than 4 stories tall; significant trenching activities; an unusually compact construction schedule; cut-and-fill operations; or require import or export of soil materials requiring a considerable amount of haul truck activity. However, because the project includes the demolition of an approximately 1,050 square foot wood barn, a quick analysis using California Emissions Estimator Model (CalEEMod) was conducted. CalEEMod is a modeling tool used to estimate short-term project-related construction emissions (as well as long-term emissions associated with operation). The analysis focused on construction and the demolition of the barn to determine if daily emissions would exceed the significance thresholds. The analysis indicated daily construction emissions for NO_x would be 4.08 lbs/day, PM₁₀ would be 0.15 lbs/day, and PM_{2.5} would be 0.14 lbs/day.

CONSTRUCTION EMISSIONS CONCLUSION

As noted, the project site is less than 35 acres (2.63± acres) and does not involve buildings more than 4 stories tall; significant trenching activities; an unusually compact

construction schedule; or import or export of soil materials requiring a considerable amount of haul truck activity. Although the project includes the demolition of an approximately 1,050 square foot wood barn, a CalEEMod analysis was prepared for the project, which indicated that the project would be below SMAQMD construction significance thresholds. Therefore, the project falls below the SMAQMD Guide screening criteria for construction emissions related to both particulate matter and ozone precursors and impacts are **less than significant with mitigation**.

OPERATIONAL EMISSIONS

For ozone precursor emissions, the screening table in the SMAQMD Guide allows users to screen out projects that include up to 485 new single family dwelling units for residential projects. For particulate matter emissions, the screening table allows users to screen out projects that include up to 1,000 new single family dwelling units for residential projects. The project consists of four (4) new single-family dwelling units, and therefore falls below these screening thresholds. Impacts related to operational emissions are **less than significant**.

CRITERIA POLLUTANT HEALTH RISKS

All criteria air pollutants can have human health effects at certain concentrations. Air districts, such as SMAQMD, 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 established by scientific evidence, 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 will not harm the public's health, and air district thresholds pertain to attainment of these standards, the thresholds established by air districts are also protective of human health.

Sacramento County is currently in nonattainment of the NAAQS and CAAQS for ozone. Projects that emit criteria air pollutants in exceedance of SMAQMD's thresholds will 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 impairment¹.

¹ U.S. Environmental Protection Agency (EPA). *Health Effects of Ozone in the General Population*. <https://www.epa.gov/ozone-pollution-and-your-patients-health/health-effects-ozone-general-population> Accessed July 14, 2023.

HEALTH EFFECTS SCREENING

To estimate the potential health risks that could result from the operational emissions of ROG, NO_x, and PM_{2.5}, PER staff implemented the procedures described in SMAQMD's *Instructions for Sac Metro Air District Minor Project and Strategic Area Project Health Effects Screening Tools* (SMAQMD's Instructions). SMAQMD has published three options for analyzing projects: small projects may use the Minor Project Health Screening Tool, while larger projects may use the Strategic Area Project Health Screening Tool, and practitioners have the option to conduct project-specific modeling.

Both the Minor Project Health Screening Tool and Strategic Area Project Health Screening Tool are based on the maximum thresholds of significance adopted within the five air district regions contemplated within SMAQMD's *Guidance to Address the Friant Ranch Ruling for CEQA Projects in the Sac Metro Air District* (SMAQMD's Friant Guidance)². 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 will result in emissions at or below 82 lbs/day, while the Strategic Area Project Health Screening Tool is intended for use by projects that will 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_x³.

SMAQMD's Friant Guidance notes, "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"⁴.

² SMAQMD, 2022. *Guidance to Address the Friant Ranch Ruling for CEQA Projects in the Sac Metro Air District*. Available at:

<https://www.airquality.org/LandUseTransportation/Documents/SacMetroFriantDraftFinalPublic2020-06-15.pdf>. Accessed July 8, 2023.

³ SMAQMD, 2020. *Guide to Air Quality Assessment in Sacramento County*. Available at:

<https://www.airquality.org/residents/ceqa-land-use-planning/ceqa-guidance-tools>. Accessed June 5, 2023.

⁴ SMAQMD, 2020. *Guide to Air Quality Assessment in Sacramento County*. Available at:

<https://www.airquality.org/residents/ceqa-land-use-planning/ceqa-guidance-tools>. Accessed June 5, 2023.

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 will affect community health or the date an air basin will 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.

Therefore, it is noted 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"⁵. 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).

⁵ SMAQMD, 2020. *Guide to Air Quality Assessment in Sacramento County*. Available at: <https://www.airquality.org/residents/ceqa-land-use-planning/ceqa-guidance-tools>. Accessed June 5, 2023.

DISCUSSION OF PROJECT IMPACTS: CRITERIA POLLUTANT HEALTH RISKS

Because the project was below the daily operational thresholds for criteria air pollutants (82 lbs/day), the Minor Project Health Screening Tool was used to estimate health risks. The results are shown in Table IS-4 and Table IS-5.

Table IS-4: PM_{2.5} Health Risk Estimates

PM _{2.5} Health Endpoint	Age Range ¹	Incidences Across the Reduced Sacramento 4-km Modeling Domain Resulting from Project Emissions (per year) ^{2,5}	Incidence s Across the 5-Air-District Region Resulting from Project Emissions (per year) ²	Percent of Background Health Incidences Across the 5-Air-District Region ³	Total Number of Health Incidences Across the 5-Air-District Region (per year) ⁴
		(Mean)	(Mean)		
Respiratory					
Emergency Room Visits, Asthma	0 - 99	0.83	0.76	0.0041%	18419
Hospital Admissions, Asthma	0 - 64	0.052	0.048	0.0026%	1846
Hospital Admissions, All Respiratory	65 - 99	0.36	0.32	0.0016%	19644
Cardiovascular					
Hospital Admissions, All Cardiovascular (less Myocardial Infarctions)	65 - 99	0.19	0.18	0.00074%	24037
Acute Myocardial Infarction, Nonfatal	18 - 24	0.000068	0.000061	0.0016%	4

Acute Myocardial Infarction, Nonfatal	25 - 44	0.0059	0.0055	0.0018%	308
Acute Myocardial Infarction, Nonfatal	45 - 54	0.016	0.015	0.0020%	741
Acute Myocardial Infarction, Nonfatal	55 - 64	0.026	0.025	0.0020%	1239
Acute Myocardial Infarction, Nonfatal	65 - 99	0.12	0.11	0.0022%	5052
Mortality					
Mortality, All Cause	30 - 99	2.4	2.2	0.0048%	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-5: Ozone Health Risk Estimates

Ozone Health Endpoint	Age Range ¹	Incidences Across the Reduced Sacramento 4-km Modeling Domain Resulting from Project Emissions (per year) ^{2,5}	Incidences Across the 5-Air-District Region Resulting from Project Emissions (per year) ²	Percent of Background Health Incidences Across the 5-Air-District Region ³	Total Number of Health Incidences Across the 5-Air-District Region (per year) ⁴
		(Mean)	(Mean)		
Respiratory					
Hospital Admissions, All Respiratory	65 - 99	0.085	0.069	0.00035%	19644
Emergency Room Visits, Asthma	0 - 17	0.31	0.25	0.0043%	5859
Emergency Room Visits, Asthma	18 - 99	0.54	0.45	0.0036%	12560
Mortality					
Mortality, Non-Accidental	0 - 99	0.054	0.046	0.00015%	30386
Notes:					
<ol style="list-style-type: none"> Affected age ranges are shown. Other age ranges are available, but the endpoints and age ranges shown here are the ones used by the USEPA in their health assessments. The age ranges are consistent with the epidemiological study that is the basis of the health function. Health effects are shown in terms of incidences of each health endpoint and how it compares to the base (2035 base year health effect incidences, or "background health incidence") values. Health effects are shown for the Reduced Sacramento 4-km Modeling Domain and the 5-Air-District Region. The percent of background health incidence uses the mean incidence. The background health incidence is an estimate of the average number of people that are affected by the health endpoint in a given population over a given period of time. In this case, the background incidence rates cover the 5-Air-District Region (estimated 2035 population of 3,271,451 persons). Health incidence rates and other health data are typically collected by the government as well as the World Health Organization. The background incidence rates used here are obtained from BenMAP. The total number of health incidences across the 5-Air-District Region is calculated based on the modeling data. The information is presented to assist in providing overall health context. The technical specifications and map for the Reduced Sacramento 4-km Modeling Domain are included in Appendix A, Table A-1 and Appendix B, Figure B-2 of the <i>Guidance to Address the Friant Ranch Ruling for CEQA Projects in the Sac Metro Air District</i>. 					

It is important to note that the “model outputs are derived from the numbers of people who will 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”⁶. Therefore, it will be misleading to correlate the levels of criteria air pollutant and precursor emissions associated with implementation of the project to specific health outcomes. Although 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. In addition, there are wide range of potential outcomes from exposure to ozone precursors and particulates, from no effect to the effects listed in the tables, even if specific medical information was known about each individual. Ultimately, the health effects associated with the project, using the SMAQMD guidance “are conservatively estimated, and the actual effects may be zero”⁷.

CONCLUSION: CRITERIA POLLUTANT HEALTH RISKS

Neither SMAQMD nor the County of Sacramento adopted thresholds of significance for the assessment of health risks related to the emission of criteria pollutants. Furthermore, an industry standard level of significance has not been adopted or proposed. Due to the lack of adopted thresholds of significance for health risks, the data presented previously is intended for informational purposes only and is not used to reach any conclusion or level of significance.

HYDROLOGY AND WATER QUALITY

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

- Alter the existing drainage patterns in such a way that it causes flooding;
- Contribute runoff that will exceed the capacity of existing or planned stormwater infrastructure;
- Place housing within the 100-year floodplain;
- Place structures in a 100-year floodplain that will cause substantial impacts as a result of impeding or redirecting flood flows;
- Develop in an area that is subject to 200 year urban levels of flood protection (ULOP), or;

⁶ SMAQMD, 2020. *Guide to Air Quality Assessment in Sacramento County*. Available at: <https://www.airquality.org/residents/ceqa-land-use-planning/ceqa-guidance-tools>. Accessed June 5, 2023.

⁷ SMAQMD, 2022. *Guidance to Address the Friant Ranch Ruling for CEQA Projects in the Sac Metro Air District*. Available at: <https://www.airquality.org/LandUseTransportation/Documents/SacMetroFriantDraftFinalPublic2020-06-15.pdf>. Accessed July 8, 2023.

- Expose people or structures to substantial loss of life, health, or property as a result of flooding.

DRAINAGE/FLOODING

The project site is located within an area identified on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map, Panel Number 06067C0111H as Flood “Zone X”, Unshaded (outside 100-year and 500-year floodplain). The project site is also located within the Arcade Creek watershed. The project site is located in the local flood hazard zone, with properties west and southwest of the site also located within this zone designation. A Level 3 Drainage Report was prepared for the project by Area West Engineers, Inc. (Appendix A). According to the drainage report, the project site has a watershed that drains to the west toward Illinois Avenue thru an existing 15’ drainage easement and another watershed that drains to the south towards Kevmich Way. The report indicated that after development of the public road, some runoff that drains west in the existing condition, will drain south instead. However, the report concluded that the project will not increase water surface elevation downstream or upstream beyond County acceptable levels. Analysis of runoff storage at the design phase will further reduce runoff levels to pre-existing conditions.

The Sacramento County Department of Water Resources (DWR) reviewed the project (L. Rodriguez 8/27/2024) and indicated that the project must prepare a Level 4 drainage study prior to Improvement and Grading Plan submittal. A Level 4 drainage study consists of a detailed design analysis of the project’s drainage system that will lay the groundwork for project improvement plans. The Level 3 drainage report (Appendix A) was reviewed and approved by DWR. Additional conditions include compliance with minimum floor elevations pursuant to the Sacramento County Floodplain Management Ordinance along with conditions related to compliance with County ordinances, standards, and state and federal law. The existing depressed area and associated runoff storage along the west boundary of the project shall also be preserved. Compliance with DWR’s conditions of approval will ensure that environmental impacts related to drainage 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 the Regional Water Board. The Municipal Stormwater Permit requires the County to reduce pollutants in stormwater discharges to

the maximum extent practicable and to effectively prohibit non-stormwater discharges. The County complies with this permit in part by developing and enforcing ordinances and requirements to reduce the discharge of sediments and other pollutants in runoff from newly developing and redeveloping areas of the County.

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

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

Applicable projects applying for a County grading permit must show proof that a WDID# has been obtained and must submit a copy of the SWPPP. Although the County has no enforcement authority related to the CGP, the County does have the authority to ensure sediment/pollutants are not discharged and is required by its Municipal Stormwater Permit to verify that SWPPPs include the minimum components. The project must include an effective combination of erosion, sediment and other pollution control BMPs in compliance with the County ordinances and the State's CGP.

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

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

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

If sediment-laden or otherwise polluted runoff discharges from the construction site 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 the 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 project will:

- Have a substantial effect on a special status species, sensitive habitat, or protected wetland;
- If it will interfere substantially with the movement of wildlife; or
- If it will conflict with applicable ordinances, policies, or conservation plans.

SETTING

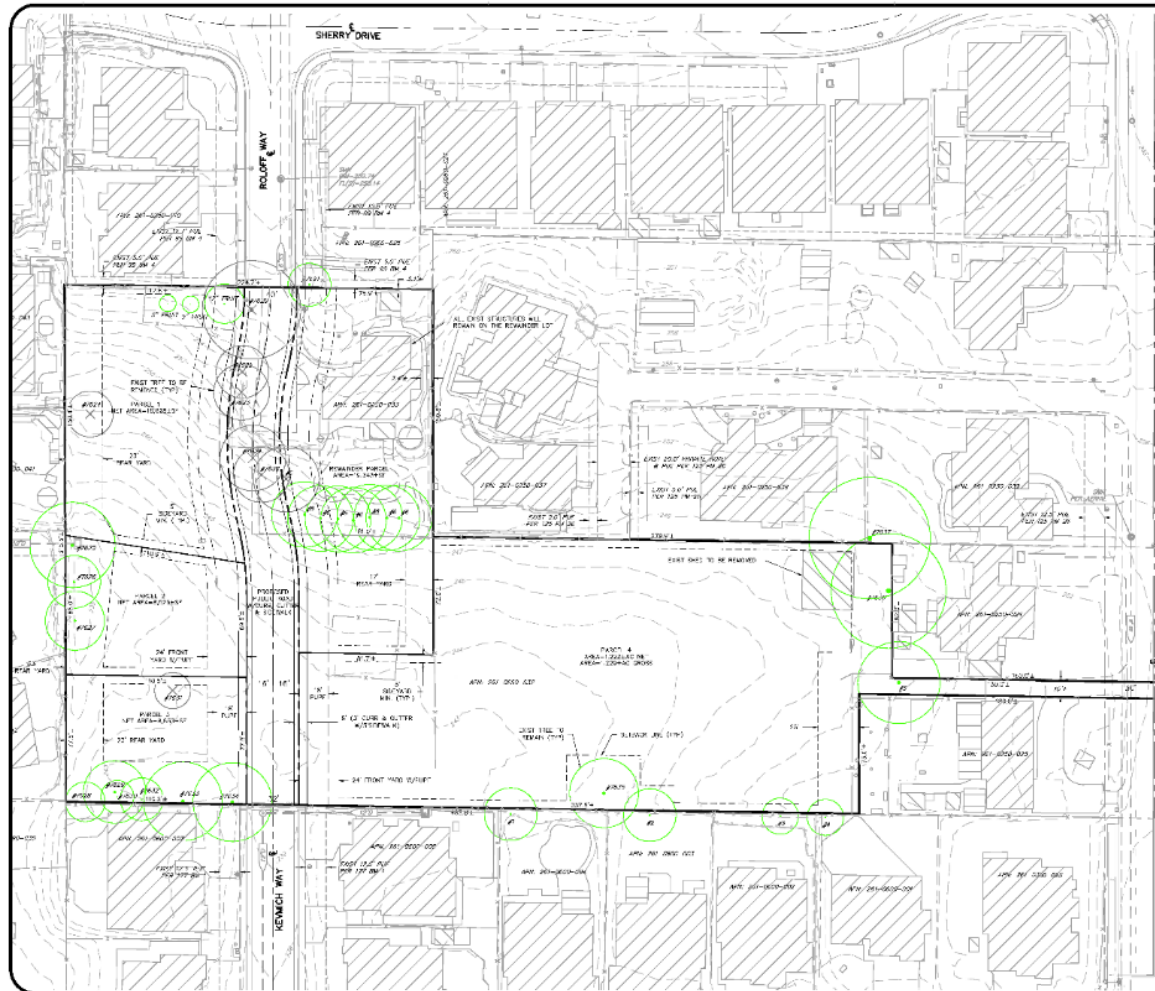
The project site is disturbed from continuous mowing and maintenance due to its location as a vacant/underdeveloped property within a single-family residential neighborhood. Due to prior maintenance activities, the site provides little habitat value for biological resources. Review of the California Department Fish and Wildlife's California Natural Diversity Database (CNDDDB) does not show any known occurrences of special status species or plants on the project site or in the project vicinity. However, a number of native and non-native trees are located on the subject property and located on adjacent properties and overhanging the site.

NATIVE AND NON-NATIVE TREE INVENTORY

The applicant provided an Arborist Report and Tree Inventory Summary prepared by California Tree and Landscape Consulting, Incorporated dated March 16, 2022

(Appendix B). The Arborist Report identified the tree species, diameter at breast height (dbh), measured canopy radius, arborist rating, and specific notes on the setting and condition of each identified tree. A total of twenty-six (26) trees were inventoried and evaluated: Twenty (20) of the trees were located on the subject property and the remaining trees are located off-site overhanging the subject property. Native oak tree species consist of Valley Oak (*Quercus lobata*). Non-native tree species consist of Coast Redwood, Acacia, Chinese Pistache, Glossy Privet, Chinese Hackberry, Carolina Cherry Laurel, and Liquid Ambar. Of the twenty-six (26) trees identified, eleven (11) of the trees qualify as “protected trees” by the standards of the Sacramento County Tree Ordinance and Zoning Code. All trees identified in the arborist report are illustrated on Plate IS-5 (Tree and Setback Exhibit). Table IS-6 is a listing of all trees identified in the arborist report, how the tree will be impacted with the project, and the mitigation requirements for each identified tree.

Plate IS-5: Tree and Setback Exhibit



Tag #	Species Common Name	DBH	DBH (cm)	Measured Canopy (sq ft)	Visual Rating	Impact Risks	Notes
1	Coast Redwood	21	16	3	Fair-Minor Problems	0	From fence, good base, structure and vigor
2	Coast Redwood	21	16	3	Fair-Minor Problems	0	Row of 8 redwoods, 4 from fence, branches over hang by 12' good structure and vigor
3	Coast Redwood	7	11	1	1 - Extreme Structure or Health Problems	0	Dying redwood, 4' from fence
4	Acacia Stand				Fair-Minor Problems	0	Row of 5 off site acacia trees 1' from fence
5	Coast Redwood	16	23	3	Fair-Minor Problems	0	Good vigor, branches lean 15' over lot
6	Coast Redwood & Gassy Pine, Same				Fair-Minor Problems	0	Row of redwoods, 17 to 20 dbh, branches lean over property line 8' bases 5 to 12' from property line
7	Coast Redwood	17	50	3	Fair-Minor Problems	Remove	Good base, structure and vigor, 12' from access road
8	Coast Redwood	7	13	3	Fair-Minor Problems	0	Good base, structure and vigor, 18' from road
9	Coast Redwood	16	16	3	Fair-Minor Problems	Remove	Good base, structure and vigor, rocks at base, 8' from fence
10	Coast Redwood	16	17	3	Fair-Minor Problems	Remove	Good base, structure and vigor, rocks at base, 8' from fence
11	Coast Redwood	20	14	1	1 - Extreme Structure or Health Problems	Remove	Water sprouts at base, 10' dead canopy top, dying branches, low vigor
12	Valley Oak	16	26	3	Fair-Minor Problems	0	Good base, next to 3 by 4 ground utility pole, good structure and vigor, close to road
13	Valley Oak	14	18	3	Fair-Minor Problems	0	Good base, on edge, rocks on base below canopy, 18' at 1' good structure and vigor
14	Valley Oak	12	14	3	Fair-Minor Problems	0	Good base, on edge, good structure and vigor, 10' far structure, leans slightly east, good vigor
15	Coast Redwood	10.5	4.4, 5, 6.9	3	Fair-Minor Problems	0	18' from at grade, growing through wooden fence, good vigor
16	Valley Oak	8.5	12	3	Fair-Minor Problems	0	Dirt on base, good base, good structure and vigor
17	Valley Oak	6	18	3	Fair-Minor Problems	0	Good base, sudden increase below canopy, 18' at 8' cambial scars, antidiary, good structure, fair vigor
18	Valley Oak	8.5	4.5, 5.3, 3.5	11	1 - Extreme Structure or Health Problems	Remove	Base over to a stump in the past, what remains is new growth, poor base structure with decay and weak attachments, low vigor
19	Valley Oak	7	13	2	Major Structure or Health Problems	0	Fair base, swollen lower trunk with small openings around 1' good canopy structure and vigor
20	Valley Oak	12	24	3	Fair-Minor Problems	0	Good base, elevated ballers, rocks with minor damage, good structure and vigor
21	Valley Oak	11.5	24	3	Fair-Minor Problems	0	Good base, structure and vigor
22	Valley Oak	11.5	21	3	Fair-Minor Problems	0	Cracking rock, tall base, 18' at equipment damage on base and trunk, good structure, leans north, good vigor
23	Valley Oak	17.8	28	3	Fair-Minor Problems	0	Good base, structure and vigor, leans south, 12' to fence
24	Valley Oak	33.8	21, 28, 37	3	Fair-Minor Problems	0	Crack in base, cracks at grade, good structure and vigor, lean south, 18' from road, 30' over driveway line
25	Gassy Pine	16.6	5, 4, 8, 11	17	2 - Major Structure or Health Problems	0	Order an 11' conditional crown in crown limb, swollen spots in trunk, Underside, fair vigor
26	Coast Redwood	27.6	29	3	Fair-Minor Problems	0	Good base, structure and vigor

ARBORIST
 CALIF. C
 2641 1/2 CH STREET
 AGRIANA, CA 92623
 (949) 447-0074 FAX (949) 447-0075
 PHOTO: 949-952-1162

TREE LEGEND
 SHOW NO TREE TO BE REMOVED
 SHOW TREE TO BE REMOVED
 SHOW TREE TO BE PRESERVED
 SHOW TREE TO BE PRESERVED TO BE REMOVED

REVISIONS
 2/9/2024 - ADDED TREE SETBACK LIMITS
 1/27/24/2024 - MINOR LOT LINE ADJUSTMENT BETWEEN PARCELS 1 & 2
 1/27/24/2024 - REVISED LOT CONFORMANCE RETURN TREES #2615, #2625 & #2271

SCALE: 1" = 30'
GRAPHIC SCALE: 0 10 20 30 40 50 60
 (1" = 30')

ELECTRONICALLY SIGNED AND SEALED

AWE
ARIZONA WEST ENGINEERS, INC.
 ENGINEERING - SURVEYING - PLANNING
 7425 SANDALWOOD DRIVE, SUITE 400
 CYPRESS HEIGHTS, CA 94505
 (916) 752-5558 (916) 752-9108 (FAX)
 AWE@ARIZONAWESTENG.COM

TREE INVENTORY AND LAYOUT EXHIBIT
 FOR
6001 BEECH AVENUE & 6018 ROLOFF WAY
 261-0250-032 & 261-0250-033
 SACRAMENTO COUNTY STATE OF CALIFORNIA

REVISIONS
 2/9/2024 - ADDED TREE SETBACK LIMITS
 1/27/24/2024 - MINOR LOT LINE ADJUSTMENT BETWEEN PARCELS 1 & 2
 1/27/24/2024 - REVISED LOT CONFORMANCE RETURN TREES #2615, #2625 & #2271

DATE: JUN 10 2024
SCALE: 1"=30'
KUI NO: 21068
SHEET: 1 OF 1

FOR REVIEW AND COMMENT ONLY

Table IS-6: Native and Non-Native Tree List

Tree #	Common Name	DBH (inches)	Dripline Radius	Arborist Rating	Action	Mitigation
1 Off-site	Coast Redwood	21"	16 ft.	3 – Fair – Minor Problems	Remains in Place	None
2 Row of 6 Trees Off-site	Coast Redwood Stand	---	16 ft.	3 – Fair – Minor Problems	Remains in Place	None
3 Off-site	Coast Redwood	7	11 ft.	1 – Extreme Structure/Health Problems	Remains in Place	None
4 Row of 5 Trees Off-site	Acacia Stand	---	----	3 – Fair – Minor Problems	Remains in Place	None
5	Chinese Pistasche	16"	25 ft.	3 – Fair – Minor Problems	Remains in Place	None
6 Row of 8-9 Trees	Coast Redwood & Glossy Privet Stand	17" to 28"	---	3 – Fair – Minor Problems	Removal of Potentially 4 to 5 trees	Glossy Privet Stand – No mitigation required due to tree species.* 7,950± sq. ft. replacement canopy loss for coast redwoods
7620	Chinese Hackberry	17"	30 ft.	3 – Fair – Minor Problems	Remove	908 sq. ft. replacement canopy loss
7621 Off-site	Carolina Cherry Laurel	7"	13 ft.	3 – Fair – Minor Problems	Remains in Place	None
7622	Liquid Amber	16"	16 ft.	3 – Fair – Minor Problems	Remove	804 sq. ft. replacement canopy loss
7623	Liquid Amber	15"	17 ft.	3 – Fair – Minor Problems	Remove	908 sq. ft. replacement canopy loss
7624	Coast Redwood	20"	14 ft.	1 – Extreme Structure/Health Problems	Removed	None
7625	Valley Oak	16"	26 ft.	3 – Fair – Minor Problems	Remains in Place	Construction Protection Mitigation

Beech Avenue and Roloff Way Parcel Map

Tree #	Common Name	DBH (inches)	Dripline Radius	Arborist Rating	Action	Mitigation
7626	Valley Oak	14"	16 ft.	3 – Fair – Minor Problems	Remains in Place	Construction Protection Mitigation
7627	Valley Oak	12"	18 ft.	3 – Fair – Minor Problems	Remains in Place	Construction Protection Mitigation
7628	Glossy Privet (Multi-Stemmed)	10.3"	12 ft.	3 – Fair – Minor Problems	Remains in Place	None
7629	Valley Oak	8.5"	19 ft.	3 – Fair – Minor Problems	Remains in Place	Construction Protection Mitigation
7630	Valley Oak	5"	10 ft.	2 – Major Structure/Health Problems	Remains in Place	None due to size of tree.
7631	Valley Oak (Multi-Stemmed)	8.5	11 ft.	1 – Extreme Structure/Health Problems	Remove	None due to condition of tree.
7632	Valley Oak	7"	13 ft.	2 – Major Structure/Health Problems	Remains in Place	Construction Protection Mitigation
7633	Valley Oak	12"	24 ft.	3 – Fair – Minor Problems	Remains in Place	Construction Protection Mitigation
7634	Valley Oak	11.5"	24 ft.	3 – Fair – Minor Problems	Remains in Place	Construction Protection Mitigation
7635	Valley Oak	11.5"	21 ft.	3 – Fair – Minor Problems	Remains in Place	Construction Protection Mitigation
7636	Valley Oak	17.5"	35 ft.	3 – Fair – Minor Problems	Remains in Place	Less than 20% Encroachment; Construction Protection Mitigation
7637 Off-site	Valley Oak (Multi-Stemmed)	33.5"	37 ft.	3 – Fair – Minor Problems	Remains in Place	Less than 20% Encroachment; Construction Protection Mitigation
7638	Glossy Privet (Multi-Stemmed)	15.5"	17 ft.	2 – Major Structure/Health Problems	Remove	No mitigation required due to tree species.
7639	Coast Redwood	27.5"	20 ft.	3 – Fair – Minor Problems	Remove	2,376 sq. ft. replacement canopy loss

Tree #	Common Name	DBH (inches)	Dripline Radius	Arborist Rating	Action	Mitigation
Total = 12,946± square feet of canopy replacement						
*Privets on site are shrubby and invasive and do not require mitigation.						

NATIVE OAK TREE IMPACTS

Sacramento County has identified the value of its native and landmark trees and has adopted measures for their preservation. The Tree Ordinance (Chapter 19.04 and 19.12 of the County Code) provides protections for landmark trees and heritage trees. The County Code defines a landmark tree as “an especially prominent or stately tree on any land in Sacramento County, including privately owned land” and a heritage tree as “native oak trees that are at or over 19” diameter at breast height (dbh).” Chapter 19.12 of the County Code, titled Tree Preservation and Protection, defines native oak trees as valley oak (*Quercus lobata*), interior live oak (*Quercus wislizenii*), blue oak (*Quercus douglasii*), or oracle oak (*Quercus morehus*) and states that “it shall be the policy of the County to preserve all trees possible through its development review process.” It should be noted that to be considered a tree, as opposed to a seedling or sapling, the tree must have a diameter at breast height (dbh) of at least 6 inches or, if it has multiple trunks of less than 6 inches each, a combined dbh of 10 inches. The Sacramento County General Plan Conservation Element policies CO-138 and CO-139 also provide protections for native trees:

CO-138. Protect and preserve non-oak native trees along riparian areas if used by Swainson’s Hawk, as well as landmark and native oak trees measuring a minimum of 6 inches in diameter or 10 inches aggregate for multi-trunk trees at 4.5 feet above ground.

CO-139. Native trees other than oaks, which cannot be protected through development, shall be replaced with in-kind species in accordance with established tree planting specifications, the combined diameter of which shall equal the combined diameter of the trees removed.

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

The applicant is proposing to remove one (1) of the eleven (11) protected native oak trees located on the project site to accommodate project development. The tree to be removed is Tree #7631, is a multi-stemmed 8.5” dbh Valley Oak with extreme structure or health problems, as indicated from the Arborist Report (Appendix B). The tree was

previously cut and what remains is new growth that has poor base structure with decay and weak attachments. This tree will not require mitigation due to its condition.

ON-SITE AND OFF-SITE PROTECTED NATIVE TREES TO BE RETAINED

There are ten (10) protected on-site native trees and one (1) protected off-site native tree identified to be retained. All of these trees are valley oaks with a dbh ranging from 7" to 33.5". The trees are either in fair condition or are identified with major structure and health problems. The project has been designed to locate buildable areas outside of the dripline protection areas of on-site native trees, with the exception of on-site Tree #7636 and off-site Tree #7637. Encroachment within the protected dripline area of these trees will be minor (under 20%) for each tree and compensation mitigation will not be required. Although only two trees are expected to have project related encroachment, native tree construction protection measures are required to protect these trees from potential temporary impacts during project construction. Impacts to existing native oaks trees are ***less than significant with mitigation***.

NON-NATIVE TREE IMPACTS

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

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

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

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

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

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

NON-NATIVE TREES TO BE REMOVED

The applicant is proposing to remove five (5) non-native trees located on the project site. Additionally, a row of coast redwood and glossy privet trees located on the remainder lot may be impacted, with some trees potentially removed. This is due to the construction of the public road connection and timing of street improvements associated with the recording, sale, and development of certain lots. Tree No. 7624, a Coast Redwood with extreme structure or health problems as indicated from the Arborist Report (Appendix B), has been subsequently removed. Four (4) of the non-native trees proposed for removal, consisting of Chinese Hackberry, two (2) Liquid Amber trees, and coast redwood, do not meet the definition of a protected tree (either due to species or size); however, they do comprise as tree canopy. The glossy privet trees proposed for removal are an invasive species that do not comprise tree canopy requiring mitigation. The trees are proposed for removal due to grading activities, placement of infrastructure, including the public road connection, and home construction. The total tree canopy loss was determined to be 12,946± square feet, requiring mitigation through replanting on-site. If replanting is found to be infeasible, the applicant will pay into the Sacramento Tree Foundation's Greenprint program. County PER staff calculated the tree canopy from the circle area radius formula ($A = \pi r^2$) using the individual tree dripline radius provided in the arborist report. Impacts to existing non-native trees that are located on-site are considered **less than significant with mitigation**.

ON-SITE AND OFFSITE NON-NATIVE TREES TO BE RETAINED

There are two (2) on-site and five (5) off-site non-native trees identified to be retained and remain in place with the project, including two (2) off-site rows or stand of trees. These non-native trees could be impacted by the development of the project from temporary grading of the lots for construction of a home, grading for utility access, placement of a new fence and infrastructure, including the public road connection, and new landscaping. Encroachment into the dripline from these activities will be minor and not expected to impact the long term health of the trees. No mitigation is required for the protection of non-native trees identified to remain during project construction. Project impacts to non-native trees remaining on site are **less than significant**.

SPECIAL STATUS SPECIES

SWAINSON'S HAWK

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

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

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

NESTING HABITAT IMPACT METHODOLOGY

For determining impacts to and establishing mitigation for nesting Swainson's hawks in Sacramento County, CDFW recommends utilizing the methodology set forth in the Recommended Timing and Methodology for Swainson's Hawk nesting Surveys in California's Central Valley (Swainson's Hawk TAC 2000). However, due to the project setting, the measures set forth in the California Fish and Wildlife Staff Report Regarding Mitigation for Impacts to Swainson's Hawks (*Buteo swainsoni*) in the Central Valley of California (November 1, 1994) will be more applicable. These state that no intensive new disturbances, such as heavy equipment operation associated with construction, should be initiated within ¼-mile of an active Swainson's hawk nest in an urban setting or within ½-mile in a rural setting between March 1 and September 15. To avoid impacts to nesting raptors, mitigation involves pre-construction nesting surveys to identify any active nests and to implement avoidance measures if nests are found – if construction will occur during the nesting season of March 1 to September 15. If no active nests are found during the focused survey, no further mitigation will be required.

PROJECT IMPACTS

A search of the California Natural Diversity Database (CNDDDB) species list indicates the closest occurrence of Swainson's hawk is approximately 2.2 miles from the project limits. While the nearest recorded nest is more than two miles from the project site, there are large trees in the vicinity of the project that could serve as suitable nesting habitat for Swainson's hawk. Due to the urbanized nature of the project area, the limited number of trees proposed for removal, and the disturbed nature of the property (from on-going maintenance and mowing), a single pre-construction survey is sufficient for the project and will be required 30 days prior to construction. In general, the nesting raptors become accustomed to this urban activity and fewer nesting hawks are found in urban environments.

Mitigation is required to implement pre-construction surveys for nesting raptors within 1/4 mile of ground disturbing activities. The purpose of the survey requirement is to ensure that construction activities do not agitate or harm nesting hawks, potentially resulting in nest abandonment or other harm to nesting success. If Swainson's hawk nests are found, the developer is required to contact California Fish and Wildlife to determine what measures need to be implemented in order to ensure that nesting hawks remain undisturbed. The measures selected will depend on many variables, including the distance of activities from the nest, the types of activities, and whether the landform between the nest and activities provides any kind of natural screening. According to the Staff Report Regarding Mitigation for Impacts to Swainson's Hawks (*Buteo swainsoni*) in the Central Valley of California (November 1, 1994), the measures described above will ensure that impacts to nesting Swainson's hawk will be ***less than significant with mitigation***.

MIGRATORY NESTING BIRDS

The Migratory Bird Treaty Act of 1918, which states "unless and except as permitted by regulations, it shall be unlawful at any time, by any means or in any manner, to pursue, hunt, take, capture, kill, attempt to take, capture, or kill" a migratory bird. Section 3(19) of the Federal Endangered Species Act defines the term "take" means to harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect, or to attempt to engage in any such conduct. Causing a bird to abandon an active nest may cause harm to egg(s) or chick(s) and is therefore considered "take." The project will be removing several large native and non-native trees that provide potential nesting habitat for migratory birds. To avoid take of nesting migratory birds, mitigation has been included to require that activities either occur outside of the nesting season, or to require that nests be buffered from construction activities until the nesting season is concluded. Impacts to migratory birds are ***less than significant with mitigation***.

NESTING BIRDS OF PREY

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

Raptors within the Sacramento region include tree-nesting species such as the red-tailed hawk and red-shouldered hawk, as well as ground-nesting species such as the northern harrier. The following raptor species are identified as "special animals" due to

concerns over nest disturbance: Cooper's hawk, sharp-shinned hawk, golden eagle, northern harrier, and white-tailed kite.

There are a number of large trees located on and adjacent to the project site that provide potential nesting habitat for raptors. To avoid impacts to nesting raptors, mitigation involves pre-construction nesting surveys to identify any active nests and to implement avoidance measures if nests are found – if construction will occur during the nesting season of March 1 to September 15. The purpose of the survey requirement is to ensure that construction activities do not agitate or harm nesting raptors, potentially resulting in nest abandonment or other harm to nesting success. If nests are found, the developer is required to contact California Fish and Wildlife to determine what measures need to be implemented in order to ensure that nesting raptors remain undisturbed. The measures selected will depend on many variables, including the distance of activities from the nest, the types of activities, and whether the landform between the nest and activities provides any kind of natural screening. If no active nests are found during the focused survey, no further mitigation will be required. Project related impacts associated with nesting raptors are ***less than significant with mitigation***.

CULTURAL RESOURCES

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

- Cause a substantial adverse change in the significance of a historical resource;
- Have a substantial adverse effect on an archaeological resource' or
- 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 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 Resource Assessment was prepared for the project by Peak and Associates, Inc. The following information and analysis are 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 on October 3, 2022 for the project area and within a 0.25 mile radius. The review indicated the project area has never been systematically surveyed, and there are no recorded resources in the project area or within a 0.25-mile radius. Four (4) small surveys were completed within the search radius.

On October 4, 2022, Peak and Associates staff conducted a field survey of the project site. The archaeologist used complete coverage to survey the site, with transects spaced not wider than 5 meters. A single-story, rectangular shaped barn with a gable roof was also evaluated (Plate IS-6). The structure was built circa 1945, with major repair work completed in 1976.

According to the assessment report, the barn is a Raised Center Area or Monitor Style structure with both gable ends having double swinging doors, and a loft door and crane arm on the east end. Both sides have open square windows holes. The structure footing appears to be 12-inch-wide poured concrete beneath all walls, with a dirt floor. The sides are clad with vertical wood board-and-batten boards. The structure roofing is composition over plywood, which may be original but has severe weather damage. The exterior hardware matches available types from the 1940s. A cement water trough, four feet long by eighteen inches wide by eighteen inches tall, and a five-foot tall, 8 by 8 inch treated rough-cut post are 21' south of the barn. The report determined that the barn is in poor to fair condition. No other historical or prehistoric features, artifacts or resources were observed during the survey.

PROJECT IMPACTS

The evaluated barn will be demolished with the project. The assessment report concluded that the barn does not appear to be associated with any specific, significant contribution. It is an outbuilding on rural land in the community, formerly consisting of small ranches on five-acre parcels. The barn is a common type, of which there are many examples in the region. The barn does not meet the threshold of significance criteria of the CRHR and is not a historical resource. The project will not impact a historical resource.

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. Additionally, in the event that any potential resources are encountered during project construction, inadvertent discoveries mitigation is included to halt construction until the resource is further evaluated. Therefore, project impacts to cultural resources will be ***less than significant with mitigation***.

Plate IS-6: Photo of Barn



GREENHOUSE GAS EMISSIONS

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

- 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 2050.⁸

COUNTY OF SACRAMENTO CLIMATE ACTION PLANNING

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

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

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

⁸ EO S-03-05 has set forth a reduction target to reduce GHG emissions by 80 percent below 1990 levels by 2050. This target has not been legislatively adopted.

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

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

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

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

The commitment to a Communitywide CAP is identified in General Plan Policy LU-115 and associated Implementation Measures F through J on page 117 of the General Plan Land Use Element. This commitment was made in part due to the County’s General Plan Update process and potential expansion of the Urban Policy Area to accommodate new growth areas. General Plan Policies LU-119 and LU-120 were developed with SACOG to be consistent with smart growth policies in the SACOG Blueprint, which are intended to reduce VMT and GHG emissions. This second phase CAP is intended to flesh out the strategies involved in the strategy and framework CAP, and will include economic analysis, intensive vetting with all internal departments, community outreach/information sharing, timelines, and detailed performance measures.

The Phase 2B CAP was re-initiated in early 2020. In March of 2021, the draft Phase 2B CAP was released by the County for public review. On September 7, 2021, a Final Draft CAP and Addendum to the 2030 General Plan EIR was released for public review. The County revised the CAP a second time and released the Revised Final Draft CAP and Revised Addendum to the 2030 General Plan EIR on February 17, 2022. These documents were presented at a Board of Supervisors workshop on March 23, 2022. The County received more than 85 comment letters on the Revised Final Draft CAP

leading up to the Board workshop on March 23, 2022. Based on input from the Board of Supervisors during the September 27, 2022, hearing on the CAP, County staff reviewed numerous comments received and prepared another revision to the CAP. Sacramento County prepared a Subsequent Environmental Impact Report to analyze the potential impacts of the revised CAP.

The County’s Climate Action Plan (CAP), adopted by the Board of Supervisors in November 2024, is a comprehensive, multi objective plan that balances environmental, economic, and community interests for the reduction of GHG emissions. Strategies and measures have been identified in the CAP to meet California’s 2020 and 2045 GHG reduction targets. Each measure is supported by implementing actions to reduce GHG emissions generated from current and future activities within the unincorporated areas of the County, including existing County facilities and operations. Upon implementation of the CAP, projects being proposed in unincorporated areas of the County would need to demonstrate compliance with applicable measures and actions.

THRESHOLDS OF SIGNIFICANCE

Addressing GHG generation impacts requires an agency to make a determination as to what constitutes a significant impact. The Governor’s Office of Land Use and Innovation 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 (Table IS-7). SMAQMD’s technical support document, “Greenhouse Gas Thresholds for Sacramento County”, identifies operational measures that should be applied to a project to demonstrate consistency.

Table IS-7: 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

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

- BMP 1 – no natural gas: projects shall be designed and constructed without natural gas infrastructure.
- BMP 2 – electric vehicle (EV) Ready: projects shall meet the current CalGreen Tier 2 standards.
 - EV Capable requires the installation of “raceway” (the enclosed conduit that forms the physical pathway for electrical wiring to protect it from damage) and adequate panel capacity to accommodate future installation of a dedicated branch circuit and charging station(s)
 - EV Ready requires all EV Capable improvements plus installation of dedicated branch circuit(s) (electrical pre-wiring), circuit breakers, and other electrical components, including a receptacle (240-volt outlet) or blank cover needed to support future installation of one or more charging stations

Projects that implement BMP 1 and BMP 2 can utilize screening criteria for operation emissions. 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-3.

GREENHOUSE GAS EMISSIONS PROJECT IMPACTS

CONSTRUCTION-GENERATED GREENHOUSE GAS EMISSIONS

GHG emissions associated with the project will 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. Additionally, the CalEEMod analysis indicated the project's construction emissions for CO_{2e} will only be 135 metric tons per year. Therefore, construction-related GHG impacts are considered **less than significant**.

OPERATIONAL PHASE GREENHOUSE GAS EMISSIONS

Mitigation has been included such that the project will implement BMP 1 and BMP 2 in its entirety. Because the project will implement BMP 1 and BMP 2, the SMAQMD Guide allows users to screen out GHG operational emissions, based on land use categories. Per the operational screening levels, for greenhouse gas emissions, a single-family residential project that is less than 56 dwelling units is expected to below the GHG threshold of 1,100 MT/year of CO_{2e}. The project consists of four (4) new dwelling units and therefore the operational emissions associated with the project are less than 1,100 MT of CO_{2e} per year. The impacts from GHG emissions are **less than significant with mitigation**.

ENVIRONMENTAL MITIGATION MEASURES

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

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

Applicant _____ Date: _____

MITIGATION MEASURE A: BASIC CONSTRUCTION EMISSIONS CONTROL PRACTICES

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

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

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

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

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

Maintain all construction equipment in proper working condition according to manufacturer's specifications. The equipment must be checked by a certified mechanic.

MITIGATION MEASURE B: NATIVE OAK TREE CONSTRUCTION PROTECTION

For the purpose of this mitigation measure, an oak tree is defined as an interior live oak (*Quercus wislizenii*), blue oak (*Quercus douglassii*), or valley oak (*Quercus lobata*) having a diameter at breast height (dbh) of at least 6 inches, or if it has multiple trunks of less than 6 inches each, a combined dbh of at least 10 inches.

Minor encroachment (under 20%) within the dripline area of on-site Tree #7636 (17.5" Valley Oak) and off-site Tree #7637 (33.5" multi-stemmed Valley Oak) is expected and noted in the protection measures. Otherwise, all other native trees on the project site (#7625 – 16" Valley Oak, #7626 – 14" Valley Oak, #7627 – 12" Valley Oak, #7629 – 8.5" Valley Oak, #7632 – 7" Valley Oak, #7633 – 12" Valley Oak, #7634 – 11.5" Valley Oak, and #7635 – 11.5" Valley Oak), portions of adjacent off-site oak trees which have driplines that extend onto the project site, and all off-site oak trees which may be impacted by utility installation and/or improvements associated with this project, shall be preserved and protected as follows:

1. A circle with a radius measurement from the trunk of the tree to the tip of its longest limb shall constitute the dripline protection area of the tree. Limbs must not be cut back in order to change the dripline. The area beneath the dripline is a critical portion of the root zone and defines the minimum protected area of the tree. Removing limbs which make up the dripline does not change the protected area.
2. Chain link fencing or a similar protective barrier shall be installed one foot outside the driplines of the native trees prior to initiating project construction, in order to avoid damage to the trees and their root system. Where minor encroachment is proposed within Tree #7636 and Tree #7637, the protective barrier shall be located a maximum of one foot outside the work area.
3. No signs, ropes, cables (except cables which may be installed by a certified arborist to provide limb support) or any other items shall be attached to the native trees.
4. No vehicles, construction equipment, mobile home/office, supplies, materials or facilities shall be driven, parked, stockpiled or located within the driplines of the native trees except where proposed encroachment is expected within Tree #7636 and Tree #7637.
5. Any soil disturbance (scraping, grading, trenching, and excavation) is to be avoided within the driplines of the native trees. Where this is necessary, an ISA Certified Arborist will provide specifications for this work, including methods for root pruning, backfill specifications and irrigation management guidelines.
6. All underground utilities and drain or irrigation lines shall be routed outside the driplines of native trees. Trenching within protected tree driplines is not permitted. If utility or irrigation lines must encroach upon the dripline, they should be tunneled or bored under the tree under the supervision of an ISA Certified Arborist.
7. If temporary haul or access roads must pass within the driplines of oak trees, a roadbed of six inches of mulch or gravel shall be created to protect the root zone. The roadbed shall be installed from outside of the dripline and while the soil is in

- a dry condition, if possible. The roadbed material shall be replenished as necessary to maintain a six-inch depth.
8. Drainage patterns on the site shall not be modified so that water collects or stands within, or is diverted across, the dripline of oak trees.
 9. No sprinkler or irrigation system shall be installed in such a manner that it sprays water within the driplines of the oak trees.
 10. Tree pruning that may be required for clearance during construction must be performed by an ISA Certified Arborist or Tree Worker and in accordance with the American National Standards Institute (ANSI) A300 pruning standards and the International Society of Arboriculture (ISA) "Tree Pruning Guidelines".
 11. Landscaping beneath the oak trees may include non-plant materials such as boulders, decorative rock, wood chips, organic mulch, non-compacted decomposed granite, etc. Landscape materials shall be kept two (2) feet away from the base of the trunk. The only plant species which shall be planted within the driplines of the oak trees are those which are tolerant of the natural semi-arid environs of the trees. Limited drip irrigation approximately twice per summer is recommended for the understory plants.
 12. Any fence/wall that will encroach into the dripline protection area of any protected tree shall be constructed using grade beam wall panels and posts or piers set no closer than 10 feet on center. Posts or piers shall be spaced in such a manner as to maximize the separation between the tree trunks and the posts or piers in order to reduce impacts to the trees.
 13. For a project constructing during the months of June, July, August, and September, deep water trees by using a soaker hose (or a garden hose set to a trickle) that slowly applies water to the soil until water has penetrated at least one foot in depth. Sprinklers may be used to water deeply by watering until water begins to run off, then waiting at least an hour or two to resume watering (provided that the sprinkler is not wetting the tree's trunk. Deep water every 2 weeks and suspend watering 2 weeks between rain events of 1 inch or more.

MITIGATION MEASURE C: NON-NATIVE TREE CANOPY AND REPLACEMENT

Removal of non-native tree canopy for development shall be mitigated by creation of new tree canopy equivalent to the acreage of non-native tree canopy removed. New tree canopy acreage shall be calculated using the Sacramento County Department of Transportation 15-year shade cover values for tree species. Preference is given to on-site mitigation, but if this is infeasible, then funding shall be contributed to the Sacramento Tree Foundation's Greenprint program in an amount proportional to the tree canopy lost (as determined by the 15-year shade cover calculations for the tree species to be planted through the funding, with the cost to be determined by the Sacramento County Tree Foundation). In order to compensate for the loss of non-

native urban tree canopy, 12,946± square feet of tree canopy shall be provided on-site or through funding into the Greenprint program. The non-native trees remaining in place or relocated on-site shall not be included as credit towards the tree canopy replacement amount.

MITIGATION MEASURE D: SWAINSON'S HAWK NESTING HABITAT SURVEY

If construction, grading, or project-related improvements are to commence between March 1 and September 15, a focused survey for Swainson's hawk nests on the site and within ¼ mile of the site shall be conducted by a qualified biologist no later than 30 days prior to the start of construction work (including clearing and grubbing). If active nests are found, the California Fish and Wildlife shall be contacted to determine appropriate protective measures, and these measures shall be implemented prior to the start of any ground-disturbing activities. If no active nests are found during the focused survey, no further mitigation will be required.

MITIGATION MEASURE 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 days 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: 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 habitat on-site and off-site up to a distance of 500 feet from the project boundary. The survey shall occur within 30 days of the date that construction will encroach within 500 feet of suitable habitat. The biologist shall supply a brief written report (including date, time of survey, survey method, name of surveyor and survey results) to the Environmental Coordinator prior to ground disturbing activity. If no active

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

MITIGATION MEASURE G: INADVERTENT DISCOVERY OF CULTURAL RESOURCES OR TRIBAL CULTURAL RESOURCES

In the event that human remains are discovered in any location other than a dedicated cemetery, work shall be halted and the County Coroner contacted. For all other 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 Planning and Environmental Review shall be immediately notified. If the remains are determined to be Native American, the coroner shall notify the Native American Heritage Commission within 24 hours, and the Native American Heritage Commission shall identify the person or persons it believes to be the most likely descendent from the deceased Native American. The most likely descendent may make recommendations to the landowner or the person responsible for the excavation work, for means of treating or disposition of, with appropriate dignity, the human remains and any associated grave goods.
2. **Unanticipated cultural resources.** In the event of an inadvertent discovery of cultural resources (excluding human remains) during construction, all work must halt within a 100-foot radius of the discovery. A qualified professional archaeologist, meeting the Secretary of the Interior's Professional Qualification Standards for prehistoric and historic archaeology, shall be retained at the Applicant's expense to evaluate the significance of the find. If it is determined due to the types of deposits discovered that a Native American monitor is required, the Guidelines for Monitors/Consultants of Native American Cultural, Religious, and Burial Sites as established by the Native American Heritage Commission shall be followed, and the monitor shall be retained at the Applicant's expense.
 - a) Work cannot continue within the 100-foot radius of the discovery site until the archaeologist and/or tribal monitor conducts sufficient research and data collection to make a determination that the resource is either 1) not cultural in origin; or 2) not potentially eligible for listing on the National Register of Historic Places or California Register of Historical Resources.

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

MITIGATION MEASURE H: GREENHOUSE GASES

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

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

- BMP 1: No natural gas: Projects shall be designed and constructed without natural gas infrastructure.
- BMP 2: Electric vehicle ready: Projects shall meet the current CalGreen Tier 2 standards, except all EV Capable spaces shall instead be EV Ready.
 - 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 grading, improvement plans or building permits, whichever occurs first.

Upon implementation of the CAP, in lieu of the measures above, the project may demonstrate consistency with the CAP by implementing applicable GHG reduction measures and/or demonstrating consistency with performance standards associated with such measures, as outlined in a CAP Consistency Review Checklist adopted by Sacramento County. The CAP Consistency Checklist will ensure that the specified

GHG reduction measures applicable to new development projects and performance standards are met.

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 Planning and Environmental Review staff costs incurred during implementation of the MMRP. The MMRP fee for this project is \$5,600.00. 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, Orangevale Community Plan, and Sacramento County Zoning Code. A less than significant impact will result.
b. Physically disrupt or divide an established community?				X	The project will not create physical barriers that substantially limit movement within or through the community. A less than significant impact will result.
2. POPULATION/HOUSING - Would the project:					
a. Induce substantial unplanned population growth in an area either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of infrastructure)?			X		The project will neither directly nor indirectly induce substantial unplanned population growth; the proposal is consistent with existing land use designations. A less than significant impact will result.
b. Displace substantial amounts of existing people or housing, necessitating the construction of replacement housing elsewhere?				X	The project will not result in the removal of existing housing, and thus will not displace substantial amounts of existing housing. No impact will occur.
3. AGRICULTURAL RESOURCES - Would the project:					
a. Convert Prime Farmland, Unique Farmland, Farmland of Statewide Importance or areas containing prime soils to uses not conducive to agricultural production?				X	The project site is not designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance on the current Sacramento County Important Farmland Map published by the California Department of Conservation. The site does not contain prime soils. No impact will occur.
b. Conflict with any existing Williamson Act contract?				X	No Williamson Act contracts apply to the project site. No impact will occur.
c. Introduce incompatible uses in the vicinity of existing agricultural uses?				X	The project does not occur in an area of agricultural production. No impact will occur.

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

	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. No impact will occur.
6. PUBLIC SERVICES - Would the project:					
a. Have an adequate water supply for full buildout of the project?			X		The water service provider (Orangevale Water District) has adequate capacity to serve the water needs of the project. A less than significant impact will result.
b. Have adequate wastewater treatment and disposal facilities for full buildout of the project?			X		The Sacramento Regional County Sanitation District has adequate wastewater treatment and disposal capacity to service the project. A less than significant impact will result.
c. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?			X		The Kiefer Landfill has capacity to accommodate solid waste until the year 2050. A less than significant impact will result.
d. Result in substantial adverse physical impacts associated with the construction of new water supply or wastewater treatment and disposal facilities or expansion of existing facilities?			X		Minor extension of infrastructure would be necessary to serve the project. Existing service lines are located within existing roadways and other developed areas, and the extension of lines would take place within areas already proposed for development as part of the project. No significant new impacts would result from service line extension.
e. Result in substantial adverse physical impacts associated with the provision of storm water drainage facilities?			X		Minor extension of infrastructure would be necessary to serve the project. Existing stormwater drainage facilities are located within existing roadways and other developed areas, and the extension of facilities would take place within areas already proposed for development as part of the project. No significant new impacts would result from stormwater facility extension.

	Potentially Significant	Less Than Significant with Mitigation	Less Than Significant	No Impact	Comments
f. Result in substantial adverse physical impacts associated with the provision of electric or natural gas service?			X		Minor extension of utility lines would be necessary to serve the 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. A less than significant impact will result.
h. Result in substantial adverse physical impacts associated with the provision of public school services?			X		The project would result in minor increases to student population; however, the increase would not require the construction/expansion of new unplanned school facilities. Established case law, <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. A less than significant impact will result.
i. Result in substantial adverse physical impacts associated with the provision of park and recreation services?			X		The project will result in increased demand for park and recreation services, but meeting this demand will not result in any substantial physical impacts. A less than significant impact will result.
7. TRANSPORTATION - Would the project:					
a. Conflict with or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b) – measuring transportation impacts individually or cumulatively, using a vehicles miles traveled standard established by the County?			X		The project is consistent with CEQA Guidelines Section 15064.3, Subdivision (b) and will generate less than 237 new daily trips per day. A less than significant impact will result.

	Potentially Significant	Less Than Significant with Mitigation	Less Than Significant	No Impact	Comments
b. Result in a substantial adverse impact to access and/or circulation?			X		The project 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. A less than significant impact will result.
8. AIR QUALITY - Would the project:					
a. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable federal or state ambient air quality standard?			X		The project does not exceed the screening thresholds established by the Sacramento Metropolitan Air Quality Management District and will not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment. The project site is less than 35 acres (2.63 gross acres) and does not involve buildings more than 4 stories tall, significant trenching activities; an unusually compact construction schedule; or, import or export of soil materials requiring a considerable amount of haul truck activity. The demolition of a barn on the project site will not significantly contribute to an increase in any criteria pollutant above SMAQMD construction emissions thresholds. A less than significant impact will result for constructional and operational emissions.
b. Expose sensitive receptors to pollutant concentrations in excess of standards?			X		See Response 8.a.

	Potentially Significant	Less Than Significant with Mitigation	Less Than Significant	No Impact	Comments
c. Create objectionable odors affecting a substantial number of people?			X		The project will not generate objectionable odors. A less than significant impact will result.
9. NOISE - Would the project:					
a. Result in generation of a temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established by the local general plan, noise ordinance or applicable standards of other agencies?			X		The project is not in the vicinity of any uses that generate substantial noise, nor will the completed project generate substantial noise. The project will not result in exposure of persons to, or generation of, noise levels in excess of applicable standards. A less than significant impact will result.
b. Result in a substantial temporary increase in ambient noise levels in the project vicinity?			X		Project construction will result in a temporary increase in ambient noise levels in the project vicinity. This impact is less than significant due to the temporary nature of 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. A less than significant impact will result.
10. HYDROLOGY AND WATER QUALITY - Would the project:					
a. Substantially deplete groundwater supplies or substantially interfere with groundwater recharge?			X		The project will not rely on groundwater supplies and will not substantially interfere with groundwater recharge. A less than significant impact will result.
b. Substantially alter the existing drainage pattern of the project area and/or increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?			X		Compliance with applicable requirements of the Sacramento County Floodplain Management Ordinance, Sacramento County Water Agency Code, and Sacramento County Improvement Standards will ensure that impacts are less than significant.

	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. Refer to the Hydrology discussion in the Environmental Effects section above.
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. No impact will occur.
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). No impact will occur.
f. Expose people or structures to a substantial risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?			X		The project will not expose people or structures to a substantial risk of loss, injury, or death involving flooding, including flooding as a result of the failure of a levee or dam. A less than significant impact will result.
g. Create or contribute runoff that would exceed the capacity of existing or planned stormwater drainage systems?			X		Adequate on- and/or off-site drainage improvements will be required pursuant to the Sacramento County Floodplain Management Ordinance and Improvement Standards. A less than significant impact will result.
h. Create substantial sources of polluted runoff or otherwise substantially degrade ground or surface water quality?			X		Compliance with the Stormwater Ordinance and Land Grading and Erosion Control Ordinance (Chapters 15.12 and 14.44 of the County Code respectively) will ensure that the project will not create substantial sources of polluted runoff or otherwise substantially degrade ground or surface water quality. A less than significant impact will result.
11. GEOLOGY AND SOILS - Would the project:					

	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. A less than significant impact will result.
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, soil expansion, liquefaction or collapse?			X		The project is not located on an unstable geologic or soil unit. A less than significant impact will result.
d. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available?				X	A public sewer system is available to serve the project. No impact will occur.
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. No impact will occur.
f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?			X		No known paleontological resources (e.g. fossil remains) or sites occur at the project location. A less than significant impact will result.

	Potentially Significant	Less Than Significant with Mitigation	Less Than Significant	No Impact	Comments
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		No special status species are known to exist on or utilize the project site, nor would the project substantially reduce wildlife habitat or species populations. A less than significant impact will result.
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. A less than significant impact will result.
c. Have a substantial adverse effect on streams, wetlands, or other surface waters that are protected by federal, state, or local regulations and policies?			X		No protected surface waters are located on or adjacent to the project site. A less than significant impact will result.
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. A less than significant impact will result.
e. Adversely affect or result in the removal of native or landmark trees?		X			Native and/or landmark trees occur on the project site and/or may be affected by on and/or off-site construction. Mitigation is included to ensure impacts are less than significant. Refer to the Biological Resources discussion in the Environmental Effects section above.
f. Conflict with any local policies or ordinances protecting biological resources?			X		The project is consistent with local policies/ordinances protecting biological resources. A less than significant impact will result.

	Potentially Significant	Less Than Significant with Mitigation	Less Than Significant	No Impact	Comments
g. Conflict with the provisions of an adopted Habitat Conservation Plan or other approved local, regional, state or federal plan for the conservation of habitat?			X		There are no known conflicts with any approved plan for the conservation of habitat. A less than significant impact will result.
13. CULTURAL RESOURCES - Would the project:					
a. Cause a substantial adverse change in the significance of a historical resource?			X		A potential historical resource (barn) was identified and evaluated on the project site. Refer to the Cultural Resources discussion in the Environmental Effects section above.
b. Have a substantial adverse effect on an archaeological resource?		X			An archaeological survey was conducted on the project site. Refer to the Cultural Resources discussion in the Environmental Effects section above.
c. Disturb any human remains, including those interred outside of formal cemeteries?			X		No known human remains exist on the project site. County regulations are in place to ensure appropriate treatment should remains be uncovered during project implementation. A less than significant impact will result.
14. TRIBAL CULTURAL RESOURCES - Would the project:					
a. Would the project cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code 21074?			X		Notification pursuant to Public Resources Code 21080.3.1(b) was provided to the tribes and request for consultation was not received. A less than significant impact will result.
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. No impact will occur.
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. No impact will occur.

	Potentially Significant	Less Than Significant with Mitigation	Less Than Significant	No Impact	Comments
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances or waste within one-quarter mile of an existing or proposed school?				X	The project does not involve the use or handling of hazardous material. No impact will occur.
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. No impact will occur.
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. A less than significant impact will result.
f. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to or intermixed with urbanized areas?			X		The project is within the urbanized area of the unincorporated County. There is no significant risk of loss, injury, or death to people or structures associated with wildland fires. A less than significant impact will result.
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 four 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. A less than significant impact will result.
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 section in the Environmental Effects discussion above.

	Potentially Significant	Less Than Significant with Mitigation	Less Than Significant	No Impact	Comments
b. Conflict with an applicable plan, policy or regulation for the purpose of reducing the emission of greenhouse gases?			X		The project is consistent with County policies adopted for the purpose or reducing the emission of greenhouse gases. A less than significant impact will result.

SUPPLEMENTAL INFORMATION

LAND USE CONSISTENCY	Current Land Use Designation	Consistent	Not Consistent	Comments
General Plan	Low Density Residential	X		
Community Plan	Residential Density 4 (RD-4)	X		Orangevale Community
Land Use Zone	Residential Density 4 (RD-4)	X		Tentative Parcel Map required for division of subject parcels into four (4) lots and one (1) remainder lot.

INITIAL STUDY PREPARERS

Environmental Coordinator: Julie Newton
Section Manager: Michelle Nagao and Kevin Messerschmitt
Associate Environmental Analyst: Carol Gregory
Office Manager: Kim Reading
Administrative Support: Justin Maulit

APPENDICES

Appendix A: Level 3 Drainage Study for Beech Ave & Roloff Way Tentative Parcel Map

Appendix B: Pre-Development Report & Tree Inventory (Arborist Report) for 6001 Beech Avenue & 6018 Roloff Way

Due to length, Appendices A through B are 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/projectdetails.aspx?projectID=8490&communityID=3>