



**RECORDING REQUESTED  
WHEN RECORDING MAIL TO:**

County of Sacramento  
Planning and Environmental Review  
827 7th Street, Room 225  
Sacramento, CA 95814  
CONTACT PERSON: Julie Newton  
TELEPHONE: (916)874-6141

SPACE ABOVE RESERVED FOR RECORDER'S USE

## NOTICE OF EXEMPTION

**Project Title:**

5249 Marconi Parcel Map

**Control Number:**

PLNP2023-00139

**Project Location:**

The project site is located at 5249 Marconi Avenue, approximately 1,300 feet west of the intersection of Garfield Avenue and Marconi Avenue, in the Carmichael/Old Foothill Farms of unincorporated Sacramento County.

**APN:**

272-0130-035-0000

**Description of Project:**

The proposed project is to divide the existing 0.71-acre parcel into two resultant parcels. Parcel 1 will be 12,360 square feet (gross) and Parcel 2 will be 18,840 square feet (gross). Both parcels will have access via an existing private drive.

**Name of Public Agency Approving Project:**

Sacramento County – [ceqa@saccounty.gov](mailto:ceqa@saccounty.gov)

**Person or Agency Carrying out Project:**

Top Engineers Inc.  
Contact: Val Tarasov  
4811 Chippendale Drive #207  
Sacramento, CA 95841  
(916) 342-3657  
[val@topcivileng.com](mailto:val@topcivileng.com)

**Exempt Status:**

Public Resources Code (PRC) Section 21083.3; CEQA Guidelines Section 15183(a) – Projects consistent with development densities established by existing zoning, community plan or general plan policies.

**Reasons Why Project is Exempt:**

Section 15183 (PRC Section 21083.3), provides that projects which are consistent with the development density established by zoning, community plan, or general plan policies for which an environmental impact report (EIR) has been certified "shall not require additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site." An EIR was prepared and certified by the Board of Supervisors for the Sacramento County General Plan Update (SCH# 2007082086) incorporated by reference and available at:

<https://planning.saccounty.gov/PlansandProjectsIn-Progress/Pages/GeneralPlan.aspx>.

The project is consistent with the development density and use characteristics considered by the General Plan EIR and Zoning Code for the RD-40 - High Density Multifamily Residential land use designation. The project consists of the division of a 0.71-acre parcel into two resultant parcels which would be consistent with the existing surrounding uses. The existing single-family dwelling will remain onsite and will be located upon Resultant Parcel 2 and at this time there is no development proposed for resultant Parcel 1. Future construction on the project site would comply with County Code Title 16 (Building and Construction) including land grading and erosion control (Chapter 16.44) and Title 22 (Land Development).

No new impacts peculiar to the project or the parcel on which the project will be located have been identified that would necessitate further environmental review beyond the impacts and issues already disclosed and analyzed in the General Plan Update EIR. No other special circumstances exist that would create a reasonable possibility that the project will have a significant adverse effect on the environment. Additionally, an initial study was prepared for this project and is included below. Therefore, pursuant to CEQA Guidelines Section 15183, no further environmental review is required.

**a. Section 15183 Analysis:**

Section 15183(b) specifies that a public agency shall limit its evaluation of environmental effects to those which the agency determines:

1. *Are peculiar to the project or the parcel on which the project would be located.*

The project site is developed in an urban, residential area. The project includes the division of the existing 0.71-acre parcel into two resultant parcels with access via a new private road. There are no known environmental effects that are peculiar to the project or the parcel on which the project would be located, as demonstrated in the attached §15183 General Plan Consistency Checklist.

2. *Were not analyzed as significant effects in a prior EIR on the zoning action, general plan, or community plan, with which the project is consistent.*

Construction of the project is not anticipated to result in significant effects which were not analyzed in the General Plan Update EIR.

3. *Are potentially significant off-site impacts and cumulative impacts which were not discussed in the prior EIR prepared for the general plan, community plan, or zoning action.*

Construction of the project does not include off-site impacts and would not result in cumulative impacts which were not analyzed in the General Plan Update EIR.

4. *Are previously identified significant effects which, as a result of substantial new information which was not known at the time the EIR was certified, are determined to have a more severe adverse impact than discussed in the prior EIR.*

There is no substantial new information that would result in a determination of a more severe impact than what had been anticipated by the General Plan Update EIR.

Section 15183(e) further specifies the analysis shall be limited to those environmental effects for which:

1. *Each public agency with authority to mitigate any of the significant effects on the environment identified in the EIR on the planning of zoning action undertakes or requires others to undertake mitigation measure specified in the EIR which the lead agency found to be feasible, and*

2. *The lead agency makes a finding at a public hearing as to whether the feasible mitigation measures will be undertaken.*

Implementation of the project will undertake all feasible mitigation measures specified in the General Plan Update Final EIR. Mitigation measures that remain applicable to the project are identified in the attached §15183 General Plan Consistency Checklist.

**Copy To:**

**County Clerk of Sacramento  
County Clerk**

3636 American River Drive, Suite 110  
Sacramento, CA 95864

**Office of Land Use and Climate Innovation  
State Clearinghouse**

1400 10th Street  
Sacramento, CA 95814

**Julie Newton**  
ENVIRONMENTAL COORDINATOR OF  
SACRAMENTO COUNTY, STATE OF CALIFORNIA

PLANNING AND ENVIRONMENTAL REVIEW  
COUNTY OF SACRAMENTO  
GENERAL PLAN CONSISTENCY CHECKLIST

PROJECT INFORMATION

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**CONTROL NUMBER: PLNP2023-00139**

**NAME:** 5249 Marconi Parcel Map

**LOCATION:** The project site is located at 5249 Marconi Avenue, approximately 1,300 feet west of the intersection of Garfield Avenue and Marconi Avenue, in the Carmichael/Old Foothill Farms of unincorporated Sacramento County. Reference Plate IS-1.

**ASSESSOR'S PARCEL NUMBER:** 272-0130-035-0000

**OWNER:** Gwendolyn McCoy  
5249 Marconi Avenue  
Carmichael, CA 95608

**APPLICANT:** Top Engineers Inc.  
4811 Chippendale Drive #207  
Sacramento, CA 95841  
Val Tarasov

PROJECT DESCRIPTION

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The proposed project is to divide the existing 0.71-acre parcel into two resultant parcels. Parcel 1 will be 12,360 square feet (gross) and Parcel 2 will be 18,840 square feet (gross). Both parcels will have access via an existing private drive. There is no development proposed on resultant Parcel 1 at this time. The future private access road is proposed where there is an existing curb and storm drain inlet. Project modifications will likely require the relocation of the existing storm drain inlets and associated underground pipes.

The proposed project consists of the following entitlements:

1. A **Tentative Parcel Map** to divide a 0.71-acre parcel into two lots in the RD-40 Zoning District.
2. A **Special Development Permit** to allow the proposed project to deviate from the following development standards:

- a. Public Street Frontage (Section 5.4.2.B, Table 5.7.A): up to two lots may be served by a private drive without meeting the public street frontage requirement. As proposed, the three lots would be served by a private drive.
3. A **Design Review** to determine substantial compliance with the Sacramento County Countywide Design Guidelines (Design Guidelines).

## ENVIRONMENTAL SETTING

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The project site is developed in an urban, residential area. The site is zoned Multiple Family Residential 40 (RD-40). The surrounding uses include single family residential to the north and south with apartments to the east and west. In addition, Parcel 2 has access via Marconi Avenue, a four-lane arterial. The topography of the site is generally flat. Parcel 1 consists of a grassy field with only two native trees on the southeast edge of the parcel. While Parcel 2, consists of an existing house (to remain), grassy field, and limited number non-native trees.

## GENERAL PLAN UPDATE EIR

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The Sacramento County General Plan Update establishes the framework for development in the unincorporated County that balances environmental protection with community issues such as new growth and housing needs. The General Plan Update includes a new growth management strategy, a stronger focus on addressing existing communities, and revitalizing aging corridors. Additionally, the General Plan Update adopted a new Economic Development Element, a Delta Protection Element, and strategies to reduce greenhouse gas emissions consistent with state law. The General Plan Update has a time horizon of 2030.

An EIR was prepared for the Sacramento County General Plan Update (Final EIR; County Control No. 2002-GPB-0105, SCH# 2007082086) and includes a comprehensive evaluation of environmental impacts that would result from implementation of the General Plan Update. Feasible mitigation measures were included as part of the General Plan Update EIR. The Final EIR was certified by the Board of Supervisors on November 9, 2011. The Final EIR is incorporated by reference in accordance with State CEQA Guidelines Section 15150 and available at:

<https://planning.saccounty.gov/PlansandProjectsIn-Progress/Pages/GeneralPlan.aspx>

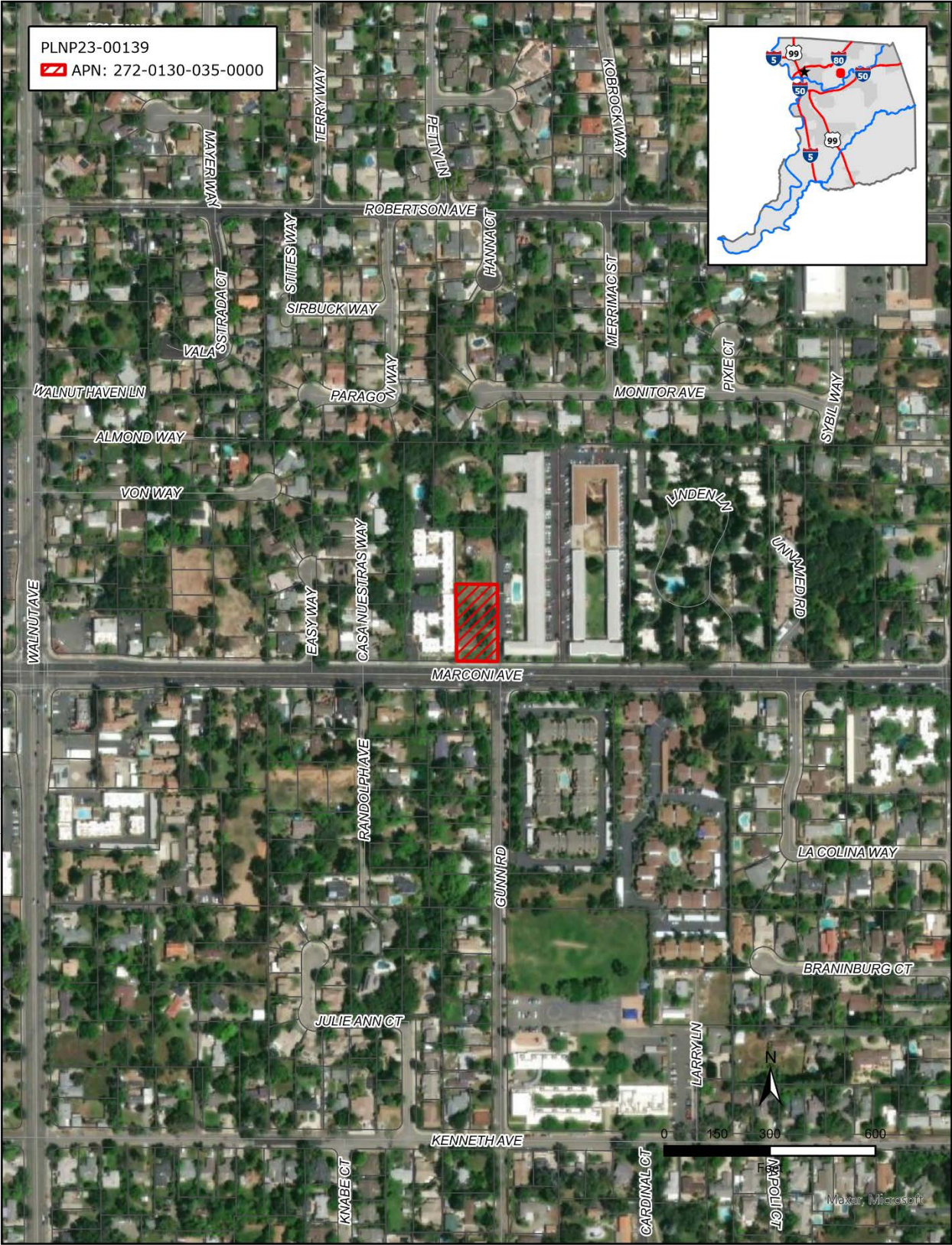
The above document is also available for review at Sacramento County Planning and Environmental Review, 827 7th Street, Room 225 Sacramento, CA 95814.

## §15183 GENERAL PLAN CONSISTENCY CHECKLIST

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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.

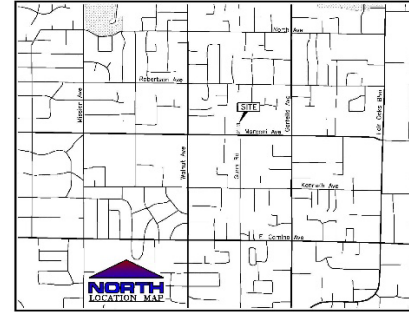
Plate IS-1: Site Map Aerial View



SR-19711 6/16/2023P-2023PLNP2023-00139 PMR-SPZ-DRS 5249 Marconi Parcel Map6\_Graphics\GIS\PLNP23\_00139\_MAPS\_0623.aprx

Plate IS-2: Tentative Parcel Map Exhibit

**TENTATIVE PARCEL MAP FOR:  
5249 MARCONI AVENUE**  
APN: 272-0130-035  
COUNTY OF SACRAMENTO STATE OF CALIFORNIA  
FEBRUARY 2025 SCALE 1"-20"  
SHEET 1 OF 1

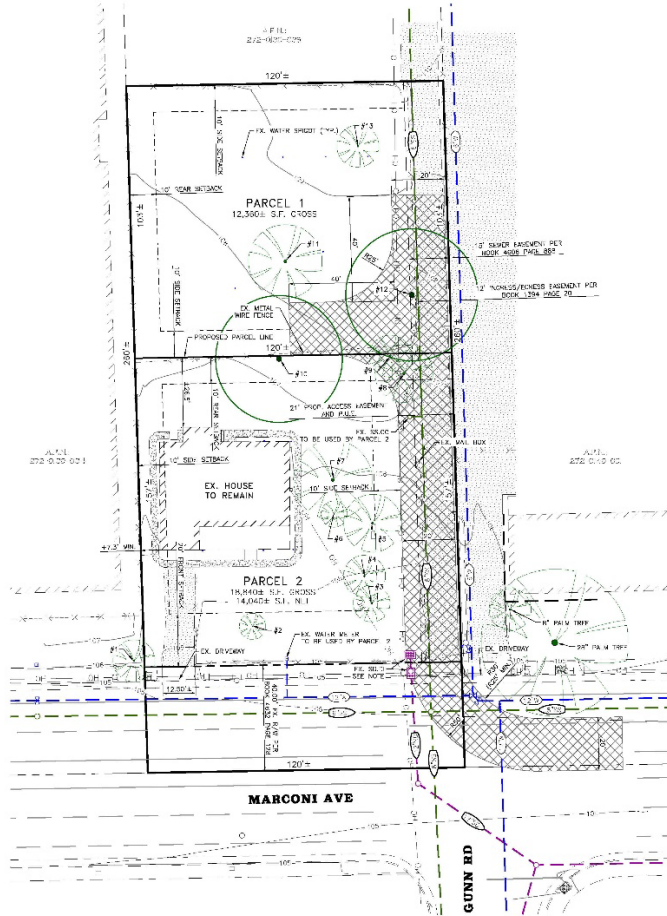


HATCH LEGEND:	
	ASPHALT PAVEMENT AREA
	CONCRETE PAVEMENT AREA
	BUILDING FOOTPRINT
	FIRE ACCESS ROUTE

**NOTE:**  
UTILITY POLE AND DRAINAGE INLET TO BE RELOCATED, AS PER CONDITIONS OF APPROVAL #39 AND #41 IN ALL 2. FIRE ACCESS ROAD TO BE 21 FT WIDE IN ITS ENTIRETY.

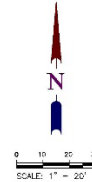
**LEGEND**

DROP INLET	
MAINF MANHOLE	
SEWER MANHOLE	
STORM DRAIN	
WATER MAIN	
WATER METER	
TIRE TRACK	
CENTER LINE	
RIGHT-OF-WAY	
MASONRY WALL	
SLOPE	
CURB, CUTTER & SINK	
FENCE	
DITCH FLOW DIRECTION	
FLOW DIRECTION	
SHRUB TREE	
NET CAR TRAFF	
BIKEWAY	
STREET LIGHT	
POWER POLE & ANCHOR	
PERMITS	
OVERHEAD LINES	



**5249 MARCONI AVENUE**

<b>OWNER</b> GRACEY, YVONNE R 2549 MARCONI AVENUE SACRAMENTO, CA 95808 (916) 728-2868 GRACEM728@GMAIL.COM	<b>DEVELOPER</b> VAN PARSSEY 1607 FLORENCE BLVD SACRAMENTO, CA 95808 (916) 728-2868 VANPARSSEY@GMAIL.COM	<b>SURVEYOR/ENGINEER</b> VAN PARSSEY 1607 FLORENCE BLVD SACRAMENTO, CA 95808 (916) 728-2868 VANPARSSEY@GMAIL.COM	<b>PARCEL NO.</b> 272-0130-035
<b>PRESENT USE</b> R1-40 1 LOT 31,200L SF (0.71 AC) GROSS 26,400L SF (0.60 AC) NET	<b>PROPOSED USE</b> R1-40 2 PARCELS TOTAL: 31,200L SF (0.71 AC) GROSS PARCEL 1: 12,300 SF GROSS PARCEL 2: 18,840 SF GROSS (1,400 SF NET)	<b>SEWER DISPOSAL</b> MSD	<b>ELECTRICITY</b> S.M.J.D.
<b>SCHOOL DISTRICT</b> SAN JUAN UNIFIED	<b>FIRE DISTRICT</b> SACRAMENTO METROPOLITAN FIRE DISTRICT	<b>PARK DISTRICT</b> CARMICHAEL PARK DISTRICT	<b>WATER</b> CARMICHAEL WATER DISTRICT



**LEGAL DESCRIPTION:**  
ALL OR PORTION OF LOT 28 AS SHOWN ON THE MAP OF CARMICHAEL DISTRICT NO. 02, RECORDED IN THE OFFICE OF THE COUNTY RECORDER, OF SACRAMENTO COUNTY, MAY 11, 1914, IN BOOK 15 OF MAPS, MAP NO. 3, DESCRIBED AS FOLLOWS:  
COMMENCING AT A POINT ON THE SOUTH LINE OF SAID LOT 28 AND ON THE CENTERLINE OF A COUNTY ROAD (NOW KNOWN AS MARCONI AVENUE) 20 FEET IN WIDTH AS SHOWN ON SAID PLAT FROM WHICH THE SOUTHEAST CORNER OF SAID LOT 28 BEARS NORTH 89 DEGREES 02 MINUTES EAST (MEASURED ALONG THE SOUTH LINE OF SAID LOT 28 AND ALONG CENTERLINE OF MARCONI AVENUE) 122 FEET DISTANT; THENCE FROM SAID POINT OF COMMENCEMENT, PARALLEL TO THE EAST LINE OF SAID LOT 28 09 DEGREES 47 MINUTES WEST 240 FEET DISTANT; THENCE PARALLEL TO THE SOUTH LINE OF SAID LOT 28 AND THE CENTER LINE OF MARCONI AVENUE NORTH 89 DEGREES 02 MINUTES EAST 120 FEET TO A POINT ON THE EAST LINE OF SAID LOT 28;  
THENCE ALONG THE EAST LINE OF SAID LOT 28, SOUTHWEST 1 DEGREE 47 MINUTES EAST 250 FEET TO THE SOUTHWEST CORNER OF SAID LOT 28; ON THE CENTERLINE OF SAID MARCONI AVENUE;  
THENCE ALONG THE CENTERLINE OF SAID MARCONI AVENUE, SOUTH 88 DEGREES 02 MINUTES WEST 120 FEET TO THE POINT OF COMMENCEMENT.

**NOTE:**  
CORNER IN PARCEL 1 EXIST.

SAC. CO. B.M. NO. 18-158  
NAVD83 BENCHMARK ELEV. 105.505 FT  
NAD83 MEAN CONVERSION NAVD83 MEAN MOVD 28 = 2.545 FT  
LATITUDE: 38.820988803272, LONGITUDE: -121.3481528219436  
2" UTM ZONE 18N UTM COORDINATE: 18N 18N 18N  
C. AUSSIE 1870' LOCATED IN TOP OF NORTH-EAST CORNER OF 42' X 42' CONCRETE BASE OF TRAFFIC SIGNAL LIGHT STAND, 14 FEET SOUTH OF CENTER OF CENTER OF ROBERTSON AVE. & 13 FEET WEST OF CENTER OF MARCONI AVE. ESE 111° W-59.111° S DIST. FROM U.S.C.S. T.M. 301-5 & 1769' ST (JANUARY 20, 1870)



## ENVIRONMENTAL EFFECTS

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### BIOLOGICAL RESOURCES

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

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

#### *BIOLOGICAL RESOURCES – REGULATORY SETTING*

##### **FEDERAL REGULATIONS**

###### ***FEDERAL ENDANGERED SPECIES ACT***

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

###### ***MIGRATORY BIRD TREATY ACT***

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

**STATE REGULATIONS**

***STATE ENDANGERED SPECIES ACT***

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

***CALIFORNIA FISH AND GAME CODE, SECTION 3503.5 - RAPTOR NESTS***

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

**LOCAL REGULATIONS**

***COUNTY OF SACRAMENTO GENERAL PLAN***

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

***SPECIAL STATUS SPECIES***

**SPECIAL STATUS PLANT SPECIES**

Table IS-1 provides a list of the special status plant species with potential to occur based upon the available data from U.S. Fish and Wildlife Services (USFWS) Information for Planning and Consultation (IPaC), and the California Natural Diversity Data Base (CNDDDB). The table describes their regulatory status, habitat, and potential for occurrence on the project site.

**Table IS-1: Special Status Plant Species and Potential for Occurrence**

Species	Status <sup>1</sup>			Habitat and Blooming Period	Potential for Occurrence <sup>2</sup>
	USFWS	CDFW	CRPR		
Ahart's dwarf rush <i>Juncus leiospermus</i> var. <i>ahartii</i>	-	-	1B.2	An annual herb found in mesic valley and foothill grassland from 100 to 750 feet. Blooms March - May (CNPS 2020).	Not expected to occur. Site lacks aquatic habitat. There are 13 recorded occurrences within the CNDDDB search area; however, these occurrences are located over 5 miles southeast of the project site.
Bogg's Lake hedge-hyssop <i>Gratiola heterosepala</i>	-	E	1B.2	A state-endangered annual herb found in clay soils along margins of lakes, marshes, swamps, and in vernal pools from 33 to 7,792 feet elevation. Blooms from April - June (CNPS 2020).	Not expected to occur. Site lacks aquatic habitat. One recorded occurrence within the CNDDDB search area. The closest occurrence is over 5 miles southeast of the site.
Legenere <i>Legenere limosa</i>	-	-	1B.1	Relatively deep and wet vernal pools below 3,000 feet elevation. Blooms April - June (CNPS 2020).	Not expected to occur. The site lacks aquatic habitat. There are 83 recorded occurrences located within the CNDDDB search area; the nearest occurrence is over 5 miles southeast of the project area.
Sacramento Orcutt grass <i>Orcuttia viscida</i>	E	E	1B.1	Vernal pools; 98 to 328 feet elevation. Blooms April-July (CNPS 2020).	Not expected to occur. No habitat on-site. There are 12 CNDDDB occurrences within the search area; the nearest occurrence is over 5 miles southeast of the project area. The project site is not in or near designated critical habitat for Sacramento Orcutt grass.
Sanford's arrowhead <i>Sagittaria sanfordii</i>	-	-	1B.2	Shallow freshwater marshes, swamps, drainage channels; below 2,200 feet elevation. Blooms May-October (CNPS 2020).	Not expected to occur. The site lacks late-season shallow water. There are 13 occurrences within the CNDDDB search area. Nearest known occurrence located 2.10 miles southeast of the project site.

Notes: USFWS = U.S. Fish and Wildlife Service; CDFW = California Department of Fish and Wildlife; CRPR = California Rare Plant Rank; CNDDDB = California Natural Diversity Database; ESA = Federal Endangered Species Act; CESA = California Endangered Species Act

<sup>1</sup> Legal Status Definitions

U.S. Fish and Wildlife Service:	California Rare Plant Ranks:
E Endangered (legally protected)	1B Plant species considered rare or endangered in California and elsewhere (protected under CEQA, but not legally protected under ESA or CESA)
T Threatened (legally protected)	2 Plant species considered rare or endangered in California but more common elsewhere (protected under CEQA, but not legally protected under ESA or CESA)
California Department of Fish and Game:	CRPR Extensions:
E Endangered (legally protected)	.1 Seriously endangered in California (>80% of occurrences are threatened and/or high degree and immediacy of threat)
	.2 Fairly endangered in California (20 to 80% of occurrences are threatened)

As shown in Table IS-1, special status plant species are not expected to occur onsite. Impacts to rare plant species are equal or less severe than the impacts analyzed in the Final EIR.

**SPECIAL STATUS WILDLIFE SPECIES**

Table IS-2 provides a list of the special status wildlife species with potential to occur based upon the available data from USFWS' IPaC, and CNNDDB. The table describes their regulatory status, habitat, and potential for occurrence on the project site.

**Table IS-2: Special Status Wildlife Species and Potential for Occurrence**

Species	Status <sup>1</sup>		Habitat	Potential for Occurrence
	Federal	State		
<b>Invertebrates</b>				
California linderiella <i>Linderiella occidentalis</i>	-	-	Inhabit shallow vernal pools and other seasonal wetlands.	Not expected to occur. Site lacks aquatic features. There are 37 occurrences within the CNDDDB search area, with the closest record located 2.06 miles southeast of the site.
Midvalley fairy shrimp <i>Branchinecta mesovallensis</i>	-	-	Inhabit shallow vernal pools, vernal swales, and various artificial ephemeral wetland habitats in the Sacramento (SSHCP 2018).	Not expected to occur. The site lacks aquatic features. There are seven occurrences within the CNDDDB search area. All occurrences are located over five miles south of the site.
Ricksecker's water scavenger beetle <i>Hydrochara rickseckeri</i>	-	-	Inhabits seasonal wetlands, including vernal pools.	Not expected to occur. The site lacks aquatic features. There is 1 occurrence within the CNDDDB search area.
Vernal pool fairy shrimp <i>Branchinecta lynchi</i>	T	-	Vernal pools and other seasonal wetlands in valley and foothill grasslands. Tends to occur in smaller wetland features (less than 0.05 acre in size) (USFWS 1994).	Not expected to occur. The site lacks aquatic features. There are 25 occurrences within the CNDDDB search area, with the closest record located 2.56 miles east of the site.
Vernal pool tadpole shrimp <i>Lepidurus packardii</i>	E	-	Vernal pools and other seasonal wetlands in valley and foothill grasslands that pond for sufficient duration to allow the species to complete its life cycle. Typically found in ponds ranging from 0.1 to 80 acres in size (USFWS 1994).	Not expected to occur. The site lacks aquatic features. There are 50 occurrences within the CNDDDB search area, with the closest record located over 5 miles southeast of the site.
<b>Reptiles</b>				
Western pond turtle <i>Emys marmorata</i>	-	SC	Forage in ponds, marshes, slow-moving streams, sloughs, and irrigation/drainage ditches; nest in nearby uplands with low, sparse vegetation.	Not expected to occur. No suitable aquatic habitat for foraging. There are 2 occurrences within the CNDDDB search area. The nearest occurrence is located 1.69 miles to the southeast along the American River.
Western spadefoot <i>Spea hammondi</i>	-	SC	Vernal pools and other seasonal ponds with a minimum three-week inundation period in valley and adjacent foothill grasslands.	Not expected to occur. The site lacks aquatic features. There are 4 known occurrences within the CNDDDB search area. The nearest occurrence is located over 5 miles south of the site.
<b>Birds</b>				
Burrowing owl <i>Athene cunicularia</i> (burrow sites)	-	SC	Nests and forages in grasslands, agricultural lands, open shrublands, and open woodlands with existing ground squirrel burrows or friable soils. Suitable burrow sites consist of short, herbaceous vegetation with only sparse cover of shrubs or taller herbs (Shuford and Gardali 2008: 221).	Not expected to occur. The 0.71-acre project site is located within a residential neighborhood which does not contain habitat for the species. There are 9 CNDDDB records within the search area. There are no occurrences within five miles of the site.
Bank Swallow <i>Riparia riparia</i>	-	-	Feeds predominantly over open riparian areas, but also over brushland, grassland, wetlands, water, and cropland.	Not expected to occur. The site lacks nesting habitat. There are 3 CNDDDB records within the search area. There are no occurrences within five miles of the site.
Cooper's hawk <i>Accipiter</i>	-	-	Nests in a wide variety of woodland and forest habitats. Dense stands of live oak, deciduous	Not expected to occur. The trees on the project site are not large enough to support nesting raptors,

Species	Status <sup>1</sup>		Habitat	Potential for Occurrence
	Federal	State		
<i>cooperi</i>			riparian or other forest habitats near water are preferred. Nests are placed in deciduous trees in crotches 10-80 ft above the ground (CWHR 2019).	and no nests were observed. Further, the 0.71-acre parcel is located in a residential neighborhood and does not provide forging habitat. The site is located approximately 1.9 miles northwest of the American River. There is 1 known occurrence within the CNDDDB search area with the nearest occurrence located 3.85 miles to the south along the American River.
Ferruginous hawk <i>Buteo regalis</i>	-	-	Forages in large, open tracts of grasslands, sparse scrubland, and deserts. It frequents open grasslands, sagebrush flats, desert scrub, low foothills and surrounding valleys, and fringes of pinyon-juniper habitats. Nesting occurs in lone trees or on telephone poles; species is not known to breed in California (CWHR 2019).	Not expected to occur. The site lacks suitable foraging habitat. There is 1 record within the CNDDDB search area. The nearest occurrence is located over 5 miles south of the site.
Golden eagle <i>Aquila chrysaetos</i>			Nests in large, old-growth, or dominant live tree with open branchwork, especially ponderosa pine. Nests most frequently in stands with less than 40% canopy, but usually some foliage shading the nest (Call 1978). Often chooses largest tree in a stand on which to build stick platform nest. Nest located 16-61 m (50-200 ft) above ground, usually below tree crown. Species of tree apparently not so important as height and size. Nest usually located near a permanent water source	Not expected to occur. The site lacks suitable nesting habitat. The site is located approximately 1.9 miles northwest of the American River. There is 1 CNDDDB record within the search area. There are no occurrences within five miles of the site.
Great blue heron <i>Ardea herodias</i>	-	-	The great blue heron is fairly common all year throughout most of California, in shallow estuaries and fresh and saline emergent wetlands. Less common along riverine and rocky marine shores, in croplands, pastures, and in mountains above foothills. Common July to October in salt ponds where fish are numerous (Cogswell 1977).	Not expected to occur. The site lacks suitable habitat. The site is located approximately 1.9 miles northwest of the American River. There are 2 known occurrences within the CNDDDB search area with the nearest occurrence located 3.28 miles to the northeast along the American River.
Great egret <i>Ardea alba</i>			Feeds and rests in fresh, and saline emergent wetlands, along the margins of estuaries, lakes, and slow-moving streams, on mudflats and salt ponds, and in irrigated croplands and pastures. Nests in large trees, and roosts in trees (Grinnell and Miller 1944, Cogswell 1977).	Not expected to occur. Project site does not contain emergent wetlands or other slow-moving waters. The site is located approximately 1.9 miles northwest of the American River. There are 2 known occurrences within the CNDDDB search area with the nearest occurrence located 2.74 miles to the south along the American River.
Swainson's hawk <i>Buteo swainsoni</i>	-	T	Forages in grasslands and agricultural lands; nests in riparian and isolated trees.	Not expected to occur. The trees on the project site are not large enough to support nesting raptors, and no nests were observed. Further, the 0.71-acre parcel is located in a residential neighborhood and does not provide forging habitat. The site is located approximately 1.9 miles northwest of the American River. There are 4 occurrences within the CNDDDB search area; the nearest occurrence is located 1.31 miles southwest of the site along the American River.

Species	Status <sup>1</sup>		Habitat	Potential for Occurrence
	Federal	State		
Tricolor blackbird <i>Agelaius tricolor</i>	-	T	Tricolor foraging habitats in all seasons include pastures, dry seasonal pools, agricultural fields. They nest mainly in dense vegetation near open water.	Not expected to occur. The site does not contain suitable nesting habitat. The site is located approximately 1.9 miles northwest of the American River. There are 17 known occurrences within the CNDDDB search area. The nearest occurrence is located 3.54 miles southeast of the project site.
<b>Mammals</b>				
American badger <i>Taxidea taxus</i>	-	SC	Suitable habitat occurs in the drier open stages of most shrub, forest, and herbaceous habitats with friable soils. Badgers are generally associated with treeless regions, prairies, parklands, and cold desert areas.	Not expected to occur. No suitable habitat. The 0.71-acre parcel is located in a residential neighborhood and is unlikely to provide foraging habitat. There are 3 known occurrences within the CNDDDB search area. The nearest occurrence is located over 5 miles south of the site.
Pallid bat <i>Antrozous pallidus</i>	-	SC	Bat that occurs throughout California except for the high Sierra Nevada and the northern Coast Ranges. Habitats include grasslands, shrublands, woodlands, and forests from sea level to 6,000 feet. Most common in open, dry habitats with rocky areas for roosting; roosts also include cliffs, abandoned buildings, bird boxes, and under bridges. Pallid bats are very sensitive to disturbance of roosting sites (Bolster et al. 1998).	Not expected to occur. The site contains sparse stands of oak trees around the perimeter and neighboring parcels; however, the parcel is located within an urbanized area and is not likely to be used as roosting habitat. There are no historic occurrences within the CNDDDB search area.
Western red bat <i>Lasiurus blossevillii</i>	-	SC	This species roost primarily in trees along edge habitats adjacent to streams, fields, or urban areas. The species can be found within either natural or human-made structures, such as caves, mines, crevices (including under bridges), hollow trees, and in abandoned or seldom-used buildings. Young are born to the species in the spring and early summer (maternity colonies typically begin to form in April, and births occur from May through early July).	Not expected to occur. The site contains sparse stands of oak trees around the perimeter and neighboring parcels. There are no historic occurrences within the CNDDDB search area.

Notes: USFWS = U.S. Fish and Wildlife Service; CDFW = California Department of Fish and Wildlife; CNDDDB = California Natural Diversity Database; ESA = Federal Endangered Species Act; CESA = California Endangered Species Act

<sup>1</sup> Legal Status Definitions

U.S. Fish and Wildlife Service:

E -Endangered (legally protected)

T -Threatened (legally protected)

California Department of Fish and Game:

E -Endangered (legally protected)

SC -Species of Special Concern

T -threatened (legally protected)

SA -Special Animal

As shown in Table IS-2, special status wildlife species are not expected to occur onsite. Impacts to special status wildlife species are equal or less severe than the impacts analyzed in the Final EIR.

**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.”

Trees in the project vicinity provide potential nesting habitat for migratory birds. The trees on the project site provide suitable nesting habitat and some are proposed for removal. In order to ensure active nests are not removed or nesting pairs are agitated by site construction, mitigation requiring preconstruction nesting surveys and consultation with the California Department of Fish and Wildlife is recommended. Mitigation has been included to ensure that the project implements best practices to avoid take under the Migratory Bird Treaty Act. Impacts to migratory birds are equal or less severe than the impacts analyzed in the Final EIR.

*NATIVE AND NON-NATIVE TREES*

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

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

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

Native trees other than oaks include Fremont cottonwood (*Populus fremontii*), California sycamore (*Platanus racemosa*), California black walnut (*Juglans californica*), 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 Sacramento County General Plan Conservation Element contains several policies aimed at preserving tree canopy within the County. These are:

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

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

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

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

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

#### **ARBORIST REPORT**

The applicant provided an Arborist Report and Tree Inventory Summary prepared by Tree Care Incorporated, dated July 15, 2023 (Appendix A). The Arborist Report identified the tree species, number of stems, diameter at breast height (dbh), average canopy (dripline radius), structure/vigor and overall health condition, dripline environment, and notable characteristics, including specific location of overhanging off-site trees. A total of 13 trees were inventoried and evaluated. Twelve trees are located on the subject property. Two of the identified trees are native tree species and the remaining 11 trees are non-native ornamental species.



**NATIVE TREES**

The report identified two native on-site trees – Tree #10 - 24 inches dbh Valley Oak (*Quercus lobata*) and Tree # 12 - 25 inches dbh Interior Live Oak (*Quercus wislizenii*). The trees on-site range in condition from poor to fair. PER staff conducted a site visit to verify report findings on March 21, 2024.

**NATIVE OAK TREE IMPACTS**

The site plan as proposed does not currently have proposed building footprints for proposed parcel 1; however, estimated building envelopes are included based upon minimum development standards. The applicant is proposing to remove both native oak trees located on the project site. The Valley oak tree proposed for removal is in a declining state and will not require mitigation. The live oak proposed to be removed is 25 inches dbh. Tree removal is proposed as a result of grading activities, placement of infrastructure, and construction of homes.

County policy requires replacement of native oak trees removed by planting in-kind native trees equivalent to the dbh inches lost. The project will be required to replace a total of 25 inches of native oak trees (Tree #12). Mitigation has been included to ensure that the project mitigates for impacts to native trees consistent with County General Plan policy. Project impacts associated with the removal of protected native oak trees are equal or less severe than the impacts analyzed in the Final EIR.

**NON-NATIVE TREE IMPACTS*****ON-SITE NON-NATIVE TREES TO BE REMOVED***

There are nine (8), on-site, non-native trees identified to be in poor condition and recommended for removal in the arborist report. PER staff conducted a site visit to verify these findings on March 21, 2024. The size and nature of the non-native trees to be removed would not provide a substantial urban benefit to the parcels or the surrounding parcels. Their limited stature and deteriorating health prevents them from contributing to the environmental, social, or aesthetic aspects typically associated with urban forestry; therefore, there *is no impact* associated with non-native tree removal.

***ON-SITE NON-NATIVE TREES TO BE SAVED***

There are two (2), on-site, non-native trees identified to be in fair condition and are shown to remain in place with the proposed project – Tree #5 and 6. Both non-native trees are on Parcel 2 which contains the existing house to remain. These non-native trees would not be impacted with the current proposed project. No mitigation is required for the protection of non-native trees identified to remain during project construction consistent with General Plan policy. Project impacts to non-protected trees are equal or less severe than the impacts analyzed in the Final EIR.

**CULTURAL RESOURCES**

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

- Cause a substantial adverse change in the significance of a historical resource.
- Have a substantial adverse effect on an archaeological resource.

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

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

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

*CULTURAL SETTING*

A search of records and historical information on file at the North Central Information Center (NCIC) of the California Historical Resources Information System (CHRIS) was conducted on March 13, 2024, for the project area and a one-quarter-mile buffer.

The records search identified one previously recorded resource within the project site broader area:

- Historic Building at 2744 Walnut Avenue in Carmichael

**PROJECT IMPACTS**

The Sacramento County Assessor identifies the existing house on parcel 2 with a construction date of 1951. Even though the house is over 50 years old, the architectural style is “ranch” and is very common throughout the Carmichael community. There is nothing particularly unique or unusual about this house and likely would not be eligible for listing in the NRHP or CRHR. The project consists of a division of a 0.71-acre parcel into two lots and would not involve the removal of the existing house on parcel 2. The project is unlikely to impact the historic-period cultural resources.

The project site does not contain recorded indigenous-period/ethnographic-period or historic-period cultural resources. Archeologists locate indigenous-period/ethnographic-period sites along streams for this part of the County. The project site is located

approximately 1.69 miles northeast of the American River. Due to known cultural resources and environmental setting, there is a low potential for locating indigenous-period/ethnographic-period cultural resources within the proposed project area.

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

## GREENHOUSE GAS EMISSIONS

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

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

### *REGULATORY BACKGROUND*

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

### *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](http://www.green.saccounty.net/Documents/sac_030843.pdf). The CAP contains policies/goals related to agriculture, energy, transportation/land use, waste, and water.

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

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

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

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

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

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

The Phase 1 CAP is a strategy and framework document. The County adopted the Phase 2A CAP (Government Operations) on September 11, 2012. Neither the Phase 1 CAP nor the Phase 2A CAP are “qualified” plans through which subsequent projects may receive CEQA streamlining benefits.

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

analysis, intensive vetting with all internal departments, community outreach/information sharing, timelines, and detailed performance measures. County Staff prepared a final draft of the CAP, which was heard at the Planning Commission on October 25, 2021. The CAP was brought to the Board of Supervisors (BOS) as a workshop item on March 23, 2022. The CAP was revised based upon input received from the BOS and a final CAP was brought back before the BOS for approval, on September 27, 2022. Based on comments received Sacramento County is revising the CAP and preparing a Subsequent Environmental Impact Report to analyze the potential impacts of the revised CAP. The draft Subsequent Environmental Impact Report is published for public comment through August 29, 2024.

The County's CAP was adopted by the Board of Supervisors in November 2024. The CAP 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. Governor's Office of Land Use and Climate Innovation (formally Planning and Research (OPR's)) Guidance does not include a quantitative threshold of significance to use for assessing a proposed development's GHG emissions under CEQA. Moreover, CARB has not established such a threshold or recommended a method for setting a threshold for proposed development-level analysis.

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

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 CO<sub>2</sub>e per year). If a project's operational emissions are less than or equal to 1,100 metric tons of CO<sub>2</sub>e per year after implementation of Tier 1 Best Management Practices, the project will result in a less than cumulatively considerable contribution and has no further action. Tier 1 Best Management Practices include:

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

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

**Table IS-3: SMAQMD Thresholds of Significance for Greenhouse Gases**

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

*PROJECT IMPACTS*

**CONSTRUCTION-GENERATED GREENHOUSE GAS EMISSIONS**

GHG emissions associated with the project would occur over the short-term from construction activities, consisting primarily of emissions from equipment exhaust. The

project is within the screening criteria for construction related impacts related to air quality. Therefore, construction-related GHG impacts are equal or less severe than the impacts analyzed in the Final EIR.

#### **OPERATIONAL PHASE GREENHOUSE GAS EMISSIONS**

The project will implement BMP 1 and BMP 2 in its entirety. As such, the project can be compared to the operational screening table. The operational emissions associated with the project are less than 1,100 MT of CO<sub>2</sub>e per year. Mitigation has been included such that the project will implement BMP 1 and BMP 2 or if the County Climate Action Plan is adopted, participation in that plan. The impacts from GHG emissions are equal or less severe than the impacts analyzed in the Final EIR.

#### **HYDROLOGY AND WATER QUALITY**

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

- Create substantial sources of polluted runoff or otherwise substantially degrade ground or surface water quality.
- 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.
- Create or contribute runoff that would exceed the capacity of existing or planned stormwater drainage systems.

#### *DRAINAGE*

The project site is located within the Strong Ranch Slough Watershed. County of Sacramento Department of Water Resources (DWR) staff (J.L. Rodriguez) reviewed the proposed project on January 25, 2024, and provided standard conditions of approval.

#### **EXISTING DRAINAGE**

The current site area and the surrounding sites are developed with drainage access. The current site area has a drainage pipeline located on Parcel 2 at the southern border along Marconi Avenue. Existing storm drain inlets and outfall structures are also located along Marconi Avenue.

#### **PROPOSED DRAINAGE IMPROVEMENTS**

The proposed project has no development proposed on Parcel 1 at this time. The future private access road is proposed where there is an existing curb and storm drain inlet. Project modifications will likely require the relocation of the existing storm drain inlets and associated underground pipes.

**CONCLUSION**

Adequate on-site drainage improvements will be required pursuant to the Sacramento County Floodplain Management Ordinance and Improvement Standards. Impacts to drainage are equal or less severe than the impacts analyzed in the Final EIR.

*WATER QUALITY***CONSTRUCTION WATER QUALITY: EROSION AND GRADING**

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

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

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

In addition to complying with the County's ordinances and requirements, construction sites disturbing one or more acres are required to comply with the State's General Stormwater Permit for Construction Activities (CGP). CGP coverage is issued by the State Water Resources Control Board (State Board) [http://www.waterboards.ca.gov/water\\_issues/programs/stormwater/construction.shtml](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 equal or less severe than the impacts analyzed in the Final EIR.

#### **OPERATION: STORMWATER RUNOFF**

Development and urbanization can increase pollutant loads, temperature, volume and discharge velocity of runoff over the predevelopment condition. The increased volume,

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

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

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

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

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

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

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

## ENVIRONMENTAL MITIGATION MEASURES

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Pursuant to Section 15183(e)(1) of the CEQA Guidelines, the following mitigation measures are found to be feasible mitigation measures consistent with General Plan policy to be implemented by the project for site specific conditions.

### 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](mailto:doors@arb.ca.gov), or [www.arb.ca.gov/doors/compliance\\_cert1.html](http://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: MIGRATORY BIRD NEST PROTECTION

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

1. If construction activity (which includes clearing, grubbing, or grading) is to commence within 50 feet of nesting habitat between February 1 and August 31, a survey for active migratory bird nests shall be conducted no more than 14 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 C: NATIVE OAK TREE REMOVAL

The removal of 25 inches dbh of native oak trees (Tree No. 12 – Interior Live Oak) shall be compensated for by planting in-kind native oak trees equivalent to the dbh inches lost, based on the ratios listed below, at locations that are authorized by the Environmental Coordinator.

Replacement tree planting shall be completed prior to approval of grading or improvement plans, whichever comes first. A total of 25 inches will require compensation.

Equivalent compensation based on the following ratio is required:

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

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

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

No replacement tree shall be planted within 15 feet of the driplines of existing oak trees or landmark size trees that are retained on-site, or within 15 feet of a building foundation or swimming pool excavation. The minimum spacing for replacement oak trees shall be 20 feet on-center. Examples of acceptable planting locations are publicly owned lands, common areas, and landscaped frontages (with adequate spacing). Generally unacceptable locations are utility easements (PUE, sewer, storm drains), under overhead utility lines, private yards of single-family lots (including front yards), and roadway medians.

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

#### MITIGATION MEASURE D: CULTURAL RESOURCES UNANTICIPATED DISCOVERIES

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

- 1. Unanticipated human remains.** Pursuant to Sections 5097.97 and 5097.98 of the State Public Resources Code, and Section 7050.5 of the State Health and Safety Code, if a human bone or bone of unknown origin is found during construction, all work is to stop and the County Coroner and the Office of Planning and Environmental Review shall be immediately notified. If the remains are determined to be Native American, the coroner shall notify the Native American Heritage Commission within 24 hours, and the Native American Heritage Commission shall identify the person or persons it believes to be the most likely descendent from the deceased Native American. The most likely descendent may make

recommendations to the landowner or the person responsible for the excavation work, for means of treating or disposition of, with appropriate dignity, the human remains and any associated grave goods.

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

#### MITIGATION MEASURE E: 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.

*Compliance with the Sacramento County Communitywide Climate Action Plan (CAP).*

If Sacramento County has adopted a Revised CAP that aligns with the long-term targets of AB 1279, compliance with provisions of the CAP may be applied.

#### MITIGATION MEASURE COMPLIANCE

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

1. The proponent shall comply with the MMRP for this project, including the payment of a fee to cover the Office of Planning and Environmental Review staff costs incurred during implementation of the MMRP. The MMRP fee for this project is \$4,900.00. This fee includes administrative costs of \$1,050.00.
2. Until the MMRP has been recorded and the administrative portion of the MMRP fee has been paid, no final parcel map or final subdivision map for the subject property shall be approved. Until the balance of the MMRP fee has been paid, no encroachment, grading, building, sewer connection, water connection or occupancy permit from Sacramento County shall be approved.

## INITIAL STUDY CHECKLIST

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This checklist provides an analysis of potential environmental impacts resulting from the project. Following the format of CEQA Guidelines Appendix G, environmental effects are evaluated to determine if the project would result in a potentially significant impact triggering additional review under CEQA Guidelines Section 15183.

1. **New Significant Impact** indicates the project would result in a new significant impact that was not previously identified in the General Plan Final EIR.
2. **Substantial Increase in Severity of Impact** indicates the project would result in a more severe project impact than what had been anticipated in the General Plan Final EIR.
3. **Equal or Less Severity of Impact** indicates the project would result in impacts of equal or less severity than what had been anticipated in the General Plan Final EIR.

Where the severity of the impacts of the project would be the same as or less than the severity of the impacts described in the General Plan FEIR, the checkbox for “Equal or Less Severity of Impact” is checked. Where the checkbox for “Substantial Increase in Severity of Impact” or “New Significant Impact” is checked, there are significant impacts that are:

- Peculiar to the project or project location (CEQA Guidelines Section 15183(b)(1));
- Not analyzed as significant impacts in the previous EIR, including off-site and cumulative impacts (CEQA Guidelines Section 15183(b)(2) and 15183(b)(3)); or
- Due to substantial new information not known at the time the EIR was certified (CEQA Guidelines Sections 15183(b)(4)).



	New Significant Impact	Substantial Increase in Severity of Impact	Equal or Less Severity of Impact	No Impact	Comments
<b>1. LAND USE - Would the project:</b>					
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 the environmental policies of the Sacramento County General Plan, Carmichael/Old Foothills Community Plan, and Sacramento County Zoning Code.
b. Physically disrupt or divide an established community?			X		The project will not create physical barriers that substantially limit movement within or through the community.
<b>2. POPULATION/HOUSING - Would the project:</b>					
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. Impacts associated with unplanned population growth are equal or less severe than the impacts analyzed in the Final EIR.
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.
<b>3. AGRICULTURAL RESOURCES - Would the project:</b>					
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.

	New Significant Impact	Substantial Increase in Severity of Impact	Equal or Less Severity of Impact	No Impact	Comments
<b>4. AESTHETICS - Would the project:</b>					
a. Substantially alter existing viewsheds such as scenic highways, corridors or vistas?			X		The project does not occur in the vicinity of any scenic highways, corridors, or vistas.
b. In non-urbanized area, substantially degrade the existing visual character or quality of public views of the site and its surroundings?				X	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
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.
<b>5. AIRPORTS - Would the project:</b>					
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.

	New Significant Impact	Substantial Increase in Severity of Impact	Equal or Less Severity of Impact	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.
<b>6. PUBLIC SERVICES - Would the project:</b>					
a. Have an adequate water supply for full buildout of the project?			X		The water service provider (Carmichael Water District) has adequate capacity to serve the water needs of the proposed project. Impacts related to water supply are equal or less severe than the impacts analyzed in the Final EIR.
b. Have adequate wastewater treatment and disposal facilities for full buildout of the project?			X		The Sacramento Regional County Sanitation District has adequate wastewater treatment and disposal capacity to service the proposed project. Impacts related to provision of wastewater treatment are equal or less severe than the impacts analyzed in the Final EIR.
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. Impacts related to solid waste disposal are equal or less severe than the impacts analyzed in the Final EIR.
d. Result in substantial adverse physical impacts associated with the construction of new water supply or wastewater treatment and disposal facilities or expansion of existing facilities?			X		Minor extension of infrastructure would be necessary to serve the proposed project. Existing service lines are located within existing roadways and other developed areas, and the extension of lines would take place within areas already proposed for development as part of the project. No significant new impacts would result from service line extension.

	New Significant Impact	Substantial Increase in Severity of Impact	Equal or Less Severity of Impact	No Impact	Comments
e. Result in substantial adverse physical impacts associated with the provision of storm water drainage facilities?			X		Minor extension of infrastructure would be necessary to serve the proposed project. Existing stormwater drainage facilities are located within existing roadways and other developed areas, and the extension of facilities would take place within areas already proposed for development as part of the project. No significant new impacts would result from stormwater facility extension.
f. Result in substantial adverse physical impacts associated with the provision of electric or natural gas service?			X		Minor extension of utility lines would be necessary to serve the proposed project. Existing utility lines are located along existing roadways and other developed areas, and the extension of lines would take place within areas already proposed for development as part of the project. No significant new impacts would result from utility extension.
g. Result in substantial adverse physical impacts associated with the provision of emergency services?			X		The project would incrementally increase demand for emergency services but would not cause substantial adverse physical impacts as a result of providing adequate service. Impacts related to the provision of emergency services are equal or less severe than the impacts analyzed in the Final EIR.
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 <sup>th</sup> 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. Impacts associated with the provision of public school services are equal or less severe than the impacts analyzed in the Final EIR.

	New Significant Impact	Substantial Increase in Severity of Impact	Equal or Less Severity of Impact	No Impact	Comments
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. Impacts associated with the provision of park and recreation services are equal or less severe than the impacts analyzed in the Final EIR.
<b>7. TRANSPORTATION - Would the project:</b>					
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 the creation of two new parcels adding one new single-family residence. The number of trips generated by the project would meet the criteria for a small project and is below the thresholds established by Sacramento County Department of Transportation. Therefore, project impacts associated with vehicle miles traveled, individually or cumulatively, are equal or less severe than the impacts analyzed in the Final EIR. .
b. Result in a substantial adverse impact to access and/or circulation?			X		Proposed parcel 1 & 2 will utilize existing access from Marconi Avenue and the private road, Gunn Road, and would not result in a substantial adverse impact to access and/or circulation.  The project will be required to comply with applicable access and circulation requirements of the County Improvement Standards and the Uniform Fire Code. Impacts are equal or less severe than the impacts analyzed in the Final EIR.

	New Significant Impact	Substantial Increase in Severity of Impact	Equal or Less Severity of Impact	No Impact	Comments
c. Result in a substantial adverse impact to public safety on area roadways?			X		Proposed parcel 1 & 2 will utilize existing access from Marconi Avenue and the private road, Gunn Road, and would not result in a substantial adverse impact to public safety on area roadways.  The project will be required to comply with applicable access and circulation requirements of the County Improvement Standards and the Uniform Fire Code. Impacts are equal or less severe than the impacts analyzed in the Final EIR.
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.
<b>8. AIR QUALITY - Would the project:</b>					
a. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable federal or state ambient air quality standard?			X		The project does not exceed the screening thresholds established by the Sacramento Metropolitan Air Quality Management District and will not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment.  <b><u>CONSTRUCTION RELATED</u></b>  The project site is less than 35 acres (0.59 acre) and does not involve buildings more than 4 stories tall; significant trenching activities; an unusually compact construction schedule; cut-and-fill operations; or, import or export of soil materials requiring a considerable amount of haul truck activity. Therefore, the project falls below the SMAQMD Guide screening criteria for PM <sub>10</sub> and PM <sub>2.5</sub> . The SMAQMD Guide includes a list of Basic Construction Emissions Control Practices that should be implemented on all projects, regardless of size. Dust abatement practices are required pursuant to SMAQMD Rule 403 and California

	New Significant Impact	Substantial Increase in Severity of Impact	Equal or Less Severity of Impact	No Impact	Comments
					<p>Code of Regulations, Title 13, Sections 2449(d)(3) and 2485; the SMAQMD Guide simply lays out the basic practices needed to comply. Compliance with existing dust abatement rules and standard construction mitigation for vehicle particulates will ensure that construction air quality impacts are equal or less in severity than the impacts analyzed in the General Plan.</p> <p><b><u>OPERATIONAL</u></b></p> <p>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 proposed project consists of two (2) new single-family dwelling units, and therefore falls below these screening thresholds. Impacts related to operational emissions are equal or less in severity than the impacts analyzed in the General Plan.</p>
b. Expose sensitive receptors to pollutant concentrations in excess of standards?			X		<p>There are no sensitive receptors (i.e., schools, nursing homes, hospitals, daycare centers, etc.) adjacent to the project site.</p> <p>See Response 8.a.</p>
c. Create objectionable odors affecting a substantial number of people?			X		The project will not generate objectionable odors.
<b>9. NOISE - Would the project:</b>					
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			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

	New Significant Impact	Substantial Increase in Severity of Impact	Equal or Less Severity of Impact	No Impact	Comments
ordinance or applicable standards of other agencies?					applicable standards. Impacts associated with noise are equal or less severe than the impacts analyzed in the Final EIR.
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. Impacts are equal or less severe than the impacts analyzed in the Final EIR.
<b>10. HYDROLOGY AND WATER QUALITY - Would the project:</b>					
a. Substantially deplete groundwater supplies or substantially interfere with groundwater recharge?			X		The project would be served by Carmichael Water. The water purveyor does not rely solely on groundwater. The increase of two single-family homes over the existing home does not represent a significant increase in water usage.
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		The project does not involve any modifications that would substantially alter the existing drainage pattern and/or increase the rate or amount of surface runoff in a manner that would lead to flooding.  Compliance with applicable requirements of the Sacramento County Floodplain Management Ordinance, Sacramento County Water Agency Code, and Sacramento County Improvement Standards will ensure that impacts are equal or less severe than the impacts analyzed in the Final EIR.



	New Significant Impact	Substantial Increase in Severity of Impact	Equal or Less Severity of Impact	No Impact	Comments
c. Develop within a 100-year floodplain as mapped on a federal Flood Insurance Rate Map or within a local flood hazard area?				X	The project is not within a 100-year floodplain as mapped on a federal Flood Insurance Rate Map, nor is the project within a local flood hazard area.
d. Place structures that would impede or redirect flood flows within a 100-year floodplain?				X	The project site is not within a 100-year floodplain.
e. Develop in an area that is subject to 200 year urban levels of flood protection (ULOP)?				X	The project is not located in an area subject to 200-year urban levels of flood protection (ULOP).
f. Expose people or structures to a substantial risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				X	The project will not expose people or structures to a substantial risk of loss, injury, or death involving flooding, including flooding as a result of the failure of a levee or dam.
g. Create or contribute runoff that would exceed the capacity of existing or planned stormwater drainage systems?			X		The project would not create or contribute runoff that would exceed the capacity of existing or planned stormwater drainage systems. The project will connect to an existing storm drain system.  Adequate on-site drainage improvements will be required pursuant to the Sacramento County Floodplain Management Ordinance and Improvement Standards.
h. Create substantial sources of polluted runoff or otherwise substantially degrade ground or surface water quality?			X		Compliance with the Stormwater Ordinance and Land Grading and Erosion Control Ordinance (Chapters 15.12 and 14.44 of the County Code respectively) will ensure that the project will not create substantial sources of polluted runoff or otherwise substantially degrade ground or surface water quality.
<b>11. GEOLOGY AND SOILS - Would the project:</b>					
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			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

	New Significant Impact	Substantial Increase in Severity of Impact	Equal or Less Severity of Impact	No Impact	Comments
the State Geologist for the area or based on other substantial evidence of a known fault?					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.
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, soil expansion, liquefaction or collapse?			X		Pursuant to Title 16 of the Sacramento County Code and the Uniform Building Code, a soils report will be required prior to building construction. If the soils report indicates that soils may be unstable for building construction then site-specific measures (e.g., special engineering design or soil replacement) must be incorporated to ensure that soil conditions will be satisfactory for the proposed construction.
d. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available?				X	A public sewer system is available to serve the project.
e. Result in a substantial loss of an important mineral resource?				X	The project is not located within an Aggregate Resource Area as identified by the Sacramento County General Plan Land Use Diagram, nor are any important mineral resources known to be located on the project site.
f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?			X		No known paleontological resources (e.g. fossil remains) or sites occur at the project location.
<b>12. BIOLOGICAL RESOURCES - Would the project:</b>					

	New Significant Impact	Substantial Increase in Severity of Impact	Equal or Less Severity of Impact	No Impact	Comments
a. Have a substantial adverse effect on any special status species, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, or threaten to eliminate a plant or animal community?				X	The project site does not contain suitable habitat for special status species. No impacts to special status species or their habitat will occur. Refer to the Biological Resources discussion in the Environmental Effects section above.
b. Have a substantial adverse effect on riparian habitat or other sensitive natural communities?				X	No sensitive natural communities occur on the project site, nor is the project expected to affect natural communities off-site. The project site is located in an urban area.
c. Have a substantial adverse effect on streams, wetlands, or other surface waters that are protected by federal, state, or local regulations and policies?				X	No protected surface waters are located on or adjacent to the project site.
d. Have a substantial adverse effect on the movement of any native resident or migratory fish or wildlife species?			X		The project site is already developed. Project implementation would not adversely affect native resident or migratory species. Resident and/or migratory wildlife may be displaced by project construction; however, impacts are not anticipated to result in significant, long-term effects upon the movement of resident or migratory fish or wildlife species, and no major wildlife corridors would be affected.
e. Adversely affect or result in the removal of native or landmark trees?			X		Native trees occur on the project site and may be affected by on and/or off-site construction. Mitigation is included to ensure impacts are equal or less severe than the impacts analyzed in the Final EIR. Refer to the Biological Resources discussion in the Environmental Effects section above.

	New Significant Impact	Substantial Increase in Severity of Impact	Equal or Less Severity of Impact	No Impact	Comments
f. Conflict with any local policies or ordinances protecting biological resources?			X		The project is consistent with local policies/ordinances protecting biological resources. There are two non-native trees to be saved and eight to be removed. The size and nature of the non-native trees to be removed would not provide a substantial urban benefit to the parcels or the surrounding parcels. Their limited stature and deteriorating health prevents them from contributing to the environmental, social, or aesthetic aspects typically associated with urban forestry. Therefore, the impacts are equal or less severe than the impacts analyzed in the Final EIR.  Refer to the Biological Resources discussion in the Environmental Effects section above.
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.
<b>13. CULTURAL RESOURCES - Would the project:</b>					
a. Cause a substantial adverse change in the significance of a historical resource?			X		The Sacramento County Assessor identifies the existing house on parcel 2 with a construction date of 1951. However, because there is no development proposed on resultant Parcel 1 at this time, and the house is to remain, impacts are equal or less severe than the impacts analyzed in the Final EIR.
b. Have a substantial adverse effect on an archaeological resource?			X		The Northern California Information Center was contacted regarding the proposed project. A record search indicated that the project site has a high potential for locating archaeological resources.  Refer to the Cultural Resources discussion in the Environmental Effects section above.

	New Significant Impact	Substantial Increase in Severity of Impact	Equal or Less Severity of Impact	No Impact	Comments
c. Disturb any human remains, including those interred outside of formal cemeteries?			X		No known human remains exist on the project site. Nonetheless, mitigation has been recommended to ensure appropriate treatment should remain be uncovered during project implementation.
<b>14. TRIBAL CULTURAL RESOURCES - Would the project:</b>					
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. However, tribes requested that mitigation for unanticipated Tribal Cultural Resources discoveries be applied to the project.
<b>15. HAZARDS AND HAZARDOUS MATERIALS - Would the project:</b>					
a. Create a substantial hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?				X	The project does not involve the transport, use, and/or disposal of hazardous material.
b. Expose the public or the environment to a substantial hazard through reasonably foreseeable upset conditions involving the release of hazardous materials?				X	The project does not involve the transport, use, and/or disposal of hazardous material.
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances or waste within one-quarter mile of an existing or proposed school?				X	The project does not involve the use or handling of hazardous material.
d. Be located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5, resulting in a substantial hazard to the public or the environment?				X	GeoTracker and EnviroStor were referenced and the project is not located on a known hazardous materials site.
e. Impair implementation of or physically interfere with an adopted emergency response or emergency evacuation plan?				X	The project would not interfere with any known emergency response or evacuation plan.

	New Significant Impact	Substantial Increase in Severity of Impact	Equal or Less Severity of Impact	No Impact	Comments
f. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to or intermixed with urbanized areas?				X	The project is within the urbanized area of the unincorporated County. There is no significant risk of loss, injury, or death to people or structures associated with wildland fires.
<b>16. ENERGY – Would the project:</b>					
a. Result in potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?			X		While the project will introduce one new home and increase energy consumption, compliance with Title 24, Green Building Code, will ensure that all project energy efficiency requirements are equal or less severe than the impacts analyzed in the Final EIR.
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.
<b>17. GREENHOUSE GAS EMISSIONS – Would the project:</b>					
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 equal or less severe than the impacts analyzed in the Final EIR. Refer to the GHG discussion in the Environmental Effects section above.
b. Conflict with an applicable plan, policy or regulation for the purpose of reducing the emission of greenhouse gases?			X		The project is consistent with County policies adopted for the purpose of reducing the emission of greenhouse gases.

## CONSISTENCY ANALYSIS PREPARERS

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## APPENDICES

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Appendix A: Arborist Report for 5249 Marconi Avenue. Tree Care Incorporated. July 15, 2023.

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

The direct link is:

<https://planningdocuments.saccounty.net/ViewProjectDetails.aspx?ControlNum=PLNP2023-00139>

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