7820 and 7828 Old Auburn Road Project

Public Review Draft
Initial Study/Mitigated Negative Declaration

July 2024

Prepared for:

City of Citrus Heights
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ACRONYMS AND ABBREVIATIONS

APN	Assessor's Parcel Number
AB	Assembly Bill
ADU	Accessory Dwelling Unit
Amsl	above mean sea level
Bcf/year	billion cubic feet per year
BERD	Built Environment Resources Directory
BMP	best management practice
BRA	Biological Resources Assessment
CAA	Clean Air Act
CAAQS	California Ambient Air Quality Standards
CAL FIRE	California Department of Forestry and Fire Protection
CalEPA	California Environmental Protection Agency
Caltrans	California Department of Transportation
CARB	California Air Resources Board
CBC	California Building Code
CCAA	California Clean Air Act
CDFW	California Department of Fish and Wildlife
CEQA	California Environmental Quality Act
CGP	Construction General Permit
CGS	California Geological Survey
CH_4	methane
CHPD	Citrus Heights Police Department
CHWD	Citrus Heights Water District
City	City of Citrus Heights
CIWM	California Integrated Waste Management
CNDDB	California Natural Diversity Database
CNPS	California Native Plant Society
CO	carbon monoxide
CO_2	carbon dioxide
CO_2e	carbon dioxide equivalents
County	Sacramento County
CRHR	California Register of Historic Places
CVRWQCB	Central Valley Regional Water Quality Control Board
dB	decibels
DPM	diesel particulate matter
DTSC	California Department of Toxic Substance Control
EIR	Environmental Impact Report
EO	Executive Order

ACRONYMS AND ABBREVIATIONS (cont.)

FEMA	Federal Emergency Management Agency
FESA	Federal Endangered Species Act
GGRP	Greenhouse Gas Reduction Plan
GHG	greenhouse gas
GPS	Global Positioning System
GWh	gigawatt hours
GWP	global warming potential
HCP	Habitat Conservation Plan
HELIX	HELIX Environmental Planning, Inc.
HFC	hydrofluorocarbons
HUC	Hydrologic Unit Code
HVAC	heating, ventilation, and air conditioning
Hz	Hertz
In/sec	inches per second
IPCC	Intergovernmental Panel on Climate Change
IS/MND	Initial Study/Mitigated Negative Declaration
LID	Low impact development
LOS	level of service
LRA	Local Responsibility Area
LRT	light rail transit
MBTA	Migratory Birds Treaty Act
MMRP	Mitigation Monitoring and Reporting Program
Mph	miles per hour
MT	metric tons
MTP/SCS	Metropolitan Transportation Plan/Sustainable Communities Strategy
N_2O	nitrous oxide
NAAQS	National Ambient Air Quality Management District
NAHC	Native American Heritage Commission
NCCP	Natural Community Conservation Plan
NCIC	North Central Information Center
NO_2	nitrogen dioxide
NO_X	nitrogen oxide
NPDES	National Pollutant Discharge Elimination System
NRCS	National Resources Conservation Service
NRHP	National Register of Historic Places

ACRONYMS AND ABBREVIATIONS (cont.)

OEHHA	Office of Environmental Health Hazard Assessment
OHP	Office of Historic Preservation
OPR	Office of Planning and Research
OSHA	Occupational Safety and Health Administration
PFC	perfluorocarbons
PG&E	Pacific Gas and Electric
PM_{10}	coarse particulate matter
$PM_{2.5}$	fine particulate matter
PPV	Peak particle velocity
PRC	Public Resources Code
QSD	Qualified SWPPP Developer
ROG	reactive organic gases
SACOG	Sacramento Area Council of Governments
SacRT	Sacramento Regional Transit
SASD	Sacramento Area Sewer District
SB	Senate Bill
Sf	square feet
SF_6	sulfur hexafluoride
SIP	State Implementation Plan
SJUSD	San Juan Unified School District
SJWD	San Juan Water District
SLCP	short-lived climate pollutants
SLF	Sacred Lands File
SMAQMD	Sacramento Metropolitan Air Quality /Management District
SMARA	Surface Mining and Reclamation Act
SMFD	Sacramento Metropolitan Fire District
SMUD	Sacramento Metropolitan Utilities District
SO_2	sulfur dioxide
SRA	State Responsibility Area
SRPD	Sunrise Recreation and Park District
SRWTP	Sacramento Regional Wastewater Treatment Plant
SSQP	Sacramento Stormwater Quality Partnership
SUV	sports utility vehicles
SVAB	Sacramento Valley Air Basin
SWPPP	Stormwater Pollution Prevention Plan
SWRCB	State Water Resource Control Board
TAC	toxic air contaminants
TCR	tribal cultural resources

ACRONYMS AND ABBREVIATIONS (cont.)

USACE	U.S. Army Corps of Engineers
USDA	U.S. Department of Agriculture
USEPA	U.S. Environmental Protection Agency
USFWS	U.S. Fish and Wildlife Service
USGS	U.S. Geological Survey
VMT	vehicle miles traveled
VOC	volatile organic compounds
WTP	Water Treatment Plant

INITIAL STUDY INFORMATION SHEET

1.	Project title:	7820 and 7828 Old Auburn Road Project
2.	Lead agency name and address:	City of Citrus Heights 6360 Fountain Square Drive Citrus Heights, CA 95621
3.	Contact person and phone number:	Alison Bermudez, Senior Planner (916) 727-4741
4.	Project location:	7820 and 7828 Old Auburn Road, City of Citrus Heights, Sacramento County, CA 95610
5.	General plan designation:	Low Density Residential
6.	Zoning:	RD2 – Very Low Density Residential

7. Description of project:

The City of Citrus Heights is considering two separate but independent parcel map applications that would subdivide two existing parcels into six parcels. The aggregate 6-acre project site is located at 7820 and 7828 Old Auburn Road (project) and is currently comprised of Assessor's Parcel Numbers (APNs): 224-0072-005 (1.3 acres) and 224-0072-006 (4.6 acres). The two existing parcels that comprise the project site each include an existing single-family residential home and detached garage.

As part of the project, the western parcel, APN 224-0072-005, would be subdivided into two parcels with the following square footage: Parcel 1 (28,422 square feet[sf]) and Parcel 2 (29,978-sf). Upon approval of the proposed parcel map application, the existing single-family residential home and detached garage would remain on Parcel 1 and future Parcel 2 could be developed with no more than two single-family units as per the City of Citrus Heights Zoning Code.

Additionally, the eastern parcel, APN 224-0072-006, would be subdivided into four parcels with the following square footage: Parcel 1 (45,369-sf), Parcel 2 (49,892-sf), Parcel 3 (54,414-sf), and Parcel 4 (58,936-sf). Upon approval of the proposed parcel map application, the existing single-family residential home and detached garage would remain on Parcel 1 and Parcels 2, 3, and 4 could be developed with no more than two single-family units as per the City of Citrus Heights Zoning Code.

The project site is currently zoned RD2 – Very Low Density Residential and has a General Plan land use designation of Low Density Residential. The site would not need to be rezoned or re-designated as the current parcels are zoned and designated for single-family residential housing. The lots proposed by this project would meet the requirements of Section 106.24.040 of the Zoning Code, which requires that each subdivided lot in the RD2 zone have a minimum net area of 20,000-sf and a minimum width of 75 ft.

In addition to the parcel map applications, the project proposes to convert the existing 1,056-sf detached garage on the western parcel into an 898-sf ADU and a 158-sf storage area. The project also proposes to convert the existing 624-sf detached garage on the eastern parcel into a 624-sf ADU on the

first floor, and a 396-sf studio living space on the top floor/attic of the garage. The proposed ADUs and studio living space would require the installation of electrical lines, water main lines, and wastewater lines that would connect to utility lines that serve the existing residential homes on the project site.

Also, as part of the proposed project, existing concrete foundations, sheds, and livestock shelters located on the project site would be demolished and removed.

8. Surrounding land uses and setting:

The project site is located at 7820 and 7828 Old Auburn Road in the City of Citrus Heights, Sacramento County, California 95610. The project site is located on the southern side of Old Auburn Road, between Kadota Way and Tiara Way. Two existing single-family residential homes are located on the project site, as well as an existing barn, parking areas, several old concrete foundations, sheds, livestock shelters, and fencing. The project site is comprised of ornamental and mowed vegetation; a perennial drainage bisects the central portion of the project site. The terrain of the project site is generally flat, with elevations that range from approximately 157 to 173 feet above mean sea level (amsl).

Surrounding land uses include single-family residential homes to the north, east, south, and west. The Holy Family Catholic Church is located north of the project site, across Old Auburn Road.

9. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement):

    - U.S Army Corps of Engineers (USACE)
    - State Water Resource Control Board (SWRCB)
    - California Department of Fish and Wildlife (CDFW)
    - Native American Heritage Commission (NAHC)
    - Office of Historic Preservation (OHP)

10. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code Section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?

In accordance with Native American consultation under the California Environmental Quality Act (CEQA), formerly known as Assembly Bill (AB) 52 tribal consultation, formal invitations to consult under CEQA were sent by the City on May 21, 2024, to five Tribal representatives. Each Tribe was provided with a brief description of the project and its location, the contact information for the City's authorized representative, and a notification that the Tribe has 30 days to request consultation. As of June 20, 2024, the City has not received input or a request for consultation by the Tribes. Therefore, the City has formally concluded consultation pursuant to Public Resources Code (PRC) Sections 21080.3.2(b)(1) and 21082.3(d)(1).

1.0 INTRODUCTION

The City of Citrus Heights is considering two separate but adjacent parcel map applications that would ultimately create six parcels from two parcels under the 7820 and 7828 Old Auburn Road Project (project). The western parcel (Assessor's Parcel Number [APN] 224-0072-005) would be subdivided into two parcels and the eastern parcel (APN 224-0072-006) would be subdivided into four parcels. The project site is located at 7820 and 7828 Old Auburn Road in the City of Citrus Heights, Sacramento County, California.

This Initial Study/Mitigated Negative Declaration (IS/MND) evaluates whether the proposed project may cause significant effects on the environment. The IS/MND is intended to assess whether any environmental effects of the project are susceptible to substantial reduction or avoidance by the choice of specific revisions in the project, by the imposition of conditions, or by other means [§15152(b)(2)] of the CEQA Guidelines. If such revisions, conditions, or other means are identified, they will be identified as mitigation measures.

This IS/MND relies on CEQA Guidelines §15064 in its determination of the significance of environmental effects. According to §15064, the finding as to whether a project may have one or more significant effects shall be based on substantial evidence in the record, and that controversy alone, without substantial evidence of a significant effect, does not trigger the need for an environmental impact report (EIR).

2.0 PROJECT BACKGROUND

The proposed project is comprised of APNs 224-0072-005 and 224-0072-006 in the City of Citrus Heights, Sacramento County, California. The following project specific technical reports or surveys were used in preparation of this IS/MND and are incorporated by reference as well as integrated into this document:

- Biological Resources Assessment prepared by HELIX Environmental Planning, Inc. (HELIX; February 2024).
- Cultural Resources Records Search prepared by HELIX (June 2024).
- Tribal Consultation Record for Compliance with Assembly Bill (AB) 52 and CEQA (June 2024).

3.0 PROJECT DESCRIPTION

3.1 PROJECT LOCATION

The aggregate six-acre project site is located south of Old Auburn Road, west of Tiara Way, and east of Kadota Way in the City of Citrus Heights (City), Sacramento County (County), California. The project site is comprised of APN 224-0072-005 (1.3 acres) and APN 224-0072-006 (4.6 acres), commonly known as 7820 and 7828 Old Auburn Road, City of Citrus Heights, California 95610. The project site is located within Section 24 of Township 10 North and Range 6 East, as depicted on the U.S. Geological Survey (USGS) *Citrus Heights, CA* 7.5-minute quadrangle map. Refer to Figure 1 for the Site and Vicinity Map and Figure 2 for the Aerial Map (Note: All figures are in Appendix A).

3.2 PROJECT SETTING AND SURROUNDING LAND USES

The terrain of the project site is generally flat, with elevations that range from approximately 157 to 173 feet above mean sea level (amsl). Two existing single-family residential homes are located on the project site, as well as an existing barn, parking areas, several old concrete foundations, sheds, livestock shelters, and fencing. The project site is also comprised of ornamental and mowed vegetation, and a perennial drainage bisects the central portion of the site.

Surrounding land uses include single-family residential homes to the north, east, south, and west. The Holy Family Catholic Church is located north of the project site, across Old Auburn Road.

3.3 PROJECT CHARACTERISTICS

Parcel Subdivision

The City of Citrus Heights is considering two independent but adjacent applications that would subdivide the two parcels that comprise the project site to create a total of six parcels. The two existing parcels each include an existing single-family residential home and detached garage.

The western parcel, APN 224-0072-005, would be subdivided into two parcels with the following square footage: Parcel 1 (28,422 square feet[sf]) and Parcel 2 (29,978-sf). Upon approval of the proposed parcel map application, the existing single-family residential home and detached garage would remain on Parcel 1 and future Parcel 2 could be developed with no more than two single-family units as per the City of Citrus Heights Zoning Code.

The eastern parcel, APN 224-0072-006, would be subdivided into four parcels with the following square footage: Parcel 1 (45,369-sf), Parcel 2 (49,892-sf), Parcel 3 (54,414-sf), and Parcel 4 (58,936-sf). Upon approval of the proposed parcel map application, the existing single-family residential home and detached garage would remain on Parcel 1 and Parcels 2, 3, and 4 could be developed with no more than two single-family units as per the City of Citrus Heights Zoning Code.

The project site is currently zoned RD2 – Very Low Density Residential and has a General Plan land use designation of Low Density Residential. The site would not need to be rezoned or re-designated as the current parcels are zoned and designated for single-family residential housing.

At this time, no construction is proposed. However, upon approval of both parcel map applications, new residential units may be constructed on each of the newly created parcels as permitted by development standards listed in the City of Citrus Heights Zoning Code. The development standards include lot coverage, building height and increased setbacks due to the properties being designed as creekside properties under Section 106.30.040 of the City Zoning Code. New dwellings would require the construction of roadway widening, bike lanes, sidewalks and street lighting per the California Streets and Highways Code Section 5600.

In addition to the development standards, the City of Citrus Heights Zoning Code regulates the allowed density under Section 106.24.030, Section 106.42.015 and Section 106.42.060 of the Zoning Code. According to the U.S. Census Bureau (2018-2022), the average persons per household in the City is 2.62 (USCB 2022). In this analysis, it is assumed the average persons per household in the City of 2.62 would apply to this project. Therefore, with the allowed maximum increased density of two units per parcel on the newly created lots and the conversion of two existing garages to ADUs, implementation of the proposed project would provide additional housing opportunities for approximately 26 City residents.

Garage to ADU/Studio Conversion

Western Parcel (7820 Old Auburn Road)

A permit has recently been issued to allow the conversion of the existing 1,056-sf detached garage on the western parcel into an 898-sf ADU and a 158-sf storage area. The ADU would include three bedrooms, a living room, and two bathrooms.

Eastern Parcel (7828 Old Auburn Road)

A permit has recently been issued to allow the conversion of an existing sf detached garage into a 624-sf ADU on the first floor, and a 396-sf studio living space on the top floor/attic. The ADU would include two bedrooms, a living room, a bathroom, and a kitchen. The studio living space would include a living/bedroom and a bathroom.

With these proposed conversions, a total of two new ADUs would be added to the existing parcels. As previously noted, the average persons per household in the City is 2.62, and therefore, with the conversion of two ADUs, implementation of the proposed project would provide additional housing opportunities for approximately five City residents. With the proposed parcel map applications and proposed conversion of detached garages to ADUs, the project would provide additional housing opportunities for approximately 26 City residents.

Utilities and Services

The proposed ADUs and studio living space would require the installation of new electrical lines, water main lines, and wastewater lines that would connect to utility lines that already serve the existing residential homes located on the project site. Exterior lighting would be installed to the ADUs, and new heating, ventilation, and air conditioning (HVAC) units would be installed to the rear exterior of the ADUs/studio living space.

Access and Parking

The ADUs and studio living space would be accessed via existing vehicle driveways associated with the two residential homes located on the project site. Both vehicle driveways lead south from Old Auburn Road. The existing parking associated with the residential homes would be utilized for the ADUs and studio living space.

4.0 PROJECT OBJECTIVE

The objective of this project is to create additional housing opportunities for City of Citrus Heights residents within the parameters of the existing land use designation and zoning.

5.0 REQUIRED APPROVALS

A listing and brief description of the permits and approvals required to implement the proposed project are provided below.

7820 Old Auburn Road

- Tentative Parcel Map to subdivide 1.3 acres into two lots in the RD2 zone.
- Building Permit 2023-03197 (issued March 27, 2024) to convert the existing garage into an ADU.

7828 Old Auburn Road

- Tentative Parcel Map to subdivide 4.7 acres into four lots in the RD2 zone.
- Building Permit 2023-03197 (issued December 4, 2023) to convert the existing garage into an ADU.
- Building Permit to convert the attic of the existing garage into a studio (Application A299919 approved, pending permit).

6.0 ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" or "Less than Significant with Mitigation Incorporated" as indicated by the checklist on the following pages.

☐ Aesthetics	☐ Agriculture and Forestry Resources	☐ Air Quality
☒ Biological Resources	☒ Cultural Resources	☐ Energy
☒ Geology and Soils	☐ Greenhouse Gas Emissions	☒ Hazards and Hazardous Materials
☒ Hydrology and Water Quality	☐ Land Use and Planning	☐ Mineral Resources
☐ Noise	☐ Population and Housing	☐ Public Services
☐ Recreation	☐ Transportation	☒ Tribal Cultural Resources
☐ Utilities and Service Systems	☐ Wildfire	☒ Mandatory Findings of Significance

7.0 DETERMINATION

On the basis of this initial evaluation:

☐	I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
☒	I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
☐	I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
☐	I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect I) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
☐	I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature

Date

Printed Name

For

8.0 ENVIRONMENTAL INITIAL STUDY CHECKLIST

The lead agency has defined the column headings in the environmental checklist as follows:

A. "Potentially significant impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

B. "Less than significant impact with mitigation" applies where the inclusion of mitigation measures has reduced an effect from "Potentially significant impact" to a "Less than significant impact." All mitigation measures are described, including a brief explanation of how the measures reduce the effect to a less than significant level. Mitigation measures from earlier analyses may be cross-referenced.

C. "Less than significant impact" applies where the project does not create an impact that exceeds a stated significance threshold.

D. "No impact" applies where a project does not create an impact in that category. "No impact" answers do not require an explanation if they are adequately supported by the information sources cited by the lead agency which show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project would not expose sensitive receptors to pollutants, based on a project specific screening analysis).

The explanation of each issue identifies the significance criteria or threshold used to evaluate each question; and the mitigation measure identified, if any, to reduce the impact to less than significance. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration [CEQA Guidelines Section 15063(c)(3)(D)]. Where appropriate, the discussion identifies the following:

a) Earlier Analyses Used. Identifies where earlier analyses are available for review.

b) Impacts Adequately Addressed. Identifies which effects from the checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and states whether such effects were addressed by mitigation measures based on the earlier analysis.

c) Mitigation Measures. For effects that are "Less than significant impact with mitigation," describes the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

I. AESTHETICS

		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Except as provided in Public Resources Code Section 21099, would the project:					
a)	Have a substantial adverse effect on a scenic vista?	☐	☐	☐	☒
b)	Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☐	☒
c)	Substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	☐	☐	☒	☐
d)	Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☒	☐

Environmental Setting

The existing visual character of the City is mainly suburban and largely developed. Viewsheds in the City are located primarily along major transportation corridors. The major viewshed corridors in the City include the following: Auburn Boulevard, Old Auburn Road, Sunrise Boulevard, Greenback Lane, and Antelope Road. The project site is located south of Old Auburn Road, and this transportation corridor is described below.

Old Auburn Road has a rural character that is distinct from Auburn Boulevard. This is especially true for the area located east of its intersection with Auburn Boulevard. The parcels along Old Auburn Road are large single-family lots containing tall, mature trees and landscaping. Curbs, gutters, and sidewalks along this road are intermittent, mostly occurring adjacent to newer developments, but may be absent in more established neighborhoods. Along this segment, there are a mix of uses, including churches, schools, parks, and limited commercial uses, with larger-scale commercial uses dominating the intersection of Old Auburn Road and Sunrise Boulevard. This general character of primarily single-family residential development with limited other uses and mature landscaping continues along the corridor east of Sunrise Boulevard, to the City boundary. Curbs, gutters, and sidewalks are interspersed, while unimproved pedestrian walkways are more prevalent (City 2011).

Although views are not limited to corridors, other views, particularly long-range views, within the City are generally limited to the surrounding neighborhood due to the flat nature of the City, vegetation, and residential development pattern that generally blocks distant views. There are no areas within the City that provide views of any scenic vistas that are considered significant by the City (City 2011). Additionally, according to the California Department of Transportation (Caltrans) State Scenic Highway

System Map, there are no eligible or officially designated State scenic highways in the vicinity of the project (Caltrans 2024).

The approximately 6-acre project site has elevations that range from approximately 157 to 173 feet amsl. Two existing single-family residential homes are located on the project site, as well as a barn, a shed, garages, parking areas, several old concrete foundations, sheds, livestock shelters, and fencing. The project site is also comprised of ornamental and mowed vegetation; a perennial drainage bisects the central portion of the site. Surrounding land uses include single-family residential homes to the north, east, south, and west. The Holy Family Catholic Church is located north of the project site, across Old Auburn Road.

Impact Analysis

a) Have a substantial adverse effect on a scenic vista?

No impact. A scenic vista is generally defined as an expansive view of a highly valued landscape observable from a publicly accessible vantage point. The existing visual character of the project site is mainly suburban and largely developed. Surrounding land uses include single-family residential homes to the north, east, south, and west. The Holy Family Catholic Church is located north of the project site, across Old Auburn Road. As mentioned above, there are no areas within the City that provide views of any scenic vistas that are considered significant by the City (City 2011). Therefore, the proposed project would not have a substantial adverse effect on a scenic vista, and no impact would occur.

b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

No impact. According to Caltrans State Scenic Highway System Map, there are no eligible or officially designated State scenic highways within the project area (Caltrans 2024). Therefore, the proposed project would not substantially damage scenic resources within a State scenic highway, and no impact would occur.

c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?

Less than significant impact. The proposed project is located within an urbanized area of the City. Surrounding land uses include single-family residential homes to the north, east, south, and west. The Holy Family Catholic Church is located north of the project site, across Old Auburn Road. The project proposes to subdivide two existing parcels that comprise the project site to create six parcels. The western parcel, APN 224-0072-005, would be subdivided into two parcels with the following square footage: Parcel 1 (28,422-sf) and Parcel 2 (29,978-sf). Upon approval of the proposed parcel map application, the existing single-family residential home and detached garage would remain on Parcel 1 and future Parcel 2 could be developed with no more than two single-family units as per the City of Citrus Heights Zoning Code.

The eastern parcel, APN 224-0072-006, would be subdivided into four parcels with the following square footage: Parcel 1 (45,369-sf), Parcel 2 (49,892-sf), Parcel 3 (54,414-sf), and Parcel 4 (58,936-sf). Upon

approval of the proposed parcel map application, the existing single-family residential home and detached garage would remain on Parcel 1 and Parcels 2, 3, and 4 could be developed with no more than two single-family units as per the City of Citrus Heights Zoning Code.

The project site is currently zoned RD2 – Very Low Density Residential and has a General Plan land use designation of Low Density Residential. The site would not need to be rezoned or re-designated as the current parcels are zoned and designated for single-family residential housing.

At this time, no construction is proposed. However, upon approval of both parcel map applications, new residential units may be constructed on each of the newly created parcels as permitted by development standards listed in the City of Citrus Heights Zoning Code. The development standards include lot coverage, building height and increased setbacks due to the properties being designed as creekside properties under Section 106.30.040 of the City Zoning Code. New dwellings would require the construction of roadway widening, bike lanes, sidewalks and street lighting per the California Streets and Highways Code Section 5600. Additionally, with the proposed conversion, a total of two new ADUs would be added to the existing parcels.

In addition to the development standards, the City of Citrus Heights Zoning Code regulates the allowed density under Section 106.24.030, Section 106.42.015, and Section 106.42.060 of the Zoning Code. According to the U.S. Census Bureau (2018-2022), the average persons per household in the City is 2.62 (USCB 2022). In this analysis, it is assumed the average persons per household in the City of 2.62 would apply to this project. Therefore, with the allowed maximum increased density of two units per parcel on the newly created lots and the conversion of two existing garages to ADUs, implementation of the proposed project would provide additional housing opportunities for approximately 26 City residents. However, the future single-family residential housing and ADUs would be consistent with the existing land uses within the proximity of the project area.

The project is also proposing the conversion of two existing detached garages into ADUs and a studio living space. As the detached garages already exist, there would be no significant visual change to these structures. Additionally, as part of the project, existing concrete foundations, sheds, and livestock shelters located on the project site would be demolished and removed. Removal of these structures would not degrade the existing visual character or quality of public views of the site. Therefore, the project would not conflict with applicable zoning or regulations governing scenic quality and the impact would be less than significant.

d) Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?

Less than significant impact. The project proposes to subdivide two existing parcels that comprise the project site to create six parcels. The project also proposes the conversion of two existing detached garages into ADUs and a studio living space. New outdoor lighting fixtures would be installed to the exterior of the ADUs; however, all proposed lighting would comply with City Municipal Code Section 106.35.040, *General Lighting Design and Development Standards*. All lighting fixtures would be designed, located, installed, aimed downward or toward structures, and maintained to prevent glare, light trespass, and light pollution. Therefore, the project would not create a new source of substantial light or glare that would adversely affect day or nighttime views in the area, and the impact would be less than significant.

II. AGRICULTURE AND FORESTRY RESOURCES

		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
a)	Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☒
b)	Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☒
c)	Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?	☐	☐	☐	☒
d)	Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒
e)	Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non- forest use?	☐	☐	☐	☒

Environmental Setting

Agricultural uses in Citrus Heights are limited to hobby farming and the keeping of animals in the more rural residential areas of the City, as long as these uses are in harmony with the character of these rural neighborhoods (City 2011).

According to the California Important Farmland Finder, the project site is designated as Urban and Built-Up Land (DOC 2024a). Additionally, there are no parcels currently under a Williamson Act contract within the City (City 2011).

Impact Analysis

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

No impact. According to the California Important Farmland Finder, the project site is designated as Urban and Built-Up Land (DOC 2024a). The project site is not planned for or used for any agricultural purposes. Therefore, the project would not convert farmland to a non-agricultural use, and no impact would occur.

b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?

No impact. The project site is currently zoned RD2 – Very Low Density Residential under Sacramento County. Additionally, there are no parcels currently under a Williamson Act contract within the City (City 2011). Therefore, the project would not conflict with existing zoning for agricultural use, or a Williamson Act contract, and no impact would occur.

c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?

d) Result in the loss of forest land or conversion of forest land to non-forest use?

No impact. The project site is currently zoned RD2 – Very Low Density Residential under Sacramento County. Additionally, the project site does not contain forest land or forest resources and does not support any forest uses. Therefore, the project would not conflict with existing zoning for, or cause a rezoning or, forestland or timberland and would not result in a loss or conversion of forest land. No impact would occur for questions c) and d).

e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?

No impact. As outlined in questions a) through d), implementation of the project would not result in conversion of farmland or forest land to a non-agricultural or non-forest use. Therefore, no impact would occur.

III. AIR QUALITY

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☒	☐
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	☐	☐	☒	☐
c) Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☒	☐
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	☐	☐	☒	☐

Environmental Setting

The City of Citrus Heights is located in Sacramento County, which is within the Sacramento Valley Air Basin (SVAB). The Sacramento Metropolitan Air Quality Management District (SMAQMD) is responsible for implementing emissions standards and other requirements of federal and State laws in the project area. As required by the California Clean Air Act (CCAA), SMAQMD has published various air quality planning documents as discussed below to address requirements to bring the SVAB into compliance with the federal and State ambient air quality standards. The Air Quality Attainment Plans are incorporated into the State Implementation Plan (SIP), which is subsequently submitted to the U.S. Environmental Protection Agency (USEPA), the federal agency that administrates the Federal Clean Air Act of 1970, as amended in 1990.

The Mediterranean climate type of the SVAB is characterized by hot, dry summers and cool, rainy winters. During the summer, daily temperatures range from 50°F to more than 100°F. The inland location and surrounding mountains shelter the area from much of the ocean breezes that keep the coastal regions moderate in temperature. Most precipitation in the area results from air masses that move in from the Pacific Ocean, usually from the west or northwest, during the winter months. More than half the total annual precipitation falls during the winter rainy season (November through February; City 2011).

Regulatory Setting

Criteria Pollutants

Criteria pollutants are defined and regulated by State and federal law as a risk to the health and welfare of the public and are categorized into primary and secondary pollutants. Primary air pollutants are those

that are emitted directly from sources, including carbon monoxide (CO); ROG, also known as volatile organic compounds (VOCs); NO_X; sulfur dioxide (SO_2); coarse particulate matter (PM_{10}); fine particulate matter ($PM_{2.5}$); and lead. Of these primary pollutants, CO, SO_2, PM_{10}, $PM_{2.5}$, and lead are criteria pollutants. ROGs and NO_X are criteria pollutant precursors and go on to form secondary criteria pollutants through chemical and photochemical reactions in the atmosphere. The principal secondary criteria pollutants are Ozone and nitrogen dioxide (NO_2).

Ambient air quality is described in terms of compliance with State and national standards, and the levels of air pollutant concentrations considered safe, to protect the public health and welfare. These standards are designed to protect people most sensitive to respiratory distress, such as asthmatics, the elderly, young children, people already weakened by other disease or illness, and persons engaged in strenuous work or exercise. The USEPA has established national ambient air quality standards (NAAQS) for criteria pollutants. As permitted by the Clean Air Act (CAA), California has adopted the more stringent California ambient air quality standards (CAAQS) and expanded the number of regulated air pollutant constituents.

The California Air Resources Board (CARB) is required to designate areas of the State as attainment, nonattainment, or unclassified for any State standard. An "attainment" designation for an area signifies that pollutant concentrations do not violate the standard for that pollutant in that area. A "nonattainment" designation indicates that a pollutant concentration violated the standard at least once. The air quality attainment status of the SVAB, including the City of Citrus Heights, is shown in Table 1, *Sacramento County – Attainment Status*.

Table 1.
SACRAMENTO COUNTY – ATTAINMENT STATUS

Pollutant	State of California Attainment Status	Federal Attainment Status
Ozone (1-hour)	Nonattainment	No Federal Standard
Ozone (8-hour)	Nonattainment	Nonattainment
Coarse Particulate Matter (PM_{10})	Nonattainment	Attainment
Fine Particulate Matter ($PM_{2.5}$)	Attainment	Nonattainment
Carbon Monoxide (CO)	Attainment	Attainment/Unclassified
Nitrogen Dioxide (NO_2)	Attainment	Attainment/Unclassified
Lead	Attainment	Attainment/Unclassified
Sulfur Dioxide (SO_2)	Attainment	Unclassified
Sulfates	Attainment	No Federal Standard
Hydrogen Sulfide	Unclassified	No Federal Standard
Visibility Reducing Particles	Unclassified	No Federal Standard

Source: CARB 2024a

Sacramento County is designated as nonattainment for the State and federal Ozone standards, the State PM_{10} standards, and the federal $PM_{2.5}$ standards. Concentrations of all other pollutants meet State and federal standards.

Ground-level Ozone is not emitted directly into the environment but is generated from complex chemical reactions between the precursor pollutant ROGs (or non-methane hydrocarbons), and NO_X that occur in the presence of sunlight. ROG and NO_X generators in Sacramento County include motor vehicles, recreational boats, other transportation sources, and industrial processes. PM_{10} and $PM_{2.5}$ arise

from a variety of sources, including road dust, diesel exhaust, fuel combustion, tire and brake wear, construction operations, and windblown dust.

Toxic Air Contaminants

Toxic air contaminants (TAC) are a diverse group of air pollutants that may cause or contribute to an increase in deaths or in serious illness or that may pose a present or potential hazard to human health. TACs can cause long-term chronic health effects such as cancer, birth defects, neurological damage, asthma, bronchitis, or genetic damage, or short-term acute effects such as eye watering, respiratory irritation (a cough), runny nose, throat pain, and headaches. TACs are considered either carcinogenic or noncarcinogenic based on the nature of the health effects associated with exposure to the pollutant. For carcinogenic TACs, there is no level of exposure that is considered safe, and impacts are evaluated in terms of overall relative risk expressed as excess cancer cases per one million exposed individuals. Noncarcinogenic TACs differ in that there is generally assumed to be a safe level of exposure below which no negative health impact is believed to occur. These levels are determined on a pollutant-by-pollutant basis.

The Health and Safety Code (§39655[a]) defines TAC as "an air pollutant which may cause or contribute to an increase in mortality or in serious illness, or which may pose a present or potential hazard to human health." All substances that are listed as hazardous air pollutants pursuant to subsection(b) of Section 112 of the CAA (42 United States Code Sec. 7412[b]) are designated as TACs. Under State law, the California Environmental Protection Agency (CalEPA), acting through CARB, is authorized to identify a substance as a TAC if it determines the substance is an air pollutant that may cause or contribute to an increase in mortality or an increase in serious illness, or that may pose a present or potential hazard to human health.

Diesel Particulate Matter

Diesel engines emit a complex mixture of air pollutants, including both gaseous and solid material. The solid material in diesel exhaust is referred to as diesel particulate matter (DPM). Almost all DPM is 10 microns or less in diameter, and 90 percent of DPM is 2.5 microns or less in diameter (CARB 2024b). Because of their extremely small size, these particles can be inhaled and eventually trapped in the bronchial and alveolar regions of the lung. In 1998, CARB identified DPM as a TAC based on published evidence of a relationship between diesel exhaust exposure and lung cancer and other adverse health effects. DPM has a notable effect on California's population—it is estimated that about 70 percent of the total known cancer risk related to air toxins in California is attributable to DPM (CARB 2024b).

Sensitive Receptors

Some land uses are considered more sensitive to air pollution than others due to the types of population groups or activities involved and are referred to as sensitive receptors. Examples of these sensitive receptors are residences, schools, hospitals, and daycare centers. CARB and the Office of Environmental Health Hazard Assessment (OEHHA) have identified the following groups of individuals as the most likely to be affected by air pollution: the elderly over 65, children under 14, infants (including in utero in the third trimester of pregnancy), and persons with cardiovascular and chronic respiratory diseases such as asthma, emphysema, and bronchitis (CARB 2005; OEHHA 2015).

Residential areas are considered sensitive receptors to air pollution because residents (including children and the elderly) tend to be at home for extended periods of time, resulting in sustained

exposure to any pollutants present. Children and infants are considered more susceptible to health effects of air pollution due to their immature immune systems, developing organs, and higher breathing rates. As such, schools are also considered sensitive receptors, as children are present for extended durations and engage in regular outdoor activities.

The closest existing sensitive receptors to the project site are single-family homes located approximately 20 feet to the west, 20 feet to the east, 115 feet to the north, and 10 feet to the south of the project site. The closest school to the project site is Mon Tresor Preschool & Daycare located approximately 850 feet west of the site.

Standards of Significance

While the final determination of whether or not a project has a significant effect is within the purview of the lead agency pursuant to CEQA Guidelines Section 15064(b), SMAQMD recommends that its air pollution thresholds be used to determine the significance of project emissions. The criteria pollutant thresholds and various assessment recommendations are contained in SMAQMD's Guide to Air Quality Assessment in Sacramento County (CEQA Guide; 2020a, revised), and are discussed under the checklist questions below.

Impact Analysis

a) Conflict with or obstruct implementation of the applicable air quality plan?

Less than significant impact. In accordance with SMAQMD's CEQA Guide, construction-generated NO_X, PM_{10}, and $PM_{2.5}$, and operation-generated ROG and NO_X (all ozone precursors) are used to determine consistency with the Ozone Attainment Plan. The Guide states (SMAQMD 2020a p. 4-6):

> *By exceeding the District's mass emission thresholds for operational emissions of ROG, NO_X, PM_{10}, or $PM_{2.5}$, the project would be considered to conflict with or obstruct implementation of the District's air quality planning efforts.*

As shown in the discussion for question b) below, the project's construction-generated emissions of NO_X, PM_{10}, and $PM_{2.5}$ and operation-generated emissions ROG and NO_X would not exceed SMAQMD thresholds. The project would not conflict with or obstruct implementation of the applicable air quality plan and the impact would be less than significant.

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

Less than significant impact.

Regional Emissions

Construction Emissions

Construction of the project would convert the two existing detached garages into ADUs and a studio living space. The project would also include the demolition and removal of existing structures, including several old concrete foundations, sheds, and livestock shelters. No construction is currently proposed for the project. Construction and demolition activities associated with the project would be short-term

and temporary. In addition, given the small footprint of the site, limited construction equipment would be necessary for construction and demolition tasks. Therefore, construction and demolition would not produce emissions that would exceed SMAQMD construction thresholds for NO_X, PM_{10}, and $PM_{2.5}$ and the impact would be less than significant.

Operational Emissions

At this time, no construction is proposed. However, upon approval of both parcel map applications, new residential units may be constructed on each of the newly created parcels as permitted by development standards listed in the City of Citrus Heights Zoning Code. The development standards include lot coverage, building height and increased setbacks due to the properties being designed as creekside properties under Section 106.30.040 of the City Zoning Code. New dwellings would require the construction of roadway widening, bike lanes, sidewalks and street lighting per the California Streets and Highways Code Section 5600. Additionally, with the proposed conversion, a total of two new ADUs would be added to the existing parcels.

In addition to the development standards, the City of Citrus Heights Zoning Code regulates the allowed density under Section 106.24.030, Section 106.42.015, and Section 106.42.060 of the Zoning Code. According to the U.S. Census Bureau (2018-2022), the average persons per household in the City is 2.62 (USCB 2022). Therefore, with the allowed maximum increased density of two units per parcel on the newly created lots and the conversion of two existing garages to ADUs, implementation of the proposed project would provide additional housing opportunities for approximately 26 City residents.

With an average of 26 residents to be added to the City, the project would not result in a substantial population increase and would not generate significant new vehicle trips beyond what currently exists. Therefore, the project would not exceed SMAQMD's mass emissions thresholds for operational emissions of ROG or NO_X and the impact would be less than significant.

Local Emissions

Construction Emissions

As stated in the SMAQMD's Guide, a project would result in less than significant PM_{10} (and, therefore, $PM_{2.5}$) emissions if:

1. The project would implement all the Basic Construction Emission Control Practices; and,

2. The maximum daily disturbed area would not exceed 15 acres.

The project site is approximately six acres and would therefore not exceed the maximum daily disturbed area of 15 acres. Furthermore, the proposed project would incorporate the Basic Construction Emission Control Practices, as recommended by the SMAQMD. As such, the project would meet the two criteria above, and the impact related to construction generated PM_{10} and $PM_{2.5}$ emissions would be less than significant.

Operational Emissions

The primary pollutant of localized concern is mobile-source CO. Local mobile-source CO emissions near roadway intersections are a direct function of traffic volume, speed, and delay. Long-distance transport

of CO is extremely limited because it disperses rapidly with distance from the source under normal meteorological conditions. Under specific meteorological conditions and traffic conditions, CO concentrations at receptors located near roadway intersections may reach unhealthy levels, when combined with background CO levels. The SMAQMD's two-tiered screening criteria identifies when a project has the potential to contribute to a CO hotspot and if CO dispersion modeling is necessary. According to the first screening tier, the proposed project will result in a less than significant impact to air quality for local CO if:

a. Traffic generated by the proposed project will not result in deterioration of intersection level of service (LOS) to LOS E or F; and,

b. The project will not contribute additional traffic to an intersection that already operates at LOS E or F.

At this time, no construction is proposed. However, upon approval of both parcel map subdivision applications, new residential units may be constructed on each of the newly created parcels as permitted by development standards listed in the City of Citrus Heights Zoning Code. The development standards include lot coverage, building height and increased setbacks due to the properties being designed as creekside properties under Section 106.30.040 of the City Zoning Code. New dwellings would require the construction of roadway widening, bike lanes, sidewalks and street lighting per the California Streets and Highways Code Section 5600. Additionally, with the proposed conversion, a total of two new ADUs would be added to the existing parcels.

In addition to the development standards, the City of Citrus Heights Zoning Code regulates the allowed density under Section 106.24.030, Section 106.42.015, and Section 106.42.060 of the Zoning Code. According to the U.S. Census Bureau (2018-2022), the average persons per household in the City is 2.62 (USCB 2022). Therefore, with the allowed maximum increased density of two units per parcel on the newly created lots and the conversion of two existing garages to ADUs with the proposed parcel map subdivision applications and proposed conversion of detached garages to ADUs, implementation of the proposed project would provide additional housing opportunities for approximately 26 City residents .

By providing housing for approximately 26 City residents, the project would create minimal vehicular trips beyond what currently exists and would not result in the deterioration of an intersection or significantly contribute additional traffic to an intersection. Therefore, the impact would be less than significant.

Cumulative Net Increase

Given the project's minimal construction, demolition, and operational emissions, the proposed project would not result in a cumulatively considerable net increase for a criteria pollutant for which the region is in non-attainment and the impact would be less than significant.

c) Expose sensitive receptors to substantial pollutant concentrations?

Less than significant impact. CARB and OEHHA have identified the following groups of individuals as the most likely to be affected by air pollution: the elderly over 65, children under 14, infants (including in utero in the third trimester of pregnancy), and persons with cardiovascular and chronic respiratory diseases such as asthma, emphysema, and bronchitis (CARB 2005, OEHHA 2015). Some land uses are considered more sensitive to air pollution than others due to the types of population groups or activities

involved and are referred to as sensitive receptor locations. Examples of these sensitive receptor locations are residences, schools, hospitals, and daycare centers.

The closest existing sensitive receptors to the project site are single-family homes located approximately 20 feet to the west, 20 feet to the east, 115 feet to the north, and 10 feet to the south of the project site. The closest school to the project site is Mon Tresor Preschool & Daycare located approximately 850 feet west of the site.

The dose (of TAC) to which receptors are exposed is the primary factor used to determine health risk. Dose is a function of the concentration of a substance in the environment and the extent of exposure a person has to the substance; a longer exposure period to a fixed quantity of emissions would result in higher health risks. Current models and methodologies for conducting cancer health risk assessments are associated with longer-term exposure periods (typically 30 years for individual residents based on guidance from OEHHA) and are best suited for evaluation of long duration TAC emissions with predictable schedules and locations. These assessment models and methodologies do not correlate well with the temporary and highly variable nature of construction activities. Cancer potency factors are based on animal lifetime studies or worker studies where there is long-term exposure to the carcinogenic agent. There is considerable uncertainty in trying to evaluate the cancer risk from projects that will only last a small fraction of a lifetime (OEHHA 2015). In addition, concentrations of mobile source DPM emissions disperse rapidly and are typically reduced by 70 percent at approximately 500 feet (CARB 2005). Considering this information, the highly dispersive nature of DPM, and the fact that construction and demolition activities would be minor, it is not anticipated that construction of the project or demolition of existing structures would expose sensitive receptors to substantial DPM concentrations.

According to the SMAQMD, land use development projects do not typically have the potential to result in localized concentrations of criteria air pollutants that expose sensitive receptors to substantial pollutant concentrations. This is because criteria air pollutants are predominantly generated in the form of mobile-source exhaust from vehicle trips associated with the land use development project. These vehicle trips occur throughout a paved network of roads, and, therefore, associated exhaust emissions of criteria air pollutants are not generated in a single location where high concentrations could be formed (SMAQMD 2020a). Therefore, localized concentration of CO from exhaust emissions, or "CO hotspots," would only be a concern on high-volume roadways where vertical and/or horizontal mixing is substantially limited, such as tunnels or below grade highways. There are no high-volume roadways in the region with limited mixing that would be affected by project generated traffic. Once operational, the project would not be a significant source of TACs. Therefore, the project would not expose sensitive receptors to substantial pollutant concentrations, and the impact would be less than significant.

d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

Less than significant impact. The project could produce odors during construction and demolition activities resulting from heavy diesel equipment exhaust. The odor of these emissions is objectionable to some; however, emissions would disperse rapidly from the project site and therefore should not be at a level that would affect a substantial number of people. Any odors emitted during construction and demolition activities would be temporary, short-term, and intermittent in nature, and would cease upon operation. As a result, the impact associated with temporary odors during construction and demolition would be less than significant.

The operation of the project would not result in odors affecting a substantial number of people. Solid waste generated by the ADUs and studio living area would be collected by a waste hauler that is already contracted for the two existing residential homes located on the project site, ensuring that any odors resulting from on-site waste would be managed and collected in a manner to prevent the proliferation of odors. The proposed land division would not result in other emissions (such as those leading to odors) adversely affecting a substantial number of people. Therefore, the impact would be less than significant.

IV. BIOLOGICAL RESOURCES

		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
a)	Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	☐	☒	☐	☐
b)	Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?	☐	☒	☐	☐
c)	Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☒	☐	☐
d)	Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	☒	☐
e)	Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☒	☐	☐
f)	Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☐	☒

A Biological Resources Assessment (BRA) was prepared by HELIX in February 2024 and is included as Appendix B to this IS/MND.

Environmental Setting

The aggregate 6-acre project site is located at 7820 and 7828 Old Auburn Road, in the City of Citrus Heights, California. Surrounding land uses include single-family residential homes to the north, east, south, and west. The Holy Family Catholic Church is located north of the project site, across Old Auburn Road.

Existing Site Conditions

Two residential houses are present and are currently occupied. The areas around the houses are comprised of ornamental vegetation, mowed vegetation, parking areas, and other general residential uses. Historic imagery indicates the project site has been a residential property since the 1950s (Historic Aerials 2024). Several old concrete foundations, sheds, and livestock shelters are present on-site, as well as fencing for pastures. Aerial imagery indicates horse pastures and a riding arena were present on-site from at least 2007 but appear to have been abandoned by 2020 (Google Earth 2024). These areas are now overgrown with dense, ruderal vegetation. A perennial drainage bisects the central portion of the project site and is bordered by riparian habitat. Large valley oak (*Quercus lobata*) and interior live oak (*Quercus wislizeni*) trees are scattered throughout the project site and are clustered in the southwest corner of the project site. Several of these trees had recently fallen at the time of the field survey.

Project site terrain is generally flat with a slight slope to the southeast. Elevations range from approximately 157 to 173 feet (48 to 52 meters) above mean sea level. The project site is in the Lower American watershed (USGS Hydrologic Unit Code [HUC8] 18020111). A perennial drainage winds through the central portion of the project site, flowing east to west. This drainage is a tributary to Cripple Creek, which connects with Arcade Creek; Arcade Creek drains to Steelhead Creek and ultimately to the Sacramento River. Drainage within the project site would likely flow into the perennial drainage.

Biological Communities

Upland Habitats

Pasture

Pastures are an artificial habitat type typically dominated by a mix of perennial grasses and legumes. Vegetation composition depends on management practices such as irrigation, fertilization, soil type, and livestock type. Old, abandoned, or poorly drained pastures are quickly dominated by weeds (Zeiner *et al*. 1990). Approximately 3.79 acres of pasture occur in the project site and is the dominant habitat type onsite. Aerial imagery indicates the pastures were created in 2007 and used for horses. A riding arena was present in the northeast portion of the project site from 2007 to 2018 and appears to have been used as a pasture from 2018 to 2020. All of the pasture habitat within the project site appears to have been abandoned by 2020 (Google Earth 2024). Fencing and two wood livestock shelters remain within the project site, and the understory of this habitat is now dominated by tall, dense vegetation. Valley oak and interior live oak trees, as well as some Fremont's cottonwood (*Populus fremontii*) and elm trees (*Ulmus* sp.), are scattered throughout the pastures, mostly on the border of the project site and along the perennial drainage.

Dominant plant species observed within this habitat type during the field survey include johnsongrass (*Sorghum halepense*), wild oats (*Avena fatua*), ripgut brome (*Bromus diandrus*), chicory (*Cichorium intybus*), prickly lettuce (*Lactuca serriola*), and common vetch (*Vicia sativa*).

Valley Oak Woodland

Valley oak woodland habitat occurs in a variety of settings but is best developed on deep, well-drained alluvial soils, usually in valley bottoms. The canopy is dominated by valley oak trees with associated species such as California sycamore (*Platanus racemosa*), walnut (*Juglans* spp.), interior live oak,

boxelder (*Acer negundo*), and blue oak (*Quercus douglasii*). This habitat type is often associated with annual grasslands, blue oak woodlands, and riparian habitats (Zeiner *et al*. 1990). Approximately 0.30 acre of valley oak woodland occurs in the southwest corner of the project site.

Dominant plant species observed in this habitat type during the field survey include valley oak, interior live oak, wild oats, spreading hedge-parsley (*Torilis arvensis*), common bedstraw (*Galium aparine*), and miner's lettuce (*Claytonia perfoliata*).

Developed/Ruderal

Developed habitat is often comprised of little to no vegetation and typically contains built structures and/or maintained surfaces such as roads or parking lots. Vegetation that does occur within this habitat type is often ornamental, rather than invasive or noxious weeds, such as in ruderal habitat types. Ruderal habitats are characterized by an assemblage of non-native and invasive plant species that readily colonize disturbed landscapes. Approximately 1.00 acre of developed/ruderal habitat occurs within the project site and is made up of the residential houses and immediate surroundings, paved surfaces, and Old Auburn Road. Areas surrounding the houses that do not contain ornamental vegetation are dominated by invasive/ruderal plant species and appear to be routinely mowed or used as vehicle parking areas by the residents.

Dominant plant species observed in this habitat during the field survey include London planetree (*Platanus* × *acerifolia*), fruit trees (*Prunus* spp.), rhododendron (*Rhododendron* spp.), Bermuda grass (*Cynodon dactylon*), and miner's lettuce.

Aquatic Habitats

Perennial Drainage

Perennial drainages are features that contain flowing water and exhibit an ordinary high-water mark. Perennial drainages generally convey unidirectional water flows throughout a typical rainfall year; groundwater is the primary source of flow, with rainwater as a supplemental source of flow. These features typically consist of a channel, bed, and bank and are often bordered by wetland vegetation communities of various composition and cover depending on flow rates, duration of flows, and soil types. Approximately 0.22 acre of perennial drainage occurs within the project site and is tributary to Cripple Creek. The drainage flows east to west in the project site and continues to flow off-site. The drainage contained an average depth of approximately eight inches during the field survey and had areas of ponding/no flows and overall contained very low flows. Evidence of recent high flows, such as wrack and bent/fallen vegetation, were observed, likely from recent storm events. Muddy substrates and abundant vegetation line the drainage channel and old, dilapidated home-made bridges were observed within the drainage channel within the Study Area.

Dominant vegetation observed in the perennial drainage during the field survey includes the special-status plant, Sanford's arrowhead (*Sagittaria sanfordii)*, Himalayan blackberry (*Rubus armeniacus*), and tall flatsedge (*Cyperus eragrostis*).

Riparian

Riparian habitat is the transitional habitat from aquatic to upland, and the transition to adjacent nonriparian vegetation is usually abrupt. The canopy in riparian habitats is often dominated by cottonwoods, California sycamore, and valley oak, and the subcanopy and understory are generally dense and can be impenetrable. Typical understory shrub layer plants include wild grape (*Vitis californica*), wild rose (*Rosa* spp.), blackberry, blue elderberry (*Sambucus mexicana*), poison oak (*Toxicodendron diversilobum*), buttonbush (*Cephalanthus occidentalis*), and willows (*Salix* spp.; Zeiner *et al*. 1990). Approximately 0.49 acre of riparian habitat occurs within the project site along the perennial drainage.

Within the project site, the riparian habitat is dominated by thick stands of Himalayan blackberry and a canopy of Fremont's cottonwood trees. Other dominant plant species observed in this habitat during the field survey include Bermuda grass, johnsongrass, curly dock (*Rumex crispus*), and annual fireweed (*Epilobium brachycarpum*).

Methodology

Available information pertaining to the natural resources of the region was reviewed before conducting the field survey. The following published information was reviewed:

- California Department of Fish and Wildlife (CDFW). 2024. *California Natural Diversity Database* (CNDDB); For: *Citrus Heights, Pleasant Grove, Roseville, Rocklin, Folsom, Buffalo Creek, Carmichael, Sacramento East,* and *Rio Linda* USGS 7.5-minute series quadrangles, Sacramento, CA. Accessed [January 30, 2024];

- California Native Plant Society (CNPS). 2024. *Inventory of Rare and Endangered Plants* (online edition, v8-03 0.45) For: *Citrus Heights, Pleasant Grove, Roseville, Rocklin, Folsom, Buffalo Creek, Carmichael, Sacramento East,* and *Rio Linda* USGS 7.5-minute series quadrangles, Sacramento, CA. Accessed [January 30, 2024];

- U.S. Department of Agriculture (USDA), Natural Resource Conservation Service (NRCS). 1993. *Sacramento County, California*. USDA, NRCS, in cooperation with the Regents of the University of California (Agricultural Experiment Station);

- USDA, NRCS. 2024. *Web Soil Survey*. Available at: http://websoilsurvey.sc.egov.usda.gov. Accessed [January 30, 2024];

- U.S. Fish and Wildlife Service (USFWS). 2024. *Information for Planning and Consultation* (IPaC) *Old Auburn Road.* Accessed [January 30, 2024]; and

- *USGS. 2021. Citrus Heights, California. 7.5-minute series topographic quadrangle. United States Department of Interior.*

Before conducting the biological field survey, existing information concerning known habitats and special-status species that may occur in the project site was reviewed. HELIX biologist Christine Heckler conducted the biological field survey was conducted on January 30, 2024. The weather during the field survey was mostly cloudy, with an average temperature of 55°F. The project site was systematically surveyed on foot to ensure total search coverage, with special attention given to portions of the project site with the potential to support special-status species and sensitive habitats. Binoculars were used to further extend site coverage and identify species observed. All plant and animal species observed were

recorded, and all biological communities occurring on-site were characterized. All resources of interest were mapped with a global positioning system (GPS)-capable tablet equipped with GPS receivers running ESRI™ Field Maps for ArcGIS with sub-meter accuracy.

Following the field survey, the potential for each species identified in the database query to occur within the project site was determined based on the site survey, soils, habitats present within the Study Area, and species-specific information.

Special-Status Species

Listed and Special-Status Plants

According to the database query, 13 listed and/or special-status plants have the potential to occur on-site or in the vicinity of the project site (CDFW 2024 and CNPS 2024). Based on field observations, published information, and literature review, one special-status plant was determined to be present within the project site, Sanford's arrowhead. The remainder of the regional special-status plants identified in the query occur on serpentine or alkaline soils, within vernal pools, or within other habitats that do not occur in the project site.

Sanford's Arrowhead

Sanford's arrowhead is an emergent, perennial, rhizomatous herb that is endemic to California and is rated as 1B.2 by CNPS. This species is found in standing or slow-moving freshwater ponds, marshes, creeks, and ditches from 0 to 605 meters elevation. It blooms from April to October (CNPS 2024).

Sanford's arrowhead was observed throughout the perennial drainage within the project site and it appears to be an abundant population. There are four documented occurrences of this species within five miles of the project site , with the closest approximately 0.70 mile from the project site (CDFW 2024). The perennial drainage within the project site is downstream from this documented occurrence and appears to support a large, concentrated population of this species.

Listed and Special-Status Wildlife

According to the database query, 28 listed and/or special-status wildlife species have the potential to occur on-site or in the vicinity of the project site (CDFW 2024 and USFWS 2024). Based on field observations, published information, and literature review, seven special-status wildlife species have the potential to occur within the project site: northwestern pond turtle (*Emys marmorata*), Cooper's hawk (*Accipiter cooperii*), tricolored blackbird (*Agelaius tricolor*), grasshopper sparrow (*Ammodramus savannarum*), white-tailed kite (*Elanus leucurus*), song sparrow "Modesto population" (*Melospiza melodia*) and pallid bat (*Antrozous pallidus*). These species are discussed in more detail below. In addition to these special-status wildlife species, other migratory birds and raptors protected under federal, State, and local laws/policies also have the potential to occur within the project site.

The following species are not expected to occur on-site or may pass through the project site but are not expected to use the project site in any significant way and are not discussed further in this report: crotch bumblebee (*Bombus crotchii*), Monarch butterfly (*Danaus plexippus*), giant garter snake (*Thamnophis gigas*), and merlin (*Falco columbarius*).

Special-Status Wildlife with a High Potential to Occur

Cooper's Hawk

The Cooper's hawk is included on CDFW's Watch List. This species occurs in open woodlands, riparian forests, montane coniferous forests, and other open woodland habitats. It is also known to occur in wooded suburban habitats. Nests are built in a variety of trees, often in a crotch or on a horizontal branch, and are typically 25-50 feet high. The entire project site provides suitable habitat for this species. Large trees suitable for nesting are located throughout the project site , and this species could forage in the entire project site. This species is not regularly tracked by the CNDDB, but it is a common species in the vicinity of the project site (eBird 2024).

Special-Status Wildlife that May Occur

Northwestern Pond Turtle

The northwestern pond turtle is designated as a Species of Special Concern by CDFW and is also proposed as threatened under the Federal Endangered Species Act (FESA). This species occurs in a variety of aquatic habitats, such as ponds, creeks, ditches, lakes, and marshes. Areas with abundant vegetation and rocky or muddy substrate are preferred; and exposed banks or other basking areas, such as logs or cattail mats, are required. This species is active from February to November, and breeding occurs from April to May. Overwintering occurs in upland terrestrial habitats close to water sources (within approximately 300 feet), in which they will bury themselves under loose soil (CDFW 2024). Nesting sites in uplands may be as far as approximately 1,312 feet or more from the aquatic habitat, although the distance is usually much less and is generally around 328 feet; Yolo HCP/NCCP 2018). In nonriverine habitats that experience little water level fluctuation, this species may overwinter underwater (Thomson *et al.* 2016).

Tricolored Blackbird

The tricolored blackbird is listed as a state-threatened species and is also designated as a Species of Special Concern by CDFW. This species is common locally throughout central California and often occurs in grasslands and agricultural settings near water. Tricolored blackbirds nest and seek cover in emergent wetland vegetation and thorny vegetation such as Himalayan blackberry as well as cattails and tules. The nesting area must be large enough to support a minimum colony of 50 pairs, as they are a highly colonial species. This species generally occurs in large open areas, such as agricultural habitats, grasslands, and near ponds and other aquatic habitats, and forages on the ground in croplands, grassy fields, flooded land, and edges of ponds for insects (Shuford and Gardali 2008).

Grasshopper Sparrow

The grasshopper sparrow is designated as a CDFW Species of Special Concern. This species occurs in California primarily as a summer migrant and is known from Los Angeles, Mendocino, Orange, Placer, Sacramento, San Diego, San Luis Obispo, Solano, and Yuba counties (CDFW 2024). It occurs in large, dense, dry, or well-drained grasslands, especially native grasslands with scattered shrubs or other perching areas. This species nests on the ground at the base of an overhanging clump of grass or sedge and may nest in small colonies (Audubon 2024).

White-Tailed Kite

The white-tailed kite is classified as Fully Protected by CDFW. This species occurs in a variety of habitats, including grasslands, savannah, oak woodland, riparian woodland, open suburban areas, and agricultural fields. Nest trees typically have a dense canopy or are within a dense group of trees, such as riparian forest or oak woodland. Foraging habitat consists of a variety of open habitats that contain a high rodent population; especially grasslands, pastures, alfalfa fields, and other agricultural crops/fields.

Song Sparrow "Modesto Population"

The song sparrow "Modesto Population" is designated as a Species of Special Concern by CDFW. This species is a unique population of song sparrow that inhabits the central lower basin of the Great Valley and breeds in riparian thickets in shrubs or vines near fresh or saline emergent wetland habitat. Nests are typically situated low to the ground or on the ground under dense riparian vegetation (Shuford and Gardali 2008). This species is known from Colusa County south to Stanislaus County and east of Suisun Marsh.

Pallid Bat

The pallid bat is designated as a Species of Special Concern by CDFW. This species occurs in a variety of habitats throughout California, usually in grasslands, shrublands, woodlands, and forests from sea level to about 6,000 feet in elevation. It appears to be most common in open, dry habitats with rocky areas for roosting. Roosts are often located in caves, rocky crevices, hollow trees, and abandoned structures. This species mates from October to February, and young are born from April to July.

Other Nesting Migratory Birds and Raptors

Migratory birds are protected under the Migratory Birds Treaty Act (MBTA) of 1918 (16 U.S.C. 703-711). The MBTA makes it unlawful to take, possess, buy, sell, purchase, or barter any migratory bird listed under 50 CFR 10; this also includes feathers or other parts, nests, eggs, or products, except as allowed by implementing regulations (50 CFR 21). Additionally, Section 3503 of the California Fish and Game Code states that it is unlawful to take, possess, or needlessly destroy the nest or eggs of any bird. Section 3503.5 specifically states that it is unlawful to take, possess, or destroy any raptors (i.e., hawks, owls, eagles, and falcons), including their nests or eggs; and Section 3513 specifically states that it is unlawful to take or possess any migratory nongame bird as designated in the MBTA or any part of such migratory nongame bird except as provided by rules and regulations adopted by the Secretary of the Interior under provisions of the MBTA.

Sensitive Habitats

Aquatic Resources and Riparian Habitat

Approximately 0.22 acre of perennial drainage and 0.49 acre of riparian habitat were mapped within the project site. The perennial drainage is considered a potential water of the U.S. and water of the State subject to U.S. Army Corps of Engineers (USACE) and Central Valley Regional Water Quality Control Board (CVRWQCB) jurisdiction under Sections 404 and 401 of the Clean Water Act. The perennial drainage, and the associated riparian habitat, may also be subject to jurisdiction under Section 1600 et

seq. of the California Fish and Game Code. Impacts to riparian habitat within the project site are likely subject to notification under the CDFW Lake and Streambed Alteration Program.

Wildlife Migration Corridors

Wildlife corridors link areas of suitable wildlife habitat that are otherwise separated by rugged terrain, changes in vegetation, or human disturbance. This fragmentation of habitat can also occur when a portion of one or more habitats is converted into another habitat; for instance, when woodland or scrub habitat is altered or converted into grasslands after a disturbance such as fire, mudslide, or construction activities. Wildlife corridors mitigate the effects of this fragmentation by: (1) allowing animals to move between remaining habitats thereby permitting depleted populations to be replenished and promoting genetic exchange; (2) providing escape routes from fire, predators, and human disturbances, thus reducing the risk of catastrophic events (such as fire or disease) on population or local species extinction; and, (3) serving as travel routes for individual animals as they move within their home ranges in search of food, water, mates, and other needs.

The project site is located within a highly developed residential area and is surrounded by development. Although wildlife may disperse through the project site on a local level, especially along the perennial drainage, the project site is not considered a wildlife migration or movement corridor.

Impact Analysis

a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?

Less than significant impact with mitigation.

Special-Status Plants

Sanford's arrowhead was observed throughout the perennial drainage within the project site, and it appears to be an abundant population. There are four documented occurrences of this species within five miles of the project site , with the closest approximately 0.70 mile from the project site (CDFW 2024). The perennial drainage within the project site is downstream from this documented occurrence and appears to support a large, concentrated population of this species. Mitigation Measure BIO-1 would be implemented to reduce potential impacts to Sanford's arrowhead. With the implementation of Mitigation Measure BIO-1, the impact would be less than significant.

Special-Status Wildlife

Cooper's Hawk

The entire project site provides a suitable habitat for Cooper's hawk. Large trees suitable for nesting are located throughout the project site, and this species could forage in the entire project site. This species is not regularly tracked by the CNDDB, but it is a common species in the vicinity of the project site (eBird 2024). Because suitable nesting and foraging habitat is present in the project site and it is a common species in the area, Cooper's hawk has a high potential to occur. Mitigation Measure BIO-2 would be implemented to reduce potential impacts to Cooper's hawk to a less than significant level.

Northwestern Pond Turtle

There is one documented occurrence of the northwestern pond turtle within five miles of the project site, approximately 4.65 miles away (CDFW 2024). The perennial drainage within the project site may provide suitable habitat for this species when sufficiently inundated. Water levels were low (approximately eight inches) at the time of the field survey, and the drainage may not hold enough water to support a permanent population of this species. This species may utilize the perennial drainage for dispersal and may also utilize adjacent upland areas within the project site for nesting, overwintering, or basking. Based on potentially suitable habitat in the project site, northwestern pond turtle may occur in the project site. Mitigation Measure BIO-3 would be implemented to reduce potential impacts to the northwestern pond turtle to a less than significant level.

Tricolored Blackbird

There is one documented occurrence of the tricolored blackbird within five miles of the project site , approximately 3.75 miles away (CDFW 2024). Although Himalayan blackberry brambles are present along the perennial drainage, they are fairly small and may not be large enough to support a nesting colony of this species. The pastures within the project site provide suitable foraging habitat for this species but the project site is located in a highly developed residential area that does not contain open habitat this species generally occurs in. The lack of open areas, agricultural areas, and grasslands may limit the potential for this species to occur in the project site. Potentially suitable nesting and foraging habitat are present in the project site but because the project site is located in a residential development and surrounded by development, tricolored blackbird may not utilize the site. Based on potentially suitable habitat in the project site , tricolored blackbird may occur. Mitigation Measure BIO-2 would be implemented to reduce potential impacts to tricolored blackbird to a less than significant level.

Grasshopper Sparrow

There are no documented occurrences of the grasshopper sparrow within five miles of the project site ; the closest occurrence is approximately 11.25 miles from the project site (CDFW 2024). The pasture habitat within the project site may provide suitable habitat for this species. However, because the project site is located in a highly developed residential area and does not contain native grasslands, this species may not utilize the site. Based on potentially suitable habitat in the project site , grasshopper sparrow may occur. Mitigation Measure BIO-2 would be implemented to reduce potential impacts to grasshopper sparrow to a less than significant level.

White-Tailed Kite

There are four documented occurrences of the white-tailed kite within five miles of the project site , with the closest approximately 2.08 miles away (CDFW 2024). Trees suitable for nesting are present throughout the project site. This species may utilize the project site for foraging but because the site is fairly small and is dominated by tall, dense vegetation it is not expected to use the site for foraging in any substantial way. Areas more suitable for foraging occur in open spaces away from the development that surrounds the project site. This species would generally be expected to occur in open habitats such as grasslands and agricultural fields, not within an isolated patch of potential habitat within residential development. However, because potentially suitable habitat is present, the white-tailed kite may occur

in the project site. Mitigation Measure BIO-2 would be implemented to reduce potential impacts to white-tailed kite to a less than significant level.

Song Sparrow "Modesto Population"

There are no documented occurrences of the song sparrow "Modesto Population" within five miles of the project site ; the closest is approximately 10.5 miles away (CDFW 2024). The riparian habitat within the project site contains some dense vegetation that could provide suitable nesting habitat for this species. However, the project site may be outside of this species' range as it generally occurs in the middle portions of the Central Valley, such as Modesto and Stockton. In addition, because the project site is located in a highly developed residential area, this species may not utilize the site. Based on potentially suitable habitat within the project site , song sparrow "Modesto Population" may occur in the project site. Mitigation Measure BIO-2 would be implemented to reduce potential impacts to song sparrow "Modesto Population" to a less than significant level.

Pallid Bat

There is one documented occurrence of the pallid bat within five miles of the project site , approximately 3.25 miles away (CDFW 2024). The entire project site provides potentially suitable habitat for this species. Pallid bat may roost in abandoned structures or tree hollows within the project site , and one bat box was observed in a tree within the project site that could also provide roosting habitat for this species. Rocky areas and other potential roost sites are not present in the project site. However, because the project site is located in a highly developed residential area, this species may not utilize the site. Based on potentially suitable habitat within the project site , pallid bat may occur in the project site. Mitigation Measure BIO-4 would be implemented to reduce potential impacts to pallid bat to a less than significant level.

Other Nesting Migratory Birds and Raptors

A number of migratory birds and raptors, in addition to those described above, have the potential to nest in or adjacent to the project site. Suitable nest locations within and adjacent to the project site include trees, grass, artificial structures, and bare ground. Mitigation Measure BIO-2 would be implemented to reduce potential impacts to other nesting migratory birds and raptors to a less than significant level.

Overall, potential impacts to special-status plants and wildlife species would be mitigated to a less than significant level with implementation of Mitigation Measure BIO-1 through BIO-4.

Mitigation Measure BIO-1: Special-Status Plants

The project site contains occupied habitat for Sanford's arrowhead, a plant listed as 1B.2 by California Native Plant Society (CNPS), which is a rating defined as plants that are rare, threatened, or endangered in California and elsewhere, and are seriously threatened in California. No other special-status plants were observed within the project site or were determined to have the potential to occur in the project site. To avoid potential impacts to Sanford's arrowhead, the following measures shall be implemented:

- Avoid impacts to the perennial drainage within the project site during construction. To avoid potential impacts during construction, the perennial drainage corridor, as well as a 10-foot buffer, shall be marked with orange construction fencing or similar material to be marked for

avoidance. The avoidance fencing shall be left in place and maintained for the duration of construction. The fencing shall be removed at the end of construction by the contractor or other appointed personnel by the project proponent.

- If Sanford's arrowhead populations within the project site cannot be avoided, the project proponent shall consult with the CDFW to determine appropriate measures to mitigate the loss of special-status plant populations. These measures shall include gathering seed from impacted populations for planting within nearby appropriate habitat, preserving or enhancing existing off-site populations of the plant species affected by the project, or restoring suitable habitat for special-status plant species habitat as directed by CDFW.

- A biologist shall conduct environmental awareness training to all project-related personnel before the initiation of work. The training shall include identification of special-status species that are known to occur or could potentially occur on-site, required practices before the start of construction, general measures that are being implemented to protect special-status species as they relate to the project, penalties for non-compliance, and boundaries of the permitted disturbance zones. Upon completion of the training, all construction personnel shall sign a form stating that they have attended the training and understand all the measures. Proof of this instruction shall be kept on file with the project proponent, and copies made available to the City of Citrus Heights if requested.

Mitigation Measure BIO-2: Cooper's Hawk, Tricolored Blackbird, Grasshopper Sparrow, White-Tailed Kite, Song Sparrow "Modesto Population" and Other Special-Status Birds and Nesting Migratory Birds and Raptors

Special-status birds and migratory birds and raptors protected under federal, State, and/or local laws and policies have the potential to nest and forage within the project site , including Cooper's hawk, tricolored blackbird, grasshopper sparrow, white-tailed kite, and song sparrow "Modesto Population". Although no active nests were observed during the field survey, the survey was conducted outside of the nesting season, and the project site and adjacent land contain suitable habitat to support a variety of nesting birds within trees, shrubs, structures, and on bare ground.

Active nests and nesting birds are protected by the California Fish and Game Code Sections 3503 and 3503.5, 3513, and the Migratory Birds Treaty Act (MBTA). Ground-disturbing and other development activities, including grading, vegetation clearing, tree removal/trim, and construction could impact nesting birds if these activities occur during the nesting season (generally February 1 to August 31). To avoid impacts to nesting birds, all ground-disturbing activity shall be completed between September 1 and January 31, if feasible. If construction cannot occur outside of the nesting season, the following measures shall be implemented:

- If construction activities occur during the nesting season, a qualified biologist shall conduct a nesting bird survey to determine the presence of any active nests within the project site. Additionally, the surrounding 500 feet of the project site shall be surveyed for active raptor nests, where accessible. The nesting bird survey shall be conducted within 14 days before the commencement of ground-disturbing or other development activities. If the nesting bird survey shows that there is no evidence of active nests, then a letter report shall be prepared to document the survey and be provided to the project proponent, and no additional measures are recommended. If development does not commence within 14 days of the nesting bird survey, or

halts for more than 14 days, then an additional survey is required before starting or resuming work within the nesting season.

  - If active nests are found, then the qualified biologist shall establish a species-specific buffer to prohibit development activities near the nest to and minimize nest disturbance until the young have successfully fledged or the biologist determines that the nest is no longer active. Buffer distances shall range from 30 feet for some songbirds, up to 500 feet for some raptor species. Nest monitoring shall also be warranted during certain phases of construction to ensure nesting birds are not adversely impacted. If active nests are found within any trees slated for removal, then an appropriate buffer shall be established around the tree and all trees within the buffer shall not be removed until a qualified biologist determines that the nest has successfully fledged and/or is no longer active.

- A qualified biologist shall conduct environmental awareness training that is given to all on-site personnel before the initiation of work.

- If construction occurs outside of the nesting bird season (September 1 to January 31), a nesting bird survey and environmental training for nesting birds shall not be required.

Mitigation Measure BIO-3: Special-Status Reptiles

Suitable aquatic habitat for northwestern pond turtle is present in the perennial drainage within the project site , and this species shall also utilize the adjacent upland habitat. To avoid potential impacts to this species, the following measures shall be implemented:

- Ground-disturbing work shall take place during the active season of northwestern pond turtle, if feasible, to avoid potential disturbances to wintering individuals. The general active season window for this species is February to November but seasonal weather patterns shall be considered during construction to provide flexibility.

- A qualified biologist shall conduct a pre-construction survey within 24 hours before the start of grading or land-disturbing activities. If the survey shows that there is no evidence of this species, then a letter report shall be prepared to document the survey and be provided to the project proponent, and no additional measures are recommended. If development does not commence within 24 hours of the survey, or halts for more than seven days, then an additional survey is required before starting or resuming work.

  - If the northwestern pond turtle is observed during the survey, no work shall occur until the appropriate agency has been consulted to determine appropriate mitigation and avoidance measures.

- Wildlife exclusion fencing shall be installed outside of the drainage and riparian habitat during construction. General silt fencing or other solid fencing is recommended. This fencing can also act as exclusion fencing for special-status plants, as described in Mitigation Measure BIO-1 above. Fencing shall be trenched into the soil at least six inches, and the soil must be carefully compacted against both sides of the fence for its entire length to prevent animals from entering the construction area. Exclusion fencing shall be inspected by the contractor weekly for the

duration of construction to ensure it remains intact, and any holes, tears, or gaps shall be repaired immediately. Fencing shall be removed upon construction completion by the contractor or personnel appointed by the project proponent.

- If the northwestern pond turtle is observed within the project site during work, specifically within the construction zone, all work shall immediately halt in the vicinity of the animal and the animal will be allowed to leave the area of its own will. If the animal is in immediate danger, an approved biologist shall relocate the animal outside of the construction zone, at a safe distance from all construction-related activities, and within suitable habitat. No one other than an approved biologist shall handle, take, or otherwise harass the animal. No work shall resume until the animal has moved or been removed from areas of potential disturbance.

- A biologist shall conduct environmental awareness training to all project-related personnel before the initiation of work. The training shall follow the same guidelines as the special status plant training described above in Mitigation Measure BIO-1 and the trainings shall be combined, as appropriate.

Mitigation Measure BIO-4: Pallid Bat

The Study Area contains potentially suitable habitat for pallid bat. This species may roost in hollow trees and artificial structures within the project site. If no trees or artificial structures are removed, no avoidance and minimization measures are recommended. If trees or artificial structures will be removed, the following measures shall be implemented:

- If trees or artificial structures are to be removed, they shall be removed during periods of seasonal bat inactivity to the extent feasible. Removal shall occur during late fall, winter, or early spring when maternal roost areas are generally empty (Depaepe and Schmidt 1994). This approach avoids periods when young and newly born bats are typically present.

- Before removal, a biologist shall conduct a clearance survey for bat species within 14 days before tree removal. If no signs of bats are observed, then a letter report shall be prepared to document the survey and provided to the project proponent, and no additional measures are recommended. If removal does not commence within 14 days of the clearance survey, or halts for more than 14 days, an additional survey shall be required before resuming or starting work.

- If bats are present and roosting in the Study Area, no trees or structures shall be removed until the biologist has determined that a roost site is no longer active, and no bats are present.

- Additional mitigation measures for bat species, such as installation of bat boxes or alternate roost structures, shall be recommended if special-status bat species are found to be roosting within the Study Area.

b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?

Less than significant impact with mitigation. Approximately 0.22 acre of perennial drainage and 0.49 acre of riparian habitat were mapped within the project site. The perennial drainage is considered a

potential water of the U.S. and water of the State subject to USACE and CVRWQCB jurisdiction under Sections 404 and 401 of the Clean Water Act. The perennial drainage, and the associated riparian habitat, may also be subject to jurisdiction under Section 1600 et seq. of the California Fish and Game Code. Potential impacts to riparian habitat within the project site are likely subject to notification under the CDFW Lake and Streambed Alteration Program. Mitigation Measure BIO-5 would be implemented to reduce potential impacts to riparian habitat or other sensitive natural communities. With implementation of Mitigation Measure BIO-5, the impact would be less than significant.

Mitigation Measure BIO-5: Aquatic Resources and Riparian Habitats

Approximately 0.22 acre of perennial drainage and 0.47 acre of riparian habitat were mapped within the project site. The perennial drainage is considered a potential water of the U.S. and water of the State subject to USACE and CVRWQCB jurisdiction under Sections 404 and 401 of the Clean Water Act. The perennial drainage, and the associated riparian habitat, may also be subject to jurisdiction under Section 1600 et seq. of the California Fish and Game Code. If impacts to these habitats are expected, a formal aquatic resources delineation shall be conducted for the project site and shall be submitted to the appropriate resources agencies to determine the extent of jurisdiction. In the event that any aquatic resources are determined to be jurisdictional and will be impacted by the project, the project proponent shall be required to apply for appropriate permits to fill aquatic resources, and any mitigation measures contained in the permits shall require implementation before filling or removal of any on-site features deemed subject to regulation.

If the aquatic habitats are not anticipated to be impacted, the boundary of these habitats shall be clearly marked and avoided during construction. Highly visible material, such as orange construction fencing, shall be constructed at least 10 feet from the boundary of these habitats to establish an appropriate no-disturbance buffer. This fencing shall also serve as exclusion fencing for special-status plants and reptiles. Erosion control measures shall also be implemented around these habitats and all other measures outlined in the Project's Storm Water Pollution Prevention Plan and other general construction permits shall be followed.

c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

Less than significant impact with mitigation. As outlined in question b), approximately 0.22 acre of perennial drainage and 0.47 acre of riparian habitat were mapped within the project site. The perennial drainage is considered a potential water of the U.S. and water of the State subject to USACE and CVRWQCB jurisdiction under Sections 404 and 401 of the Clean Water Act. The perennial drainage, and the associated riparian habitat, may also be subject to jurisdiction under Section 1600 et seq. of the California Fish and Game Code. Mitigation Measure BIO-5 would be implemented to reduce potential impacts to State or federally protected wetlands to a less than significant level.

d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

Less than significant impact. The project site is located within a highly developed residential area and is surrounded by development. Although wildlife may disperse through the project site on a local level,

especially along the perennial drainage, the project site is not considered a wildlife migration or movement corridor. Therefore, the impact would be less than significant.

e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

Less than significant impact with mitigation. Chapter 106.39 of the Citrus Heights Zoning Code provides regulations for the protection, preservation, and maintenance of protected trees in the City. The ordinance protects native oak trees, oak woodlands, trees of historic or cultural significance, groves and stands of mature trees, and mature trees associated with development proposals (City 2011).

As described under *Existing Site Conditions*, Large valley oak (*Quercus lobata*) and interior live oak (*Quercus wislizeni*) trees are scattered throughout the Study Area and are clustered in the southwest corner of the project site. Several of these trees had recently fallen at the time of the field survey. If any protected trees are proposed to be impacted or removed, Mitigation Measure BIO-6 would be implemented. With implementation of Mitigation Measure BIO-6, the impact would be less than significant.

Mitigation Measure BIO-6: Protected Trees

Within City limits, all native oak trees, and other mature trees 19 inches or greater in diameter are protected and require a permit for removal (City 2024). Protected trees that require a tree permit before impacts include:

- Native oak trees 6 inches or more in diameter.
- Mature trees 19 inches or more in diameter.
- Trees planted as part of a condition of approval or mitigation requirement with a discretionary permit.

The following tree types are exempt from any permit process: alder, fruit trees, catalpa, cottonwoods, eucalyptus, fruitless mulberry, palm, pine, and willow trees.

If any protected trees within the project site are anticipated to be removed or significantly impacted, the process for obtaining a tree removal permit shall be followed.

f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

No impact. No adopted or planned Habitat Conservation Plan (HCP) or Natural Community Conservation Plan (NCCP) covers the project site (City 2011). Therefore, the project would not conflict with an HCP or NCCP. No impact would occur.

V. CULTURAL RESOURCES

		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
a)	Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?	☐	☒	☐	☐
b)	Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	☐	☒	☐	☐
c)	Disturb any human remains, including those interred outside of dedicated cemeteries?	☐	☒	☐	☐

A records search was conducted by HELIX at the North Central Information Center (NCIC) on May 10, 2024. The results of the records search are summarized below.

Environmental Setting

State and federal legislation requires the protection of historical and cultural resources. In 1971, President's Executive Order No. 11593 required that all federal agencies initiate procedures to preserve and maintain cultural resources by nomination and inclusion on the National Register of Historic Places (NRHP). In 1980, the Governor's Executive Order No. B-64-80 required that state agencies inventory all "significant historic and cultural sites, structures, and objects under their jurisdiction which are over 50 years of age, and which may qualify for listing on the National Register of Historic Places." Section 15064.5(b)(1) of the CEQA Guidelines specifies that projects that cause "…physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historic resource would be materially impaired" shall be found to have a significant impact on the environment. For the purposes of CEQA, a historical resource is a resource listed in, or determined eligible for listing in the California Register of Historical Resources (CRHR). When a project could impact a resource, it must be determined whether the resource is an historical resource, which is defined as a resource that:

> (A) is historically or archaeologically significant, or is significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political or cultural annals of California; and,
>
> (B) Meets any of the following criteria: 1) is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage; 2) is associated with the lives of persons important in our past; 3) embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or 4) has yielded, or may be likely to yield, information important in prehistory or history.

Record Search Results

On May 10, 2024, staff at the NCIC at California State University, Sacramento, conducted a records search for the project site and a 0.25-mile radius. The records search was done to: (1) identify prehistoric and historic-era resources within the search radius; (2) determine which portions of the project site have been previously studied; and (3) ascertain the potential for cultural resources and human remains to occur within the project site. The search included a review of USGS archaeological site location maps at the NCIC, resource records, and data from previous studies. The California Points of Historical Interest, California Historical Landmarks, NRHP, CRHR, OHP Archaeological Determinations of Eligibility, Built Environment Resources Directory (BERD), historic-era topographic maps and plat maps, and historic-era aerial photographs were also reviewed.

Previous Studies

The NCIC records search identified five studies that have previously been conducted within a 0.25-mile radius of the project site. None of these studies overlapped with or directly examined the currently proposed project site. The five previous studies conducted in the project vicinity are described briefly in Table 2, *Previous Studies Conducted within 0.25 mile of the Project Site*.

Table 2.
PREVIOUS STUDIES CONDUCTED WITHIN 0.25 MILE OF THE PROJECT SITE

Report	Year	Author(s)	Title	Affiliation	Includes Project Site
006268	1992	Warner	Department of Environmental Review and Assessment Initial Study, David L. Arnold Community Plan Amendment, Rezone, Tentative Parcel Map and Exception	Sacramento County Department of Environmental Review and Assessment	No
006311	2000	Billat, Lorna Beth	Nextel Communications Wireless Telecommunications Service Facility-Sacramento County. Nextel Site No. CA-0671D/Citrus Heights	Earth Touch	No
006326	1991	Warner, Laurie	Archaeological Survey of the Mauel and Consuelo Gomez Parcel Map Control No: 90-PMR-0931	Al Riba	No
010382	2006	Roland, Carol, Ph.D.	City of Citrus Heights Historical Resources Survey	Roland Nawi Associates: Preservation Consultants	No
10853	2011	Windmiller, Ric	Historic Property Survey Report; Archaeological Survey Report Sunrise Boulevard Complete Streets – Phase 1 City of Citrus Heights Sacramento County, California	Ric Windmiller Consulting Archaeologist	No

Previously Recorded Resources

The NCIC records search also identified one previously documented cultural resource within 0.25-mile of the project site. This lone resource, a historic-era house located at 7723 Old Auburn Road, is located just under 0.25 miles to the southwest of the currently proposed project site, on the north side of Old Auburn Road. The identified resource is described briefly in Table 3, *Previously Recorded Cultural Resources within 0.25 mile of the Project Site*. As this resource is well outside the boundaries of the currently proposed project site, it will not be impacted by the proposed project activities.

Table 3.
PREVIOUSLY RECORDED CULTURAL RESOURCES WITHIN 0.25 MILE OF THE PROJECT SITE

Primary	Trinomial	Year	Recorder	Description	Within Project Site?
P-34-4050	N/A	2006	Carol Roland	Historic Era – Built Resource at 7723 Old Auburn Road – rectangular plan Bungalow with moderately sloping side gable roof.	No

Historic-Era Maps and Aerial Photograph Analysis

HELIX staff examined historic-era maps and aerial photographs depicting the project site and vicinity to understand previous land uses and development in the area. Maps examined included a Plat Map for Township 10 North, Range 6 East from 1866, a USGS *Fair Oaks, California*, 15-minute topographic quadrangle map from 1954, and USGS *Citrus Heights, California* 15-minute topographic quadrangle maps from 1911, 1951, 1967, and 1975. A summary of the findings of this review can be found in Table 4, *Summary of Findings from Historic-Era Maps Depicting the Project Site*.

Table 4.
SUMMARY OF FINDINGS FROM HISTORIC-ERA MAPS DEPICTING THE PROJECT SITE

Map Edition	Features Depicted
Surveyor Generals Office, San Francisco California, Plat Map for Township 10 North, Range 6 East (1866)	• Old Auburn Road is depicted close to its present-day route (labeled "Road to Auburn"), traversing through Section 24 of this map, traversing diagonally from the southwest corner of the section through to the mid-eastern boundary of the section. • A single structure labeled "T. Wheadon's House" is depicted to the north side of the road, outside of, but not far from the northwest boundary of the currently proposed project site.
Citrus Heights (Antelope), Calif (1911) *15-minute Quadrangle Map*	• Old Auburn Road is depicted close to its present-day route. • An unnamed perennial creek is depicted as crossing Old Auburn Road in the vicinity of, but to the west of the project site, terminating just southeast of the Road. This Creek traverses to the northwest, where it meets with another stream within the southwestern corner of the northeastern corner of Section 23.
Citrus Heights, Calif. (1951) *15-minute Quadrangle Map*	• Old Auburn Road is depicted close to its present-day route. • Kadota Way, just to the west of the project site, is depicted. • A structure (purpose unknown) is depicted to the west of Kadota Way and just south of Old Auburn Road. To the east of Kadota Way and south adjacent of Old Auburn Road, three structures are depicted which may have lied within the currently proposed project site. • The perennial creek depicted in the 1911 Citrus Heights map, is now depicted with further detail, showing the creek as flowing into the project site from the south, and traversing through it to the northeast, where it follows Old Auburn Road to the east, before turning to the southeast within the northwestern quarter of the southeastern quarter of Section 24.
Fair Oaks 1954, Calif. (1954) 15-minute Quadrangle Map	• The same three structures identified to the east of Kadota Way and south adjacent of Old Auburn Road (within the 1951 map), are depicted which may have lain within the currently proposed project site. • The perennial creek depicted in the 1951 map is no longer depicted as traversing through the southern portion of the currently proposed project site.
Citrus Heights, Calif. (1967) *15-minute Quadrangle Map*	• No changes within project site or vicinity from 1954
Citrus Heights, Calif. (1975) *15-minute Quadrangle Map*	• No changes within project site or vicinity from 1954

Historic-era aerial photographs examined for this analysis included photographs taken in 1947, 1957, 1958, 1964, 1966, 1984, 1993, 1998, 2002, 2005, 2009, 2010, 2012, 2014, 2016, 2018, and 2020 (NETROnline 2024). The findings from this historic-era aerial photograph analysis are presented in Table 5, *Summary of Findings from Historic-Era Aerial Photographs Depicting the Project Site*.

Table 5.
SUMMARY OF FINDINGS FROM HISTORIC-ERA AERIAL PHOTOGRAPHS DEPICTING THE PROJECT SITE

Aerial Photograph Edition	Features Depicted
Aerial Photograph from 1947	• Small Structure visible within northeast corner of project site. • Planned/agricultural vegetation visible throughout project site (mostly southern half), perhaps fruit trees, similar agriculture is seen on properties within vicinity of the project site. • Old Auburn Road, Kadota Way, and Wickham Drive are all present, following the same routes they do today. It is unclear if these roadways are paved or dirt. An unnamed small north/south road, to the east of the project site is also present. • Area to southeast of project site has been cleared of trees, and seemingly prepped for agriculture and farm use.
Aerial Photograph from 1957	• Residential and/or commercial buildings are depicted to the northeast of the project site, on the north side of Old Auburn Road and to the west of Kadota Way. • Large lot paved immediately north of project site, associated with Holy Family Elementary School.
Aerial Photograph from 1958	• No significant changes to project site since 1957.
Aerial Photograph from 1964	• Paved lot associated with Holy Family Elementary School is expanded and has additional structures. • Residential development is apparent to the immediate west, north, and east of project site. Land has been cleared to the south and southeast, and paved roads/cul-de-sac's have been developed for future residential development. • Continued expansion and development of residential structures to the west of project site on Old Auburn Road and along Spencer Lane, to the southwest of project site.
Aerial Photograph from 1966	• Increased tree cover noted within the project site. • Construction of Holy Family Catholic Church to north of project site. • Continued development of paved roadways on present-day Vista Ridge Drive to the southeast of project site.
Aerial Photograph from 1984	• Structures in northern portion of project site are now covered in trees. • Residential structure now present immediately west of Kadota Way. • Large scale residential neighborhoods are now present to the east of, and southeast of, the project site.
Aerial Photograph from 1993	• Structures are once again visible in northern section of project site. • No other significant changes to project site since 1984.
Aerial Photograph from 1998	• No changes observed within project site or in the immediate vicinity since 1993.
Aerial Photograph from 2002	• Trees in northwest portion of project site have been removed, larger residential structure in northwest portion of project site are now visible, above ground pool now present in center of project site. • Lot to northwest of project site, to north of Old Auburn Road is now developed into residential neighborhood, as is area adjacent west of Tiara Way, and area adjacent north of Vista Ridge Road.
Aerial Photograph from 2005	• No changes observed within project site or in the immediate vicinity since 2002.

Aerial Photograph Edition	Features Depicted
Aerial Photograph from 2009	• No changes observed within project site since 2005. • Residences are now visible immediately west of project site, along west side of Kadota Way.
Aerial Photograph from 2010	• No significant changes observed within project site or in the vicinity since 2009.
Aerial Photograph from 2012	• No significant changes observed within project site or in the vicinity since 2010.
Aerial Photograph from 2014	• No significant changes observed within project site or in the vicinity since 2012.
Aerial Photograph from 2016	• No significant changes observed within project site or in the vicinity since 2014.
Aerial Photograph from 2018	• No significant changes observed within project site or in the vicinity since 2016.
Aerial Photograph from 2020	• No significant changes observed within project site in the vicinity since 2018.

Native American Outreach

On May 10, 2024, HELIX requested that the NAHC conduct a search of their Sacred Lands File (SLF) for the presence of Native American sacred sites or human remains in the vicinity of the proposed project area. HELIX received a response from the NAHC on May 14, 2024, which reported that the SLF search results were negative. The NAHC response also suggested that HELIX contact 19 Native American Tribal representatives who may have knowledge of cultural resources within the project vicinity. The recommended points of contact are as follows:

- Representative at Cultural Preservation Department, Colfax-Todds Valley Consolidated Tribe
- Clyde Prout, Chairperson, Colfax-Todds Valley Consolidated Tribe
- Pamela Cubbler, Vice Chairperson, Colfax-Todds Valley Consolidated Tribe
- Kara Perry, Director of Site Protection, Shingle Springs Band of Miwok Indians
- Dustin Murray, Tribal Administrator, Shingle Springs Band of Miwok Indians
- James Sarmento, Executive Director of Cultural Resources, Shingle Springs Band of Miwok Indians
- Krystal Moreno, TEK Program Manager, Shingle Springs Band of Miwok Indians
- Malissa Tayaba, Vice Chairperson, Director of TEK, Shingle Springs Band of Miwok Indians
- Regina Cuellar, Chairperson, Shingle Springs Band of Miwok Indians
- Ben Cunningham, Tribal Council Member, TSI-AKIM Maidu of the Taylorsville Rancheria
- Donald Ryberg, Chairman, TSI-AKIM Maidu of the Taylorsville Rancheria
- Ben Cunningham-Summerfield, Cultural Advisor, TSI-AKIM Maidu of the Taylorsville Rancheria
- Richard Cunningham, Vice Chairman, TSI-AKIM Maidu of the Taylorsville Rancheria
- James Moon Jr, Tribal Member, TSI-AKIM Maidu of the Taylorsville Rancheria

- Gene Whitehouse, Chairperson, United Auburn Indian Community of the Auburn Rancheria
- Matt Moore, Tribal Historic Preservation Officer, United Auburn Indian Community of the Auburn Rancheria
- Representative at the Cultural Preservation Department, Wilton Rancheria
- Herbert Griffin, Executive Director of Cultural Preservation, Wilton Rancheria, and
- Dahlton Brown, Executive Director of Administration, Wilton Rancheria

On June 5, 2024, HELIX sent letters to each of the tribal representatives listed above to request any information that they may possess regarding cultural resources in the vicinity of the project. As of the draft of this IS/MND, no responses have been received from the NAHC recommended tribal representatives.

Impact Analysis

a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?

b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?

Less than significant impact with mitigation. HELIX's records search and Native American outreach did not identify any archaeological resources within the proposed project site. The project proposes a to subdivide two existing parcels that comprise the project site to create six parcels and proposes the conversion of two existing detached garages into ADUs and a studio living space. The proposed conversion of ADUs and studio living space would only require minimal ground disturbing activities associated with the installation of utility lines. During construction of the ADUs and studio living space, cultural resources could be encountered. As a result, Mitigation Measures CUL-1 would be implemented which would reduce the severity of this potential impact by identifying cultural resources encountered during construction; requiring an assessment of their status under CEQA; developing treatment measures to either avoid the impact entirely or conduct additional investigation to offset the loss of scientific data should avoidance be infeasible. With implementation of Mitigation Measure CUL-1, the impact would be less than significant for questions a) and b).

Mitigation Measure CUL-1: Accidental Discovery of Cultural Resources

In the event that cultural resources are exposed during ground-disturbing activities, construction activities shall be halted within 100 feet of the discovery. Cultural resources could consist of but are not limited to stone, bone, wood, or shell artifacts, or features including hearths, structural remains, or historic dumpsites. If the resources cannot be avoided during the remainder of construction, an archaeologist who meets the Secretary of the Interior's Professional Qualifications Standards shall be retained to assess the resource and provide appropriate management recommendations. If the discovery proves to be CRHR- or NRHP-eligible, additional work, such as data recovery excavation, may be warranted and shall be discussed in consultation with the City.

c) Disturb any human remains, including those interred outside of dedicated cemeteries?

Less than significant impact with mitigation. HELIX's records search and Native American outreach did not suggest that human remains are present within the proposed project site. The project proposes to subdivide two existing parcels that comprise the project site to create six parcels and proposes the conversion of two existing detached garages into ADUs and a studio living space. The proposed conversion of ADUs and studio living space would only require minimal ground disturbing activities associated with the installation of utility lines. During construction of the ADUs and studio living space, human remains may be encountered. As a result, Mitigation Measure CUL-2 would be implemented which would reduce the severity of this potential impact by identifying human remains encountered during construction and treating the remains in a respectful manner to ensure consistency with descendant community wishes. With implementation of Mitigation Measure CUL-2, the impact would be less than significant.

Mitigation Measure CUL-2: Accidental Discovery of Human Remains

Although considered highly unlikely, there is always the possibility that ground disturbing activities during construction may uncover previously unknown human remains. In the event of an accidental discovery or recognition of any human remains, Public Resource Code (PRC) Section 5097.98 must be followed. Once project-related earthmoving begins and if there is a discovery or recognition of human remains, the following steps shall be taken:

1. There shall be no further excavation or disturbance of the specific location, or any nearby area reasonably suspected to overlie adjacent human remains until the County Coroner is contacted to determine if the remains are Native American and if an investigation of the cause of death is required. If the coroner determines the remains are Native American, the coroner shall contact the NAHC within 24 hours, and the NAHC shall identify the person or persons it believes to be the "most likely descendant" of the deceased Native American. The most likely descendant may make recommendations to the City for means of treating or disposing of, with appropriate dignity, the human remains, and any associated grave goods as provided in PRC Section 5097.98, or:

2. Where the following conditions occur, the City shall rebury the Native American human remains and associated grave goods with appropriate dignity either in accordance with the recommendations of the most likely descendent or on the project area in a location not subject to further subsurface disturbance:

    - The NAHC is unable to identify a most likely descendent or the most likely descendent failed to make a recommendation within 48 hours after being notified by the commission;

    - The descendent identified fails to make a recommendation; or

    - The City rejects the recommendation of the descendent, and the mediation by the NAHC fails to provide measures acceptable to the City.

VI. ENERGY

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	☐	☐	☒	☐
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	☐	☐	☐	☒

Environmental Setting

California's electricity needs are satisfied by a variety of entities, including investor-owned utilities, publicly owned utilities, electric service providers and community choice aggregators. In 2020, the California power mix totaled 272,576 gigawatt hours (GWh). In-state generation accounted for 51 percent of the state's power mix. The remaining electricity came from out-of-state imports (CEC 2021a). Table 6, *California Electricity Sources 2020*, provides a summary of California's electricity sources as of 2020.

Table 6.
CALIFORNIA ELECTRICITY SOURCES 2020

Fuel Type	Percent of California Power
Coal	2.74
Large Hydro	12.21
Natural Gas	37.06
Nuclear	9.33
Oil	0.01
Other (Petroleum Coke/Waste Heat)	0.19
Renewables (Excluding Large Hydro)	33.09
Unspecified	5.36

Source: CEC 2021a

Natural gas provides the largest portion of the total in-state capacity and electricity generation in California, with nearly 45 percent of the natural gas burned in California used for electricity generation in a typical year. Much of the remainder is consumed in the residential, industrial, and commercial sectors for uses such as cooking, space heating, and as an alternative transportation fuel. In 2012, total natural gas demand in California for industrial, residential, commercial, and electric power generation was 2,313 billion cubic feet per year (bcf/year), up from 2,196 bcf/year in 2010 (CEC 2021b).

Transportation accounts for a major portion of California's energy budget. Automobiles and trucks consume gasoline and diesel fuel, which are nonrenewable energy products derived from crude oil. Gasoline is the most used transportation fuel in California, with 97 percent of all gasoline being

consumed by light-duty cars, pickup trucks, and sport utility vehicles (SUVs). In 2015, 15.1 billion gallons of gasoline were sold in California (CEC 2021c). Diesel fuel is the second most consumed fuel in California, used by heavy-duty trucks, delivery vehicles, buses, trains, ships, boats, and farm and construction equipment. In 2015, 4.2-billion gallons of diesel were sold in California (CEC 2021d).

The Sacramento Metropolitan Utilities District (SMUD) and Pacific Gas and Electric (PG&E) provide electrical services to the project site (City 2011).

Impact Analysis

a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?

Less than significant impact. The project proposes to subdivide two existing parcels that comprise the project site to create six parcels. The project also proposes the conversion of two existing detached garages into ADUs and a studio living space. Additionally, as part of the project, existing concrete foundations, sheds, and livestock shelters located on the project site would be demolished and removed. While construction and demolition activities would result in a temporary consumption of energy resources in the form of vehicle and equipment fuels (gasoline and diesel fuel) and electricity/natural gas (directly or indirectly), such consumption would be incidental and temporary and would thus not have a potential to result in wasteful, insufficient, or unnecessary consumption of energy resources.

Construction of the proposed ADUs and studio living space and demolition of existing structures would incorporate on-site energy conservation features. The following practices would be implemented during project construction and demolition to reduce waste and energy consumption:

a. Follow maintenance schedules to maintain equipment in optimal working order and rated energy efficiency, which would include, but not be limited to, regular replacement of filters, cleaning of compressor coils, burner tune-ups, lubrication of pumps and motors, proper vehicle maintenance, etc.;

b. Reduce on-site vehicle idling; and,

c. In accordance with CALGreen criteria as well as state and local laws, at least 50 percent of on-site construction waste and ongoing operational waste would be diverted from landfills through reuse and recycling.

Operation of the proposed ADUs and studio living space would slightly increase the consumption of energy related to electricity, natural gas, water, and wastewater. However, implementation of low impact design, energy efficient, and sustainable features would reduce energy usage.

During operation of the project, the majority of fuel consumption resulting from the project would involve the use of motor vehicles traveling to and from the project site. At this time, no construction is proposed. However, upon approval of both parcel map applications, new residential units may be constructed on each of the newly created parcels as permitted by development standards listed in the City of Citrus Heights Zoning Code. The development standards include lot coverage, building height and increased setbacks due to the properties being designed as creekside properties under Section 106.30.040 of the City Zoning Code. New dwellings would require the construction of roadway widening,

bike lanes, sidewalks and street lighting per the California Streets and Highways Code Section 5600. Additionally, with the proposed conversion, a total of two new ADUs would be added to the existing parcels.

In addition to the development standards, the City of Citrus Heights Zoning Code regulates the allowed density under Section 106.24.030, Section 106.42.015, and Section 106.42.060 of the Zoning Code. According to the U.S. Census Bureau (2018-2022), the average persons per household in the City is 2.62 (USCB 2022). Therefore, with the allowed maximum increased density of two units per parcel on the newly created lots and the conversion of two existing garages to ADUs, implementation of the proposed project would provide additional housing opportunities for approximately 26 City residents.

By providing housing for approximately 26 City residents, the project would not result in a substantial population increase and would not generate significant new vehicle trips beyond what currently exists. Therefore, implementation of the project would not result in wasteful, inefficient, or unnecessary consumption of energy. The impact would be less than significant.

b) Conflict with or obstruct a State or local plan for renewable energy or energy efficiency?

No impact. See discussion under question a) above. The proposed project would not conflict with or obstruct a state or local plan for renewable energy efficiency. The project would conform to all applicable State, federal, and local laws, and codes. Therefore, no impact would occur.

VII. GEOLOGY AND SOILS

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	☐	☐	☒	☐
ii. Strong seismic ground shaking?	☐	☐	☒	☐
iii. Seismic-related ground failure, including liquefaction?	☐	☐	☒	☐
iv. Landslides?	☐	☐	☒	☐
b) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐
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, liquefaction or collapse?	☐	☐	☒	☐
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	☐	☐	☒	☐
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of waste water?	☐	☐	☐	☒
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☒	☐	☐

Environmental Setting

Topography and Regional Geology

The terrain of the project site is generally flat, with elevations that range from approximately 157 to 173 feet amsl. The project site is located in the Sacramento Valley, which forms the northern portion of the Great Valley geomorphic province of California. The Great Valley is an alluvial plain approximately 50 miles wide and 400 miles long that lies between the mountains and foothills of the Sierra Nevada to the east and the Coast Ranges to the west. The Great Valley covers more than 6,500 square miles and fills a northwest-trending structural depression bounded on the west by the Great Valley fault zone and the

Coast Ranges and on the east by the Sierra Nevada and the Foothills fault zone. Relatively few faults in the Great Valley have been active during the last 10,000 years (City 2011).

Soils

Two soil map units are mapped within the Study Area: Fiddyment-Orangevale-Urban land complex, 2 to 8 percent slopes, and Urban land-Xerarents-Fiddyment complex, 0 to 8 percent slopes. The general characteristics and properties associated with these soils are described below (NRCS 2024).

- **Fiddyment-Orangevale-Urban land complex, 2 to 8 percent slopes**: This soil unit has a parent material of residuum weathered from sedimentary rock and is typical of hills and terraces. A general soil profile is fine sandy loam (0 to 8 inches), loam (8 to 15 inches), sandy clay loam (15 to 28 inches), indurated (28 to 40 inches), and weathered bedrock (40 to 44 inches). This soil unit is well drained, has a very high runoff class, and has no frequency of flooding or ponding.

- **Urban land-Xerarents-Fiddyment complex, 0 to 8 percent slopes:** This soil unit has a parent material of alluvium derived from granite and is typical of hills. A general soil profile is fine sandy loam (0 to 8 inches), loam (8 to 15 inches), sandy clay loam (15 to 28 inches), indurated (28 to 40 inches), and weathered bedrock (40 to 50 inches). This soil unit is well drained, has a very high runoff class, and has no frequency of flooding or ponding.

Regulatory Setting

Chapter 18 of the City Municipal Code provides regulations for buildings and construction. Article 4 of the City's building code adopts by reference the California Building Code Part 2, 2007 Edition, which is based on the 2006 International Building Code. Article 12 includes land grading and erosion control requirements to minimize the degradation of water quality and water courses; disruption of drainage flows from land preparation and development activities; and sediment and pollutant runoff from construction activities.

Impact Analysis

a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:

   i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42?

Less than significant impact. According to the DOC Earthquake Hazards Zone Application (EQ Zapp) Map, there are no known active faults crossing the project site, and the project site is not located within an Alquist-Priolo Earthquake Fault Zone (DOC 2024b). The nearest Alquist-Priolo Earthquake Fault Zone is the Cleveland Hill Fault located approximately 51 miles north of the site (DOC 2024b).

According to the Fault Activity Map of California, prepared by the California Geological Survey (CGS), the closest active fault to the site is indicated to be the Foothills Fault Zone, located approximately 15 miles east of the site (DOC 2024c). Therefore, due to the distance between the project site and the nearest

Alquist-Priolo Earthquake Fault Zone and active fault, ground rupture is unlikely at the project site. The impact would be less than significant.

ii. Strong seismic ground shaking?

Less than significant impact. As discussed in question a.i), the project site is not located within an Alquist-Priolo Earthquake Fault Zone and the closest active fault to the site is the Foothills Fault Zone, located approximately 15 miles east of the project site. Additionally, the proposed ADUs and studio living space would be constructed in compliance with California Building Code (CBC) requirements. As a result, the project would not directly or indirectly cause potential substantial adverse effects from potential seismic events. Therefore, the impact would be less than significant.

iii. Seismic-related ground failure, including liquefaction?

Less than significant impact. Liquefaction is a soil strength and stiffness loss phenomenon that typically occurs in loose, saturated cohesionless soils because of strong ground shaking during earthquakes. The potential for liquefaction at a site is usually determined based on the results of a subsurface geotechnical investigation and the groundwater conditions beneath the site. Hazards to buildings associated with liquefaction include bearing capacity failure, lateral spreading, and differential settlement of soils below foundations, which can contribute to structural damage or collapse.

The City has not been identified as having liquefaction potential because the depth to water table and the underlying geologic materials do not indicate high liquefaction potential (City 2011). Additionally, according to the DOC EQ Zapp Map, the project site is not located within a Liquefaction Zone (DOC 2024b). As mentioned in question a.ii), the proposed ADUs and studio living space would be constructed in compliance with CBC requirements. As a result, the project would not directly or indirectly cause potential substantial adverse effects from seismic-related ground failure. Therefore, the impact would be less than significant.

iv. Landslides?

Less than significant impact. The terrain of the project site is generally flat, with elevations that range from approximately 157 to 173 feet amsl. Two existing single-family residential homes are located on the project site, as well as an existing barn, parking areas, several old concrete foundations, sheds, livestock shelters, and fencing. The project site is also comprised of ornamental and mowed vegetation, and a perennial drainage runs through the central portion of the site.

As discussed in response to question a.i), the project site is not located within the Alquist-Priolo Earthquake Fault Zone and the closest active fault to the site is the Foothills Fault Zone, located approximately 15 miles east of the project site. The generally flat topography and distance from an active fault reduces the potential of site liquefaction, slope instability, and surface rupture to almost negligible. As a result, the project would not directly or indirectly cause substantial adverse effects from landslides. Therefore, the impact would be less than significant.

b) Result in substantial soil erosion or the loss of topsoil?

Less than significant impact. Two soil map units are mapped within the project site: Fiddyment-Orangevale-Urban land complex, 2 to 8 percent slopes, and Urban land-Xerarents-Fiddyment complex, 0 to 8 percent slopes. Both these soil types have a slight to moderate erosion hazard severity (City 2011).

Ground disturbing activities during project construction and demolition could increase the potential for soil erosion. The CBC and the City Municipal Code contain requirements and regulations to minimize of avoid potential effects from erosion hazards. The proposed project would comply with CBC and City Municipal Code regulations regarding erosion hazards.

Additionally, best management practices (BMP) would be implemented to manage erosion and the loss of topsoil during construction and demolition-related activities. Therefore, the project would not result in substantial soil erosion, or the loss of topsoil and the impact would be less than significant.

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, liquefaction, or collapse?

Less than significant impact. As mentioned under questions a.ii) through a.iii), the potential for damage due to liquefaction, slope instability, and surface ruptures was considered less than significant due to the relatively flat topography and distance to the nearest active fault. With regard to other potential geologic instability hazards, the project would be designed in accordance with CBC requirements, which includes measures to reduce geologic impacts. Additionally, as mentioned under question b), the project would comply with CBC and City Municipal Code regulations and would implement BMPs. Therefore, the impact would be less than significant.

d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?

Less than significant impact. Expansive or shrink-swell soils contain significant amounts of clay minerals that swell when wet and shrink when dry. These clays tend to swell despite the heavy loads imposed by large structures. Damage (such as cracking of foundations) results from differential movement and from the repetition of the shrink-swell cycle (City 2011). Two soil map units are mapped within the project site: Fiddyment-Orangevale-Urban land complex, 2 to 8 percent slopes, and Urban land-Xerarents-Fiddyment complex, 0 to 8 percent slopes. These soil types have a low to high and moderate shrink-swell potential (City 2011). As mentioned in question b), the project would comply with CBC and City Municipal Code regulations and would implement BMPs. Therefore, the project would not create substantial direct or indirect risks to life or property and the impact would be less than significant.

e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?

No impact. The proposed conversion of the two existing detached garages into ADUs and studio living space would require a connection to an existing wastewater line that serves the residential homes located on the project site. The future single-family residential homes and ADUs on the subdivided parcels would connect to existing wastewater infrastructure and this development would be consistent with the population growth anticipated in the City's General Plan. The project would not require septic systems or an alternative waste disposal system. Therefore, no impact would occur.

f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

Less than significant impact with mitigation. No previous surveys conducted in the project area have identified the project site as sensitive for paleontological resources or other geologically sensitive resources, nor have testing or ground disturbing activities performed to date uncovered any

paleontological resources or geologically sensitive resources. While the likelihood of encountering paleontological resources and other geologically sensitive resources is considered low, project-related ground disturbing activities could affect the integrity of a previously unknown paleontological or other geologically sensitive resource, resulting in a substantial change in the significance of the resource. Therefore, the proposed project could result in potentially significant impacts to paleontological resources. Implementation of Mitigation Measure GEO-1 would reduce potentially significant impacts to a level of less than significant.

Mitigation Measure GEO-1: Avoid and Minimize Impacts to Paleontological Resources

In the event paleontological or other geologically sensitive resources (such as fossils or fossil formations) are identified during any phase of project construction and demolition, all excavations within 100 feet of the find shall be temporarily halted until the find is examined by a qualified paleontologist, in accordance with Society of Vertebrate Paleontology standards. The paleontologist shall notify the appropriate representative at the City of Citrus Heights who shall coordinate with the paleontologist as to any necessary investigation of the find. If the find is determined to be significant under CEQA, the City shall implement those measures which may include avoidance, preservation in place, or other appropriate measures, as outlined in Public Resources Code Section 21083.2.

VIII. GREENHOUSE GAS EMISSIONS

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☒	☐
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☒	☐

Environmental Setting

Global climate change refers to changes in average climatic conditions on Earth, including temperature, wind patterns, precipitation, and storms. Global temperatures are moderated by atmospheric gases. These gases are commonly referred to as greenhouse gases (GHG) because they function like a greenhouse by letting sunlight in but preventing heat from escaping, thus warming the Earth's atmosphere. GHGs are emitted by natural processes and human (anthropogenic) activities. Anthropogenic GHG emissions are primarily associated with the burning of fossil fuels during motorized transport, electricity generation, natural gas consumption, industrial activity, manufacturing, and other activities; deforestation; agricultural activity; and solid waste decomposition.

The GHGs defined under California's AB 32, described below, include carbon dioxide (CO_2), methane (CH_4), nitrous oxide (N_2O), hydrofluorocarbons (HFCs), perfluorocarbons (PFCs), and sulfur hexafluoride (SF_6). Each GHG differs in its ability to absorb heat in the atmosphere based on the lifetime, or persistence, of the gas molecule in the atmosphere. Estimates of GHG emissions are commonly presented in carbon dioxide equivalents (CO_2e), which weigh each gas by its global warming potential (GWP). Expressing GHG emissions in CO_2e takes the contribution of all GHG emissions to the greenhouse effect and converts them to a single unit equivalent to the effect that would occur if only CO_2 were being emitted. GHG emissions quantities in this analysis are presented in metric tons (MT) of CO_2e. For consistency with United Nations Standards, modeling, and reporting of GHGs in California and the U.S. use the GWPs defined in the Intergovernmental Panel on Climate Change's (IPCC) Fourth Assessment Report (IPCC 2007): $CO_2 = 1$; $CH_4 = 25$; $N_2O = 298$.

Regulatory Setting

The primary GHG emission reduction regulatory legislation and plans (applicable to the project) at the state, regional, and local levels are described below. Implementation of California's GHG reduction mandates are primarily under the authority of CARB at the state level and SMAQMD at the regional level.

Executive Order S-3-05: On June 1, 2005, Executive Order (EO) S-3-05 proclaimed that California is vulnerable to climate change impacts. It declared that increased temperatures could reduce snowpack in the Sierra Nevada, further exacerbate California's air quality problems, and potentially cause a rise in sea levels. To avoid or reduce climate change impacts, EO S-3-05 calls for a reduction in GHG emissions to the year 2000 level by 2010, to year 1990 levels by 2020, and to 80 percent below 1990 levels by 2050. Executive Orders are not laws and can only provide the governor's direction to state agencies to act within their authority to reinforce existing laws.

Assembly Bill 32 – Global Warming Solution Act of 2006: The California Global Warming Solutions Act of 2006, widely known as AB 32, requires that CARB develop and enforce regulations for the reporting and verification of statewide GHG emissions. CARB is directed by AB 32 to set a GHG emission limit, based on 1990 levels, to be achieved by 2020. The bill requires CARB to adopt rules and regulations in an open public process to achieve the maximum technologically feasible and cost-effective GHG emission reductions.

Executive Order B-30-15: On April 29, 2015, EO B-30-15 established a California GHG emission reduction target of 40 percent below 1990 levels by 2030. The EO aligns California's GHG emission reduction targets with those of leading international governments, including the 28 nation European Union. California is on track to meet or exceed the target of reducing GHG emissions to 1990 levels by 2020, as established in AB 32. California's new emission reduction target of 40 percent below 1990 levels by 2030 will make it possible to reach the goal established by EO S-3-05 of reducing emissions 80 percent under 1990 levels by 2050.

Senate Bill 32: Signed into law by Governor Brown on September 8, 2016, Senate Bill (SB) 32 (Amendments to the California Global Warming Solutions Action of 2006) extends California's GHG emission reduction programs beyond 2020. SB 32 amended the Health and Safety Code to include Section 38566, which contains language to authorize CARB to achieve a statewide GHG emission reduction of at least 40 percent below 1990 levels by no later than December 31, 2030. SB 32 codified the targets established by EO B-30-15 for 2030, which set the next interim step in the state's continuing efforts to pursue the long-term target expressed in EO B-30-15 of 80 percent below 1990 emissions levels by 2050.

Senate Bill 100: Approved by Governor Brown on September 10, 2018, SB 100 requires that all retail sales of electricity to California end-use customers be procured from 100 percent eligible renewable energy resources and zero-carbon resources by the end of 2045.

Assembly Bill 1279: Approved by Governor Newsom on September 16, 2022, AB 1279, *The California Climate Crisis Act*, declares the policy of the state to achieve net zero GHG emissions as soon as possible, but no later than 2045, and achieve and maintain net negative GHG emissions thereafter, and to ensure that by 2045, statewide anthropogenic GHG emissions are reduced to at least 85 percent below the 1990 levels. AB 1279 anticipates achieving these policies through direct GHG emissions reductions, removal of CO_2 from the atmosphere (carbon capture), and almost complete transition away from fossil fuels.

California Air Resources Board Scoping Plan: The Scoping Plan is a strategy CARB develops and updates at least one every five years, as required by AB 32. It lays out the transformations needed across our society and economy to reduce emissions and reach our climate targets. The current 2022 Scoping Plan is the third update to the original plan that was adopted in 2008. The initial 2008 Scoping Plan laid out a

path to achieve the AB 32 mandate of returning to 1990 levels of GHG emissions by 2020, a reduction of approximately 15 percent below business as usual. The 2008 Scoping Plan included a mix of incentives, regulations, and carbon pricing, laying out the portfolio approach to addressing climate change and clearly making the case for using multiple tools to meet California's GHG targets. The 2013 Scoping Plan assessed progress toward achieving the 2020 mandate and made the case for addressing short-lived climate pollutants (SLCP).

The 2017 Scoping Plan also assessed the progress toward achieving the 2020 limit and provided a technologically feasible and cost-effective path to achieving the SB 32 mandate of reducing GHG emissions by at least 40 percent below 1990 levels by 2030. On December 15, 2022, CARB approved the 2022 Scoping Plan for Achieving Carbon Neutrality (2022 Scoping Plan). The 2022 Scoping Plan lays out a path to achieve targets for carbon neutrality and reduce anthropogenic GHG emissions by 85 percent below 1990 levels no later than 2045, as directed by Assembly Bill 1279. The actions and outcomes in the plan will achieve significant reductions in fossil fuel combustion by deploying clean technologies and fuels; further reductions in SLCPs; support for sustainable development; increased action on natural and working lands to reduce emissions and sequester carbon; and the capture and storage of carbon (CARB 2022).

Sacramento Area Council of Governments: The Sacramento Area Council of Governments (SACOG). SACOG is the MPO for the Sacramento region, maintaining a regional transportation plan in coordination with each of the local 28 member cities and counties, including the City of Citrus Heights. SACOG plays a central role in transportation infrastructure planning for the region, while also serving as a forum for the study, planning and resolution of other planning issues facing the local member governments. As required by the Sustainable Communities and Climate Protection Act of 2008 (SB 375), SACOG has developed the 2020 Metropolitan Transportation Plan and Sustainable Communities Strategy. This plan seeks to reduce GHGs and other mobile source emissions through coordinated transportation and land use planning to reduce vehicle miles traveled (VMT).

Citrus Heights Greenhouse Gas Reduction Plan: The City of Citrus Heights Greenhouse Gas Reduction Plan (GGRP) addresses major sources of GHG emissions in the community that cumulatively contribute to global climate change. The GGRP performs three primary functions (City 2011):

- Scope outlines various strategies and measurable implementation actions to meet the City's General Plan goal of reducing GHG emissions by 10 to 15 percent below 2005 levels by 2020;
- Inspires residents and businesses to participate in community efforts to reduce GHG emissions;
- Demonstrates Citrus Heights' ability to respond to and comply with California's GHG reduction legislation and regulatory guidance; and,
- Improves overall quality of life in the community by promoting smart growth and mobility principles that better connect the community, reduce air pollution and urban heat island effects, and encourage healthy lifestyles.

Sensitive Receptors

The closest existing sensitive receptors to the project site are single-family homes located approximately 20 feet to the west, 20 feet to the east, 115 feet to the north, and 10 feet to the south of the project

site. The closest school to the project site is Mon Tresor Preschool & Daycare located approximately 850 feet west of the site.

Standards of Significance

The final determination of whether or not a project has a significant effect is within the purview of the lead agency pursuant to CEQA Guidelines Section 15064(b).

The SMAQMD has developed GHG emissions standards of significance for land use development projects that lead agencies can use to determine the significance of a project's emissions. The SMAQMD recommends a construction period GHG emissions threshold of 1,100 MT CO_2e per year. Where a qualified GHG Reduction Plan has not been adopted by the lead agency, for operational period GHG emissions, the SMAQMD recommends a screening level of 1,100 MT CO_2e per year. For all projects, regardless of project GHG emission levels, the SMAQMD requires implementation of Tier 1 BMPs. Projects that do not implement the Tier 1 Best Management Practices must conduct additional calculations to determine excess GHG emissions and provide measures either on-site or off-site to provide equivalent mitigation (SMAQMD 2020b):

- BMP 1 - projects shall be designed and constructed without natural gas infrastructure.
- BMP 2 - projects shall meet the current CALGreen Tier 2 standards, except all electric vehicle capable spaces shall instead be electric vehicle ready.

For projects which exceed 1,100 MT CO_2e per year operational screening level emissions, the SMAQMD requires implementation of Tier 2 BMPs (SMAQMD 2020b):

- BMP 3 - residential projects shall achieve a 15 percent reduction in VMT per resident, office projects shall achieve a 15 percent reduction in VMT per worker compared to existing average VMT for the county, and retail projects shall achieve a no net increase in total VMT to show consistency with SB 743.

Impact Analysis

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

Less than significant impact. The proposed project is located within an urbanized area of the City. The project proposes to subdivide two existing parcels that comprise the project site to create six parcels. The western parcel, APN 224-0072-005, would be subdivided into two parcels with the following square footage: Parcel 1 (28,422-sf) and Parcel 2 (29,978-sf). Upon approval of the proposed parcel map application, the existing single-family residential home and detached garage would remain on Parcel 1 and future Parcel 2 could be developed with no more than two single-family units as per the City of Citrus Heights Zoning Code.

The eastern parcel, APN 224-0072-006, would be subdivided into four parcels with the following square footage: Parcel 1 (45,369-sf), Parcel 2 (49,892-sf), Parcel 3 (54,414-sf), and Parcel 4 (58,936-sf). Upon approval of the proposed parcel map application, the existing single-family residential home and detached garage would remain on Parcel 1 and Parcels 2, 3, and 4 could be developed with no more than two single-family units as per the City of Citrus Heights Zoning Code.

The project also proposes the conversion of two existing detached garages into ADUs and a studio living space. The project would also include the demolition of existing structures, including several old concrete foundations, sheds, and livestock shelters. Construction of the project and demolition of existing structures would be short-term and temporary and would therefore generate a negligible amount of GHG emissions.

At this time, no construction is proposed. However, upon approval of both parcel map applications, new residential units may be constructed on each of the newly created parcels as permitted by development standards listed in the City of Citrus Heights Zoning Code. The development standards include lot coverage, building height and increased setbacks due to the properties being designed as creekside properties under Section 106.30.040 of the City Zoning Code. New dwellings would require the construction of roadway widening, bike lanes, sidewalks and street lighting per the California Streets and Highways Code Section 5600. Additionally, with the proposed conversion, a total of two new ADUs would be added to the existing parcels.

In addition to the development standards, the City of Citrus Heights Zoning Code regulates the allowed density under Section 106.24.030, Section 106.42.015, and Section 106.42.060 of the Zoning Code. According to the U.S. Census Bureau (2018-2022), the average persons per household in the City is 2.62 (USCB 2022). Therefore, with the allowed maximum increased density of two units per parcel on the newly created lots and the conversion of two existing garages to ADUs, implementation of the proposed project would provide additional housing opportunities for approximately 26 City residents.

By providing housing for approximately 26 City residents, the project would not result in a substantial population increase and would not generate significant new vehicle trips beyond what currently exists. Additionally, operation of the proposed ADUs and studio living space would slightly increase the consumption of energy related to electricity, natural gas, water, and wastewater. However, implementation of low impact design, energy efficient, and sustainable features would reduce energy usage. For these reasons, the project would not generate substantial operational GHG emissions. Therefore, the project would not generate significant construction, demolition, or operational GHG emissions and the impact would be less than significant.

b) Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

Less than significant impact. There are numerous State plans, policies, and regulations adopted for the purpose of reducing GHG emissions. The original overall State plan and policy was AB 32, the California Global Warming Solutions Act of 2006. The quantitative goal of AB 32 was to reduce GHG emissions to 1990 levels by 2020. SB 32 extended the requirements of AB 32 by requiring further reductions of 40 percent below 1990 levels by 2030. AB 1279, the California Climate Crisis Act, was approved on September 16, 2022, and declares the policy of the State to achieve net zero GHG emissions as soon as possible, but no later than 2045, and achieve and maintain net negative GHG emissions thereafter, and to ensure that by 2045, Statewide anthropogenic GHG emissions are reduced to at least 85 percent below the 1990 levels. The 2022 CARB Scoping Plan lays out a path to achieve targets for carbon neutrality and reduce anthropogenic GHG emissions by 85 percent below 1990 levels no later than 2045, as directed by AB 1279. Statewide plans and regulations such as GHG emissions standards for vehicles (AB 1493), the LCFS, and regulations requiring an increasing fraction of electricity to be generated from renewable sources are being implemented at the Statewide level; as such, compliance

at the project level is not addressed. Therefore, the proposed project would not conflict with those plans and regulations.

The Metropolitan Transportation Plan/Sustainable Communities Strategy (MTP/SCS) for Sacramento County is the 2020 MTP/SCS adopted by the SACOG on November 18, 2019. The 2020 MTP/SCS lays out a transportation investment and land use strategy to support a prosperous region, with access to jobs and economic opportunity, transportation options, and affordable housing that works for all residents. The plan also lays out a path for improving our air quality, preserving open space and natural resources, and helping California achieve its goal to reduce greenhouse gas emissions (SACOG 2019). The transportation sector is the largest source of GHG emissions in the state. A project's GHG emissions from cars and light trucks are directly correlated to the project's VMT. By providing housing for approximately 26 City residents, the project would not result in a substantial population increase and would not generate significant new vehicle trips beyond what currently exists. As a result, the project would not conflict with CARB's 2022 Scoping Plan, the SACOG's 2020 MTP/SCS, or the City's GHG Strategy, and the impact would be less than significant.

IX. HAZARDS AND HAZARDOUS MATERIALS

		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
a)	Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☒	☐
b)	Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☒	☐	☐
c)	Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☒	☐	☐
d)	Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☐	☒
e)	For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	☐	☐	☐	☒
f)	Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐
g)	Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	☐	☐	☐	☒

Environmental Setting

Two existing single-family residential homes are located on the project site, as well as an existing barn, garage, parking areas, several old concrete foundations, sheds, livestock shelters, and fencing. The project site is also comprised of ornamental and mowed vegetation, and a perennial drainage runs through the central portion of the site. The project site has no past land uses associated with potentially hazardous sites. The closest school to the project site is Mon Tresor Preschool & Daycare located approximately 850 feet west of the site.

There are no airports within the City of Citrus Heights. The closest airport to the project site is McClellan Airport, located approximately 6.5 miles southwest of the project site.

Database Search

The following databases were reviewed for the project site and surrounding area to identify potential hazardous contamination sites: the SWRCB Geotracker (SWRCB 2024); California Department of Toxic Substance Control's (DTSC) EnviroStor online tool (DTSC 2024); and the USEPA's Superfund National Priorities List (USEPA 2024). Based on the results of the databases reviewed, no hazardous waste sites are located on the project site.

Federal and state laws include provisions for the safe handling of hazardous substances. The federal Occupational Safety and Health Administration (OSHA) administers requirements to ensure worker safety. Construction activity must also comply with the California OSHA regulations (Occupational Safety and Health Act of 1970).

Impact Analysis

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

Less than significant impact. The site has no known history of past land uses associated with potentially hazardous sites. Construction of the proposed project and demolition of existing structures would result in an increase in the generation, storage, and disposal of hazardous waste. During project construction and demolition, oil, gasoline, diesel fuel, paints, solvents, and other hazardous materials may be used. If spilled, these substances could pose a risk to the environment and to human health. Following construction, household hazardous materials such as various cleaners and paints would be expected to be used for the ADUs and studio living space.

The routine transport, use, and disposal of hazardous materials are subject to local, State, and federal regulations to minimize risk and exposure. Consequently, use of these materials for their intended purpose would not pose a significant risk to the public or environment, and the impact would be less than significant.

b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

Less than significant impact with mitigation. As discussed above, project construction and demolition would follow all local, State, and federal regulations regarding the routine transport, use, and disposal of hazardous materials. These regulations protect the health and welfare of residents of Citrus Heights through management and regulation of hazardous materials in a manner that focuses on preventing problems. The potential for foreseeable upset and accident conditions involving the release of hazardous materials into the environment would be low with implementation of these regulations.

Although no known hazardous materials are present on the project site, there are existing structures, including concrete foundations, sheds, livestock shelters, etc. on the project site that may have asbestos-containing materials and/or lead-based paint present. Exposure pathways by which receptors could be exposed to hazardous materials include: 1) direct contact with hazardous materials; 2) incidental ingestion of hazardous materials (e.g., if workers fail to wash their hands before eating, drinking, or smoking); and 3) inhalation of airborne dust released from dried hazardous materials. Mitigation Measure HAZ-1 would be implemented to reduce potential impacts associated with asbestos

and lead-based paint exposure. Therefore, with implementation of Mitigation Measure HAZ-1, the impact would be less than significant.

Mitigation Measure HAZ-1: Conduct Asbestos and Lead-Based Paint Surveys and Testing

Prior to initiating demolition activities, the applicant shall retain a qualified inspector to survey the remnant concrete foundations, sheds, and livestock shelters for hazardous materials. If hazardous materials are found to be present, the applicant shall have a licensed contractor properly remove and dispose of these hazardous materials in accordance with federal, State, and local laws, subject to City review and approval.

c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

Less than significant impact with mitigation. The closest school to the project site is Mon Tresor Preschool & Daycare located approximately 850 feet west of the site. During project construction and demolition, oil, gasoline, diesel fuel, paints, solvents, and other hazardous materials may be used, but they would be used according to local, State, and federal regulations. Although no known hazardous materials are present on the project site, there are existing structures, including concrete foundations, sheds, livestock shelters, etc. on the project site that may have asbestos-containing materials and/or lead-based paint present. As noted in question b) Mitigation Measure HAZ-1 would be implemented to reduce potential impacts associated with asbestos and lead-based paint exposure. Therefore, with implementation of Mitigation Measure HAZ-1, the impact would be less than significant.

d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

No impact. The following databases were reviewed for the project site and surrounding area to identify potential hazardous contamination sites: the SWRCB Geotracker (SWRCB 2024); DTSC EnviroStor online tool (DTSC 2024); and the USEPA's Superfund National Priorities List (USEPA 2024). Based on the results of the databases reviewed, no hazardous waste sites are located on the project site. Therefore, as the site is not included on a list of hazardous materials sites, the project would not create a significant hazard to the public or the environment, and no impact would occur.

e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?

No impact. The nearest public or public use airport is McClellan Airport, located approximately 6.5 miles southwest of the project site. At this distance, the project is not within the airport land use plan area and would not result in a safety hazard or excessive noise for people residing or working in the project area. No impact would occur.

f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

Less than significant impact. The proposed project would not modify any streets within the City or preclude their potential use as an emergency evacuation route. The project proposes to subdivide two

existing parcels that comprise the project site to create six parcels. At this time, no construction is proposed. However, upon approval of both parcel map applications, new residential units may be constructed on each of the newly created parcels as permitted by development standards listed in the City of Citrus Heights Zoning Code. The development standards include lot coverage, building height and increased setbacks due to the properties being designed as creekside properties under Section 106.30.040 of the City Zoning Code. New dwellings would require the construction of roadway widening, bike lanes, sidewalks and street lighting per the California Streets and Highways Code Section 5600.

The project also proposes the conversion of two existing detached garages into ADUs and a studio living space. It is anticipated that Old Auburn Road would remain open during construction of the ADUs and studio living space. Additionally, the project would utilize existing vehicle driveways associated with the two residential homes located on the project site. Both driveways lead south from Old Auburn Road. As a Condition of Approval, the City is requiring future developments to minimize driveway connections to Old Auburn Road. Therefore, the project would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan, and the impact would be less than significant.

g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?

No impact. The project site is located in an urbanized area in the City of Citrus Heights and is provided urban levels of fire protection by the City. The closest fire station is the Sacramento Metropolitan Fire District (SMFD) Station 28, located approximately 0.8 mile east of the project site at 8189 Oak Avenue.

Additionally, according to the California Department of Forestry and Fire Protection (CAL FIRE) Fire Hazard Severity Zone Map, the project site is located within a Local Responsibility Area (LRA; CAL FIRE 2024). The surrounding land uses are also located within an LRA. The project site and surrounding land uses are not within a Very High Fire Hazard Severity Zone (CAL FIRE 2024). Therefore, the proposed project would not expose people or structures to significant risk of loss, injury, or death involving wildland fires, and no impact would occur.

X. HYDROLOGY AND WATER QUALITY

		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
a)	Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	☐	☐	☒	☐
b)	Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	☐	☒	☐	☐
c)	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:				
	i. Result in substantial erosion or siltation on- or off-site?	☐	☐	☒	☐
	ii. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off- site?	☐	☒	☐	☐
	iii. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional resources of polluted runoff?	☐	☒	☐	☐
	iv. Impede or redirect flood flows?	☐	☒	☐	☐
d)	In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	☐	☐	☒	☐
e)	Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☐	☐	☒	☐

Environmental Setting

The project site is located on the southern side of Old Auburn Road, between Kadota Way and Tiara Way. Two existing single-family residential homes are located on the project site, as well as an existing barn, garage, parking areas, several old concrete foundations, sheds, livestock shelters, and fencing. The project site is comprised of ornamental and mowed vegetation, and a perennial drainage runs through the central portion of the site. The terrain of the site is generally flat, with elevations that range from approximately 157 to 173 feet amsl. Surrounding land uses include single-family residential homes to the north, east, south, and west. The Holy Family Catholic Church is located north of the project site, across Old Auburn Road.

Federal Emergency Management Agency (FEMA) flood insurance rate maps were reviewed for the project's proximity to a 100-year floodplain. The proposed project is on FEMA panel 06067C0084J effective 2/22/2024 (FEMA 2024). The project site is not located within a 100-year floodplain.

Surface Water

The headwaters of Arcade and Cripple Creeks originate in Sacramento County, draining the southwest portion of Orangevale. Both streams maintain perennial flows, except in their upper reaches. Similarly, many of the named and unnamed tributaries also maintain perennial flows, although historically these streams were seasonal, flowing under the influence of precipitation. As such, a significant portion of perennial flow in drainages of Arcade and Cripple Creeks is comprised of urban runoff, with existing dry season summer flows likely greater than historic dry season summer flows (City 2011).

A perennial drainage winds through the central portion of the project site, flowing east to west. This drainage is a tributary to Cripple Creek, which connects with Arcade Creek; Arcade Creek drains to Steelhead Creek and ultimately to the Sacramento River.

Groundwater

Groundwater occurs in the "saturation zone" which is an area below ground that accumulates water. Water from precipitation, irrigation, and stream flows enter the ground from the surface and trickles down to the saturation zone. The rate of groundwater recharge (i.e., water flowing into the saturation zone) depends upon a variety of geologic and hydrologic factors. Groundwater is a primary source of water supply for domestic, municipal, and agricultural uses throughout Sacramento County, and as a result, excess removal (also known as "overdraft") of this resource has been documented. Overdraft is a concern in three areas of Sacramento County: Rio Linda-Elverta, Elk Grove-Laguna and Galt. The Citrus Heights area is not currently experiencing groundwater overdraft.

Citrus Heights is located on the Fair Oaks Geologic Formation. This geologic formation is comprised of relatively thick deposits of silt and clay with thinner deposits of sand and gravel. The Fair Oaks Formation can yield moderate to high quantities of water, primarily dependent upon whether fine grained or coarse material is present. Wells to depths greater than 300 feet may encounter the underlying Mehrten Formation, with water yields roughly equivalent to the Fair Oaks Formation. Groundwater in the vicinity of Citrus Heights generally flows to the west and ranges in depth from approximately 80 feet amsl in the east to 20 feet below amsl in the west (City 2011).

Regulatory Setting

The City is a signatory to the Sacramento Countywide National Pollutant Discharge Elimination System (NPDES) permit for the control of pollutants in urban stormwater. Since 1990, the City has been a partner in the Sacramento Stormwater Quality Partnership (SSQP), along with the County of Sacramento and the Cities of Sacramento, Folsom, Elk Grove, Galt, and Rancho Cordova. The agencies work together to implement the conditions of the Municipal Regional Stormwater Permit. In addition to implementation of the permit requirements, the goals of the SSQP are to:

- educate and inform the public about urban runoff pollution,
- encourage public participation in community and clean-up events,

- work with industries and businesses to encourage pollution prevention,
- require construction activities to reduce erosion and pollution, and,
- require development projects to include pollution controls that will continue to operate after construction is complete.

Additionally, City of Citrus Heights Municipal Code Chapter 106.30.040 "Creekside Development & Flood Hazard Mitigation" contains performance standards and requirements for development near creeks, setback areas to open spaces, and flood hazard mitigation. The City of Citrus Heights Drainage and Development Policy also provides guidance and requirements for hydrologic analysis and reports for potential impacts to 100-year storm flows.

Impact Analysis

a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?

Less than significant impact. Projects that disturb one acre of soil or more are required to obtain NPDES coverage under the NPDES Construction General Permit (CGP). Construction activities subject to the CGP include clearing, grading, and other ground disturbances such as stockpiling or excavation. The CGP requires the development and implementation of a Stormwater Pollution Prevention Plan (SWPPP) by a Qualified SWPPP Developer (QSD). The proposed project activities, including construction of the ADUs and studio living space and demolition of existing structures, including several old concrete foundations, sheds, and livestock shelters, would be less than one acre and therefore, a SWPPP would not be required.

However, CBC and the City Municipal Code contain requirements and regulations to minimize of avoid potential effects from erosion hazards. The proposed project would comply with CBC and City Municipal Code regulations regarding erosion hazards. Additionally, the proposed project would implement BMPs to reduce on-site soil erosion and subsequent pollution of stormwater runoff. As part of the building permit process, efficient irrigation and landscaping requirements would be addressed since no public landscape area is proposed as part of the project. All public inlets would also have the required marking and stamps. Low impact development (LID) measures would also be implemented as part of the project design. Therefore, implementation of the project would not violate any water quality standards, waste discharge requirements, or otherwise substantially degrade surface or ground water quality and the impact would be less than significant.

b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?

Less than significant impact with mitigation. The project proposes to subdivide two existing parcels that comprise the project site to create six parcels. The western parcel, APN 224-0072-005, would be subdivided into two parcels with the following square footage: Parcel 1 (28,422-sf) and Parcel 2 (29,978-sf). Upon approval of the proposed parcel map application, the existing single-family residential home and detached garage would remain on Parcel 1 and future Parcel 2 could be developed with no more than two single-family units as per the City of Citrus Heights Zoning Code. The eastern parcel, APN 224-0072-006, would be subdivided into four parcels with the following square footage: Parcel 1 (45,369-sf), Parcel 2 (49,892-sf), Parcel 3 (54,414-sf), and Parcel 4 (58,936-sf). Upon approval of the proposed parcel

map subdivision application, the existing single-family residential home and detached garage would remain on Parcel 1 and Parcels 2, 3, and 4 could be developed with no more than two single-family units as per the City of Citrus Heights Zoning Code.

The project site is currently zoned RD2 – Very Low Density Residential and has a General Plan land use designation of Low Density Residential. The site would not need to be rezoned or re-designated as the current parcels are zoned and designated for single-family residential housing. At this time, no construction is proposed. However, upon approval of both parcel map applications new residential units may be constructed on each of the newly created parcels as permitted by development standards listed in the City of Citrus Heights Zoning Code. Additionally, with the proposed conversion, a total of two new ADUs would be added to the existing parcels.

In addition to the development standards, the City of Citrus Heights Zoning Code regulates the allowed density under Section 106.24.030, Section 106.42.015, and Section 106.42.060 of the Zoning Code. According to the U.S. Census Bureau (2018-2022), the average persons per household in the City is 2.62 (USCB 2022). Therefore, with the allowed maximum increased density of two units per parcel on the newly created lots and the conversion of two existing garages to ADUs, implementation of the proposed project would provide additional housing opportunities for approximately 26 City residents.

Drainage on the project site has been preliminary reviewed by the City drainage engineer and a final report would be reviewed by the City at the time of development. The proposed future residential development would increase the impervious surface on the project site, which can interfere with groundwater recharge. Mitigation Measure HYD-1 would be implemented which requires a total of four detention basins to be constructed on each of the four new parcels that would be subdivided from the eastern parcel. The four new subdivided parcels would have the following square footage: Parcel 1 (45,369-sf), Parcel 2 (49,892-sf), Parcel 3 (54,414-sf), and Parcel 4 (58,936-sf). The four detention basins would be constructed to offset the increased flows from future residential development located north of the creek and to keep the post development flow rate at the same level or a level lower than pre-developed. Additionally, LID measures would be implemented as part of the project design.

With implementation of Mitigation Measure HYD-1, the project would not substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin and the impact would be less than significant.

Mitigation Measure HYD-1: Preliminary Detention Basins

As part of the proposed project design for future single-family housing, four detention basins shall be constructed on each of the four new parcels that would be subdivided from the eastern parcel. The four new subdivided parcels would have the following square footage: Parcel 1 (45,369-sf), Parcel 2 (49,892-sf), Parcel 3 (54,414-sf), and Parcel 4 (58,936-sf). A total of four detention facilities shall be constructed north of the creek and shall be approximately 1-foot deep with a 4-inch outfall control. Rip rap shall be included at each outfall location of every detention facility.

c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:

i. Result in substantial erosion or siltation on- or off-site?

Less than significant impact. Two soil map units are mapped within the project site: Fiddyment-Orangevale-Urban land complex, 2 to 8 percent slopes, and Urban land-Xerarents-Fiddyment complex, 0 to 8 percent slopes. Both these soil types have a slight to moderate erosion hazard severity (City 2011). Ground disturbing activities during project construction could increase the potential for soil erosion. The CBC and the City Municipal Code contain requirements and regulations to minimize of avoid potential effects from erosion hazards. The proposed project would comply with CBC and City Municipal Code regulations regarding erosion hazards.

Additionally, BMPs would be implemented to manage erosion and the loss of topsoil during construction and demolition-related activities. Therefore, the project would not result in substantial soil erosion, or the loss of topsoil and the impact would be less than significant.

ii. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off- site?

Less than significant impact with mitigation. The project site is not located within a 100-year floodplain. Per the City of Citrus Heights Zoning Code, all future single-family residential development would be required to be setback 38 feet from the creek. Additionally, per City of Citrus Heights Municipal Code Section 106.30.040, finished floor elevations of the future development would be required to be constructed two feet above the 100-year floodplain. The City's Creekside Development & Flood Hazard performance standards and policies and the City's Drainage and Development Policy will also govern the design restrictions regarding stormwater.

As outlined in question b), the proposed future single-family residential development would increase the impervious surface on the project site, which can lead to an increase in flooding and flows on- and off-site. Mitigation Measure HYD-1 would be implemented which requires a total of four detention basins to be constructed on each of the four new parcels that would be subdivided from the eastern parcel. The four new subdivided parcels would have the following square footage: Parcel 1 (45,369-sf), Parcel 2 (49,892-sf), Parcel 3 (54,414-sf), and Parcel 4 (58,936-sf). Additionally, LID measures would be implemented as part of the project design.

With implementation of Mitigation Measure HYD-1, the project would not increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site and the impact would be less than significant.

iii. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional resources of polluted runoff?

Less than significant impact with mitigation. As outlined in question b), the proposed future residential development would increase the impervious surface on the project site, which can lead to an increase in flooding and flows on- and off-site. Mitigation Measure HYD-1 would be implemented which requires a total of four detention basins to be constructed on each of the four new parcels that would be

subdivided from the eastern parcel. The four new subdivided parcels would have the following square footage: Parcel 1 (45,369-sf), Parcel 2 (49,892-sf), Parcel 3 (54,414-sf), and Parcel 4 (58,936-sf).

As part of the building permit process, efficient irrigation and landscaping requirements would be addressed since no public landscape area is proposed as part of the project. All public inlets would also have the required marking and stamps. Additionally, LID measures would be implemented as part of the project design. The City's Creekside Development & Flood Hazard performance standards and policies and the City's Drainage and Development Policy will also govern the design restrictions regarding stormwater.

Therefore, with implementation of Mitigation Measure HYD-1, the project would not create or contribute runoff water which would exceed capacity of existing or planned stormwater drainage systems or provide substantial additional resources of polluted runoff and the impact would be less than significant.

iv. Impede or redirect flood flows?

Less than significant impact with mitigation. As outlined in question b), the proposed future residential development would increase the impervious surface on the project site, which can lead to an increase in flooding and flows on- and off-site. Mitigation Measure HYD-1 would be implemented which requires a total of four detention basins to be constructed on each of the four new parcels that would be subdivided from the eastern parcel. The four new subdivided parcels would have the following square footage: Parcel 1 (45,369-sf), Parcel 2 (49,892-sf), Parcel 3 (54,414-sf), and Parcel 4 (58,936-sf). Additionally, LID measures would be implemented as part of the project design.

With implementation of Mitigation Measure HYD-1, the project would not impede or redirect flood flows and the impact would be less than significant.

d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?

Less than significant impact. The project site is not located within a 100-year floodplain. Per the City of Citrus Heights Zoning Code, all future residential development would be required to be setback 38 feet from the creek. Additionally, per City of Citrus Heights Municipal Code Section 106.30.040, finished floor elevations of the future development would be required to be constructed two feet above the 100-year floodplain elevation. The City's Creekside Development & Flood Hazard performance standards and policies and the City's Drainage and Development Policy will also govern the design restrictions regarding stormwater.

The City of Citrus Heights is located approximately 100 miles from the Pacific Ocean, and therefore, there is no possibility of inundation by tsunami. Additionally, due to the project's location from any lake, reservoir, etc., the project would not be adversely affected by a seiche.

Therefore, the project would not risk releasing pollutants due to project inundation and the impact would be less than significant.

e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

Less than significant impact. As outlined in question a), the proposed project would comply with CBC and City Municipal Code regulations regarding erosion hazards. Additionally, the proposed project would implement BMPs to reduce on-site soil erosion and subsequent pollution of stormwater runoff. As part of the building permit process, efficient irrigation and landscaping requirements would be addressed since no public landscape area is proposed as part of the project. All public inlets would also have the required marking and stamps. Additionally, LID measures would be implemented as part of the project design.

Therefore, the project would not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan and the impact would be less than significant.

XI. LAND USE AND PLANNING

		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
a)	Physically divide an established community?	☐	☐	☐	☒
b)	Cause significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☒	☐

Environmental Setting

The project site is located at 7820 and 7828 Old Auburn Road in the City of Citrus Heights. The site is located on the southern side of Old Auburn Road, between Kadota Way and Tiara Way. Two existing single-family residential homes are located on the project site, as well as an existing barn, garage, parking areas, several old concrete foundations, sheds, livestock shelters, and fencing. The project site is comprised of ornamental and mowed vegetation, and a perennial drainage runs through the central portion of the site. The terrain of the site is generally flat, with elevations that range from approximately 157 to 173 feet amsl.

The project site is currently zoned RD2 – Very Low Density Residential under Sacramento County. The Low Density Single-Family Residential Zoning District permits a minimum lot size of 20,000 square feet, with minimum lot width of 75 feet if a public sewer facility is in use or if a public sewage facility and public water facility are both in use (County 2015).

The project site has a City General Plan land use designation of Low Density Residential. This designation provides for single family detached homes, secondary residential units, public and quasi-public uses, and similar and compatible uses. Residential densities shall be in the range of 1-8 units per net acre. The floor-area-ratio (FAR) for nonresidential uses shall not exceed 0.4 (City 2020).

Impact Analysis

a) Physically divide an established community?

No impact. Two existing single-family residential homes are located on the project site, as well as an existing barn, parking areas, several old concrete foundations, sheds, livestock shelters, and fencing. The project site is also comprised of ornamental and mowed vegetation, and a perennial drainage runs through the central portion of the site.

The project proposes to subdivide two existing parcels that comprise the project site to create six parcels. The project also proposes the conversion of two existing detached garages into ADUs and a studio living space. Additionally, as part of the project, existing concrete foundations, sheds, and livestock shelters located on the project site would be demolished and removed. The two existing

residential homes located on the project site would remain. Therefore, the project would not physically divide an established community and no impact would occur.

b) Cause significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

Less than significant impact. The project proposes to subdivide two existing parcels that comprise the project site to create six parcels. The western parcel, APN 224-0072-005, would be subdivided into two parcels with the following square footage: Parcel 1 (28,422-sf) and Parcel 2 (29,978-sf). Upon approval of the proposed parcel map application, the existing single-family residential home and detached garage would remain on Parcel 1 and future Parcel 2 could be developed with no more than two single-family units as per the City of Citrus Heights Zoning Code.

The eastern parcel, APN 224-0072-006, would be subdivided into four parcels with the following square footage: Parcel 1 (45,369-sf), Parcel 2 (49,892-sf), Parcel 3 (54,414-sf), and Parcel 4 (58,936-sf). Upon approval of the proposed subdivision application, the existing single-family residential home and detached garage would remain on Parcel 1 and Parcels 2, 3, and 4 could be developed with no more than two single-family units as per the City of Citrus Heights Zoning Code.

The project site is currently zoned RD2 – Very Low Density Residential and has a General Plan land use designation of Low Density Residential. The lots proposed by this project would meet the requirements of Section 106.24.040 of the Zoning Code, which requires that each subdivided lot in the RD2 zone have a minimum net area of 20,000-sf and a minimum width of 75 ft. The site would not need to be rezoned or re-designated as the current parcels are zoned and designated for single-family residential housing. Therefore, the project would not conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect. The impact would be less than significant.

XII. MINERAL RESOURCES

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	☒
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☐	☒

Environmental Setting

No mineral resources are currently being mined or produced in the project area. The project area has been evaluated for California Surface Mining and Reclamation Act (SMARA) Mineral Land Classification. SMARA classification projects assist the board in adopting and designating lands needed for their mineral content. The classification system is intended to ensure consideration of statewide or regionally significant mineral deposits in planning and development administration. These mineral designations are intended to prevent incompatible land use development on areas determined to have significant mineral resource deposits. Permitted uses within a mineral resource zone include mining, uses that support mining such as smelting and storage of materials, or uses that will not hinder future mining such as grazing, agriculture, large-lot rural development, recreation, and open space (City 2011).

Impact Analysis

a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?

No impact. The project site is not within or adjacent to any active mining operations (DOC 2024d). Additionally, based on a review of the *Mineral Land Classification of the Folsom 15' Quadrangle*, *Sacramento, El Dorado, Placer, and Amador Counties, California*, no known mineral resources are mapped in the project area (DOC 2024e). Therefore, implementation of the project would not interfere with the extraction of any known mineral resources and no impact would occur for questions a) and b).

XIII. NOISE

		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project result in:					
a)	Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☐	☒	☐
b)	Generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☒	☐
c)	For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒

Environmental Setting

The existing visual character of the City is mainly suburban and largely developed. Two existing single-family residential homes are located on the project site, as well as a barn, a shed, garages, parking areas, several old concrete foundations, sheds, livestock shelters, and fencing. The project site is also comprised of ornamental and mowed vegetation, and a perennial drainage runs through the central portion of the site. Surrounding land uses include single-family residential homes to the north, east, south, and west. The Holy Family Catholic Church is located north of the project site, across Old Auburn Road.

Noise Metrics

All noise-level and sound-level values presented herein are expressed in terms of decibels (dB), with A weighting, abbreviated "dBA," to approximate the hearing sensitivity of humans. Time averaged noise levels of one hour are expressed by the symbol "L_{EQ}" unless a different time period is specified. Maximum noise levels are expressed by the symbol "L_{MAX}."

Because decibels are logarithmic units, S_{PL} cannot be added or subtracted through standard arithmetic. Under the decibel scale, a doubling of sound energy corresponds to a 3 dBA increase. In other words, when two identical sources are each producing sound of the same loudness, the resulting sound level at a given distance would be 3 dBA higher than from one source under the same conditions. For example, if one automobile produces an S_{PL} of 70 dBA when it passes an observer, two cars passing simultaneously would not produce 140 dBA—rather, they would combine to produce 73 dBA. Under the decibel scale, three sources of equal loudness together produce a sound level 5 dBA louder than one source.

Under controlled conditions in an acoustical laboratory, the trained, healthy human ear is able to discern 1 dBA changes in sound levels, when exposed to steady, single-frequency ("pure-tone") signals in the mid-frequency (1,000 Hertz [Hz]–8,000 Hz) range. In typical noisy environments, changes in noise of 1 to 2 dBA are generally not perceptible. It is widely accepted, however, that people begin to detect sound level increases of 3 dB in typical noisy environments. Further, a 5 dBA increase is generally perceived as a distinctly noticeable increase, and a 10 dBA increase is generally perceived as a doubling of loudness.

Vibration Metrics

Groundborne vibration consists of rapidly fluctuating motions or waves transmitted through the ground with an average motion of zero. Sources of groundborne vibrations include natural phenomena and anthropogenic causes (e.g., explosions, machinery, traffic, trains, construction equipment). Vibration sources may be continuous (e.g., factory machinery) or transient (e.g., explosions). Peak particle velocity (PPV) is commonly used to quantify vibration amplitude. The PPV, with units of inches per second (in/sec), is defined as the maximum instantaneous positive or negative peak of the vibration wave.

Noise Sensitive Land Uses

Noise-sensitive land uses are generally considered to include those uses where noise exposure could result in health-related risks to individuals, as well as places where quiet is an essential element of their intended purpose. Residential dwellings are of primary concern because of the potential for increased and prolonged exposure of individuals to both interior and exterior noise levels. Additional land uses such as hospitals, historic sites, cemeteries, and certain recreation areas are considered sensitive to increases in exterior noise levels. Schools, churches, hotels, libraries, and other places where low interior noise levels are essential are also considered noise-sensitive land uses.

The nearest sensitive noise receptors to the project site include the single-family homes located approximately 20 feet to the west, 20 feet to the east, 115 feet to the north, and 10 feet to the south of the project site.

Regulatory Setting

City of Citrus Heights General Plan

The Noise Element of the General Plan provides policy direction for minimizing noise impacts on the community and establishing noise control measures for construction and operation of land use projects. The City has adopted guidelines as a basis for planning decisions and these guidelines are shown in Table 7, *Land Use Compatibility for Community Noise Environments*.

Table 7.
CITY OF CITRUS HEIGHTS ACCEPTABLE NOISE LEVELS

Land Use	Community Noise Exposure L_{dn} or CNEL, dBA			
	Normally Acceptable[1]	Conditionally Acceptable[2]	Normally Unacceptable[3]	Clearly Unacceptable[4]
Residential: Low-Density Single Family, Duplex, Mobile Homes	60	65	75	85
Residential: Multiple Family	65	70	75	85
Residential: Multiple Family Located in Commercial Zone Districts[5]	65	70	--	--
Transient Lodging: Motels, Hotels	65	70	80	85
Schools, Libraries, Churches, Hospitals, Nursing Homes	70	70	80	85
Auditoriums, Concert Halls, Amphitheaters	--	70	--	85
Sports Arena, Outdoor Spectator Sports	--	75	--	85
Playgrounds, Neighborhood Parks	70	--	75	85
Golf Courses, Riding Stable, Water Recreation, Cemeteries	75	--	80	85
Office Buildings, Business Commercial and Professional	70	75	85	--
Industrial, Manufacturing, Utilities, Agriculture	75	80	85	--

Source: City 2020
1 Specified land use is satisfactory, based upon the assumption that any buildings involved are of normal conventional construction, without any special noise insulation requirements.
2 New construction or development should be undertaken only after a detailed analysis of the noise reduction requirement is made and noise insulation features included in the design. Conventional construction, but with closed windows and fresh air supply systems or air conditioning will normally suffice.
3 New construction or development should generally be discouraged. If new construction or development does proceed, a detailed analysis of the noise reduction requirements must be made and noise insulation features included in the design.
4 New construction or development should generally not be undertaken.
5 For residential multiple family uses located in Commercial zone districts, exterior space standards apply only to common outdoor recreational areas.

City of Citrus Heights Municipal Code

The City of Citrus Heights Noise Ordinance (Citrus Heights Municipal Code, Chapter 34, Article III) contains performance standards for the purpose of prohibiting unnecessary, excessive, and annoying sounds that, at certain levels and frequencies, are detrimental to the health and welfare of the City's residents.

Section 34-36. Exterior Noise Standards

The following noise standards outlined in Table 8, *Exterior Noise Standards*, unless otherwise specifically indicated in the Noise Ordinance, would apply to all properties within a designated noise area.

Table 8.
EXTERIOR NOISE STANDARDS

City Zoning Districts	Time Period	Exterior Noise Standard
RD-1, RD-2, RD-3, RD-4, RD-5, R-7, RD-10, R15, RD-20, R-25, RD-30, MH	7:00 a.m. to 10:00 p.m. (Daytime)	55 dBA (Leq)
	10:00 p.m. to 7:00 a.m. (Nighttime)	50 dBA (Leq)

Source: City 2011

Section 34-87. Interior Noise Standards

In any apartment, condominium, townhouse, duplex, or multiple-dwelling unit, it is unlawful for any person to create any noise from inside his or her unit that causes the noise level, when measured in a neighboring unit during the periods 10:00 p.m. to 7:00 a.m., to exceed the following:

- Forty-five dBA for a cumulative period of more than five minutes in any hour.
- Fifty dBA for a cumulative period of more than one minute in any hour.
- Fifty-five dBA for any period of time. If the ambient noise level exceeds these permitted limits, the allowable noise limit shall be increased in five-dBA increments in each category to encompass the ambient noise level.

Section 34-88. Exemptions

The Noise Ordinance provides exemptions from the above standards for outdoor school events; outdoor gatherings conducted pursuant to a City permit; activities in parks, playgrounds, and school grounds; machinery used in connection with emergency activities; daytime construction noise; daytime agricultural noise; agricultural noise to salvage crops or perform pest control; daytime residential property maintenance; and airport operations and maintenance.

Specifically, the following exemption is provided for daytime construction noise:

> Noise sources associated with construction, repair, remodeling, demolition, paving or grading of any real property, provided the activities do not take place between the hours of 8:00 p.m. and 6:00 a.m. on weekdays and Friday commencing at 8:00 p.m. through and including 7:00 a.m. on Saturday, Saturdays commencing at 8:00 p.m. through and including 7:00 a.m. on the next following Sunday, and on each Sunday after the hour of 8:00 p.m. However, when an unforeseen or unavoidable condition occurs during a construction project and the nature of the project necessitates that work in process be continued until a specific phase is completed, the contractor or owner shall be allowed to continue work after 8:00 p.m. and to operate machinery and equipment necessary until completion of the specific work in progress can be brought to conclusion under conditions which will not jeopardize inspection acceptance or create undue financial hardships for the contractor or owner.

Impact Analysis

a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

Less than significant impact.

Construction Noise

Construction of the project and demolition of existing structures would generate elevated noise levels. The magnitude of the impact would depend on the type of construction activity, equipment, duration of construction, distance between the noise source and receiver, and any intervening structures.

Construction of the project would include the conversion of the two existing detached garages into ADUs and a studio living space. The project would also include the demolition and removal of existing structures, including several old concrete foundations, sheds, and livestock shelters. No construction is currently proposed. Construction and demolition noise would be regulated by Section 34-88 of the City's Municipal Code (Exemptions), which states that noise sources associated with construction, repair, remodeling, demolition, paving or grading of any real property do not take place between the hours of 8:00 p.m. and 6:00 a.m. on weekdays and Friday commencing at 8:00 p.m. through and including 7:00 a.m. on Saturday, Saturdays commencing at 8:00 p.m. through and including 7:00 a.m. on the next following Sunday, and on each Sunday after the hour of 8:00 p.m. Project construction and demolition would only occur during these exempted hours. Therefore, the impact relating to construction noise would be less than significant.

Operational Noise

The closest noise-sensitive land uses to the project site would be the single-family homes located approximately 20 feet to the west, 20 feet to the east, 115 feet to the north, and 10 feet to the south of the project site. The project component most likely to generate audible exterior noise would be the HVAC units that would be installed to the rear exterior of the ADUs. The exact HVAC model has not been determined as of this analysis. Section 34-36 of the City's Municipal Code (Exterior Noise Standards) notes that exterior noise levels would not exceed 55 dBA during the daytime and would not exceed 50 dBA during the nighttime (City 2011). It is anticipated that the installation of two HVAC units, which are consistent with the residential area in which the project is located, would not exceed the daytime or nighttime exterior noise standards. Therefore, the impact relating to operational noise would be less than significant.

b) Generation of excessive groundborne vibration or groundborne noise levels?

Less than significant impact. The proposed project would not include components that would result in excessive groundborne vibration. While equipment in use during construction or demolition may result in minimal amounts of groundborne vibration, these effects would be temporary and not excessive. Therefore, the impact would be less than significant.

c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

No impact. The nearest public or public use airport is McClellan Airport, located approximately 6.5 miles southwest of the project site. At this distance, the project is not within the airport land use plan area and would not expose people residing or working in the project area. Therefore, no impact would occur.

XIV. POPULATION AND HOUSING

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☒	☐
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☒	☐

Environmental Setting

The City of Citrus Height's estimated population in 2022 was 86,433 people (U.S. Census Bureau 2022).

Impact Analysis

a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

Less than significant impact. The project proposes to subdivide two existing parcels that comprise the project site to create six parcels. The western parcel, APN 224-0072-005, would be subdivided into two parcels with the following square footage: Parcel 1 (28,422-sf) and Parcel 2 (29,978-sf). Upon approval of the proposed parcel map application, the existing single-family residential home and detached garage would remain on Parcel 1 and future Parcel 2 could be developed with no more than two single-family units as per the City of Citrus Heights Zoning Code.

The eastern parcel, APN 224-0072-006, would be subdivided into four parcels with the following square footage: Parcel 1 (45,369-sf), Parcel 2 (49,892-sf), Parcel 3 (54,414-sf), and Parcel 4 (58,936-sf). Upon approval of the proposed parcel map application, the existing single-family residential home and detached garage would remain on Parcel 1 and Parcels 2, 3, and 4 could be developed with no more than two single-family units as per the City of Citrus Heights Zoning Code.

The project site is currently zoned RD2 – Very Low Density Residential and has a General Plan land use designation of Low Density Residential. The site would not need to be rezoned or re-designated as the current parcels are zoned and designated for single-family residential housing. At this time, no construction is proposed. However, upon approval of both parcel map applications, new residential units may be constructed on each of the newly created parcels as permitted by development standards listed in the City of Citrus Heights Zoning Code. The development standards include lot coverage, building height and increased setbacks due to the properties being designed as creekside properties under Section 106.30.040 of the City Zoning Code. New dwellings would require the construction of

roadway widening, bike lanes, sidewalks and street lighting per the California Streets and Highways Code Section 5600.

In addition to the development standards, the City of Citrus Heights Zoning Code regulates the allowed density under Section 106.24.030, Section 106.42.015, and Section 106.42.060 of the Zoning Code. According to the U.S. Census Bureau (2018-2022), the average persons per household in the City is 2.62 (USCB 2022). Therefore, with a maximum of four single-family residential homes and four ADUs to be constructed on the subdivided parcels, implementation of the proposed project would provide additional housing opportunities for approximately 21 City residents.

The project also proposes the conversion of two existing detached garages into ADUs and a studio living space. The ADU on the western parcel would include three bedrooms, a living room, and two bathrooms. The ADU on the eastern parcel would include two bedrooms, a living room, a bathroom, and a kitchen. The studio living space would include a living/bedroom and a bathroom. Existing infrastructure and roads in the project vicinity would not need to be expanded or extended as a result of the project. As a Condition of Approval, the City is requiring future developments to minimize driveway connections to Old Auburn Road. As previously noted, the average persons per household in the City is 2.62 (USCB 2022). Therefore, with the conversion of two ADUs, implementation of the project would provide additional housing opportunities for approximately five City residents.

Therefore, with the allowed maximum increased density of two units per parcel on the newly created lots and the conversion of two existing garages to ADUs, implementation of the proposed project would provide additional housing opportunities for approximately 26 City residents, which would not induce substantial population growth. It is anticipated that the majority of individuals relocating to the future single-family housing and proposed ADUs and studio living space would be from the area. Even if these future residents were not previous City residents, the minor increase in population would be consistent with the population growth assumptions made in the City's General Plan (City 2020). Therefore, the project would not induce unplanned population growth in the area, and the impact would be less than significant.

b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

No impact. Two existing single-family residential homes are located on the project site, as well as an existing barn, parking areas, several old concrete foundations, sheds, livestock shelters, and fencing. The project site is also comprised of ornamental and mowed vegetation, and a perennial drainage runs through the central portion of the site.

The project proposes to subdivide two existing parcels that comprise the project site to create six parcels. The project also proposes the conversion of two existing detached garages into ADUs and a studio living space. Additionally, as part of the project, existing concrete foundations, sheds, and livestock shelters located on the project site would be demolished and removed. The two existing residential homes located on the project site would remain. Therefore, the project would not displace people or housing and no impact would occur.

XV. PUBLIC SERVICES

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
a) Fire protection?	☐	☐	☒	☐
b) Police protection?	☐	☐	☒	☐
c) Schools?	☐	☐	☒	☐
d) Parks?	☐	☐	☒	☐
e) Other public facilities?	☐	☐	☒	☐

Environmental Setting

The proposed project is in an area currently served by urban levels of all utilities and services. Public services provided by the City of Citrus Heights in the project area include fire, police, school, library, and park services.

Fire Services

The SMFD serves the project site. The SMFD serves nearly 640,000 residents over a 417-square mile area of Sacramento and Placer counties including the City of Citrus Heights. The following SMFD's fire stations serve the City of Citrus Heights: Stations 21, 23, 25, 27, and 28 (City 2011). The closest fire station is SMFD Station 28, located approximately 0.8 mile east of the project site at 8189 Oak Avenue.

Police Services

The Citrus Heights Police Department (CHPD) services the project site. The CHPD is headquartered at 6315 Fountain Square Drive, located approximately 1.8 miles southwest of the project site.

Schools

The San Juan Unified School District (SJUSD) serves the project site. The SJUSD currently maintains 43 elementary school sites, nine middle school sites, and nine high school sites. Additionally, the district maintains four special high schools, three special education centers, and three adult education facilities (City 2011).

The closest school to the project site is Mon Tresor Preschool & Daycare located approximately 850 feet west of the site. The closest middle school is Sylvan Middle School located approximately 1 mile southwest of the project site. The closest high school is Mesa Verde High School located approximately 1 mile west of the project site.

Parks

The Sunrise Recreation and Park District (SRPD) is responsible for providing recreation and park resources to the residents of Citrus Heights. The SRPD provides a wide variety of park facilities and recreation programs that complement other community resources and programs to provide a diverse and accessible selection of recreational opportunities (City 2011). The closest park to the project site is Sunrise Oak Park located approximately 0.2 mile from the project site.

Impact Analysis

a) Fire protection?

Less than significant impact. The project site is located within an urbanized area of the City of Citrus Heights that is already served by fire protection services. The SMFD serves the project site, and the closest fire station is SMFD Station 28, located approximately 0.8 mile east of the project site at 8189 Oak Avenue. The potential for a minor increase in demand for fire services may occur during construction of the ADUs and studio living space or demolition of existing structures; however, these minor public demands would not overburden the fire services within the project area. Therefore, the impact would be less than significant.

b) Police protection?

Less than significant impact. The project site is located within an urbanized area of the City of Citrus Heights that is already served by police services. The CHPD serves the project site and is headquartered at 6315 Fountain Square Drive, located approximately 1.8 miles southwest of the project site. The potential for a minor increase in demand for police services may occur during construction of the ADUs and studio living space or demolition of existing structures; however, these minor public demands would not overburden the police services within the project area. Therefore, the impact would be less than significant.

c) Schools?

Less than significant impact. The project proposes to subdivide two existing parcels that comprise the project site to create six parcels. The project also proposes the conversion of two existing detached garages into ADUs and a studio living space. At this time, no construction is proposed. However, upon approval of both subdivision applications, new residential units may be constructed on each of the newly created parcels as permitted by development standards listed in the City of Citrus Heights Zoning Code. Additionally, with the proposed conversion, a total of two new ADUs would be added to the existing parcels.

In addition to the development standards, the City of Citrus Heights Zoning Code regulates the allowed density under Section 106.24.030, Section 106.42.015, and Section 106.42.060 of the Zoning Code. According to the U.S. Census Bureau (2018-2022), the average persons per household in the City is 2.62

(USCB 2022). Therefore, with the allowed maximum increased density of two units per parcel on the newly created lots and the conversion of two existing garages to ADUs, implementation of the proposed project would provide additional housing opportunities for approximately 26 City residents.

The future single-family housing and proposed ADUs and studio living space all have the potential to house students in grades K-12. However, pursuant to Government Section 65995.1, the project would be required to pay school impact fees to the SJUSD. Therefore, with payment of school impact fees to the SJUSD, the impact would be less than significant.

d) Parks?

Less than significant impact. The nearest park to the project site is Sunrise Oak Park located approximately 0.2 mile from the project site. With the proposed land division and proposed conversion of detached garages to ADUs, the project would provide additional housing opportunities for a total of 26 City residents, which would not induce substantial population growth, as outlined under Section 8.XIV, *Population and Housing*. Therefore, it is not anticipated that the project would create additional demand for park and recreation facilities. Additionally, the project would be required to pay development impact fees to the SRPD, pursuant to the Quimby Act. Therefore, the impact would be less than significant.

e) Other public facilities?

Less than significant impact. The project site is located in an area served by adequate police, fire, and emergency services. The proposed project would not require the construction or expansion of new public facilities and would not result in the degradation of those facilities. Therefore, the impact would be less than significant.

XVI. RECREATION

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☒	☐
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	☐	☐	☐	☒

Environmental Setting

The SRPD is responsible for providing recreation and park resources to the residents of Citrus Heights. The SRPD provides a wide variety of park facilities and recreation programs that complement other community resources and programs to provide a diverse and accessible selection of recreational opportunities (City 2011). The closest park to the project site is Sunrise Oak Park located approximately 0.2 mile from the project site.

Impact Analysis

a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

Less than significant impact. The nearest park to the project site is Sunrise Oak Park located approximately 0.2 mile from the project site. With the proposed land division and proposed conversion of detached garages to ADUs, the project would provide additional housing opportunities for a total of 26 City residents, which would not induce substantial population growth, as outlined in Section 8.XIV, *Population and Housing*. Therefore, it is not anticipated that the project would create significant additional use of the existing neighborhood or regional parks or recreational facilities. Additionally, the project would be required to pay development impact fees to the SRPD, pursuant to the Quimby Act. Therefore, the impact would be less than significant.

b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

No impact. The project proposes to subdivide two existing parcels that comprise the project site to create six parcels. The project also proposes the conversion of two existing detached garages into ADUs and a studio living space. The project does not include recreational facilities or require the construction or expansion of recreational facilities. Therefore, no impact would occur.

XVII. TRANSPORTATION

		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
a)	Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	☐	☐	☒	☐
b)	Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	☐	☐	☒	☐
c)	Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☒	☐
d)	Result in inadequate emergency access?	☐	☐	☒	☐

Environmental Setting

Major Roadways

The City is served by a series of east-west and north-south arterials and collector streets. Major east-west arterials include Madison Avenue, Greenback Lane, and Antelope Road. Major north-south arterials include Sunrise Boulevard, Fair Oaks Boulevard, Auburn Boulevard, San Juan Avenue, Dewey Drive, and Sylvan Road. Major collector streets include Old Auburn Road, Oak Avenue, Van Maren Lane, Mariposa Avenue, and Twin Oaks Avenue.

Access control for each roadway is also listed, which is defined as high, moderate, or low depending on the number of driveways, frequency of stops (traffic signals), and prevailing travel speeds. High access control facilities typically have no driveways and speeds of 45–55 miles per hour (mph). Moderate access control facilities typically have limited driveways and speeds of 35–45 mph. Low access control facilities typically have frequent driveways and speeds of 35–45 mph. High access control facilities include segments of Greenback Lane and Madison Avenue, while low access control facilities include segments of Auburn Boulevard, Sunrise Boulevard, Old Auburn Road, and San Juan Avenue. Most of the two-lane collector streets, such as Oak Avenue, Van Maren Lane, Twin Oaks Avenue, and Mariposa Avenue are low access control facilities (City 2011).

Transit, Bicycle, and Pedestrian Facilities

Sacramento Regional Transit (SacRT) operates bus and light rail transit (LRT) service in Sacramento County. RT operates eight transit routes in Citrus Heights and has fixed transit service routes on segments of Auburn Boulevard, Antelope Road, Greenback Lane, Sunrise Boulevard, Fair Oaks Boulevard, Madison Avenue, San Juan Avenue, and Dewey Drive (City 2011).

The City provides both on-street and off-street bicycle facilities that are generally categorized as Class I, Class II, or Class III facilities. Class II bike lanes are located along Old Auburn Road.

Pedestrian facilities in the City consist of paths, sidewalks, and pedestrian crossings. Full sidewalks (continuous on both sides of the street) exist on most major arterials and crosswalks are provided at most signalized intersections, at intersections on collector streets, and at intersections adjacent to schools (City 2011).

Emergency Service Routes

Fire stations are located on Greenback Lane east of Auburn Boulevard, Greenback Lane east of Sylvan Road, Oak Avenue east of Fair Oaks Boulevard, and Auburn Boulevard north of Antelope Road. Mercy San Juan Hospital is located west of Dewey Drive between Greenback Lane and Madison Avenue adjacent to the City in unincorporated Sacramento County. The police station is located at City Hall (Fountain Square Drive) between Greenback Lane and Stock Ranch Road. Given the locations of the police station, fire stations, and hospital, emergency service vehicles most frequently use Sunrise Boulevard, Greenback Lane, Madison Avenue, Dewey Drive, Oak Avenue, and Auburn Boulevard (City 2011).

Impact Analysis

a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?

Less than significant impact. The project proposes to subdivide two existing parcels that comprise the project site to create six parcels. The project also proposes the conversion of two existing detached garages into ADUs and a studio living space. At this time, no construction is proposed. However, upon approval of both parcel map applications, new residential units may be constructed on each of the newly created parcels as permitted by development standards listed in the City of Citrus Heights Zoning Code. The development standards include lot coverage, building height and increased setbacks due to the properties being designed as creekside properties under Section 106.30.040 of the City Zoning Code. New dwellings would require the construction of roadway widening, bike lanes, sidewalks and street lighting per the California Streets and Highways Code Section 5600.

It is anticipated that Old Auburn Road would remain open during construction of the ADUs and studio living space. Additionally, the ADUs and studio living space would utilize existing vehicle driveways associated with the two residential homes located on the project site. Both driveways lead south from Old Auburn Road. As a Condition of Approval, the City is requiring future developments to minimize driveway connections to Old Auburn Road. Therefore, implementation of the project would not interfere with Old Auburn Road, and the project would not conflict with a program plan, ordinance, or policy addressing the circulation system. The impact would be less than significant.

b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?

Less than significant impact. As noted in the Office of Planning and Research (OPR) Technical Advisory, transit and active transportation projects generally reduce VMT and therefore are presumed to cause a less than significant impact on transportation. Streamlining transit and active transportation projects aligns with each of the three statutory goals contained in SB 743 by reducing GHG emissions, increasing multimodal transportation networks, and facilitating mixed use development (OPR 2018).

Construction-related traffic, including workers traveling to and from the project site and material and equipment deliveries, would temporarily increase traffic on Old Auburn Road. However, the increase from construction traffic would be temporary in nature and would not result in long-term traffic impacts.

At this time, no construction is proposed. However, upon approval of both parcel map applications, new residential units may be constructed on each of the newly created parcels as permitted by development standards listed in the City of Citrus Heights Zoning Code. The development standards include lot coverage, building height and increased setbacks due to the properties being designed as creekside properties under Section 106.30.040 of the City Zoning Code. New dwellings would require the construction of roadway widening, bike lanes, sidewalks and street lighting per the California Streets and Highways Code Section 5600. Additionally, with the proposed conversion, a total of two new ADUs would be added to the existing parcels.

In addition to the development standards, the City of Citrus Heights Zoning Code regulates the allowed density under Section 106.24.030, Section 106.42.015, and Section 106.42.060 of the Zoning Code. According to the U.S. Census Bureau (2018-2022), the average persons per household in the City is 2.62 (USCB 2022). Therefore, with the allowed maximum increased density of two units per parcel on the newly created lots and the conversion of two existing garages to ADUs, implementation of the proposed project would provide additional housing opportunities for approximately 26 City residents.

By providing additional housing opportunities to approximately 26 City residents, the project would not result in a substantial population increase and would not generate significant new vehicle trips beyond what currently exists. Therefore, implementation of the project would not substantially increase operational VMT, and the impact would be less than significant.

c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

Less than significant impact. The project proposes to subdivide two existing parcels that comprise the project site to create six parcels. At this time, no construction is proposed. However, upon approval of both parcel map applications, new residential units may be constructed on each of the newly created parcels as permitted by development standards listed in the City of Citrus Heights Zoning Code. The development standards include lot coverage, building height and increased setbacks due to the properties being designed as creekside properties under Section 106.30.040 of the City Zoning Code. New dwellings would require the construction of roadway widening, bike lanes, sidewalks and street lighting per the California Streets and Highways Code Section 5600.

The project also proposes the conversion of two existing detached garages into ADUs and a studio living space. The ADUs and studio living space would utilize existing vehicle driveways associated with the two residential homes located on the project site. Both driveways lead south from Old Auburn Road. As a Condition of Approval, the City is requiring future developments to minimize driveway connections to Old Auburn Road. As no change to Old Auburn Road is anticipated, the project would not substantially increase hazards due to a geometric design feature. The impact would be less than significant.

d) Result in inadequate emergency access?

Less than significant impact. The proposed project would not modify any streets within the City or preclude their potential use as emergency access. The project proposes to subdivide two existing parcels that comprise the project site to create six parcels. At this time, no construction is proposed. However, upon approval of both parcel map applications, new residential units may be constructed on each of the newly created parcels as permitted by development standards listed in the City of Citrus Heights Zoning Code. The development standards include lot coverage, building height and increased setbacks due to the properties being designed as creekside properties under Section 106.30.040 of the City Zoning Code. New dwellings would require the construction of roadway widening, bike lanes, sidewalks and street lighting per the California Streets and Highways Code Section 5600.

The project also proposes the conversion of two existing detached garages into ADUs and a studio living space. It is anticipated that Old Auburn Road would remain open during construction of the ADUs and studio living space. Additionally, the ADUs and studio living space would utilize existing vehicle driveways associated with the two residential homes located on the project site. Both driveways lead south from Old Auburn Road. As a Condition of Approval, the City is requiring future developments to minimize driveway connections to Old Auburn Road. Therefore, the project would not result in inadequate emergency access, and the impact would be less than significant.

XVIII. TRIBAL CULTURAL RESOURCES

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
i. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k), or	☐	☒	☐	☐
ii. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	☐	☒	☐	☐

Environmental Setting

CEQA, as amended in 2014 by AB 52 requires that the City provide notice to any California Native American tribes that have requested notice of projects subject to CEQA review and consult with tribes that responded to the notice within 30 days of receipt with a request for consultation. Section 21073 of the PRC defines California Native American tribes as "a Native American tribe located in California that is on the contact list maintained by the NAHC for the purposes of Chapter 905 of the Statutes of 2004." This includes both federally and non-federally recognized tribes.

The purpose of consultation is to identify tribal cultural resources (TCRs) that may be significantly impacted by the proposed project, and to allow the City to avoid or mitigate significant impacts prior to project approval and implementation. Section 21074(a) of the PRC defines TCRs for the purpose of CEQA as:

> *Sites, features, places, cultural landscapes (geographically defined in terms of the size and scope), sacred places, and objects with cultural value to a California Native American tribe that are either of the following:*
>
> *(a) included or determined to be eligible for inclusion in the California Register of Historical Resources; and/or,*

(b) included in a local register of historical resources as defined in subdivision (k) of Section 5020.1; and/or,

(c) a resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Section 5024.1. In applying the criteria set forth in subdivision (c) of Section 5024.1 for the purposes of this paragraph, the lead agency shall consider the significance of the resource to a California Native American tribe.

Because the first two criteria also meet the definition of a Historical Resource under CEQA, a TCR may also require additional consideration as an Historical Resource. TCRs may or may not exhibit archaeological, cultural, or physical indicators and can only be identified by a culturally affiliated tribe, which has been determined under State law to be the subject matter expert for TCRs.

CEQA requires that the City initiate consultation with tribes at the commencement of the CEQA process to identify TCRs. Furthermore, because a significant effect on a TCR is considered a significant impact on the environment under CEQA, consultation is required to develop appropriate avoidance, impact minimization, and mitigation measures. Therefore, in accordance with the requirements summarized above, the City carried out, or attempted to carry out, tribal consultation for the project.

On May 21, 2024, formal invitations to consult under CEQA were sent by the City to five tribal representatives. The representatives included:

- Daniel Fonseca, Shingle Springs Band of Miwok Indians
- Regina Cuellar, Shingle Springs Band of Miwok Indians
- Sara D. Setshwaelo, Ione Band of Miwok Indians
- Anna Starkey, United Auburn Indian Community
- Chairperson, Wilton Rancheria

Each Tribe was provided with a brief description of the project and its location, the contact information for the City's authorized representative, and a notification that the Tribe has 30 days to request consultation. As of June 20, 2024, the City has not received input or a request for consultation by the Tribes.

Impact Analysis

a) Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

   i. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k)?

   ii. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?

Less than significant impact with mitigation. As noted above, the City is required to conduct government-to-government consultation with tribal governments that have asked for formal consultation under CEQA (formerly known as AB 52). Formal invitations to consult under CEQA were sent by the City on May 21, 2024, to five tribal representatives. Each Tribe was provided a brief description of the project and its location, the contact information for the City's authorized representative, and a notification that the Tribe has 30 days to request consultation.

As of June 20, 2024, the City has not received input or a request for consultation by the Tribes. However, there exists a potential for the discovery of previously unknown TCRs during project construction. If TCRs are encountered, the project activity could result in a significant impact to those resources. Based on the Tribal consultation, the City concludes that there would be a less than significant impact on TCRs with the incorporation of Mitigation Measure TCR-1.

Mitigation Measure TCR-1: Unanticipated Discovery of TCRs

If any suspected TCRs are discovered during ground disturbing construction activities, all work shall cease within 100 feet of the find, or an agreed upon distance based on the project area and nature of the find. A Native American Representative from traditionally and culturally affiliated Native American Tribes that requested consultation on the project shall be immediately contacted and invited to assess the significance of the find and make recommendations for further evaluation and treatment, as necessary. If deemed necessary by the City, a qualified cultural resources specialist, who meets the Secretary of Interior's Standards and Qualifications for Archaeology, may also assess the significance of the find in joint consultation with Native American Representatives to ensure that Tribal values are considered. Work at the discovery location cannot resume until the City, in consultation as appropriate and in good faith, determines that the discovery is either not a TCR, or has been subjected to culturally appropriate treatment, if avoidance and preservation cannot be accommodated.

XIX. UTILITIES AND SERVICE SYSTEMS

		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
a)	Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	☐	☒	☐	☐
b)	Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	☐	☐	☒	☐
c)	Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	☒	☐
d)	Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	☐	☐	☒	☐
e)	Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	☐	☐	☒	☐

Environmental Setting

The site is served by all public utilities including domestic water, wastewater treatment, and storm water utilities.

Water

Water at the project site is provided by the Citrus Heights Water District (CHWD). The CHWD is participatory to a Joint Powers Agreement with the cities of Citrus Heights, Folsom, and Sacramento, and Sacramento County, which grants them the authority to regulate groundwater.

Wastewater/Sewer

Wastewater/sewer service at the project site is provided by the Sacramento Area Sewer District (SASD) and is treated at the Sacramento Regional Wastewater Treatment Plant (SRWTP). The SRWTP provides wastewater treatment for the SASD, including the City of Citrus Heights (City 2011).

Stormwater

The City of Citrus Heights is located in the western-most portion of the American River Watershed, which contains approximately 2,100 square miles of the western slope of the Sierra Nevada Mountain Range. Rainwater runoff flows out of the Sierra Nevada through numerous small creeks and the three higher forks of the American River. The three forks flow into Folsom Lake just east of Sacramento County, then back out as a single American River, which winds its way through the southern portion of the County before flowing into the Sacramento River to the west.

Sacramento area public agencies, including the County of Sacramento and the Cities of Sacramento, Citrus Heights, Elk Grove, Folsom, Galt, and Rancho Cordova, have joined together to form the Sacramento Stormwater Quality Partnership (SSQP). The agencies work together to implement the conditions of the Sacramento Municipal Separate Storm Sewer System NPDES Stormwater Permit in addition to the State CGP for the application of best management practices during construction activities and the implementation of a SWPPP if the ground disturbance exceeds an acre.

Solid Waste

Solid waste collection services in the City are generally provided by private haulers through either a contract or franchise. The City currently contracts residential solid waste collection and recycling services to Allied Waste Systems, a private waste disposal company (City 2011).

Electricity, Natural Gas

Electricity and natural gas at the project site are provided by SMUD and PG&E.

Telephone/Cable

The available service providers include Consolidated Communications, AT&T, and Comcast.

Impact Analysis

a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?

b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?

c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

Less than significant impact with mitigation.

Water

Water at the project site is provided by CHWD. The CHWD is one of five water distribution agencies in the northeast region of Sacramento County and south Placer County that are supplied surface water by the San Juan Water District (SJWD). The SJWD supplies the distribution districts with surface water from Folsom Lake, after processing it through the SJWD Peterson Water Treatment Plant (WTP) facility in Granite Bay. The surface water supplied by SJWD is delivered through gravity flow from the Peterson WTP to CHWD. Because CHWD is planning for groundwater production facilities to help meet various combined-use, water shortage, emergency and peak demand projections, the need for additional surface water supplies beyond what has been historically provided by SJWD should not be required.

The project proposes to subdivide two existing parcels that comprise the project site to create six parcels. At this time, no construction is proposed. However, upon approval of both parcel map applications, new residential units may be constructed on each of the newly created parcels as permitted by development standards listed in the City of Citrus Heights Zoning Code. Additionally, with the proposed conversion, a total of two new ADUs would be added to the existing parcels.

In addition to the development standards, the City of Citrus Heights Zoning Code regulates the allowed density under Section 106.24.030, Section 106.42.015, and Section 106.42.060 of the Zoning Code. According to the U.S. Census Bureau (2018-2022), the average persons per household in the City is 2.62 (USCB 2022). Therefore, with the allowed maximum increased density of two units per parcel on the newly created lots and the conversion of two existing garages to ADUs, implementation of the proposed project would provide additional housing opportunities for approximately 26 City residents.

The proposed ADUs and studio living space would require the installation of new water main lines that would connect to utility lines that serve the existing residential homes located on the project site. As the project site is already served by existing water capacity, the addition of two ADUs and a studio living space would not require or result in the relocation or construction of new or expanded water facilities. The future single-family residential homes and ADUs on the subdivided parcels would connect to existing water main lines and this development would be consistent with the population growth anticipated in the City's General Plan. Therefore, sufficient water supplies would be available for the buildout of the project and the impact would be less than significant.

Wastewater (Sewer Service)

Wastewater/sewer service at the project site is provided by SASD and is treated at the SRWTP. The SRWTP provides wastewater treatment for the SASD, including the City of Citrus Heights (City 2011). Design capacity for wastewater treatment at the SRWTP is currently at 181 million gallons per day (mgd), with plans to expand the facility to accommodate future growth. The current SRWTP facilities serve over one million residents within approximately a 368-square mile area.

The project proposes to subdivide two existing parcels that comprise the project site to create six parcels. At this time, no construction is proposed. However, upon approval of both parcel map applications, new residential units may be constructed on each of the newly created parcels as permitted by development standards listed in the City of Citrus Heights Zoning Code. Additionally, with the proposed conversion, a total of two new ADUs would be added to the existing parcels.

In addition to the development standards, the City of Citrus Heights Zoning Code regulates the allowed density under Section 106.24.030, Section 106.42.015, and Section 106.42.060 of the Zoning Code. According to the U.S. Census Bureau (2018-2022), the average persons per household in the City is 2.62 (USCB 2022). Therefore, with the allowed maximum increased density of two units per parcel on the newly created lots and the conversion of two existing garages to ADUs, implementation of the proposed project would provide additional housing opportunities for approximately 26 City residents.

The proposed ADUs and studio living space would require the installation of new wastewater main lines that would connect to utility lines that serve the existing residential homes located on the project site. As the project site is already served by existing wastewater capacity, the addition of two ADUs and a studio living space would not require or result in the relocation or construction of new or expanded wastewater facilities. The future single-family residential homes and ADUs on the subdivided parcels would connect to existing wastewater infrastructure and this development would be consistent with the population growth anticipated in the City's General Plan. Therefore, the SRWTP has adequate capacity to serve the project's projected demand and the impact would be less than significant.

Stormwater Drainage

The project proposes to subdivide two existing parcels that comprise the project site to create six parcels. The western parcel, APN 224-0072-005, would be subdivided into two parcels with the following square footage: Parcel 1 (28,422-sf) and Parcel 2 (29,978-sf). Upon approval of the proposed parcel map application, the existing single-family residential home and detached garage would remain on Parcel 1 and future Parcel 2 could be developed with no more than two single-family units as per the City of Citrus Heights Zoning Code. The eastern parcel, APN 224-0072-006, would be subdivided into four parcels with the following square footage: Parcel 1 (45,369-sf), Parcel 2 (49,892-sf), Parcel 3 (54,414-sf), and Parcel 4 (58,936-sf). Upon approval of the proposed parcel map application, the existing single-family residential home and detached garage would remain on Parcel 1 and Parcels 2, 3, and 4 could be developed with no more than two single-family units as per the City of Citrus Heights Zoning Code.

The project site is not located within a 100-year floodplain. Per the City of Citrus Heights Zoning Code, all future single-family residential development would be required to be setback 38 feet from the creek. Additionally, per City of Citrus Heights Municipal Code Section 106.30.040, finished floor elevations of the future development would be required to be constructed two feet above the 100-year floodplain.

The proposed future residential development would increase the impervious surface on the project site, which can interfere with stormwater drainage. Mitigation Measure HYD-1 would be implemented which requires a total of four detention basins to be constructed on each of the four new parcels that would be subdivided from the eastern parcel. The four new subdivided parcels would have the following square footage: Parcel 1 (45,369-sf), Parcel 2 (49,892-sf), Parcel 3 (54,414-sf), and Parcel 4 (58,936-sf). The four detention basins would be constructed to offset the increased flows from future residential development located north of the creek and to keep the post development flow rate at the same level or a level lower than pre-developed. Additionally, LID measures would be implemented as part of the project design.

With implementation of Mitigation Measure HYD-1, the project would not require or result in the relocation or construction of new or expanded storm water drainage facilities and the impact would be less than significant.

Electricity/Natural Gas

The project proposes to subdivide two existing parcels that comprise the project site to create six parcels. At this time, no construction is proposed. However, upon approval of both parcel map applications, new residential units may be constructed on each of the newly created parcels as permitted by development standards listed in the City of Citrus Heights Zoning Code. Additionally, with the proposed conversion, a total of two new ADUs would be added to the existing parcels.

In addition to the development standards, the City of Citrus Heights Zoning Code regulates the allowed density under Section 106.24.030, Section 106.42.015, and Section 106.42.060 of the Zoning Code. According to the U.S. Census Bureau (2018-2022), the average persons per household in the City is 2.62 (USCB 2022). Therefore, with the allowed maximum increased density of two units per parcel on the newly created lots and the conversion of two existing garages to ADUs, implementation of the proposed project would provide additional housing opportunities for approximately 26 City residents.

The proposed ADUs and studio living space would require the installation of new electrical lines that would connect to utility lines that serve the existing residential homes located on the project site. Exterior lighting would be installed to the ADUs, and new HVAC units would be installed to the rear exterior of the ADUs. As the project site is already served by existing electricity service providers, the addition of two ADUs and a studio living space would not require or result in the relocation or construction of new or expanded electrical facilities. The future single-family residential homes and ADUs on the subdivided parcels would connect to existing electrical infrastructure and this development would be consistent with the population growth anticipated in the City's General Plan. Additionally, the project would not use natural gas. Therefore, the impact would be less than significant.

Telephone/Cable

No connection to an existing telecommunication line or new telecommunication facilities would be required to serve the proposed project. Therefore, no impact would occur.

Overall, the proposed project would not require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities. Additionally, there would be sufficient water supplies available and adequate wastewater capacity to serve the project. Therefore, with implementation of Mitigation Measure HYD-1, the impact would be less than significant.

d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?

Less than significant impact. Solid waste collection services in the City are generally provided by private haulers through either a contract or franchise. The City currently contracts residential solid waste collection and recycling services to Allied Waste Systems, a private waste disposal company. All residential solid waste in the City is tipped at the Elder Creek Transfer Station and transferred to Forward Landfill in San Joaquin County. Forward Landfill's remaining capacity is 25 million cubic yards, though it has plans to increase this capacity to 68.5 million cubic yards. It is not likely that additional solid waste generated in the City would result in substantial reduction in the landfill's available capacity (City 2011).

The project proposes to subdivide two existing parcels that comprise the project site to create six parcels. The project also proposes the conversion of two existing detached garages into ADUs and a studio living space. The project would also include the demolition and removal of existing structures, including several old concrete foundations, sheds, and livestock shelters. No construction is proposed on the created parcels at this time. Project construction and demolition would generate solid waste; however, project-generated waste is not anticipated to exceed the capacity of the landfill. Therefore, the impact would be less than significant.

e) Comply with federal, State, and local management and reduction statutes and regulations related to solid waste?

Less than significant impact. The California Integrated Waste Management (CIWM) Act requires every county to adopt an integrated waste management plan that describes county objectives, policies, and programs relative to waste disposal, management, sources reduction, and recycling. The City of Citrus Heights Building Division reviews and approves all new construction projects required to submit a Construction Solid Waste Management Plan that is consistent with the CIWM Act. The disposal of solid waste due to construction and demolition activities would comply with all federal, State, and local statues and regulations. Therefore, the impact would be less than significant.

XX. WILDFIRE

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	☐	☐	☐	☒
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	☐	☐	☐	☒
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	☐	☐	☐	☒

Environmental Setting

Wildfires pose a hazard to both persons and property in many areas of California. Wildland fires are a particularly dangerous threat to development located in forest and shrub areas. The severity of wildland fires is primarily influenced by vegetation, topography, and weather (temperature, humidity, and wind). CAL FIRE has developed a fire hazard severity scale that considers vegetation, climate, and slope to evaluate the level of wildfire hazard in all State Responsibility Area (SRA) lands. Areas under the jurisdiction of other fire protection services are considered to be Local Responsibility Areas (LRA).

According to the CAL FIRE Fire Hazard Severity Zone Map, the project site is located within an LRA (CAL FIRE 2024). The surrounding land uses are also located within an LRA. The project site and surrounding land uses are not within a Very High Fire Hazard Severity Zone (CAL FIRE 2024).

Impact Analysis

a) Substantially impair an adopted emergency response plan or emergency evacuation plan?

No impact. The proposed project would not modify any streets within the City or preclude their potential use as an emergency evacuation route. The project would utilize existing vehicle driveways associated with the two residential homes located on the project site. Both driveways lead south from Old Auburn Road. As a Condition of Approval, the City is requiring future developments to minimize driveway connections to Old Auburn Road. Additionally, as noted above, the project is located within an

LRA. Therefore, the project would not substantially impair an adopted emergency response plan or emergency evacuation plan and no impact would occur.

b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?

No impact. The project site is located in an urbanized area in the City of Citrus Heights and is provided urban levels of fire protection by the City. The closest fire station is SMFD Station 28, located approximately 0.8 mile east of the project site at 8189 Oak Avenue. Additionally, as noted above, the project is located within an LRA. Therefore, the project would not exacerbate wildfire risks and no impact would occur.

c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?

No impact. As noted above, the project site is located within an LRA. Therefore, the project would not require the installation of associated infrastructure that would exacerbate fire risk or result in temporary or ongoing impacts to the environment and no impact would occur.

d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?

No impact. As noted above, the project site is located within an LRA. Therefore, the project would not expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes and no impact would occur.

XXI. MANDATORY FINDINGS OF SIGNIFICANCE

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	☐	☒	☐	☐
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are significant when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of past, present and probable future projects)?	☐	☒	☐	☐
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☒	☐

a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

Less than significant impact with mitigation. The preceding analysis indicates that the proposed project has the potential to adversely affect biological resources, cultural resources, geology and soils, hazards and hazardous materials, hydrology and water quality, tribal cultural resources, and utilities and service systems. See Sections 8.IV, 8.V, 8.VII, 8.IX, 8.X, 8.XVIII, and 8.XIX of this IS/MND for discussion of the proposed project's potential impacts on these environmental issue areas. With implementation of the mitigation measures identified in those Sections, and compliance with City programs and requirements identified in this report, impacts would be reduced to a less than significant level. No significant or potentially significant impacts would remain.

b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are significant when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of past, present and probable future projects)?

Less than significant impact with mitigation. While the project would indirectly contribute to cumulative impacts associated with increased urban development in the City and region, these impacts

have previously been evaluated by the City and considered in development of the City's General Plan as set forth in this IS/MND. Key areas of concern are discussed in detail below.

Evaluation of cumulative biological resources impacts: Sanford's arrowhead was observed throughout the perennial drainage within the project site, and it appears to be an abundant population. There are four documented occurrences of this species within five miles of the project site, with the closest approximately 0.70 mile from the project site(CDFW 2024). Mitigation Measure BIO-1 would be implemented to reduce potential impacts to Sanfor's arrowhead.

The entire project site provides suitable habitat for Cooper's hawk. Large trees suitable for nesting are located throughout the project site, and this species could forage in the entire project site. Because suitable nesting and foraging habitat is present in the Study Area and it is a common species in the area, Cooper's hawk has a high potential to occur. Mitigation Measure BIO-2 would be implemented to reduce potential impacts to Cooper's hawk to a less than significant level.

There is one documented occurrence of the tricolored blackbird within five miles of the project site, approximately 3.75 miles away (CDFW 2024). Potentially suitable nesting and foraging habitat are present in the project site but because the project site is located in a residential development and surrounded by development, tricolored blackbird may not utilize the site. Based on potentially suitable habitat in the project site, tricolored blackbird may occur. Mitigation Measure BIO-2 would be implemented to reduce potential impacts to tricolored blackbird to a less than significant level.

There are no documented occurrences of the grasshopper sparrow within five miles of the project site; the closest occurrence is approximately 11.25 miles from the project site(CDFW 2024). The pasture habitat within the project site may provide suitable habitat for this species. However, because the project site is located in a highly developed residential area and does not contain native grasslands, this species may not utilize the site. Based on potentially suitable habitat in the project site, grasshopper sparrow may occur. Mitigation Measure BIO-2 would be implemented to reduce potential impacts to grasshopper sparrow to a less than significant level.

There are four documented occurrences of the white-tailed kite within five miles of the project site, with the closest approximately 2.08 miles away (CDFW 2024). Trees suitable for nesting are present throughout the project site. This species may utilize the project site for foraging but because the site is fairly small and is dominated by tall, dense vegetation it is not expected to use the site for foraging in any substantial way. However, because potentially suitable habitat is present, the white-tailed kite may occur in the project site. Mitigation Measure BIO-2 would be implemented to reduce potential impacts to white-tailed kite to a less than significant level.

There are no documented occurrences of the song sparrow "Modesto Population" within five miles of the project site; the closest is approximately 10.5 miles away (CDFW 2024). The riparian habitat within the project site contains some dense vegetation that could provide suitable nesting habitat for this species. Based on potentially suitable habitat within the project site, song sparrow "Modesto Population" may occur in the project site. Mitigation Measure BIO-2 would be implemented to reduce potential impacts to song sparrow "Modesto Population" to a less than significant level.

A number of migratory birds and raptors, in addition to those described above, have the potential to nest in or adjacent to the project site. Suitable nest locations within and adjacent to the project site include trees, grass, artificial structures, and bare ground. Mitigation Measure BIO-2 would be

implemented to reduce potential impacts to other nesting migratory birds and raptors to a less than significant level.

There is one documented occurrence of the northwestern pond turtle within five miles of the project site, approximately 4.65 miles away (CDFW 2024). The perennial drainage within the project site may provide suitable habitat for this species when sufficiently inundated. Based on potentially suitable habitat in the project site, a northwestern pond turtle may occur in the project site. Mitigation Measure BIO-3 would be implemented to reduce potential impacts to the northwestern pond turtle to a less than significant level.

There is one documented occurrence of the pallid bat within five miles of the project site, approximately 3.25 miles away (CDFW 2024). The entire project site provides potentially suitable habitat for this species. Pallid bat may roost in abandoned structures or tree hollows within the project site, and one bat box was observed in a tree within the project site that could also provide roosting habitat for this species. Rocky areas and other potential roost sites are not present in the project site. Based on potentially suitable habitat within the project site, pallid bat may occur in the project site. Mitigation Measure BIO-4 would be implemented to reduce potential impacts to pallid bat to a less than significant level.

Approximately 0.22 acre of perennial drainage and 0.49 acre of riparian habitat were mapped within the project site. The perennial drainage is considered a potential water of the U.S. and water of the State subject to USACE and CVRWQCB jurisdiction under Sections 404 and 401 of the Clean Water Act. The perennial drainage, and the associated riparian habitat, may also be subject to jurisdiction under Section 1600 et seq. of the California Fish and Game Code. Potential impacts to riparian habitat within the project site are likely subject to notification under the CDFW Lake and Streambed Alteration Program. Mitigation Measure BIO-5 would be implemented to reduce potential impacts to riparian habitat or other sensitive natural communities to a less than significant level.

Large valley oak (*Quercus lobata*) and interior live oak (*Quercus wislizeni*) trees are scattered throughout the project site and are clustered in the southwest corner of the project site. Several of these trees had recently fallen at the time of the field survey. If any protected trees are proposed to be impacted or removed, Mitigation Measure BIO-6 would be implemented. With implementation of Mitigation Measure BIO-6, the impact would be less than significant.

Mitigation Measures BIO-1 through BIO-6 would be implemented to reduce impacts to a less than significant level. Therefore, the project would not result in a cumulative considerable contribution to any significant cumulative impacts.

Evaluation of cumulative cultural resources impacts: The project proposes to subdivide two existing parcels that comprise the project site to create six parcels and proposes the conversion of two existing detached garages into ADUs and a studio living space. The proposed conversion of ADUs and studio living space would only require minimal ground disturbing activities associated with the installation of utility lines. During construction of the ADUs and studio living space, cultural resources and/or human remains could be encountered. Mitigation Measure CUL-1 and CUL-2 would be implemented to reduce impacts to a less than significant level. Therefore, the project would not result in a cumulative considerable contribution to any significant cumulative impacts.

Evaluation of cumulative geology and soils impacts: No previous surveys conducted in the project area have identified the project site as sensitive for paleontological resources or other geologically sensitive

resources, nor have testing or ground disturbing activities performed to date uncovered any paleontological resources or geologically sensitive resources. However, project-related ground disturbing activities could affect the integrity of a previously unknown paleontological or other geologically sensitive resource, resulting in a substantial change in the significance of the resource. Mitigation Measure GEO-1 would be implemented to reduce impacts to a less than significant level. Therefore, the project would not result in a cumulative considerable contribution to any significant cumulative impacts.

Evaluation of cumulative hazards and hazardous materials impacts: Although no known hazardous materials are present on the project site, there are existing structures, including concrete foundations, sheds, livestock shelters, etc. on the project site that may have asbestos-containing materials and/or lead-based paint present. Exposure pathways by which receptors could be exposed to hazardous materials include: 1) direct contact with hazardous materials; 2) incidental ingestion of hazardous materials (e.g., if workers fail to wash their hands before eating, drinking, or smoking); and 3) inhalation of airborne dust released from dried hazardous materials. Mitigation Measure HAZ-1 would be implemented to reduce potential impacts associated with asbestos and lead-based paint exposure. Therefore, the project would not result in a cumulative considerable contribution to any significant cumulative impacts.

Evaluation of cumulative hydrology and water quality impacts: The proposed future residential development would increase the impervious surface on the project site. Mitigation Measure HYD-1 would be implemented which requires a total of four detention basins to be constructed on each of the four new parcels that would be subdivided from the eastern parcel. The four new subdivided parcels would have the following square footage: Parcel 1 (45,369-sf), Parcel 2 (49,892-sf), Parcel 3 (54,414-sf), and Parcel 4 (58,936-sf). The four detention basins would be constructed to offset the increased flows from future residential development located north of the creek and to keep the post development flow rate at the same level or a level lower than pre-developed. With implementation of Mitigation Measure HYD-1, the impact would be less than significant. Therefore, the project would not result in a cumulative considerable contribution to any significant cumulative impacts.

Evaluation of cumulative tribal cultural resources impacts: Formal invitations to consult under CEQA were sent by the City on May 21, 2024, to five tribal representatives. Each Tribe was provided with a brief description of the project and its location, the contact information for the City's authorized representative, and a notification that the Tribe has 30 days to request consultation.

As of June 20, 2024, the City has not received input or a request for consultation by the Tribes. However, there exists a potential for the discovery of previously unknown TCRs during project construction. If TCRs are encountered, the project activity could result in a significant impact to those resources. Based on the Tribal consultation, the City concludes that there would be a less than significant impact on TCRs with the incorporation of Mitigation Measure TCR-1. Therefore, the project would not result in a cumulative considerable contribution to any significant cumulative impacts.

Evaluation of cumulative utilities and service systems impacts: The proposed future residential development would increase the impervious surface on the project site, which can interfere with stormwater drainage. Mitigation Measure HYD-1 would be implemented which requires a total of four detention basins to be constructed on each of the four new parcels that would be subdivided from the eastern parcel. The four new subdivided parcels would have the following square footage: Parcel 1 (45,369-sf), Parcel 2 (49,892-sf), Parcel 3 (54,414-sf), and Parcel 4 (58,936-sf). The four detention basins

would be constructed to offset the increased flows from future residential development located north of the creek and to keep the post development flow rate at the same level or a level lower than pre-developed. With implementation of Mitigation Measure HYD-1, the impact would be less than significant. Therefore, the project would not result in a cumulative considerable contribution to any significant cumulative impacts.

c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

Less than significant impact. Because of site conditions, existing City regulations, and regulation of potential environmental impacts by other agencies, the proposed project would not have the potential to cause substantial adverse effects on human beings as demonstrated in the detailed evaluation contained in this IS/MND.

9.0 MITIGATION MONITORING AND REPORTING PROGRAM

A Mitigation Monitoring and Reporting Program (MMRP) has been prepared by the City per Section 15097 of the CEQA Guidelines and is presented in Appendix C.

10.0 PREPARERS

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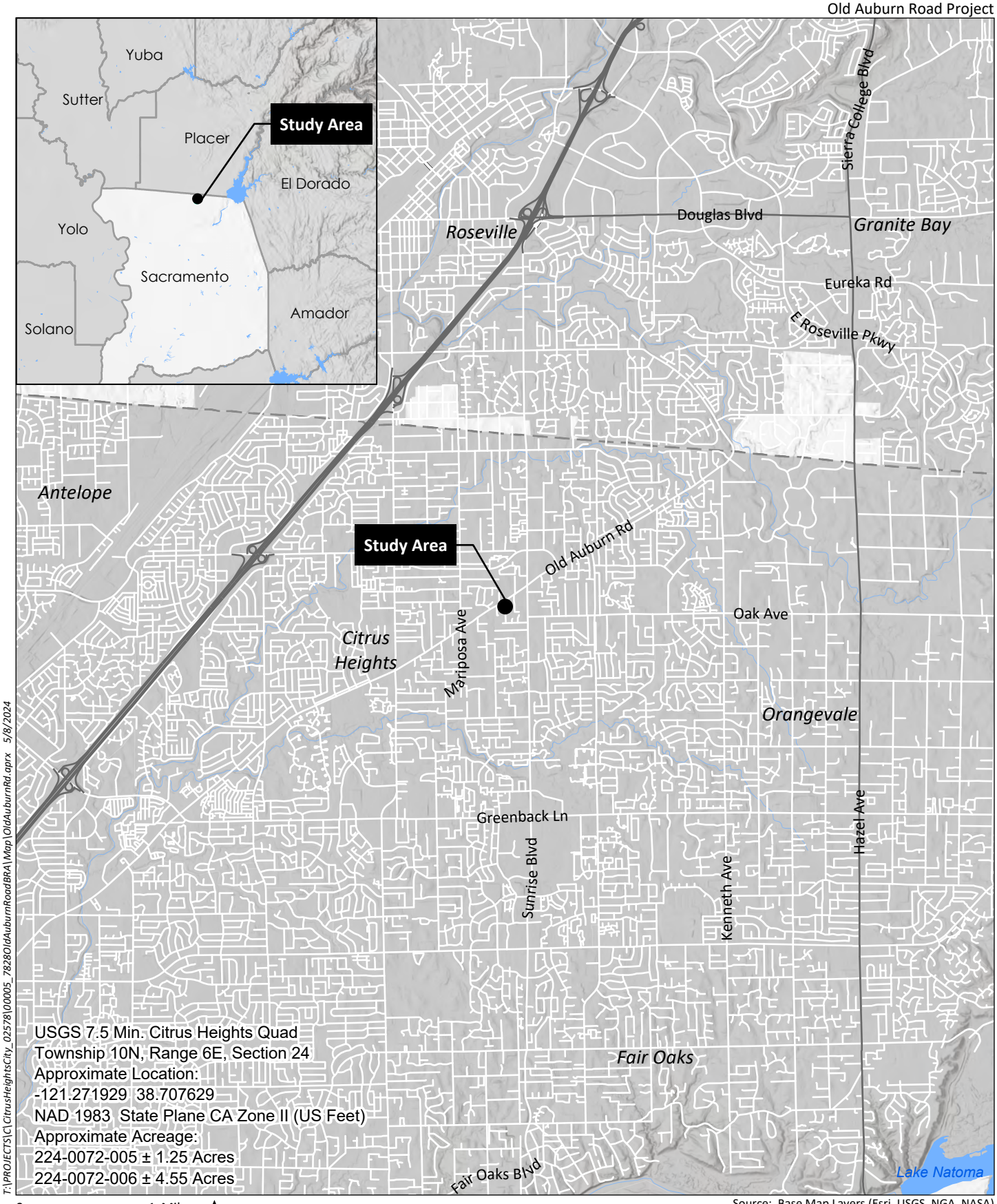
Appendix A

Figures



USGS 7.5 Min. Citrus Heights Quad
Township 10N, Range 6E, Section 24
Approximate Location:
-121.271929 38.707629
NAD 1983 State Plane CA Zone II (US Feet)
Approximate Acreage:
224-0072-005 ± 1.25 Acres
224-0072-006 ± 4.55 Acres

0 1 Miles

Source: Base Map Layers (Esri, USGS, NGA, NASA)

T:\PROJECTS\C\CitrusHeightsCity_02578\00005_7828OldAuburnRoadBRA\Map\OldAuburnRd.aprx 5/8/2024

HELIX Environmental Planning

Site and Vicinity Map

Figure 1

T:\PROJECTS\C\CitrusHeightsCity_02578\00005_7828OldAuburnRoadBRA\Map\OldAuburnRd.aprx 5/20/2024

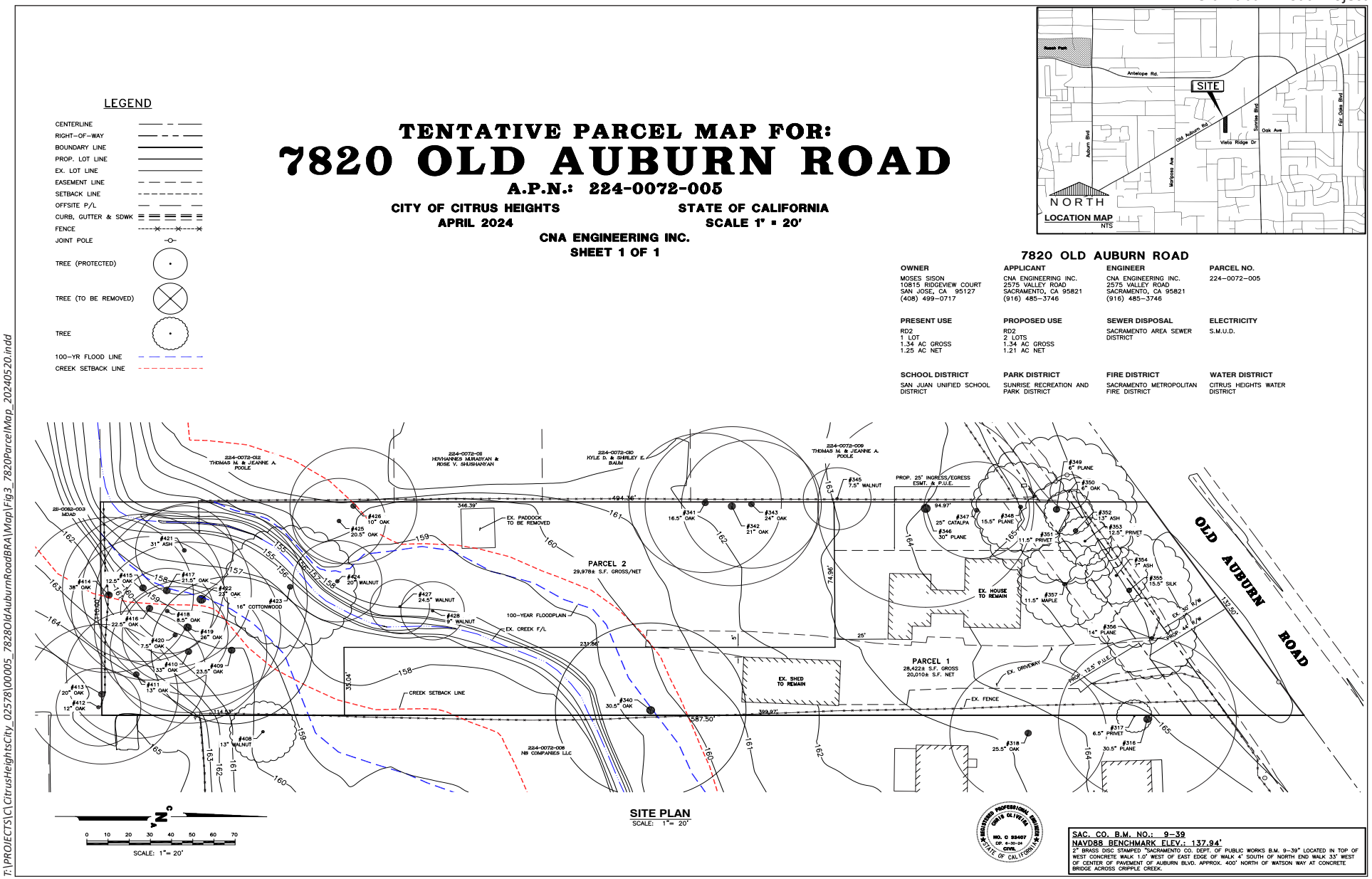
0 100 Feet

Source: Aerial (Maxar, 2022)

HELIX Environmental Planning

Aerial Map

Figure 2



SITE PLAN
SCALE: 1"= 20'

T:\PROJECTS\C\CitrusHeightsCity_02578\00005_7820OldAuburnRoadBRA\Map\Fig3_7820ParcelMap_20240520.indd

Source: CNA Engineering INC., 2024

HELIX Environmental Planning

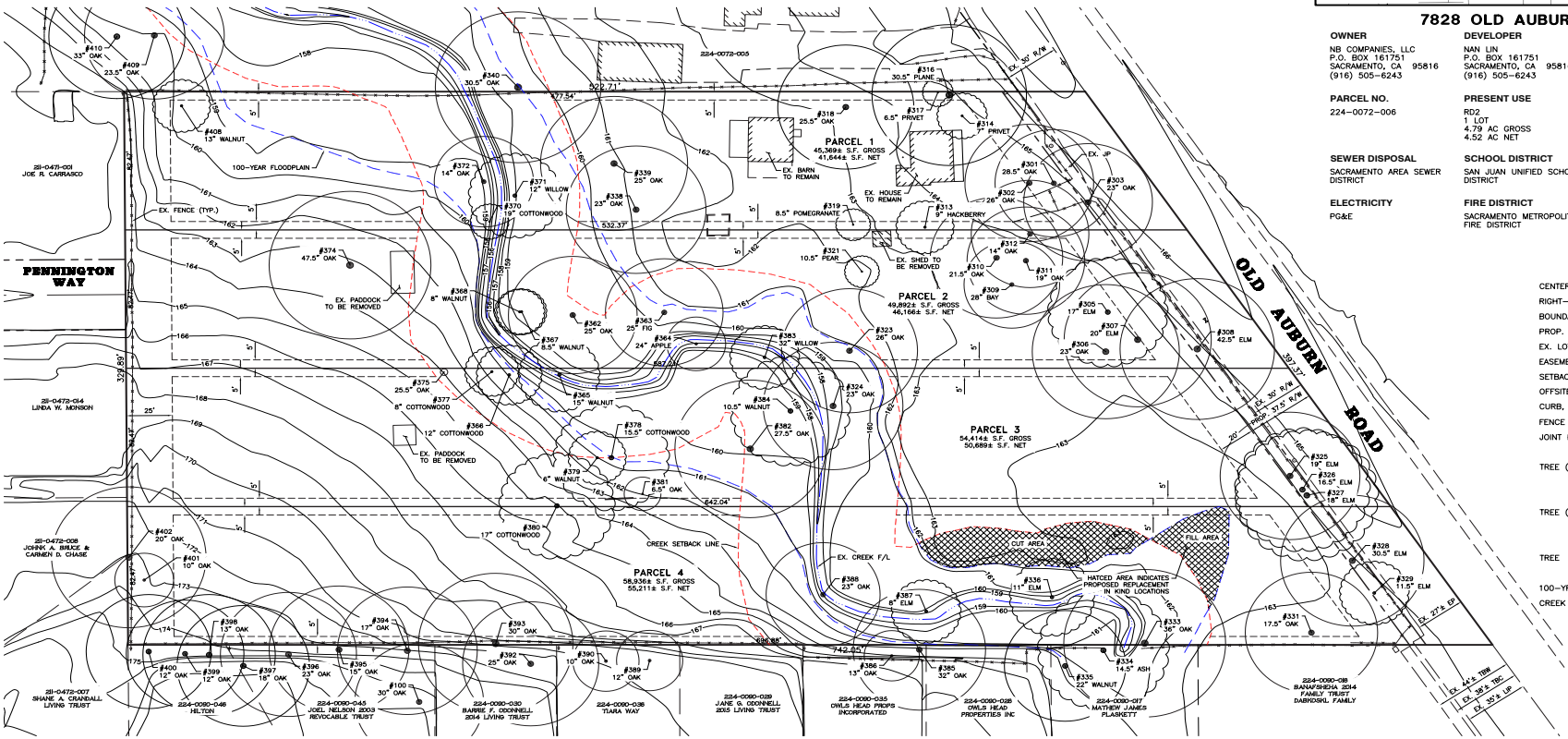
7820 Old Auburn Road Tentative Parcel Map

Figure 3

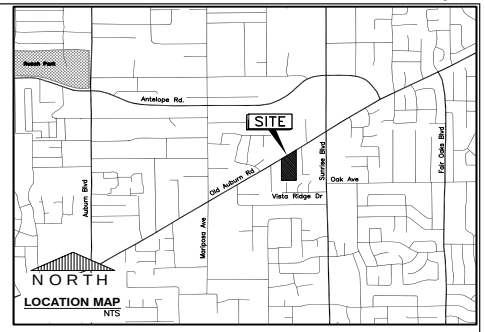
TENTATIVE PARCEL MAP FOR:
7828 OLD AUBURN ROAD

A.P.N.: 224-0072-006

CITY OF CITRUS HEIGHTS | **STATE OF CALIFORNIA**
SEPTEMBER 2023 | **SCALE 1" = 30'**
CNA ENGINEERING INC.
SHEET 1 OF 1



SITE PLAN
SCALE: 1"= 30'



LOCATION MAP
NTS

7828 OLD AUBURN ROAD

OWNER	DEVELOPER	ENGINEER
NB COMPANIES, LLC P.O. BOX 161751 SACRAMENTO, CA 95816 (916) 505-6243	NAN LIN P.O. BOX 161751 SACRAMENTO, CA 95816 (916) 505-6243	CNA ENGINEERING INC. 2575 VALLEY ROAD SACRAMENTO, CA 95821 (916) 485-3746
PARCEL NO.	**PRESENT USE**	**PROPOSED USE**
224-0072-006	RD2 1 LOT 4.79 AC GROSS 4.52 AC NET	RD2 4 LOTS 4.79 AC GROSS 4.45 AC NET
SEWER DISPOSAL	**SCHOOL DISTRICT**	**PARK DISTRICT**
SACRAMENTO AREA SEWER DISTRICT	SAN JUAN UNIFIED SCHOOL DISTRICT	SUNRISE RECREATION AND PARK DISTRICT
ELECTRICITY	**FIRE DISTRICT**	**WATER DISTRICT**
PG&E	SACRAMENTO METROPOLITAN FIRE DISTRICT	CITRUS HEIGHTS WATER DISTRICT

LEGEND

- CENTERLINE
- RIGHT-OF-WAY
- BOUNDARY LINE
- PROP. LOT LINE
- EX. LOT LINE
- EASEMENT LINE
- SETBACK LINE
- OFFSITE P/L
- CURB, GUTTER & SDWK
- FENCE
- JOINT POLE
- TREE (PROTECTED)
- TREE (TO BE REMOVED)
- TREE
- 100-YR FLOOD LINE
- CREEK SETBACK LINE

CREEK SETBACK NOTE:
PROPOSED BUILDING SETBACK FROM CREEK IS 36.5', CALCULATED BASED ON 2.6' BANK HEIGHT MULTIPLIED BY 2.5 TIMES PLUS 30'

SAC. CO. B.M. NO.: 9-39
NAVD88 BENCHMARK ELEV.: 137.94'
2" BRASS DISC STAMPED "SACRAMENTO CO. DEPT. OF PUBLIC WORKS B.M. 9-39" LOCATED IN TOP OF WEST CONCRETE WALK 1.0' WEST OF EAST EDGE OF WALK 4' SOUTH OF NORTH END WALK 33' WEST OF CENTER OF PAVEMENT OF AUBURN BLVD. APPROX. 400' NORTH OF WATSON WAY AT CONCRETE BRIDGE ACROSS CRIPPLE CREEK.

T:\PROJECTS\C\CitrusHeightsCity_02578\00005_7828OldAuburnRoadBRA\Map\Fig4_7828ParcelMap_20240520.indd

Source: CNA Engineering INC., 2024

HELIX Environmental Planning

7828 Old Auburn Road Tentative Parcel Map

Figure 4

Appendix B

Biological Resources Assessment

Old Auburn Road Project

Biological Resources Assessment

Prepared for:

City of Citrus Heights
6360 Fountain Square Drive
Citrus Heights, CA 95621

Prepared by:

HELIX Environmental Planning, Inc.
1677 Eureka Road, Suite 100
Roseville, CA 95661

February 2024 | 02578.00005.001

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ACRONYMS AND ABBREVIATIONS

BRA	Biological Resources Assessment
CDFW	California Department of Fish and Wildlife
CEQA	California Environmental Quality Act
CESA	California Endangered Species Act
CFR	Code of Federal Regulations
City	City of Citrus Heights
CNDDB	California Natural Diversity Database
CNPS	California Native Plant Society
CRPR	California Rare Plant Ranking
CSA	California Special Animals
CVRWQCB	Central Valley Regional Water Quality Control Board
CWA	Clean Water Act
DBH	diameter at breast height
FESA	Federal Endangered Species Act
GPS	Global Positioning System
HCP	Habitat Conservation Plan
HELIX	HELIX Environmental Planning, Inc.
IPaC	Information for Planning and Consultation
MBTA	Migratory Bird Treaty Act
NCCP	Natural Community Conservation Plan
NEPA	National Environmental Policy Act
NPPA	Native Plant Protection Act
NRCS	Natural Resource Conservation Service
OHWM	ordinary high water mark
Project	Old Auburn Road Project
RWQCB	Regional Water Quality Control Board
SAA	Streambed Alteration Agreement
SSC	Species of Special Concern
SWRCB	State Water Resources Control Board

ACRONYMS AND ABBREVIATIONS (cont.)

USACE	U.S. Army Corps of Engineers
USC	United States Code
USDA	U.S. Department of Agriculture
USFWS	U.S. Fish and Wildlife Service
USGS	U.S. Geological Survey

EXECUTIVE SUMMARY

HELIX Environmental Planning, Inc. (HELIX) conducted a Biological Resources Assessment (BRA) for the ±5.80-acre Old Auburn Road Project (Project) located at 7820 and 7828 Old Auburn Road, in the City of Citrus Heights, California (Study Area). The Study Area is situated in Section 24 of Township 10 North and Range 6 East, as depicted on the U.S. Geological Survey (USGS) *Citrus Heights, CA* 7.5-minute quadrangle map. The approximate center of the Study Area is at latitude 38.707629 and longitude -121.271929, NAD 83, and is located at elevations between 157 and 173 feet (48 to 52 meters) above mean sea level.

The purpose of this BRA is to describe baseline conditions within the Study Area, summarize the general biological resources occurring or potentially occurring in the Study Area, assess the suitability of the Study Area to support special-status species and sensitive vegetation communities or habitats, and provide recommendations for regulatory permitting or further analysis that may be required before development activities occurring on the site.

The ±5.80-acre Study Area is situated in a residential development and consists of parcels with two existing residential houses. The Study Area is comprised of pasture (3.79 acres), riparian habitat (0.49 acre), perennial drainage (0.22 acre), valley oak woodland (0.30 acre), and developed/ruderal areas (1.00 acre). The two residential houses are currently occupied, and the areas immediately around the houses are comprised of ornamental vegetation, mowed vegetation, parking areas, and other general residential uses. Several old concrete foundations, sheds, and livestock shelters are present on-site as well as fencing for the pastures. Surrounding land uses include residential and commercial development.

Known or potential biological constraints in the Study Area include:

- Known habitat for the special-status plant, Sanford's arrowhead (*Sagittaria sanfordii*);
- Potential habitat for special-status reptiles, including northwestern pond turtle (*Emys marmorata*);
- Potential habitat for special-status and migratory birds, including Cooper's hawk (*Accipiter cooperii*), tricolored blackbird (*Agelaius tricolor*), grasshopper sparrow (*Ammodramus savannarum*), white-tailed kite (*Elanus leucurus*), and song sparrow "Modesto population" (*Melospiza melodia*);
- Potential habitat for special-status mammals, including pallid bat (*Antrozous pallidus*);
- Trees protected under the City of Citrus Heights Tree Preservation and Protection Regulations; and
- Perennial drainage and riparian habitat that may be potential waters of the U.S. and/or State subject to federal and State regulations.

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1.0 INTRODUCTION

This report summarizes the findings of a Biological Resources Assessment (BRA) completed by HELIX Environmental Planning, Inc. (HELIX) for the ±5.80-acre Old Auburn Road Project (Project; Study Area). The Study Area is located at 7820 and 7828 Old Auburn Road, in the City of Citrus Heights, California. This document addresses the on-site physical features, plant communities present, and the common plant and wildlife species occurring or potentially occurring in the Study Area. In addition, the suitability of habitats to support special-status species and sensitive habitats are analyzed, and recommendations are provided for any regulatory permitting or further analysis required before development activities occurring on the site.

1.1 PROJECT DESCRIPTION

HELIX understands the proposed Project proposes to subdivide two existing parcels that comprise the project site to create six parcels. The project site is currently zoned RD2 – Very Low Density Residential and has a General Plan land use designation of Low Density Residential. The site would not need to be rezoned or re-designated as the current parcels are zoned and designated for single-family residential housing.

2.0 REGULATORY FRAMEWORK

Federal, State, and local environmental laws, regulations, and policies relevant to the California Environmental Quality Act (CEQA) review process are summarized below. Applicable CEQA significance criteria are also addressed in this section.

2.1 FEDERAL REGULATIONS

2.1.1 Federal Endangered Species Act

The U.S. Congress passed the Federal Endangered Species Act (FESA) in 1973 to protect species that are endangered or threatened with extinction. FESA is intended to operate in conjunction with the National Environmental Policy Act (NEPA) to help protect the ecosystems upon which endangered and threatened species depend.

FESA prohibits the "take" of endangered or threatened wildlife species. "Take" is defined to include harassing, harming, pursuing, hunting, shooting, wounding, killing, trapping, capturing, or collecting wildlife species or any attempt to engage in such conduct (FESA Section 3 [(3) (19)]). Harm is further defined to include significant habitat modification or degradation that results in death or injury to listed species by significantly impairing behavioral patterns (50 Code of Federal Regulations [CFR] §17.3). Harass is defined as actions that create the likelihood of injury to listed species to such an extent as to significantly disrupt normal behavior patterns (50 CFR §17.3). Actions that result in take can result in civil or criminal penalties.

In the context of the proposed Project, FESA consultation with the U.S. Fish and Wildlife Service (USFWS) and/or the National Marine Fisheries Service would be initiated if development resulted in the potential for take of a threatened or endangered species or if issuance of a Section 404 permit or other federal

agency action could result in take of an endangered species or adversely modify critical habitat of such a species.

2.1.2 Migratory Bird Treaty Act

Raptors, migratory birds, and other avian species are protected by a number of State and federal laws. The federal Migratory Bird Treaty Act (MBTA) prohibits the killing, possessing, or trading of migratory birds except in accordance with regulations prescribed by the Secretary of Interior.

2.1.3 The Bald and Golden Eagle Protection Act

The Bald and Golden Eagle Protection Act (Eagle Act) prohibits the taking or possession of and commerce in bald and golden eagles with limited exceptions. Under the Eagle Act, it is a violation to "*take, possess, sell, purchase, barter, offer to sell, transport, export or import, at any time or in any manner, any bald eagle commonly known as the American eagle, or golden eagle, alive or dead, or any part, nest, or egg, thereof.*" Take is defined to include pursue, shoot, shoot at, poison, wound, kill, capture, trap, collect, destroy, molest, and disturb. Disturb is further defined in 50 CFR Part 22.3 as "*to agitate or bother a bald or golden eagle to a degree that causes, or is likely to cause, based on the best scientific information available (1) injury to an eagle, (2) a decrease in its productivity, by substantially interfering with normal breeding, feeding, or sheltering behavior, or (3) nest abandonment, by substantially interfering with normal breeding, feeding, or sheltering behavior.*"

2.2 STATE REGULATIONS

2.2.1 California Endangered Species Act

The State of California enacted the California Endangered Species Act (CESA) in 1984. CESA is similar to the FESA but pertains to State-listed endangered and threatened species. CESA requires state agencies to consult with the California Department of Fish and Wildlife (CDFW), when preparing CEQA documents. The purpose is to ensure that the State lead agency's actions do not jeopardize the continued existence of a listed species or result in the destruction, or adverse modification of habitat essential to the continued existence of those species, if there are reasonable and prudent alternatives available (Fish and Game Code §2080). CESA directs agencies to consult with CDFW on projects or actions that could affect listed species. It also directs CDFW to determine whether jeopardy would occur and allows CDFW to identify "reasonable and prudent alternatives" to the project consistent with conserving the species. CESA allows CDFW to authorize exceptions to the State's prohibition against take of a listed species if the "take" of a listed species is incidental to carrying out an otherwise lawful project that has been approved under CEQA (Fish & Game Code §2081).

2.2.2 California Department of Fish and Game Codes

A number of species have been designated as "fully protected" species under Sections 5515, 5050, 3511, and 4700 of the Fish and Game Code, but are not listed as endangered (Section 2062) or threatened (Section 2067) species under CESA. Except for take related to scientific research, all take of fully protected species is prohibited. The California Fish and Game Code defines take as "*hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture, or kill.*" Additionally, Sections 3503, 3503.5, and 3513 of the California Fish and Game Code prohibit the killing of birds or the destruction of bird nests.

2.2.3 Native Plant Protection Act

The Native Plant Protection Act (NPPA), enacted in 1977, allows the Fish and Game Commission to designate plants as rare or endangered. The NPPA prohibits take of endangered or rare native plants, with some exceptions for agricultural and nursery operations and emergencies. Vegetation removal from canals, roads, and other sites, changes in land use, and certain other situations require proper advance notification to CDFW.

2.3 JURISDICTIONAL WATERS

2.3.1 Federal Jurisdiction

On May 25, 2023, the United States Supreme Court issued a decision in the case of *Sackett v. Environmental Protection Agency* (Supreme Court of the United States, 2023), which will ultimately influence how federal waters are defined. The May 25, 2023 Supreme Court decision in Sackett v. Environmental Protection Agency determined that "the Clean Water Act (CWA) extends to only those 'wetlands with a continuous surface connection to bodies that are "waters of the United States" in their own right,' so that they are 'indistinguishable' from those waters." The U.S. Environmental Protection Agency and the U.S. Army Corps of Engineers (USACE) issued a final rule to replace the 2023 rule that amends the Revised Definition of "Waters of the U.S." to conform key aspects of the regulatory text to the U.S. Supreme Court's May 25, 2023 decision in the case of *Sackett v. Environmental Protection Agency*.

Unless considered an exempt activity under Section 404(f) of the Federal Clean Water Act, any person, firm, or agency planning to alter or work in "waters of the U.S." including the discharge of dredged or fill material, must first obtain authorization from the USACE under Section 404 of the Clean Water Act (CWA; 33 USC 1344). Permits, licenses, variances, or similar authorization may also be required by other federal, state, and local statutes. Section 10 of the Rivers and Harbors Act prohibits the obstruction or alteration of navigable waters of the U.S. without a permit from USACE (33 USC 403). Activities exempted under Section 404(f) are not exempted within navigable waters under Section 10.

The Clean Water Act (33 United States Code (USC) 1251-1376) provides guidance for the restoration and maintenance of the chemical, physical, and biological integrity of the nation's waters.

Section 401 requires that an applicant for a federal license or permit that allows activities resulting in a discharge to waters of the U.S. obtain a state certification that the discharge complies with other provisions of CWA. The Regional Water Quality Control Board (RWQCB) administers the certification program in California and may require State Water Quality Certification before other permits are issued.

Section 402 establishes a permitting system for the discharge of any pollutant (except dredged or fill material) into waters of the U.S.

Section 404 establishes a permit program administered by USACE that regulates the discharge of dredged or fill material into waters of the U.S. (including wetlands). Implementing regulations by USACE are found at 33 CFR Parts 320-332. The Section 404 (b)(1) Guidelines were developed by the USEPA in conjunction with USACE (40 CFR Part 230), allowing the discharge of dredged or fill material for non-water dependent uses into special aquatic sites only if there were no practicable alternative that would have less adverse impacts.

2.3.2 State Jurisdiction

2.3.2.1 Regional Water Quality Control Board

Any action requiring a CWA Section 404 permit, or a Rivers and Harbors Act Section 10 permit, must also obtain a CWA Section 401 Water Quality Certification. The State of California Water Quality Certification (WQC) Program was formally initiated by the State Water Resources Control Board (SWRCB) in 1990 under the requirements stipulated by Section 401 of the Federal Clean Water Act. Although the Clean Water Act is a Federal law, Section 401 of the CWA recognizes that states have the primary authority and responsibility for setting water quality standards. In California, under Section 401, the State and Regional Water Boards are the authorities that certify that issuance of a federal license or permit does not violate California's water quality standards (i.e., that they do not violate Porter-Cologne and the Water Code). The WQC Program currently issues the certification for discharges requiring USACE permits for fill and dredge discharges within Waters of the United States, and now also implements the State's wetland protection and hydromodification regulation program under the Porter Cologne Water Quality Control Act.

On May 28, 2020, the SWRCB implemented the State Wetland Definition and Procedures for Discharges of Dredged or Fill Material to Waters of the State (Procedures) for inclusion in the forthcoming Water Quality Control Plan for Inland Surface Waters and Enclosed Bays and Estuaries and Ocean Waters of California (SWRCB 2019). The Procedures consist of four major elements:

I. A wetland definition;

II. A framework for determining if a feature that meets the wetland definition is a water of the state;

III. Wetland delineation procedures; and

IV. Procedures for the submittal, review, and approval of applications for Water Quality Certifications and Waste Discharge Requirements for dredge or fill activities.

Under the Procedures and the State Water Code (Water Code §13050(e)), "Waters of the State" are defined as "any surface water or groundwater, including saline waters, within the boundaries of the state." "Waters of the State" includes all "Waters of the U.S."

More specifically, a wetland is defined as: *"An area is wetland if, under normal circumstances, (1) the area has continuous or recurrent saturation of the upper substrate caused by groundwater, or shallow surface water, or both; (2) the duration of such saturation is sufficient to cause anaerobic conditions in the upper substrate; and (3) the area's vegetation is dominated by hydrophytes or the area lacks vegetation."* The wetland definition encompasses the full range of wetland types commonly recognized in California, including some features not protected under federal law, and reflects current scientific understanding of the formation and functioning of wetlands (SWRCB 2019).

Unless excluded by the Procedures, any activity that could result in discharge of dredged or fill material to Waters of the State, which includes Waters of the U.S. and non-federal Waters of the State, requires filing of an application under the Procedures.

2.3.2.2 California Department of Fish and Wildlife

The CDFW is a trustee agency that has jurisdiction under Section 1600 et seq. of the California Fish and Game Code. Under Sections 1602 and 1603, a private party must notify CDFW if a proposed project will "substantially divert or obstruct the natural flow or substantially change the bed, channel, or bank of any river, stream, or lake designated by the department, or use any material from the streambeds… except when the department has been notified pursuant to Section 1601." Additionally, CDFW asserts jurisdiction over native riparian habitat adjacent to aquatic features, including native trees over four inches in diameter at breast height (DBH). If an existing fish or wildlife resource may be substantially adversely affected by the activity, CDFW may propose reasonable measures that will allow the protection of those resources. If these measures are agreeable to the parties involved, they may enter into an agreement with CDFW identifying the approved activities and associated mitigation measures. Generally, CDFW recommends applying for a Streambed Alteration Agreement (SAA) for any work done within the lateral limit of water flow or the edge of riparian vegetation, whichever is greater.

2.4 CEQA SIGNIFICANCE

Section 15064.7 of the State CEQA Guidelines encourages local agencies to develop and publish the thresholds that the agency uses in determining the significance of environmental effects caused by projects under its review. However, agencies may also rely upon the guidance provided by the expanded Initial Study Checklist included in Appendix G of the State CEQA Guidelines. Appendix G provides examples of impacts that would normally be considered significant. Based on these examples, impacts to biological resources would normally be considered significant if the project would:

- Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the CDFW or USFWS;

- Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the CDFW or USFWS;

- Have a substantial adverse effect on State or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means;

- Interfere substantially with the movement of any native resident or migratory fish or wildlife species, or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites;

- Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance; and

- Conflict with the provisions of an adopted Habitat Conservation Plan (HCP), Natural Community Conservation Plan (NCCP), or other approved local, regional, or state habitat conservation plan.

An evaluation of whether an impact on biological resources would be substantial must consider both the resource itself and how that resource fits into a regional or local context. Substantial impacts would be those that would diminish or result in the loss of an important biological resource, or those that would

obviously conflict with local, State, or federal resource conservation plans, goals, or regulations. Impacts are sometimes locally important but not significant, according to CEQA. The reason for this is that although the impacts would result in an adverse alteration of existing conditions, they would not substantially diminish, or result in the permanent loss of, an important resource on a population-wide or region-wide basis.

2.4.1 California Native Plant Society

The California Native Plant Society (CNPS) maintains a rank of plant species native to California that have low population numbers, limited distribution, or are otherwise threatened with extinction. This information is published in the *Inventory of Rare and Endangered Vascular Plants of California*. Potential impacts to populations of CNPS-ranked plants receive consideration under CEQA review. The following identifies the definitions of the CNPS Rare Plant Ranking System:

Rank 1A: Plants presumed Extinct in California and either rare or extinct elsewhere

Rank 1B: Plants Rare, Threatened, or Endangered in California and elsewhere

Rank 2A: Plants presumed extirpated in California but common elsewhere

Rank 2B: Plants Rare, Threatened, or Endangered in California, but more common elsewhere

Rank 3: Plants about which we need more information – A Review List

Rank 4: Plants of limited distribution – A Watch List

All plants appearing on CNPS Rank 1 or 2 are considered to meet CEQA Guidelines Section 15380 criteria. While only some of the plants ranked 3 and 4 meet the definitions of threatened or endangered species, the CNPS recommends that all Rank 3 and Rank 4 plants be evaluated for consideration under CEQA. Furthermore, the CNPS Rare Plant Rankings include levels of threat for each species. These threat ranks include the following:

0.1 Seriously threatened in California (over 80 percent of occurrences threatened/high degree and immediacy of threat);

0.2 Moderately threatened in California (20-80 percent occurrences threatened/moderate degree and immediacy of threat); and

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

Threat ranks do not designate a change of environmental protections, so that each species (i.e., California Rare Plant Ranking [CRPR] 1B.1, CRPR 1B.2, CRPR 1B.3, etc.), be fully considered during preparation of environmental documents under CEQA.

2.4.2 California Department of Fish and Wildlife Species of Concern

Additional fish, amphibian, reptile, bird, and mammal species may receive consideration by CDFW and lead agencies during the CEQA process, in addition to species that are formally listed under FESA and CESA or listed as fully protected. These species are included on the *Special Animals List*, which is maintained by CDFW. This list tracks species in California whose numbers, reproductive success, or

habitat may be in decline. In addition to "Species of Special Concern" (SSC), the *Special Animals List* includes species that are tracked in the California Natural Diversity Database (CNDDB) but warrant no legal protection. These species are identified as "California Special Animals" (CSA).

2.5 LOCAL REGULATIONS

2.5.1 City of Citrus Heights General Plan

The City of Citrus Heights (City) General Plan (Plan) contains goals, policies, and actions that embody the City's approach for achieving the community's vision for its future. Goals identify physical, economic, environmental and/or social ends that the community desires. The policies are used directly to guide City decision-makers and staff to respond by developing proposals and community actions. Applicable sections of the Plan having to do with natural resource conservation are outlined below (City of Citrus Heights 2011).

Resource Conservation: This element of the Plan addresses biological resources, open space, energy conservation, and cultural resources. Its focus is on the protection and enhancement of these limited resources.

GOAL 34: Preserve, protect, and enhance natural habitat areas, including creek and riparian corridors, oak woodlands, and wetlands.

- *Policy 34.1:* Preserve continuous riparian corridors and adjacent habitat along the City's creeks and waterways.
- *Policy 34.2:* Achieve and maintain a balance between conservation, development and utilization of open space to enhance air and water quality.
    - *Actions A.* Prepare and adopt Community Design Guidelines to include standards to protect habitat areas from encroachment of lighting, non-native landscaping, noise, soil erosion, and toxic substances.
    - *B.* Revise grading guidelines to minimize removal of significant vegetation and promote creation of pervious surfaces around natural habitat areas.
    - *C.* Adopt a landscape ordinance complying with Department of Water Resources guidelines. The City's landscape ordinance should update landscape provisions to incorporate climate-appropriate native trees and water-conserving landscaping that increase infiltration rates and protect sensitive areas.
    - *D.* Ensure that maintenance activities along the City's creeks and waterways are carried out in compliance with Memoranda of Understanding with the California Department of Fish and Game, and will not create habitat that exceeds thresholds established by the Sacramento Yolo Mosquito and Vector Control District.
- *Policy 34.3:* Provide for "no net loss" of sensitive habitats such as aquatic and riparian areas.

- *Actions A.* Update development standards to limit construction activity and development to maximize the water-holding capacity and maintain natural nutrient levels of the soil within buffer zones adjacent to drainages.

- *B.* Require new development and redevelopment projects to incorporate LID measures and source controls in all cases to reduce runoff to the community's sensitive habitat areas.

GOAL 35: Protect special-status species and other important species that are sensitive to human activities.

- *Policy 35.1*: Identify and protect significant natural resource areas critical to protecting and sustaining wildlife populations.

- *Policy 35.2*: Maintain habitat corridors to connect conservation areas such as parks and open space, protect biodiversity, accommodate wildlife movement, and sustain ecosystems.

GOAL 36: Preserve, protect and increase plantings of trees within the City.

- *Policy 36.1*: Incorporate existing trees into development projects. Avoid adverse effects on health and longevity of native oaks or other significant trees through appropriate design measures and construction practices. When tree preservation is not possible, require appropriate tree replacement.

    - *Actions A*. Review and strengthen the City's Tree Preservation Ordinance.

    - *B.* Prepare a plan to systematically increase tree canopy in the City.

- *Policy 36.2*: Raise community consciousness about the value and importance of trees, including native oaks.

    - *Actions A*. Participate in Arbor Day programs and promote planting of trees on a Citywide basis.

    - *B*. Involve community groups, such as schools and youth, and partner with other regional non-profit organizations in tree planting programs.

    - *C*. Prepare and adopt a climate-appropriate tree list to inform community planting and preservation choices.

2.5.2 City of Citrus Heights Tree Preservation and Protection Regulations

Within City limits, all native oak trees and other mature trees 19 inches or greater in diameter are protected and require a permit for removal (City of Citrus Heights 2024). Protected trees that require a tree permit before impacts include:

- Native oak trees 6 inches or more in diameter.
- Mature trees 19 inches or more in diameter.

- Trees planted as part of a condition of approval or mitigation requirement with a discretionary permit.

The following tree types are exempt from any permit process: alder, fruit trees, catalpa, cottonwoods, eucalyptus, fruitless mulberry, palm, pine, and willow trees.

Trimming: In general, only light trimming of branches two inches or less in diameter is permitted without the approval of a tree permit. To protect the shapeliness and health of the tree, the trimming of branches greater than two inches shall not be performed without the consultation of a certified tree arborist and the approval of a tree permit.

Removal: Property owners desiring to remove one or more protected trees shall file a tree permit application with the Planning Division. The application is reviewed based on the decision criteria outlined in the city's Tree Preservation Ordinance. Some removals may require the replanting of trees or the payment of a mitigation fee and a report from a certified arborist.

Encroachment: Construction or grading under the dripline of an oak tree may cause stress and root damage to a tree. To ensure protection measures are used, a tree permit must be obtained before doing any construction or grading under the protection zone of the tree. The tree's protection zone is figured by creating a radius equal to one foot past the tree's canopy.

Lot Size Exemption: Lots under 10,000 square feet in area and part of a subdivision may be exempt from the tree permit fee.

3.0 METHODS

Available information pertaining to the natural resources of the region was reviewed before conducting the field survey. The following published information was reviewed for this BRA:

- California Department of Fish and Wildlife (CDFW). 2024. *California Natural Diversity Database* (CNDDB); For: *Citrus Heights, Pleasant Grove, Roseville, Rocklin, Folsom, Buffalo Creek, Carmichael, Sacramento East,* and *Rio Linda* USGS 7.5-minute series quadrangles, Sacramento, CA. Accessed [January 30, 2024];

- California Native Plant Society (CNPS). 2024. *Inventory of Rare and Endangered Plants* (online edition, v8-03 0.45) For: *Citrus Heights, Pleasant Grove, Roseville, Rocklin, Folsom, Buffalo Creek, Carmichael, Sacramento East,* and *Rio Linda* USGS 7.5-minute series quadrangles, Sacramento, CA. Accessed [January 30, 2024];

- U.S. Department of Agriculture (USDA), Natural Resource Conservation Service (NRCS). 1993. *Sacramento County, California*. USDA, NRCS, in cooperation with the Regents of the University of California (Agricultural Experiment Station);

- USDA, NRCS. 2024. *Web Soil Survey*. Available at: http://websoilsurvey.sc.egov.usda.gov. Accessed [January 30, 2024];

- U.S. Fish and Wildlife Service (USFWS). 2024. *Information for Planning and Consultation* (IPaC) *Old Auburn Road.* Accessed [January 30, 2024]; and

- USGS. 2021. *Citrus Heights, California*. 7.5-minute series topographic quadrangle. United States Department of Interior.

Before conducting the biological field survey, existing information concerning known habitats and special-status species that may occur in the Study Area was reviewed. The results of the database query and a five-mile radius CNDDB query for the Study Area are included in Appendix A, *CNDDB, CNPS, and USFWS Lists of Regionally Occurring Special-Status Species*. HELIX biologist Christine Heckler conducted the biological field survey was conducted on January 30, 2024. The weather during the field survey was mostly cloudy, with an average temperature of 55°F. The Study Area was systematically surveyed on foot to ensure total search coverage, with special attention given to portions of the Study Area with the potential to support special-status species and sensitive habitats. Binoculars were used to further extend site coverage and identify species observed. All plant and animal species observed were recorded, and all biological communities occurring on-site were characterized. All resources of interest were mapped with a Global Positioning System (GPS)-capable tablet equipped with GPS receivers running ESRI Field Maps for ArcGIS with sub-meter accuracy.

Following the field survey, the potential for each species identified in the database query to occur within the Study Area was determined based on the site survey, soils, habitats present within the Study Area, and species-specific information, as shown in Appendix B, *Special-Status Species with Potential to Occur in the Study Area*. Species observed within the Study Area during the survey are included in Appendix C, *Plant and Wildlife Species Observed in the Study Area,* and photographs taken during the survey are included in Appendix D, *Representative Site Photographs*.

4.0 RESULTS

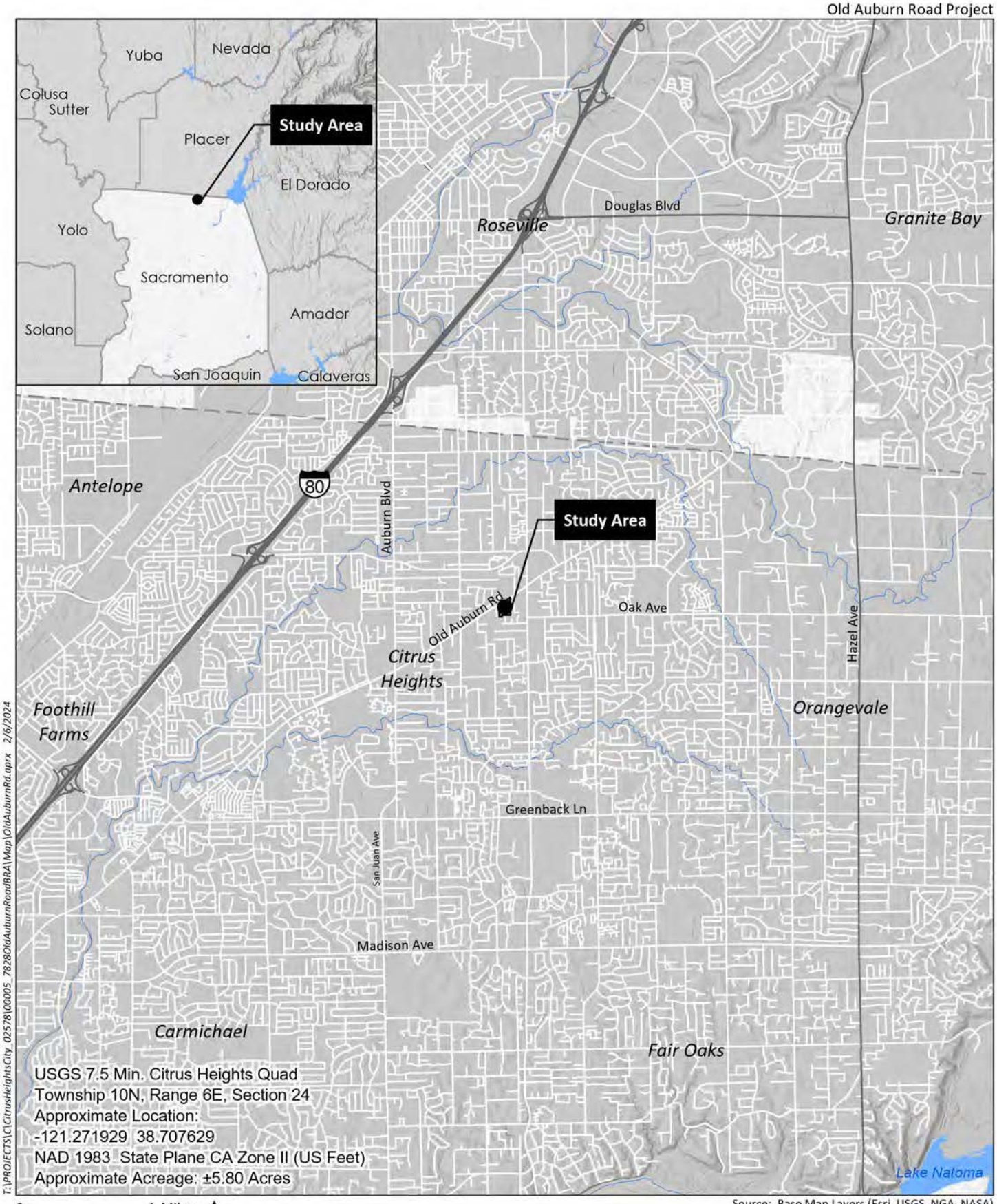
4.1 SITE LOCATION AND DESCRIPTION

The ±5.80-acre Study Area is located at 7820 and 7828 Old Auburn Road, in the City of Citrus Heights, California. The Study Area is situated in Section 24 of Township 10 North and Range 6 East, as depicted on the USGS *Citrus Heights, CA* 7.5-minute quadrangle map. The Study Area is surrounded by residential and commercial development.

Two residential houses are present in the Study Area and are currently occupied. The areas around the houses are comprised of ornamental vegetation, mowed vegetation, parking areas, and other general residential uses. Historic imagery indicates the Study Area has been a residential property since the 1950s (Historic Aerials 2024). Several old concrete foundations, sheds, and livestock shelters are present on-site, as well as fencing for pastures. Aerial imagery indicates horse pastures and a riding arena were present on-site from at least 2007 but appear to have been abandoned by 2020 (Google Earth 2024). These areas are now overgrown with dense, ruderal vegetation. A creek runs through the central portion of the Study Area and is bordered by riparian habitat. Large valley oak (*Quercus lobata*) and interior live oak (*Quercus wislizeni*) trees are scattered throughout the Study Area and are clustered in the southwest corner of the Study Area. Several of these trees had recently fallen at the time of the field survey.

A site and vicinity map of the Study Area is included as Figure 1, *Site and Vicinity Map*; a topographic map of the Study Area is included as Figure 2, *USGS Topographic Map*; and an aerial image of the Study Area is included as Figure 3, *Aerial Map*.

Old Auburn Road Project



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USGS 7.5 Min. Citrus Heights Quad
Township 10N, Range 6E, Section 24
Approximate Location:
-121.271929 38.707629
NAD 1983 State Plane CA Zone II (US Feet)
Approximate Acreage: ±5.80 Acres

0 1 Miles

Source: Base Map Layers (Esri, USGS, NGA, NASA)

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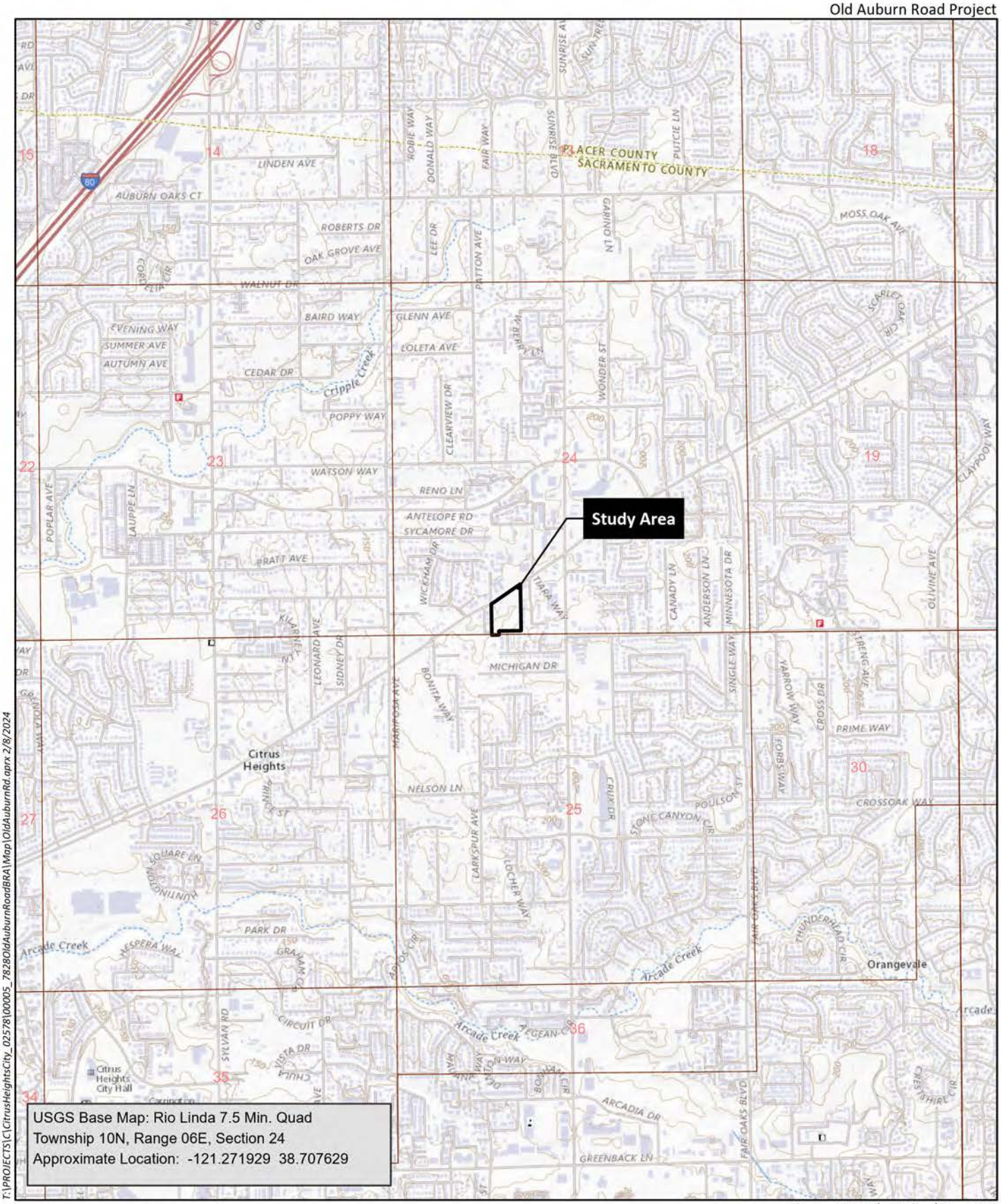
Site and Vicinity Map

Figure 1



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Source: USGS, The National Map, 2024

HELIX Environmental Planning

USGS Topographic Map

Figure 2

Source: Aerial (DigitalGlobe, 4/26/2022)

HELIX Environmental Planning

Aerial Map

Figure 3

4.2 PHYSICAL FEATURES

4.2.1 Topography and Drainage

The terrain in the Study Area is generally flat with a slight slope to the southeast. Elevations range from approximately 157 to 173 feet (48 to 52 meters) above mean sea level. The Study Area is in the Lower American watershed (USGS Hydrologic Unit Code [HUC8] 18020111). A perennial drainage winds through the central portion of the Study Area, flowing east to west. This drainage is a tributary to Cripple Creek, which connects with Arcade Creek; Arcade Creek drains to Steelhead Creek and ultimately to the Sacramento River. Drainage within the Study Area would likely flow into the perennial drainage. The site has no apparent natural source of water other than occasional flooding and direct precipitation.

4.3 SOILS

Two soil map units are mapped within the Study Area: Fiddyment-Orangevale-Urban land complex, 2 to 8 percent slopes, and Urban land-Xerarents-Fiddyment complex, 0 to 8 percent slopes (Figure 4, *Soils Map*). The general characteristics and properties associated with these soils are described below (NRCS 2024).

- **Fiddyment-Orangevale-Urban land complex, 2 to 8 percent slopes**: This soil unit has a parent material of residuum weathered from sedimentary rock and is typical of hills and terraces. A general soil profile is fine sandy loam (0 to 8 inches), loam (8 to 15 inches), sandy clay loam (15 to 28 inches), indurated (28 to 40 inches), and weathered bedrock (40 to 44 inches). This soil unit is well drained, has a very high runoff class, and has no frequency of flooding or ponding.

- **Urban land-Xerarents-Fiddyment complex, 0 to 8 percent slopes:** This soil unit has a parent material of alluvium derived from granite and is typical of hills. A general soil profile is fine sandy loam (0 to 8 inches), loam (8 to 15 inches), sandy clay loam (15 to 28 inches), indurated (28 to 40 inches), and weathered bedrock (40 to 50 inches). This soil unit is well drained, has a very high runoff class, and has no frequency of flooding or ponding.

4.4 BIOLOGICAL COMMUNITIES

Three upland habitats occur in the Study Area: pasture, valley oak woodland, and developed/ruderal. Two aquatic habitats occur in the Study Area: a perennial drainage and riparian habitat. A comprehensive list of all plant and wildlife species observed within the Study Area in these habitats is provided in Appendix C and representative site photographs are included in Appendix D.

4.4.1 Upland Habitats

4.4.1.1 Pasture

Pastures are an artificial habitat type typically dominated by a mix of perennial grasses and legumes. Vegetation composition depends on management practices such as irrigation, fertilization, soil type, and livestock type. Old, abandoned, or poorly drained pastures are quickly dominated by weeds (Zeiner *et al*. 1990). Approximately 3.79 acres of pasture occur in the Study Area and is the dominant habitat type on-site (Figure 5, *Biological Communities*). Aerial imagery indicates the pastures were created in 2007 and used for horses. A riding arena was present in the northeast portion of the Study Area from 2007 to

2018 and appears to have been used as a pasture from 2018 to 2020. All of the pasture habitat within the Study Area appears to have been abandoned by 2020 (Google Earth 2024). Fencing and two wood livestock shelters remain within the Study Area, and the understory of this habitat is now dominated by tall, dense vegetation. Valley oak and interior live oak trees, as well as some Fremont's cottonwood (*Populus fremontii*) and elm trees (*Ulmus* sp.), are scattered throughout the pastures, mostly on the border of the Study Area and along the perennial drainage.

Dominant plant species observed within this habitat type during the field survey include johnsongrass (*Sorghum halepense*), wild oats (*Avena fatua*), ripgut brome (*Bromus diandrus*), chicory (*Cichorium intybus*), prickly lettuce (*Lactuca serriola*), and common vetch (*Vicia sativa*).

4.4.1.2 Valley Oak Woodland

Valley oak woodland habitat occurs in a variety of settings but is best developed on deep, well-drained alluvial soils, usually in valley bottoms. The canopy is dominated by valley oak trees with associated species such as California sycamore (*Platanus racemosa*), walnut (*Juglans* spp.), interior live oak, boxelder (*Acer negundo*), and blue oak (*Quercus douglasii*). This habitat type is often associated with annual grasslands, blue oak woodlands, and riparian habitats (Zeiner *et al*. 1990). Approximately 0.30 acre of valley oak woodland occurs in the southwest corner of the Study Area (Figure 5).

Dominant plant species observed in this habitat type during the field survey include valley oak, interior live oak, wild oats, spreading hedgeparsley (*Torilis arvensis*), common bedstraw (*Galium aparine*), and miner's lettuce (*Claytonia perfoliata*).

4.4.1.3 Developed/Ruderal

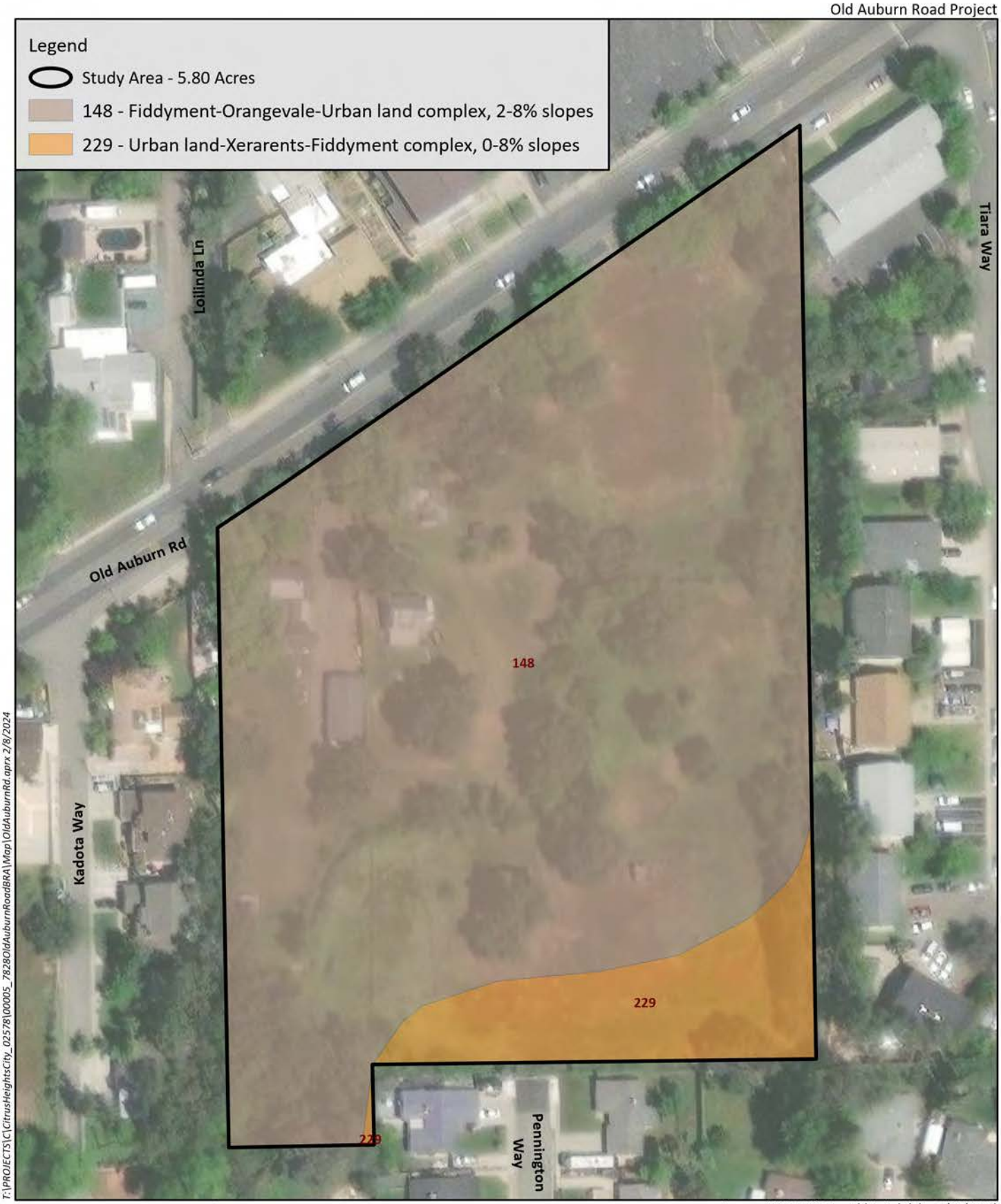
Developed habitat is often comprised of little to no vegetation and typically contains built structures and/or maintained surfaces such as roads or parking lots. Vegetation that does occur within this habitat type is often ornamental, rather than invasive or noxious weeds, such as in ruderal habitat types. Ruderal habitats are characterized by an assemblage of non-native and invasive plant species that readily colonize disturbed landscapes. Approximately 1.00 acre of developed/ruderal habitat occurs within the Study Area and is made up of the residential houses and immediate surroundings, paved surfaces, and Old Auburn Road (Figure 5). Areas surrounding the houses that do not contain ornamental vegetation are dominated by invasive/ruderal plant species and appear to be routinely mowed or used as vehicle parking areas by the residents.

Dominant plant species observed in this habitat during the field survey include London planetree (*Platanus* × *acerifolia*), fruit trees (*Prunus* spp.), rhododendron (*Rhododendron* spp.), Bermuda grass (*Cynodon dactylon*), and miner's lettuce.

4.4.2 Aquatic Habitats

4.4.2.1 Perennial Drainage

Perennial drainages are features that contain flowing water and exhibit an ordinary high-water mark. Perennial drainages generally convey unidirectional water flows throughout a typical rainfall year; groundwater is the primary source of flow, with rainwater as a supplemental source of flow. These features typically consist of a channel, bed, and bank and are often bordered by wetland vegetation communities of various composition and cover depending on flow rates, duration of flows, and soil

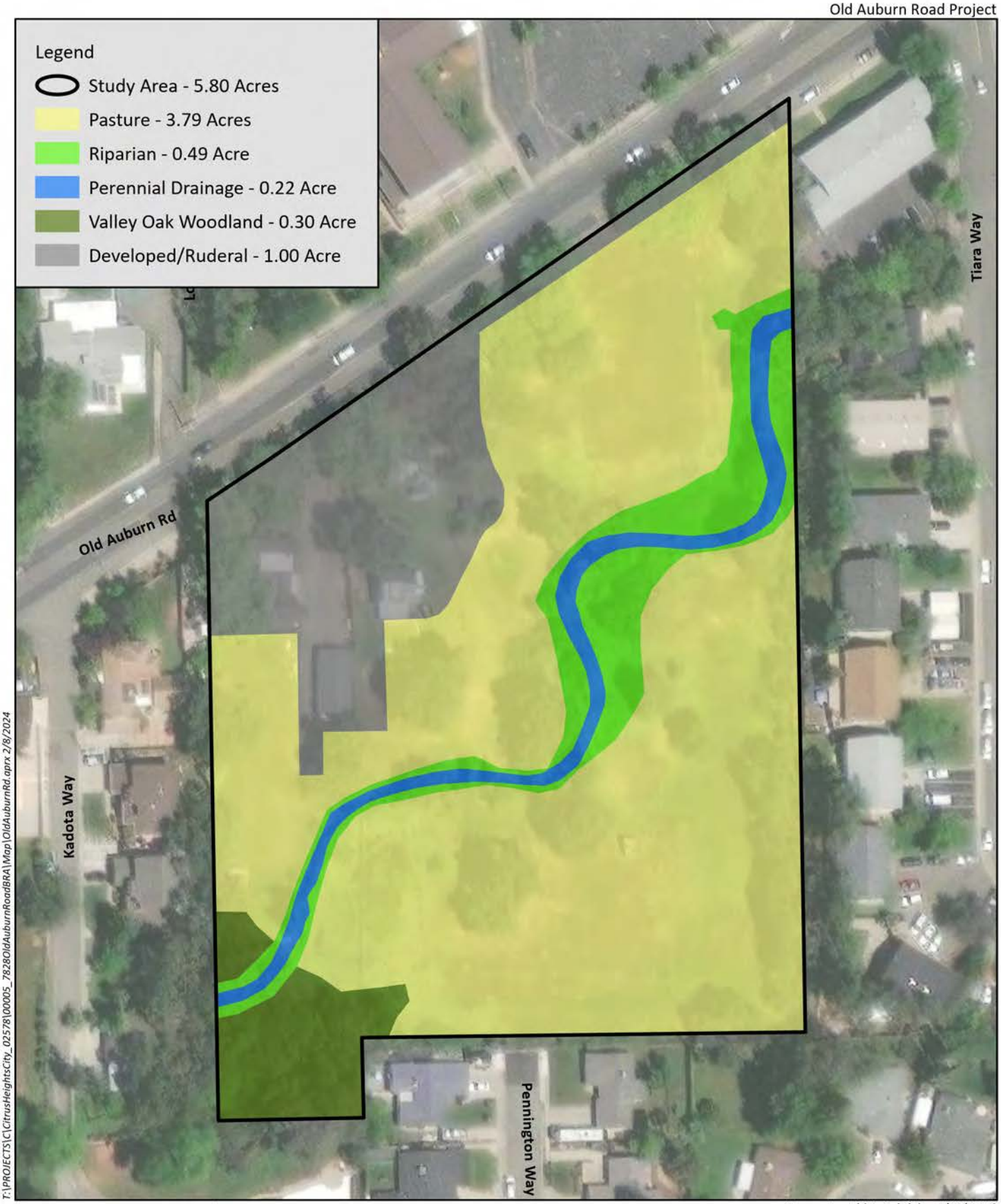


Source: NRCS, 2024; Aerial (DigitalGlobe, 4/26/2022)

HELIX Environmental Planning

Soils Map

Figure 4



Source: Aerial (DigitalGlobe, 4/26/2022)

HELIX Environmental Planning

Biological Communities

Figure 5

types. Approximately 0.22 acre of perennial drainage occurs within the Study Area and is tributary to Cripple Creek (Figure 5). The drainage flows east to west in the Study Area and continues to flow off-site. The drainage contained an average depth of approximately eight inches during the field survey and had areas of ponding/no flows and overall contained very low flows. Evidence of recent high flows, such as wrack and bent/fallen vegetation, were observed, likely from recent storm events. Muddy substrates and abundant vegetation line the drainage channel and old, dilapidated home-made bridges were observed within the drainage channel within the Study Area.

Dominant vegetation observed in the perennial drainage during the field survey includes the special-status plant, Sanford's arrowhead (*Sagittaria sanfordii;* discussed further below in Section 4.5.1), Himalayan blackberry (*Rubus armeniacus*), and tall flatsedge (*Cyperus eragrostis*).

4.4.2.2 Riparian

Riparian habitat is the transitional habitat from aquatic to upland, and the transition to adjacent non-riparian vegetation is usually abrupt. The canopy in riparian habitats is often dominated by cottonwoods, California sycamore, and valley oak, and the subcanopy and understory are generally dense and can be impenetrable. Typical understory shrub layer plants include wild grape (*Vitis californica*), wild rose (*Rosa* spp.), blackberry, blue elderberry (*Sambucus mexicana*), poison oak (*Toxicodendron diversilobum*), buttonbush (*Cephalanthus occidentalis*), and willows (*Salix* spp.; Zeiner *et al*. 1990). Approximately 0.49 acre of riparian habitat occurs within the Study Area along the perennial drainage (Figure 5).

Within the Study Area, the riparian habitat is dominated by thick stands of Himalayan blackberry and a canopy of Fremont's cottonwood trees. Other dominant plant species observed in this habitat during the field survey include Bermuda grass, johnsongrass, curly dock (*Rumex crispus*), and annual fireweed (*Epilobium brachycarpum*).

4.5 SPECIAL-STATUS SPECIES

Special-status species are plant and wildlife species that have been afforded special recognition by federal, State, or local resource agencies or organizations. They are generally of relatively limited distribution and may require specialized habitat conditions. Special-status species are defined as meeting one or more of the following criteria:

- Listed or proposed for listing under CESA or FESA;
- Protected under other regulations (e.g., Habitat Conservation Plans, MBTA);
- Included on the CDFW Special Animals List or Watch List;
- Identified as Rare Plant Rank 1 to 3 by CNPS; or
- Receive consideration during environmental review under CEQA.

Special-status species considered for this analysis are based on queries of the CNDDB, the USFWS, and CNPS ranked species (online versions) for the *Citrus Heights, CA* USGS quadrangle and eight surrounding quadrangles (Appendix A). Appendix B includes the common name and scientific name for each species, regulatory status (federal, State, local, CNPS), habitat descriptions, and potential for occurrence within

the Study Area. The following set of criteria has been used to determine each species' potential for occurrence within the Study Area:

Will Not Occur: Species is either sessile (i.e., plants) or so limited to a particular habitat that it cannot disperse on its own and/or habitat suitable for its establishment and survival does not occur on the Study Area;

Not Expected: Species moves freely and might disperse through or across the Study Area, but suitable habitat for residence or breeding does not occur in the Study Area, potential for an individual of the species to disperse through or forage in the site cannot be excluded with 100% certainty;

Presumed Absent: Habitat suitable for residence and breeding occurs in the Study Area; however, focused surveys conducted for the current project were negative;

May Occur: Species was not observed on the site, and breeding habitat is not present, but the species has the potential to utilize the site for dispersal;

High: Habitat suitable for residence and breeding occurs in the Study Area and the species has been recorded recently in or near the Study Area, but was not observed during surveys for the current project; and

Present: The species was observed during biological surveys for the current project and is assumed to occupy the Study Area or utilize the Study Area during some portion of its life cycle.

Only those species that are known to be present, have a high potential to occur, or may occur are discussed further in the following sections. Species that are not expected to occur or will not occur are included in Appendix B.

4.5.1 Listed and Special-Status Plants

According to the database query, 13 listed and/or special-status plants have the potential to occur on-site or in the vicinity of the Study Area (CDFW 2024 and CNPS 2024). Based on field observations, published information, and literature review, one special-status plant was determined to be present within the Study Area, Sanford's arrowhead. The remainder of the regional special-status plants identified in the query occur on serpentine or alkaline soils, within vernal pools, or within other habitats that do not occur in the Study Area.

Sanford's Arrowhead

Sanford's arrowhead is an emergent, perennial, rhizomatous herb that is endemic to California and is rated as 1B.2 by CNPS (see Section 2.4.1 for rating definitions). This species is found in standing or slow-moving freshwater ponds, marshes, creeks, and ditches from 0 to 605 meters elevation. It blooms from April to October (CNPS 2024).

Sanford's arrowhead was observed throughout the perennial drainage within the Study Area and it appears to be an abundant population. There are four documented occurrences of this species within five miles of the Study Area, with the closest approximately 0.70 mile from the Study Area (CDFW 2024). The perennial drainage within the Study Area is downstream from this documented occurrence and appears to support a large, concentrated population of this species.

4.5.2 Listed and Special-Status Wildlife

According to the database query, 28 listed and/or special-status wildlife species have the potential to occur on-site or in the vicinity of the Study Area (CDFW 2024 and USFWS 2024a). Based on field observations, published information, and literature review, seven special-status wildlife species have the potential to occur within the Study Area: northwestern pond turtle (*Emys marmorata*), Cooper's hawk (*Accipiter cooperii*), tricolored blackbird (*Agelaius tricolor*), grasshopper sparrow (*Ammodramus savannarum*), white-tailed kite (*Elanus leucurus*), song sparrow "Modesto population" (*Melospiza melodia*) and pallid bat (*Antrozous pallidus*). These species are discussed in more detail below. In addition to these special-status wildlife species, other migratory birds and raptors protected under federal, State, and local laws/policies also have the potential to occur within the Study Area.

The following species are not expected to occur on-site or may pass through the Study Area but are not expected to use the Study Area in any significant way and are not discussed further in this report: crotch bumblebee (*Bombus crotchii*), Monarch butterfly (*Danaus plexippus*), giant garter snake (*Thamnophis gigas*), and merlin (*Falco columbarius*).

4.5.2.1 Special-Status Wildlife with a High Potential to Occur

Cooper's Hawk

The Cooper's hawk is included on CDFW's Watch List. This species occurs in open woodlands, riparian forests, montane coniferous forests, and other open woodland habitats. It is also known to occur in wooded suburban habitats. Nests are built in a variety of trees, often in a crotch or on a horizontal branch, and are typically 25-50 feet high. The entire Study Area provides suitable habitat for this species. Large trees suitable for nesting are located throughout the Study Area, and this species could forage in the entire Study Area. This species is not regularly tracked by the CNDDB, but it is a common species in the vicinity of the Study Area (eBird 2024). Because suitable nesting and foraging habitat is present in the Study Area and it is a common species in the area, Cooper's hawk has a high potential to occur.

4.5.2.2 Special-Status Wildlife that May Occur

Northwestern Pond Turtle

The northwestern pond turtle is designated as a Species of Special Concern by CDFW and is also proposed as threatened under the FESA. This species occurs in a variety of aquatic habitats, such as ponds, creeks, ditches, lakes, and marshes. Areas with abundant vegetation and rocky or muddy substrate are preferred; and exposed banks or other basking areas, such as logs or cattail mats, are required. This species is active from February to November, and breeding occurs from April to May. Overwintering occurs in upland terrestrial habitats close to water sources (within approximately 300 feet), in which they will bury themselves under loose soil (CDFW 2024). Nesting sites in uplands may be as far as 400 meters (1,312 feet) or more from the aquatic habitat, although the distance is usually much less and is generally around 100 meters (328 feet; Yolo HCP/NCCP 2018). In nonriverine habitats that experience little water level fluctuation, this species may overwinter underwater (Thomson *et al.* 2016).

There is one documented occurrence of this species within five miles of the Study Area, approximately 4.65 miles away (CDFW 2024). The perennial drainage within the Study Area may provide suitable habitat for this species when sufficiently inundated. Water levels were low (approximately eight inches) at the time of the field survey, and the drainage may not hold enough water to support a permanent

population of this species. This species may utilize the perennial drainage for dispersal and may also utilize adjacent upland areas within the Study Area for nesting, overwintering, or basking. Based on potentially suitable habitat in the Study Area, northwestern pond turtle may occur in the Study Area.

Tricolored Blackbird

The tricolored blackbird is listed as a state threatened species and is also designated as a Species of Special Concern by CDFW. This species is common locally throughout central California and often occurs in grasslands and agricultural settings near water. Tricolored blackbirds nest and seek cover in emergent wetland vegetation and thorny vegetation such as Himalayan blackberry as well as cattails and tules. The nesting area must be large enough to support a minimum colony of 50 pairs, as they are a highly colonial species. This species generally occurs in large open areas, such as agricultural habitats, grasslands, and near ponds and other aquatic habitats, and forages on the ground in croplands, grassy fields, flooded land, and edges of ponds for insects (Shuford and Gardali 2008).

There is one documented occurrence of this species within five miles of the Study Area, approximately 3.75 miles away (CDFW 2024). Although Himalayan blackberry brambles are present along the perennial drainage, they are fairly small and may not be large enough to support a nesting colony of this species. The pastures within the Study Area provide suitable foraging habitat for this species but the Study Area is located in a highly developed residential area that does not contain open habitat this species generally occurs in. The lack of open areas, agricultural areas, and grasslands may limit the potential for this species to occur in the Study Area. Potentially suitable nesting and foraging habitat are present in the Study Area but because the Study Area is located in a residential development and surrounded by development, tricolored blackbird may not utilize the site. Based on potentially suitable habitat in the Study Area, tricolored blackbird may occur.

Grasshopper Sparrow

The grasshopper sparrow is designated as a CDFW Species of Special Concern. This species occurs in California primarily as a summer migrant and is known from Los Angeles, Mendocino, Orange, Placer, Sacramento, San Diego, San Luis Obispo, Solano, and Yuba counties (CDFW 2024). It occurs in large, dense, dry, or well-drained grasslands, especially native grasslands with scattered shrubs or other perching areas. This species nests on the ground at the base of an overhanging clump of grass or sedge and may nest in small colonies (Audubon 2024).

There are no documented occurrences of this species within five miles of the Study Area; the closest occurrence is approximately 11.25 miles from the Study Area (CDFW 2024). The pasture habitat within the Study Area may provide suitable habitat for this species. However, because the Study Area is located in a highly developed residential area and does not contain native grasslands, this species may not utilize the site. Based on potentially suitable habitat in the Study Area, grasshopper sparrow may occur.

White-Tailed Kite

The white-tailed kite is classified as Fully Protected by CDFW. This species occurs in a variety of habitats, including grasslands, savannah, oak woodland, riparian woodland, open suburban areas, and agricultural fields. Nest trees typically have a dense canopy or are within a dense group of trees, such as riparian forest or oak woodland. Foraging habitat consists of a variety of open habitats that contain a high rodent population; especially grasslands, pastures, alfalfa fields, and other agricultural crops/fields.

There are four documented occurrences within five miles of the Study Area, with the closest approximately 2.08 miles away (CDFW 2024). Trees suitable for nesting are present throughout the Study Area. This species may utilize the Study Area for foraging but because the site is fairly small and is dominated by tall, dense vegetation it is not expected to use the site for foraging in any substantial way. Areas more suitable for foraging occur in open spaces away from the development that surrounds the Study Area. This species would generally be expected to occur in open habitats such as grasslands and agricultural fields, not within an isolated patch of potential habitat within residential development. However, because potentially suitable habitat is present, white-tailed kite may occur in the Study Area.

Song Sparrow "Modesto Population"

The song sparrow "Modesto Population" is designated as a Species of Special Concern by CDFW. This species is a unique population of song sparrow that inhabits the central lower basin of the Great Valley and breeds in riparian thickets in shrubs or vines near fresh or saline emergent wetland habitat. Nests are typically situated low to the ground or on the ground under dense riparian vegetation (Shuford and Gardali 2008). This species is known from Colusa County south to Stanislaus County and east of Suisun Marsh.

There are no documented occurrences within five miles of the Study Area; the closest is approximately 10.5 miles away (CDFW 2024). The riparian habitat within the Study Area contains some dense vegetation that could provide suitable nesting habitat for this species. However, the Study Area may be outside of this species' range as it generally occurs in the middle portions of the Central Valley, such as Modesto and Stockton. In addition, because the Study Area is located in a highly developed residential area, this species may not utilize the site. Based on potentially suitable habitat within the Study Area, song sparrow "Modesto Population" may occur in the Study Area.

Pallid Bat

The pallid bat is designated as a Species of Special Concern by CDFW. This species occurs in a variety of habitats throughout California, usually in grasslands, shrublands, woodlands, and forests from sea level to about 6,000 feet in elevation. It appears to be most common in open, dry habitats with rocky areas for roosting. Roosts are often located in caves, rocky crevices, hollow trees, and abandoned structures. This species mates from October to February, and young are born from April to July.

There is one documented occurrence of this species within five miles of the Study Area, approximately 3.25 miles away (CDFW 2024). The entire Study Area provides potentially suitable habitat for this species. Pallid bat may roost in abandoned structures or tree hollows within the Study Area, and one bat box was observed in a tree within the Study Area that could also provide roosting habitat for this species. Rocky areas and other potential roost sites are not present in the Study Area. However, because the Study Area is located in a highly developed residential area, this species may not utilize the site. Based on potentially suitable habitat within the Study Area, pallid bat may occur in the Study Area.

4.5.2.3 Other Nesting Migratory Birds and Raptors

Migratory birds are protected under the MBTA of 1918 (16 U.S.C. 703-711). The MBTA makes it unlawful to take, possess, buy, sell, purchase, or barter any migratory bird listed under 50 CFR 10; this also includes feathers or other parts, nests, eggs, or products, except as allowed by implementing regulations (50 CFR 21). Additionally, Section 3503 of the California Fish and Game Code states that it is unlawful to take, possess, or needlessly destroy the nest or eggs of any bird. Section 3503.5 specifically states that it

is unlawful to take, possess, or destroy any raptors (i.e., hawks, owls, eagles, and falcons), including their nests or eggs; and Section 3513 specifically states that it is unlawful to take or possess any migratory nongame bird as designated in the MBTA or any part of such migratory nongame bird except as provided by rules and regulations adopted by the Secretary of the Interior under provisions of the MBTA.

A number of migratory birds and raptors, in addition to those described above, have the potential to nest in or adjacent to the Study Area. Suitable nest locations within and adjacent to the Study Area include trees, grass, artificial structures, and bare ground.

4.6 SENSITIVE HABITATS

Sensitive habitats include those that are of special concern to resource agencies or those that are protected under CEQA; Section 1600 of the California Fish and Game Code, which includes riparian areas; and/or Sections 401 and 404 of the Clean Water Act, which include wetlands and other waters of the U.S. Sensitive habitats or resource types within the Study Area are discussed below.

4.6.1 Aquatic Resources and Riparian Habitat

Approximately 0.22 acre of perennial drainage and 0.49 acre of riparian habitat were mapped within the Study Area (Figure 5). The perennial drainage is considered a potential water of the U.S. and water of the State subject to USACE and Central Valley Regional Water Quality Control Board (CVRWQCB) jurisdiction under Sections 404 and 401 of the Clean Water Act. The perennial drainage, and the associated riparian habitat, may also be subject to jurisdiction under Section 1600 et seq. of the California Fish and Game Code. Impacts to riparian habitat within the Study Area are likely subject to notification under the CDFW Lake and Streambed Alteration Program.

4.6.2 Wildlife Migration Corridors

Wildlife corridors link areas of suitable wildlife habitat that are otherwise separated by rugged terrain, changes in vegetation, or human disturbance. This fragmentation of habitat can also occur when a portion of one or more habitats is converted into another habitat; for instance, when woodland or scrub habitat is altered or converted into grasslands after a disturbance such as fire, mudslide, or construction activities. Wildlife corridors mitigate the effects of this fragmentation by (1) allowing animals to move between remaining habitats thereby permitting depleted populations to be replenished and promoting genetic exchange; (2) providing escape routes from fire, predators, and human disturbances, thus reducing the risk of catastrophic events (such as fire or disease) on population or local species extinction; and (3) serving as travel routes for individual animals as they move within their home ranges in search of food, water, mates, and other needs.

The Study Area is located within a highly developed residential area and is surrounded by development. Although wildlife may disperse through the Study Area on a local level, especially along the perennial drainage, the Study Area is not considered a wildlife migration or movement corridor.

5.0 CONCLUSIONS AND RECOMMENDATIONS

The ±5.80-acre Study Area is situated in a residential development and consists of two parcels with existing residences. The Study Area is comprised of pastures (3.79 acres), riparian habitat (0.49 acre), perennial drainage (0.22 acre), valley oak woodland (0.30 acre), and developed/ruderal areas (1.00 acre). The two residential houses are currently occupied, and the areas around the houses are comprised of ornamental vegetation, mowed vegetation, parking areas, and other general residential uses. Several old concrete foundations, sheds, and livestock shelters are present on-site as well as fencing for the pastures. Surrounding land uses include residential and commercial development.

One special-status plant, Sanford's arrowhead, was observed within the Study Area during the field survey on January 30, 2024. No special-status wildlife species were observed within the Study Area during the survey but suitable habitat is present for several special-status species, and that there is a potential these species may occur within the Study Area. The perennial drainage and riparian habitats within the Study Area may be considered waters of the U.S. and State subject to USACE and CVRWQCB jurisdiction under Section 404 and 401 of the Clean Water Act, as well as jurisdiction under Section 1600 et seq. of the California Fish and Game Code. Recommendations, including avoidance and minimization measures to limit or avoid impacts to special-status species and sensitive habitats, are included below.

Known or potential biological constraints in the Study Area include:

- Known habitat for the special-status plant, Sanford's arrowhead;
- Potential habitat for special-status reptiles, including northwestern pond turtle;
- Potential habitat for special-status and migratory birds, including Cooper's hawk, tricolored blackbird, grasshopper sparrow, white-tailed kite, and song sparrow "Modesto population";
- Potential habitat for special-status mammals, including pallid bat;
- Trees protected under the City of Citrus Heights Tree Preservation and Protection Regulations; and
- Riverine and riparian habitat that may be potential waters of the U.S. and/or State subject to federal and State regulations.

5.1 RECOMMENDATIONS

5.1.1 Special-Status Plants

The Study Area contains occupied habitat for Sanford's arrowhead, a plant listed as 1B.2 by CNPS, which is a rating defined as plants that are rare, threatened, or endangered in California and elsewhere, and are seriously threatened in California. No other special-status plants were observed within the Study Area or were determined to have the potential to occur in the Study Area. To avoid potential impacts to Sanford's arrowhead, the following measures are recommended:

- Avoid impacts to the perennial drainage within the Study Area during construction. To avoid potential impacts during construction, the perennial drainage corridor, as well as a 10-foot

buffer, should be marked with orange construction fencing or similar material to be marked for avoidance. The avoidance fencing shall be left in place and maintained for the duration of construction. The fencing should be removed at the end of construction by the contractor or other appointed personnel by the project proponent.

- If Sanford's arrowhead populations within the Study Area cannot be avoided, the project proponent should consult with the CDFW to determine appropriate measures to mitigate for the loss of special-status plant populations. These measures may include gathering seed from impacted populations for planting within nearby appropriate habitat, preserving or enhancing existing off-site populations of the plant species affected by the project, or restoring suitable habitat for special-status plant species habitat as directed by CDFW.

- A biologist should conduct an environmental awareness training to all project-related personnel before the initiation of work. The training should include identification of special-status species that are known to occur or could potentially occur on-site, required practices before the start of construction, general measures that are being implemented to protect special-status species as they relate to the project, penalties for non-compliance, and boundaries of the permitted disturbance zones. Upon completion of the training, all construction personnel should sign a form stating that they have attended the training and understand all the measures. Proof of this instruction should be kept on file with the project proponent, and copies made available to the City of Citrus Heights if requested.

5.1.2 Special-Status Reptiles

Suitable aquatic habitat for northwestern pond turtle is present in the perennial drainage within the Study Area, and this species may also utilize the adjacent upland habitat. To avoid potential impacts to this species, the following measures are recommended:

- Ground-disturbing work shall take place during the active season of northwestern pond turtle, if feasible, to avoid potential disturbances to wintering individuals. The general active season window for this species is February to November but seasonal weather patterns should be considered during construction to provide flexibility.

- A qualified biologist should conduct a pre-construction survey within 24 hours before the start of grading or land-disturbing activities. If the survey shows that there is no evidence of this species, then a letter report should be prepared to document the survey and be provided to the project proponent, and no additional measures are recommended. If development does not commence within 24 hours of the survey, or halts for more than seven days, then an additional survey is required before starting or resuming work.

    - If northwestern pond turtle is observed during the survey, no work shall occur until the appropriate agency has been consulted to determine appropriate mitigation and avoidance measures.

- Wildlife exclusion fencing should be installed outside of the drainage and riparian habitat during construction. General silt fencing or other solid fencing is recommended. This fencing can also act as exclusion fencing for special-status plants, as described in Section 5.1.1 above. Fencing should be trenched into the soil at least six inches, and the soil must be carefully compacted

against both sides of the fence for its entire length to prevent animals from entering the construction area. Exclusion fencing should be inspected by the contractor weekly for the duration of construction to ensure it remains intact, and any holes, tears, or gaps should be repaired immediately. Fencing should be removed upon construction completion by the contractor or personnel appointed by the project proponent.

- If northwestern pond turtle is observed within the project area during work, specifically within the construction zone, all work shall immediately halt in the vicinity of the animal and the animal will be allowed to leave the area of its own will. If the animal is in immediate danger, an approved biologist will relocate the animal outside of the construction zone, at a safe distance from all construction-related activities, and within suitable habitat. No one other than an approved biologist shall handle, take, or otherwise harass the animal. No work shall resume until the animal has moved or been removed from areas of potential disturbance.

- A biologist should conduct an environmental awareness training to all project-related personnel before the initiation of work. The training should follow the same guidelines as the special-status plant training described above in Section 5.1.1 and the trainings may be combined, as appropriate.

5.1.3 Cooper's Hawk, Tricolored Blackbird, Grasshopper Sparrow, White-Tailed Kite, Song Sparrow "Modesto Population" and Other Special-Status Birds and Nesting Migratory Birds and Raptors

Special-status birds and migratory birds and raptors protected under federal, State, and/or local laws and policies have the potential to nest and forage within the Study Area, including Cooper's hawk, tricolored blackbird, grasshopper sparrow, white-tailed kite, and song sparrow "Modesto Population". Although no active nests were observed during the field survey, the survey was conducted outside of the nesting season, and the Study Area and adjacent land contain suitable habitat to support a variety of nesting birds within trees, shrubs, structures, and on bare ground.

Active nests and nesting birds are protected by the California Fish and Game Code Sections 3503 and 3503.5, 3513, and the MBTA. Ground-disturbing and other development activities, including grading, vegetation clearing, tree removal/trim, and construction could impact nesting birds if these activities occur during the nesting season (generally February 1 to August 31). To avoid impacts to nesting birds, all ground-disturbing activity should be completed between September 1 and January 31, if feasible. If construction cannot occur outside of the nesting season, the following measures are recommended:

- If construction activities occur during the nesting season, a qualified biologist should conduct a nesting bird survey to determine the presence of any active nests within the Study Area. Additionally, the surrounding 500 feet of the Study Area should be surveyed for active raptor nests, where accessible. The nesting bird survey should be conducted within 14 days before the commencement of ground-disturbing or other development activities. If the nesting bird survey shows that there is no evidence of active nests, then a letter report should be prepared to document the survey and be provided to the project proponent, and no additional measures are recommended. If development does not commence within 14 days of the nesting bird survey, or halts for more than 14 days, then an additional survey is required before starting or resuming work within the nesting season.

  - If active nests are found, then the qualified biologist should establish a species-specific buffer to prohibit development activities near the nest to and minimize nest disturbance until the young have successfully fledged or the biologist determines that the nest is no longer active. Buffer distances may range from 30 feet for some songbirds, up to 500 feet for some raptor species. Nest monitoring may also be warranted during certain phases of construction to ensure nesting birds are not adversely impacted. If active nests are found within any trees slated for removal, then an appropriate buffer should be established around the tree and all trees within the buffer should not be removed until a qualified biologist determines that the nest has successfully fledged and/or is no longer active.

- A qualified biologist should conduct environmental awareness training that is given to all on-site personnel before the initiation of work.

- If construction occurs outside of the nesting bird season (September 1 to January 31), a nesting bird survey and environmental training for nesting birds would not be required.

5.1.4 Pallid Bat

The Study Area contains potentially suitable habitat for pallid bat. This species may roost in hollow trees and artificial structures within the Study Area. If no trees or artificial structures will be removed, no avoidance and minimization measures are recommended. If trees or artificial structures will be removed, the following measures are recommended:

- If trees or artificial structures are to be removed, they should be removed during periods of seasonal bat inactivity to the extent feasible. Removal should occur during late fall, winter, or early spring when maternal roost areas are generally empty (Depaepe and Schmidt 1994). This approach avoids periods when young and newly born bats are typically present.

- Before removal, a biologist should conduct a clearance survey for bat species within 14 days before tree removal. If no signs of bats are observed, then a letter report should be prepared to document the survey and provided to the project proponent, and no additional measures are recommended. If removal does not commence within 14 days of the clearance survey, or halts for more than 14 days, an additional survey is required before resuming or starting work.

- If bats are present and roosting in the Study Area, no trees or structures should be removed until the biologist has determined that a roost site is no longer active and no bats are present.

- Additional mitigation measures for bat species, such as installation of bat boxes or alternate roost structures, would be recommended if special-status bat species are found to be roosting within the Study Area.

5.1.5 Protected Trees

Within City limits, all native oak trees and other mature trees 19 inches or greater in diameter are protected and require a permit for removal (City of Citrus Heights 2024). Protected trees that require a tree permit before impacts include:

- Native oak trees 6 inches or more in diameter.
- Mature trees 19 inches or more in diameter.
- Trees planted as part of a condition of approval or mitigation requirement with a discretionary permit.

The following tree types are exempt from any permit process: alder, fruit trees, catalpa, cottonwoods, eucalyptus, fruitless mulberry, palm, pine, and willow trees.

If any protected trees within the Study Area are anticipated to be removed or significantly impacted, the process for obtaining a tree removal permit shall be followed.

5.1.6 Aquatic Resources and Riparian Habitats

Approximately 0.22 acre of perennial drainage and 0.47 acre of riparian habitat were mapped within the Study Area. The perennial drainage is considered a potential water of the U.S. and water of the State subject to USACE and CVRWQCB jurisdiction under Sections 404 and 401 of the Clean Water Act. The perennial drainage, and the associated riparian habitat, may also be subject to jurisdiction under Section 1600 et seq. of the California Fish and Game Code. If impacts to these habitats are expected, a formal aquatic resources delineation should be conducted for the Study Area and should be submitted to the appropriate resources agencies to determine the extent of jurisdiction. In the event that any aquatic resources are determined to be jurisdictional and will be impacted by the Project, the Project proponent will be required to apply for appropriate permits to fill aquatic resources, and any mitigation measures contained in the permits will require implementation before filling or removal of any on-site features deemed subject to regulation.

If the aquatic habitats are not anticipated to be impacted, the boundary of these habitats should be clearly marked and avoided during construction. Highly visible material, such as orange construction fencing, should be constructed at least 10 feet from the boundary of these habitats to establish an appropriate no-disturbance buffer. This fencing could also serve as exclusion fencing for special-status plants and reptiles. Erosion control measures should also be implemented around these habitats and all other measures outlined in the Project's Storm Water Pollution Prevention Plan and other general construction permits should be followed.

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Appendix A

CNDDB, CNPS, and USFWS Lists of Regionally Occurring Special-Status Species

Selected Elements by Scientific Name

California Department of Fish and Wildlife

California Natural Diversity Database

Query Criteria: Quad IS (Citrus Heights (3812163) OR Pleasant Grove (3812174) OR Roseville (3812173) OR Rocklin (3812172) OR Folsom (3812162) OR Buffalo Creek (3812152) OR Carmichael (3812153) OR Sacramento East (3812154) OR Rio Linda (3812164))

Species	Element Code	Federal Status	State Status	Global Rank	State Rank	Rare Plant Rank/CDFW SSC or FP
Accipiter cooperii Cooper's hawk	ABNKC12040	None	None	G5	S4	WL
Agelaius tricolor tricolored blackbird	ABPBXB0020	None	Threatened	G1G2	S2	SSC
Alkali Meadow Alkali Meadow	CTT45310CA	None	None	G3	S2.1	
Alkali Seep Alkali Seep	CTT45320CA	None	None	G3	S2.1	
Ammodramus savannarum grasshopper sparrow	ABPBXA0020	None	None	G5	S3	SSC
Andrena subapasta An andrenid bee	IIHYM35210	None	None	G1G2	S1S2	
Antrozous pallidus pallid bat	AMACC10010	None	None	G4	S3	SSC
Aquila chrysaetos golden eagle	ABNKC22010	None	None	G5	S3	FP
Ardea alba great egret	ABNGA04040	None	None	G5	S4	
Ardea herodias great blue heron	ABNGA04010	None	None	G5	S4	
Athene cunicularia burrowing owl	ABNSB10010	None	None	G4	S2	SSC
Balsamorhiza macrolepis big-scale balsamroot	PDAST11061	None	None	G2	S2	1B.2
Bombus crotchii Crotch bumble bee	IIHYM24480	None	Candidate Endangered	G2	S2	
Bombus pensylvanicus American bumble bee	IIHYM24260	None	None	G3G4	S2	
Branchinecta lynchi vernal pool fairy shrimp	ICBRA03030	Threatened	None	G3	S3	
Branchinecta mesovallensis midvalley fairy shrimp	ICBRA03150	None	None	G2	S2S3	
Buteo regalis ferruginous hawk	ABNKC19120	None	None	G4	S3S4	WL
Buteo swainsoni Swainson's hawk	ABNKC19070	None	Threatened	G5	S4	
Chloropyron molle ssp. hispidum hispid salty bird's-beak	PDSCR0J0D1	None	None	G2T1	S1	1B.1

Species	Element Code	Federal Status	State Status	Global Rank	State Rank	Rare Plant Rank/CDFW SSC or FP
Clarkia biloba ssp. brandegeeae Brandegee's clarkia	PDONA05053	None	None	G4G5T4	S4	4.2
Coccyzus americanus occidentalis western yellow-billed cuckoo	ABNRB02022	Threatened	Endangered	G5T2T3	S1	
Desmocerus californicus dimorphus valley elderberry longhorn beetle	IICOL48011	Threatened	None	G3T3	S3	
Downingia pusilla dwarf downingia	PDCAM060C0	None	None	GU	S2	2B.2
Dumontia oregonensis hairy water flea	ICBRA23010	None	None	G1G3	S1	
Elanus leucurus white-tailed kite	ABNKC06010	None	None	G5	S3S4	FP
Elderberry Savanna Elderberry Savanna	CTT63440CA	None	None	G2	S2.1	
Emys marmorata western pond turtle	ARAAD02030	Proposed Threatened	None	G3G4	S3	SSC
Falco columbarius merlin	ABNKD06030	None	None	G5	S3S4	WL
Fritillaria agrestis stinkbells	PMLIL0V010	None	None	G3	S3	4.2
Gonidea angulata western ridged mussel	IMBIV19010	None	None	G3	S2	
Gratiola heterosepala Boggs Lake hedge-hyssop	PDSCR0R060	None	Endangered	G2	S2	1B.2
Hydrochara rickseckeri Ricksecker's water scavenger beetle	IICOL5V010	None	None	G2?	S2?	
Juncus leiospermus var. ahartii Ahart's dwarf rush	PMJUN011L1	None	None	G2T1	S1	1B.2
Juncus leiospermus var. leiospermus Red Bluff dwarf rush	PMJUN011L2	None	None	G2T2	S2	1B.1
Lasionycteris noctivagans silver-haired bat	AMACC02010	None	None	G3G4	S3S4	
Laterallus jamaicensis coturniculus California black rail	ABNME03041	None	Threatened	G3T1	S2	FP
Legenere limosa legenere	PDCAM0C010	None	None	G2	S2	1B.1
Lepidurus packardi vernal pool tadpole shrimp	ICBRA10010	Endangered	None	G3	S3	
Linderiella occidentalis California linderiella	ICBRA06010	None	None	G2G3	S2S3	
Melospiza melodia pop. 1 song sparrow ("Modesto" population)	ABPBXA3013	None	None	G5T3?Q	S3?	SSC

Species	Element Code	Federal Status	State Status	Global Rank	State Rank	Rare Plant Rank/CDFW SSC or FP
Nannopterum auritum double-crested cormorant	ABNFD01020	None	None	G5	S4	WL
Navarretia myersii ssp. myersii pincushion navarretia	PDPLM0C0X1	None	None	G2T2	S2	1B.1
Northern Claypan Vernal Pool Northern Claypan Vernal Pool	CTT44120CA	None	None	G1	S1.1	
Northern Hardpan Vernal Pool Northern Hardpan Vernal Pool	CTT44110CA	None	None	G3	S3.1	
Northern Volcanic Mud Flow Vernal Pool Northern Volcanic Mud Flow Vernal Pool	CTT44132CA	None	None	G1	S1.1	
Oncorhynchus mykiss irideus pop. 11 steelhead - Central Valley DPS	AFCHA0209K	Threatened	None	G5T2Q	S2	
Orcuttia tenuis slender Orcutt grass	PMPOA4G050	Threatened	Endangered	G2	S2	1B.1
Orcuttia viscida Sacramento Orcutt grass	PMPOA4G070	Endangered	Endangered	G1	S1	1B.1
Pandion haliaetus osprey	ABNKC01010	None	None	G5	S4	WL
Progne subis purple martin	ABPAU01010	None	None	G5	S3	SSC
Riparia riparia bank swallow	ABPAU08010	None	Threatened	G5	S3	
Sagittaria sanfordii Sanford's arrowhead	PMALI040Q0	None	None	G3	S3	1B.2
Spea hammondii western spadefoot	AAABF02020	Proposed Threatened	None	G2G3	S3S4	SSC
Taxidea taxus American badger	AMAJF04010	None	None	G5	S3	SSC
Thamnophis gigas giant gartersnake	ARADB36150	Threatened	Threatened	G2	S2	
Valley Needlegrass Grassland Valley Needlegrass Grassland	CTT42110CA	None	None	G3	S3.1	

Record Count: 56

United States Department of the Interior

FISH AND WILDLIFE SERVICE
Sacramento Fish And Wildlife Office
Federal Building
2800 Cottage Way, Room W-2605
Sacramento, CA 95825-1846
Phone: (916) 414-6600 Fax: (916) 414-6713

In Reply Refer To:
Project Code: 2024-0042592
Project Name: Old Auburn Road

January 30, 2024

Subject: List of threatened and endangered species that may occur in your proposed project location or may be affected by your proposed project

To Whom It May Concern:

The enclosed species list identifies threatened, endangered, proposed and candidate species, as well as proposed and final designated critical habitat, that may occur within the boundary of your proposed project and/or may be affected by your proposed project. The species list fulfills the requirements of the U.S. Fish and Wildlife Service (Service) under section 7(c) of the Endangered Species Act (Act) of 1973, as amended (16 U.S.C. 1531 *et seq.*).

New information based on updated surveys, changes in the abundance and distribution of species, changed habitat conditions, or other factors could change this list. Please feel free to contact us if you need more current information or assistance regarding the potential impacts to federally proposed, listed, and candidate species and federally designated and proposed critical habitat. Please note that under 50 CFR 402.12(e) of the regulations implementing section 7 of the Act, the accuracy of this species list should be verified after 90 days. This verification can be completed formally or informally as desired. The Service recommends that verification be completed by visiting the IPaC website at regular intervals during project planning and implementation for updates to species lists and information. An updated list may be requested through the IPaC system by completing the same process used to receive the enclosed list.

The purpose of the Act is to provide a means whereby threatened and endangered species and the ecosystems upon which they depend may be conserved. Under sections 7(a)(1) and 7(a)(2) of the Act and its implementing regulations (50 CFR 402 *et seq.*), Federal agencies are required to utilize their authorities to carry out programs for the conservation of threatened and endangered species and to determine whether projects may affect threatened and endangered species and/or designated critical habitat.

A Biological Assessment is required for construction projects (or other undertakings having similar physical impacts) that are major Federal actions significantly affecting the quality of the human environment as defined in the National Environmental Policy Act (42 U.S.C. 4332(2)

(c)). For projects other than major construction activities, the Service suggests that a biological evaluation similar to a Biological Assessment be prepared to determine whether the project may affect listed or proposed species and/or designated or proposed critical habitat. Recommended contents of a Biological Assessment are described at 50 CFR 402.12.

If a Federal agency determines, based on the Biological Assessment or biological evaluation, that listed species and/or designated critical habitat may be affected by the proposed project, the agency is required to consult with the Service pursuant to 50 CFR 402. In addition, the Service recommends that candidate species, proposed species and proposed critical habitat be addressed within the consultation. More information on the regulations and procedures for section 7 consultation, including the role of permit or license applicants, can be found in the "Endangered Species Consultation Handbook" at:

https://www.fws.gov/sites/default/files/documents/endangered-species-consultation-handbook.pdf

Migratory Birds: In addition to responsibilities to protect threatened and endangered species under the Endangered Species Act (ESA), there are additional responsibilities under the Migratory Bird Treaty Act (MBTA) and the Bald and Golden Eagle Protection Act (BGEPA) to protect native birds from project-related impacts. Any activity, intentional or unintentional, resulting in take of migratory birds, including eagles, is prohibited unless otherwise permitted by the U.S. Fish and Wildlife Service (50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)). For more information regarding these Acts, see https://www.fws.gov/program/migratory-bird-permit/what-we-do.

The MBTA has no provision for allowing take of migratory birds that may be unintentionally killed or injured by otherwise lawful activities. It is the responsibility of the project proponent to comply with these Acts by identifying potential impacts to migratory birds and eagles within applicable NEPA documents (when there is a federal nexus) or a Bird/Eagle Conservation Plan (when there is no federal nexus). Proponents should implement conservation measures to avoid or minimize the production of project-related stressors or minimize the exposure of birds and their resources to the project-related stressors. For more information on avian stressors and recommended conservation measures, see https://www.fws.gov/library/collections/threats-birds.

In addition to MBTA and BGEPA, Executive Order 13186: *Responsibilities of Federal Agencies to Protect Migratory Birds*, obligates all Federal agencies that engage in or authorize activities that might affect migratory birds, to minimize those effects and encourage conservation measures that will improve bird populations. Executive Order 13186 provides for the protection of both migratory birds and migratory bird habitat. For information regarding the implementation of Executive Order 13186, please visit https://www.fws.gov/partner/council-conservation-migratory-birds.

We appreciate your concern for threatened and endangered species. The Service encourages Federal agencies to include conservation of threatened and endangered species into their project planning to further the purposes of the Act. Please include the Consultation Code in the header of this letter with any request for consultation or correspondence about your project that you submit to our office.

Attachment(s):

- Official Species List

OFFICIAL SPECIES LIST

This list is provided pursuant to Section 7 of the Endangered Species Act, and fulfills the requirement for Federal agencies to "request of the Secretary of the Interior information whether any species which is listed or proposed to be listed may be present in the area of a proposed action".

This species list is provided by:

Sacramento Fish And Wildlife Office
Federal Building
2800 Cottage Way, Room W-2605
Sacramento, CA 95825-1846
(916) 414-6600

PROJECT SUMMARY

Project Code: 2024-0042592
Project Name: Old Auburn Road
Project Type: New Constr - Above Ground
Project Description: Private development - initial lot split.
Project Location:

The approximate location of the project can be viewed in Google Maps: https://www.google.com/maps/@38.701055100000005,-121.27500070474579,14z

Counties: Sacramento County, California

ENDANGERED SPECIES ACT SPECIES

There is a total of 7 threatened, endangered, or candidate species on this species list.

Species on this list should be considered in an effects analysis for your project and could include species that exist in another geographic area. For example, certain fish may appear on the species list because a project could affect downstream species.

IPaC does not display listed species or critical habitats under the sole jurisdiction of NOAA Fisheries[1], as USFWS does not have the authority to speak on behalf of NOAA and the Department of Commerce.

See the "Critical habitats" section below for those critical habitats that lie wholly or partially within your project area under this office's jurisdiction. Please contact the designated FWS office if you have questions.

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1. NOAA Fisheries, also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

REPTILES

NAME	STATUS
Northwestern Pond Turtle *Actinemys marmorata* No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/1111	Proposed Threatened

AMPHIBIANS

NAME	STATUS
California Tiger Salamander *Ambystoma californiense* Population: U.S.A. (Central CA DPS) There is **final** critical habitat for this species. Your location does not overlap the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/2076	Threatened
Western Spadefoot *Spea hammondii* No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/5425	Proposed Threatened

INSECTS

NAME	STATUS
Monarch Butterfly *Danaus plexippus* No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/9743	Candidate
Valley Elderberry Longhorn Beetle *Desmocerus californicus dimorphus* There is **final** critical habitat for this species. Your location does not overlap the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/7850	Threatened

CRUSTACEANS

NAME	STATUS
Vernal Pool Fairy Shrimp *Branchinecta lynchi* There is **final** critical habitat for this species. Your location does not overlap the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/498	Threatened
Vernal Pool Tadpole Shrimp *Lepidurus packardi* There is **final** critical habitat for this species. Your location does not overlap the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/2246	Endangered

CRITICAL HABITATS

THERE ARE NO CRITICAL HABITATS WITHIN YOUR PROJECT AREA UNDER THIS OFFICE'S JURISDICTION.

YOU ARE STILL REQUIRED TO DETERMINE IF YOUR PROJECT(S) MAY HAVE EFFECTS ON ALL ABOVE LISTED SPECIES.

IPAC USER CONTACT INFORMATION

Agency: Citrus Heights city
Name: Christine Heckler
Address: 1677 Eureka Road Suite 100
Address Line 2: Suite 100
City: Roseville
State: CA
Zip: 95661
Email christineh@helixepi.com
Phone: 9164351202

LEAD AGENCY CONTACT INFORMATION

Lead Agency: Citrus Heights city

CALIFORNIA NATIVE PLANT SOCIETY

CNPS Rare Plant Inventory

Search Results

2 matches found. Click on scientific name for details

Search Criteria: CRPR is one of [**1A:1B:2A:2B:3:4**] Fed List is one of [**FE:FT:FC**] **and** State List is one of [**CE:CT:CR:CC**] , Quad is one of [**3812163:3812174:3812173:3812172:3812162:3812152:3812153:3812154:3812164**]

▲ SCIENTIFIC NAME	COMMON NAME	FAMILY	LIFEFORM	BLOOMING PERIOD	FED LIST	STATE LIST	GLOBAL RANK	STATE RANK	CA RARE PLANT RANK	CA ENDEMIC	DATE ADDED	PHOTO
Orcuttia tenuis	slender Orcutt grass	Poaceae	annual herb	May-Sep(Oct)	FT	CE	G2	S2	1B.1	Yes	1974-01-01	 © 2013 Justy Leppert
Orcuttia viscida	Sacramento Orcutt grass	Poaceae	annual herb	Apr-Jul(Sep)	FE	CE	G1	S1	1B.1	Yes	1974-01-01	 © Rick York and CNPS

Showing 1 to 2 of 2 entries

Suggested Citation:
California Native Plant Society, Rare Plant Program. 2024. Rare Plant Inventory (online edition, v9.5). Website https://www.rareplants.cnps.org [accessed 30 January 2024].

Appendix B

Special-Status Species With Potential to Occur in the Study Area

Scientific Name/ Common Name[1]	Status[2]	Habitat, Ecology and Life History	Potential to Occur[3]
Plants			
Balsamorhiza macrolepis big-scale balsamroot	--/--/1B.2	A perennial herb often found in serpentine soils within chaparral, cismontane woodland, and valley and foothill grassland habitats from 35 - 1,465 meters elevation. Mostly occurs along the western foothills of the Sierra Nevada and in the eastern Coast Ranges near San Francisco Bay. Blooming period: March – June (CNPS 2024).	**Will not occur.** Serpentine soils do not occur in the Study Area and this species is not known to occur in Sacramento County (CNPS 2024). There are no documented occurrences of this species within five miles of the Study Area (CDFW 2024).
Chloropyron palmatum palmate-bracted bird's-beak	FE/SE/1B.1	An annual hemi-parasitic herb that is restricted to seasonally flooded, saline-alkali soils in lowland plains and basins at elevations of less than 155 meters (USFWS 1998). Generally found in alkaline wetlands in chenopod scrub, and valley and foothill grassland. Blooms May to October (CNPS 2024).	**Will not occur.** Saline-alkaline soils do not occur in the Study Area and suitable habitat types are also absent. There are no documented occurrences of this species within five miles of the Study Area (CDFW 2024).
Clarkia biloba ssp. *brandegeeae* Brandegee's clarkia	--/--/4.2	An annual herb often found in roadcuts within chaparral, foothill woodland, and lower montane coniferous forests from 75 to 915 meters elevation. Appears to prefer areas with minimal grassy cover and often found on slopes. Blooming period: May – July (CNPS 2023).	**Will not occur.** The Study Area is below the known elevational range of this species and does not contain suitable habitat. One documented occurrence within five miles of the Study Area (CDFW 2024).
Downingia pusilla dwarf downingia	--/--/2B.2	An annual herb found in vernal pools and mesic microsites in valley and foothill grassland from 1 to 445 meters elevation. Blooms March to May (CNPS 2024).	**Will not occur.** Vernal pools and mesic areas in grasslands do not occur in the Study Area. Two documented occurrences of this species within five miles of the Study Area (CDFW 2024).
Fritillaria agrestis stinkbells	--/--/4.2	A perennial herb that occurs in cismontane woodland, chaparral, valley and foothill grasslands, and pinyon and juniper woodlands. Mostly found in non-native grassland with clay or serpentine soils from 10-1,555 meters elevation. Blooming period: March – June (CNPS 2024).	**Not expected.** Clay or serpentine soils do not occur in the Study Area and suitable habitat types are largely absent. The valley oak woodland habitat within the Study Area could potentially support this species but without suitable soil types, it is not expected to occur. Two documented occurrences within five miles of the Study Area (CDFW 2024).

Scientific Name/ Common Name[1]	Status[2]	Habitat, Ecology and Life History	Potential to Occur[3]
Gratiola heterosepala Boggs Lake hedge-hyssop	--/SE/1B.2	An annual herb found on clay soils in marshes and swamps at lake margins, and in vernal pools from 10 to 2,375 meters elevation. Blooms April to August (CNPS 2024).	**Will not occur.** Suitable aquatic habitat and clay soils are not present in the Study Area. Two documented occurrences within five miles of the Study Area (CDFW 2024).
Juncus leiospermus var. *ahartii* Ahart's dwarf rush	--/--/1B.2	An annual herb found in vernal pools and mesic areas of valley and foothill grasslands from 30 to 229 meters elevation. Blooms March – May (CNPS 2024).	**Will not occur.** Vernal pools and mesic grasslands do not occur in the Study Area. There are no documented occurrences of this species within five miles of the Study Area (CDFW 2024).
Juncus leiospermus var. *leiospermus* Red Bluff dwarf rush	--/--/1B.2	An annual herb found on vernally mesic sites in chaparral and cismontane woodland, in meadows, seeps, vernal pools, and valley and foothill grassland from 35 to 1,250 meters elevation. Blooms March – May (CNPS 2024).	**Will not occur.** Vernal pools, seeps, and vernally mesic habitats do not occur in the Study Area. There are no documented occurrences of this species within five miles of the Study Area (CDFW 2024).
Legenere limosa legenere	--/--/1B.1	An annual herb found in vernal pools from 1 to 880 meters elevation. Blooms April to June (CNPS 2024).	**Will not occur.** Vernal pools do not occur in the Study Area. There are no documented occurrences of this species within five miles of the Study Area (CDFW 2024).
Navarretia myersii ssp. *myersii* pincushion navarretia	1B.1	An annual herb found in vernal pools from 20 to 330 meters elevation. Blooms April – May (CNPS 2023).	**Will not occur.** Vernal pools do not occur in the Study Area. One documented occurrence of this species within five miles of the Study Area (CDFW 2024).
Orcuttia tenuis slender Orcutt grass	FT/SE/1B.1	An annual herb that occurs in vernal pools, often on gravelly substrate from 25 to 1,755 meters elevation. Blooms May to September (CDFW 2024).	**Will not occur.** Vernal pools do not occur in the Study Area. There are no documented occurrences of this species within five miles of the Study Area (CDFW 2024).
Orcuttia viscida Sacramento Orcutt grass	FE/SE/1B.1	An annual herb that occurs in vernal pools from 15 to 100 meters elevation. Blooms from April to September (CNPS 2024).	**Will not occur.** Vernal pools do not occur in the Study Area. Three documented occurrences of this species within five miles of the Study Area (CDFW 2024).

Scientific Name/ Common Name[1]	Status[2]	Habitat, Ecology and Life History	Potential to Occur[3]
Sagittaria sanfordii Sanford's arrowhead	--/--/1B.2	An emergent, perennial, rhizomatous herb found in standing or slow-moving freshwater ponds, marshes, creeks, and ditches from 0 to 605 meters elevation. Blooms April to October (CNPS 2024).	**Present.** This species was observed in the perennial drainage within the Study Area during the field survey. Four documented occurrences within five miles of the Study Area (CDFW 2024).
Animals			
Invertebrates			
Bombus crotchii crotch bumble bee	--/SCE/--	Occurs in grassland and scrub habitats. New colonies are initiated by solitary queens, generally in the early spring, which typically occupy abandoned rodent burrows (CDFW 2019). This species is a generalist forager and has been reported visiting a wide variety of flowering plants. The flight period for queens in California is from February to October. New queens hibernate over the winter and initiate a new colony the following spring. Rare throughout its range and in decline in the Central Valley and southern California (CDFW 2019). The most current known range of this species follows a small strip from western Trinity County south to Tehama County and along the entire Central Valley and coast south of Monterey to the southernmost portions of the State. The range is generally bound on the east by the high Sierra Nevada range and areas east of Bishop, Ridgecrest, and the Salton Sea (CDFW 2023).	**Not expected**. Grassland and scrub habitat do not occur in the Study Area. The pasture may provide suitable habitat for this species but vegetation is very dense which may limit the possibility of colony establishment due to the potential difficulty of a queen reaching the ground to find a burrow. This species is rare throughout its range and is not expected to occur in the Study Area. There are no documented occurrences of this species within five miles of the Study Area (CDFW 2024).
Branchinecta lynchi vernal pool fairy shrimp	FT/--/--	Generally occurs in vernal pools but may also be found in seasonal wetlands, swales, and alkali pools. Typically found in turbid water but also occurs in clear water with abundant aquatic vegetation (CDFW 2024).	**Will not occur.** Suitable aquatic habitat is not present in the Study Area. Seven documented occurrences within five miles of the Study Area (CDFW 2024).

Scientific Name/ Common Name[1]	Status[2]	Habitat, Ecology and Life History	Potential to Occur[3]
Danaus plexippus pop. 1 monarch - California overwintering population	FCE/--/--	Overwintering populations of monarch butterflies roost in wind protected tree groves, especially *Eucalyptus* spp., and species of pine or cypress with nectar and water sources nearby. Winter roost sites extend along the coast from Mendocino County to Baja California. As caterpillars, monarchs feed exclusively on the leaves of milkweed (*Asclepias* sp.; Nial *et al*. 2019 and USFWS 2020). Monarch butterfly migration routes pass east over the Sierra Nevada in the fall and back to the California coast in the spring. The overwintering population is located along the Coast while summer breeding areas occur in interior California and North America with spring breeding areas located further east (USFWS 2020).	**Not expected.** Suitable overwintering habitat is not present in the Study Area and milkweed was not observed onsite. This species may pass through the Study Area during migration but is not expected to significantly utilize the site. There are no documented occurrences of this species within five miles of the Study Area (CDFW 2024).
Desmocerus californicus dimorphus valley elderberry longhorn beetle	FT/--/--	Depends on elderberry shrubs (*Sambucus* spp.) and typically occurs near rivers or streams. Stems at least a 1-inch diameter or greater are necessary for larvae and pupae development. Adults emerge in spring until early summer and exit holes are visible on shrub stems year-round (CDFW 2024).	**Will not occur.** Elderberry shrubs are not present in the Study Area. Four documented occurrences within five miles of the Study Area (CDFW 2024).
Lepidurus packardi vernal pool tadpole shrimp	FE/--/--	Occurs in a variety of seasonally inundated habitats, particularly low-alkalinity seasonal pools in grasslands. Known to occur in vernal pools, wetlands, and other freshwater habitats. Generally occurs in larger, deeper features where dissolved oxygen levels are higher and features remain inundated for longer periods (CDFW 2024).	**Will not occur.** Suitable aquatic habitat is not present in the Study Area. There are no documented occurrences of this species within five miles of the Study Area (CDFW 2024).

Scientific Name/ Common Name[1]	Status[2]	Habitat, Ecology and Life History	Potential to Occur[3]
Fishes			
Oncorhynchus mykiss pop. 11 Central Valley steelhead DPS	FT/--/--	This distinct population segment includes all naturally spawned anadromous steelhead populations below impassable barriers in the Sacramento and San Joaquin rivers and their tributaries, excluding steelhead from San Francisco and San Pablo Bays and their tributaries, as well as two artificial propagation programs: the Coleman NFH, and Feather River Hatchery steelhead hatchery programs. Steelhead spawn in rivers and streams with cool, clear, water and suitable silt free substrate (NMFS 2016).	**Will not occur.** Although a perennial drainage is present in the Study Area, the drainage does not contain suitable substrate or water conditions for this species. The drainage is a tributary to Cripple Creek, where steelhead are not known to occur (Ellrott *et al*. 2024). Two documented occurrences within five miles of the Study Area (CDFW 2024).
Amphibians			
Ambystoma californiense California tiger salamander	FT/ST/--	This species is generally restricted to vernal pools and seasonal ponds, including many constructed stock ponds, in grassland and oak savannah plant communities from sea level to about 1,500 feet in central California. This species spends the majority of its life in upland areas in the vicinity of suitable breeding ponds, where it inhabits rodent burrows. In order to provide suitable habitat for this species, suitable breeding habitat must be present in combination with suitable upland habitat. In the Coastal region, populations are scattered from Sonoma County in the northern San Francisco Bay Area to Santa Barbara County, and in the Central Valley and Sierra Nevada foothills from Yolo to Kern counties (USFWS 2017).	**Will not occur**. Suitable aquatic breeding habitat is not present in the Study Area. Upland habitats within the Study Area are associated with residential development or are comprised of dense vegetation which are unsuitable for this species. Additionally, this species is not known to occur in the vicinity of the Study Area.

Scientific Name/ Common Name[1]	Status[2]	Habitat, Ecology and Life History	Potential to Occur[3]
Spea hammondii western spadefoot	FPT/--/SSC	Occurs in a variety of open habitats including grasslands, coastal sage scrub, chaparral, sandy washes, and playas. Can also be found in valley-foothill woodlands. Appears to prefer open areas with sandy or gravelly soils. This species spends the majority of its life underground and typically emerges between October to May to breed. Breeding occurs in vernal pools, depressional wetlands, and sometimes puddles. Breeding sites must remain inundated for at least 30 days for larvae to mature (CDFW 2024).	**Will not occur**. Suitable aquatic breeding habitat is not present in the Study Area. Upland habitats within the Study Area are associated with residential development or are comprised of dense vegetation which are unsuitable for this species. Two documented occurrences within five miles of the Study Area (CDFW 2024).
Reptiles			
Actinemys (=Emys) marmorata northwestern pond turtle	FPT/--/SSC	Occurs in a variety of aquatic habitats; typically, permanent ponds, lakes, streams, irrigation ditches, canals, marshes, or pools in intermittent drainages. Prefers areas lined with abundant vegetation and either rocky or muddy substrates. Requires basking sites such as logs, rocks, cattail mats or exposed banks. Active from February to November, and breeding occurs from April to May. Overwintering occurs in upland terrestrial habitats close to water sources (approximately 300 feet), in which they will bury themselves under loose soil (CDFW 2024). Nesting sites in uplands may be as far as 400 meters (1,312 feet) or more from the aquatic habitat, although the distance is usually much less and is generally around 100 meters (328 feet) (Yolo HCP/NCCP 2018). In nonriverine habitats that experience little water level fluctuation, this species may overwinter underwater (Thomson *et al.* 2016).	**May occur.** The perennial drainage within the Study Area may provide suitable habitat for this species when sufficiently inundated. Water levels were low (approximately 8 inches) at the time of the field survey and the drainage may not hold enough water to support a permanent population of this species. This species may utilize the drainage for dispersal and may also utilize adjacent upland areas within the Study Area for nesting, overwintering, or basking. One documented occurrence within five miles of the Study Area (CDFW 2024).

Scientific Name/ Common Name[1]	Status[2]	Habitat, Ecology and Life History	Potential to Occur[3]
Thamnophis gigas giant garter snake	FT/ST/--	Endemic to the San Joaquin and Sacramento Valley floors. Inhabits agricultural wetlands and other waterways such as irrigation and drainage canals, sloughs, ponds, small lakes, low gradient streams, and adjacent uplands. Requires adequate water during its active season (early spring through mid-fall) to provide food and cover, emergent, herbaceous wetland vegetation for foraging and cover, grassy banks and openings in waterside vegetation for basking, and higher elevation uplands for cover and refuge from flood waters during its dormant season (winter). Inhabits small mammal burrows and other soil crevices with sunny exposure along south and west facing slopes, above prevailing flood elevations when dormant. Primarily found in marshes and sloughs as well as slow-moving creeks but absent from large rivers (USFWS 2024).	**Not expected.** The perennial drainage within the Study Area could provide suitable habitat for this species but giant garter snake is not known to occur in the vicinity of the Study Area. There are no documented occurrences within five miles of the Study Area (CDFW 2024).
Birds			
Accipiter cooperii Cooper's hawk	--/--/WL	Nests in woodlands and sometimes in suburban trees. Nests are built in a variety of trees, often in a crotch or on a horizontal branch, and are typically 25-50 feet high. Preys on medium-sized birds and small mammals. Forages in open woodland and habitat edges (Zeiner *et al.* 1990).	**High.** Suitable nesting and foraging habitat is present for this species in the Study Area. There are no documented occurrences of this species within five miles of the Study Area (CDFW 2024).
Agelaius tricolor tricolored blackbird	--/ST/SSC	Common locally throughout central California. Nests and seeks cover in emergent wetland vegetation and thorny vegetation such as Himalayan blackberry (*Rubus armeniacus*) as well as cattails and tules. Nesting area must be large enough to support a minimum colony of 50 pairs as they are a highly colonial species. Generally occurs in large open areas such as agricultural habitats, grasslands, and near ponds and other aquatic habitats. Forages on the ground in croplands, grassy fields, flooded land, and edges of ponds for insects (Shuford and Gardali 2008).	**May occur.** Although some suitable nesting habitat is present along the perennial drainage, it is relatively limited and may not be large enough to support a nesting colony. The pastures within the Study Area provide suitable foraging habitat but the Study Area is located in a highly developed residential area that does not contain open habitat that this species generally occurs in and may not be suitable for this species. One documented occurrence within five miles of the Study Area (CDFW 2024).

Scientific Name/ Common Name[1]	Status[2]	Habitat, Ecology and Life History	Potential to Occur[3]
Ammodramus savannarum grasshopper sparrow	--/--/SSC	A summer resident of foothills and lowlands west of the Cascade-Sierra Nevada crest. Occurs in grasslands with scattered shrubs or other tall structures which it utilizes as singing perches. Nests on the ground in dense grass with overhanging taller grasses and forbs (Zeiner *et al.* 1990).	**May occur.** The pasture habitat within the Study Area may provide suitable habitat for this species. However, because the Study Area is located in a highly developed residential area, this species may not prefer the site. There are no documented occurrences of this species within five miles of the Study Area (CDFW 2024).
Aquila chrysaetos golden eagle	--/FP/--	Occurs in a variety of open and semi-open habitats; generally rolling foothills, mountain areas, sage-juniper flats, and deserts. Typically nests in canyons, along cliffs, and in large trees. They avoid developed areas and uninterrupted stretches of forest. They are found primarily in mountains up to 12,000 feet, canyonlands, rimrock terrain, and riverside cliffs and bluffs (CDFW 2024 and Sibley 2014).	**Will not occur.** The Study Area is located in a highly developed area and is not within or near suitable habitat for this species. There are no documented occurrences of this species within five miles of the Study Area (CDFW 2024).
Athene cunicularia burrowing owl	--/--/SSC	Occurs in a variety of open habitats; typically grasslands, desert scrub, agricultural fields, washes, and disturbed areas such as golf courses or vacant lots. Suitable habitat includes areas where burrowing mammals are abundant with low and sparse vegetation. Nests in burrows, especially those of California ground squirrel (*Otospermophilus beecheyi*) but will also use other refuge sites such as rubble piles, pipes, and culverts. In the Central Valley of California, most foraging occurs within a 600-m radius of the nest (Gervais *et al.* 2003).	**Will not occur.** No burrows or other suitable refuge habitat were observed within the Study Area. The only potential suitable habitat within the Study Area is pasture but this habitat is comprised of very dense and tall vegetation which is unsuitable for this species. In addition, the Study Area is located in a highly developed residential area with little open space. There are no documented occurrences of this species within five miles of the Study Area (CDFW 2024).

Scientific Name/ Common Name[1]	Status[2]	Habitat, Ecology and Life History	Potential to Occur[3]
Buteo regalis ferruginous hawk	--/--/WL	In California, this species is known to breed in the upper northeast portion of the State and occurs throughout most of the State as a winter migrant. Occurs in arid and semi-arid open grasslands, sagebrush flats, desert scrub, low foothills, and areas of pinyon and juniper habitat. Preys upon ground squirrels, rabbits, mice, and gophers. (Dechant *et al.* 1999).	**Will not occur.** This species is a winter migrant and will not nest in the Study Area. The Study Area is located in a highly developed area and is not within or near suitable wintering habitat for this species. There are no documented occurrences of this species within five miles of the Study Area (CDFW 2024).
Buteo swainsoni Swainson's hawk	--/ST/--	This species occurs in a variety of open habitats including expansive grasslands, agricultural areas, and open woodlands. Breeds in California and winters in Mexico and South America. Swainson's hawks usually arrive in the Central Valley between March 1 and April 1 and migrate south between September and October. This species usually nests in trees adjacent to suitable foraging habitat. Nests are usually located in trees near the edges of riparian stands, in lone trees or groves of trees in agricultural fields, and in mature roadside trees. Mature oak and riparian trees are the most used nest trees, typically associated with high quality foraging habitat (CDFW 2024). Suitable foraging areas for Swainson's hawk include native grasslands or lightly grazed pastures, alfalfa and other hay crops, idle land, certain grain and row croplands, and ruderal lands. Swainson's hawks primarily feed on voles; but will take a variety of prey including small mammals, birds, and insects (CDFW 1994).	**Will not occur.** The Study Area is located in a highly developed area and is not within or near suitable open foraging habitat for this species. Although riparian and pasture habitats are present in the Study Area, they are small, fragmented pieces of habitat surrounded by expansive residential development. There are no documented occurrences of this species within five miles of the Study Area (CDFW 2024).

Scientific Name/ Common Name[1]	Status[2]	Habitat, Ecology and Life History	Potential to Occur[3]
Coccyzus americanus occidentalis western yellow-billed cuckoo	FT/SE/--	Occurs at isolated sites in the Sacramento Valley, and along the Kern and Colorado River systems in southern California. Frequents valley foothill and desert riparian habitats dominated by willows. Inhabits riparian habitats with dense understory foliage along river bottoms or other mesic habitats with high humidity. Prefers dense willows for roosting but will use adjacent orchard in the Sacramento Valley. Typically requires expansive riparian habitat for nesting (Zeiner *et al.* 1990).	**Will not occur**. Although riparian habitat is present in the Study Area, it is small, fragmented habitat along a small drainage. The understory of this habitat is associated with a residential area and lacks dense, diverse structure this species requires. No willows were observed within the riparian habitat in the Study Area. There are no documented occurrences of this species within five miles of the Study Area (CDFW 2024).
Elanus leucurus white-tailed kite	--/FP/--	Occurs in a variety of habitats including grasslands, savannah, oak woodland, riparian woodland, open suburban areas, and agriculture fields. Nest trees typically have a dense canopy or are within a dense group of trees, such as riparian forest or oak woodland. Foraging occurs within un-grazed or lightly-grazed fields, agricultural areas, and open grasslands (CDFW 2024).	**May occur.** Trees suitable for nesting are present in the Study Area. This species may utilize the Study Area for foraging but because the site is fairly small and is dominated by tall, dense vegetation it is not expected to use the site for foraging in any substantial way. Areas more suitable for foraging occur in open spaces outside of the development that surrounds the Study Area. Four documented occurrences within five miles of the Study Area (CDFW 2024).
Falco columbarius merlin	--/--/WL	An uncommon winter migrant in California; breeds in Alaska and Canada. Uses a variety of habitats but requires trees close to water for cover and is usually found near coastlines, lakeshores, and wetlands (Zeiner *et al.* 1990).	**Not expected.** This species is a winter migrant and will not nest in the Study Area. This species may pass through the Study Area but is not expected to use the Study Area in any substantial way.

Scientific Name/ Common Name[1]	Status[2]	Habitat, Ecology and Life History	Potential to Occur[3]
Laterallus jamaicensis coturniculus California black rail	--/ST/FP	Inhabits brackish marsh, primarily in the upper marsh zone dominated by alkali heath (*Frankenia salina*), cattail, and rush; prefers lower salinity environments. However, small, isolated populations are known in the Sierra Nevada foothills. In the Sierra Nevada foothills, black rail is a year-round resident along wetland edges where water is 1.2 inches or less. In this habitat, black rail is typically associated with perennial wetlands associated with flowing water such as irrigation canals, perennial streams and springs with dense vegetation. Forages on the ground, under cover of dense vegetation (Richmond *et al.* 2010).	**Will not occur.** Suitable marsh/wetland habitat does not occur in the Study Area and the Study Area is not located within this species' known range. There are no documented occurrences of this species within five miles of the Study Area (CDFW 2024).
Melospiza melodia song sparrow (Modesto Population)	--/--/SSC	Occurs in the Central lower basin of the Great Valley, from Colusa County south to Stanislaus County and east of Suisun Marshes. Breeds in riparian thickets in shrubs or vines near fresh or saline emergent wetland habitat. Nests are typically situated low to the ground or on the ground under dense riparian vegetation (Shuford and Gardali 2008).	**May occur.** The riparian habitat within the Study Area contains some dense vegetation that could provide suitable nesting habitat for this species. However, the Study Area may be outside this species' range as it generally occurs in the middle portions of the Central Valley. There are no documented occurrences of this species within five miles of the Study Area (CDFW 2024).
Nannopterum auritum double-crested cormorant	--/--/WL	A resident along the entire coast of California and at inland lakes in fresh, salt, and estuarine waters. Rests in daytime and roosts overnight beside water on offshore rocks, islands, steep cliffs, dead branches of tall trees, wharfs, jetties, or even transmission lines (Zeiner *et al.* 1990).	**Will not occur.** Suitable habitat is not present for this species in or near the Study Area. There are no documented occurrences of this species within five miles of the Study Area (CDFW 2024).
Pandion haliaetus osprey	--/--/WL	Occurs in a variety of habitats near large bodies of water such as lakes, rivers, and coastal regions. Nests in semi-open areas near water, often in snags or on artificial structures (CDFW 2024).	**Will not occur**. Suitable habitat is not present for this species in or near the Study Area. There are no documented occurrences of this species within five miles of the Study Area (CDFW 2024).

Scientific Name/ Common Name[1]	Status[2]	Habitat, Ecology and Life History	Potential to Occur[3]
Progne subis purple martin	--/--/SSC	Nests in cavities in open areas with low canopy cover at the height of the nest, near large bodies of water that support high densities of large insects. Martins use a variety of cavities including in bridges, large tree snags, and collapsed lava tubes. The species is very sensitive to competition from European starlings and is extirpated from most low-elevation areas by starlings (Shuford and Gardali 2008).	**Will not occur.** Suitable nesting habitat is not present in the Study Area and the Study Area is not near large bodies of water. One documented occurrence within five miles of the Study Area (CDFW 2024).
Riparia riparia bank swallow	--/ST/--	Found primarily in riparian and lowland habitats in California. Nests in colonies along cliffs or steep riverbanks in holes. In California, a majority of the population is situated along the Sacramento River and the Feather River. Other smaller populations persist near Monterey and north of Shasta counties (Zeiner *et al*. 1990).	**Will not occur.** Suitable nesting habitat is not present in the Study Area and the Study Area is not near the Sacramento or Feather rivers. Two documented occurrences within five miles of the Study Area (CDFW 2024).
Mammals			
Antrozous pallidus pallid bat	--/--/SSC	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 caves, rocky crevices, hollow trees, and abandoned structures (Bolster, ed. 1998).	**May occur.** This species may roost in abandoned structures or tree hollows within the Study Area. One bat box was observed in a tree within the Study Area that could also provide roosting habitat for this species. Rocky areas and other potential roost sites are not present in the Study Area. One documented occurrence within five miles of the Study Area (CDFW 2024).

Scientific Name/ Common Name[1]	Status[2]	Habitat, Ecology and Life History	Potential to Occur[3]
Taxidea taxus American badger	--/--/SSC	Inhabits drier open stages of most shrub, forest, and herbaceous habitats with loose, friable soils. Preys on a wide variety of mammals, reptiles, birds, and carrion, and hunts mostly by digging out fossorial prey. Occasionally takes prey on the surface. Not tolerant of cultivation. No longer occurs in the Central Valley except in the extreme western edge (Williams 1986).	**Will not occur.** Suitable habitat is not present in the Study Area, which is surrounded by residential development. No burrows or potential den sites were observed in the Study Area during the field survey.

[1] Sensitive species reported in CNDDB or CNPS on the "*Citrus Heights*" and eight surrounding USGS quads, or in USFWS lists for the project site.

[2] Status is as follows: Federal (ESA) listing/State (CESA) listing/other CDFW status or CRPR. F = Federal; S = State of California; E = Endangered; T = Threatened; C = Candidate; PT = Proposed Threatened; FP=Fully Protected; SSC=Species of Special Concern; WL=Watch List.

[3] Status in the Project site is assessed as follows. **Will Not Occur**: Species is either sessile (i.e., plants) or so limited to a particular habitat that it cannot disperse on its own and/or habitat suitable for its establishment and survival does not occur on the project site; **Not Expected**: Species moves freely and might disperse through or across the project site, but suitable habitat for residence or breeding does not occur on the project site, potential for an individual of the species to disperse through or forage in the site cannot be excluded with 100% certainty; **Presumed Absent:** Habitat suitable for residence and breeding occurs on the project site; however, focused surveys conducted for the current project were negative; **May Occur**: Species was not observed on the site and breeding habitat is not present but the species has the potential to utilize the site for dispersal, **High**: Habitat suitable for residence and breeding occurs on the project site and the species has been recorded recently on or near the project site, but was not observed during surveys for the current project; **Present**: The species was observed during biological surveys for the current project and is assumed to occupy the project site or utilize the project site during some portion of its life cycle.

CRPR = California Rare Plant Rank: 1B to rare, threatened, or endangered in California and elsewhere; 2B to rare, threatened, or endangered in California but more common elsewhere. Extension codes: .1 to seriously endangered; .2 to moderately endangered.

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Appendix C

Plant and Wildlife Species Observed in the Study Area

Family	Scientific Name	Common Name
Native		
Alismataceae	*Sagittaria sanfordii*	Sanford's arrowhead
Cyperaceae	*Cyperus eragrostis*	tall flatsedge
Fagaceae	*Quercus lobata*	valley oak
	Quercus wislizeni	interior live oak
Montiaceae	*Claytonia perfoliate*	miner's lettuce
Onagraceae	*Epilobium brachycarpum*	annual fireweed
Rubiaceae	*Gallium aparine*	common bedstraw
Salicaceae	*Populus fremontii*	Fremont cottonwood
Non-native		
Apiaceae	*Torilis arvensis*	field hedge parsley
Araliaceae	*Hedera helix*	English ivy
Asteraceae	*Carduus pycnocephalus*	Italian thistle
	Centaurea solstitialis	yellow star-thistle
	Cichorium intybus	chicory
	Dittrichia graveolens	stinkwort
	Lactuca serriola	prickly lettuce
	Taraxacum officinale	common dandelion
Brassicaceae	*Brassica nigra*	black mustard
	Capsella bursa-pastoris	shepherd's purse
Ericaceae	*Rhododendron* spp.	rhododendron
Fabaceae	*Vicia villosa*	hairy vetch
	Trifolium hirtum	rose clover
Geraniaceae	*Erodium botrys*	storksbill
	Geranium dissectum	cutleaf geranium
Juglandaceae	*Juglans* sp.	walnut
Malvaceae	*Malva parviflora*	cheeseweed mallow
Moraceae	*Ficus carica*	common fig
Myrsinaceae	*Lysimachia arvensis*	scarlet pimpernel
Oleaceae	*Ligustrum lucidum*	Chinese privet
Plantaginaceae	*Plantago lanceolata*	English plantain
Platanaceae	*Platanus × acerifolia*	London planetree
Poaceae	*Avena fatua*	wild oat
	Bromus diandrus	ripgut brome
	Bromus hordeaceus	soft brome
	Cynodon dactylon	Bermuda grass
	Elymus caput-medusae	medusahead
	Festuca perennis	Italian ryegrass
	Hordeum murinum	barley
	Sorghum halepense	johnsongrass
Polygonaceae	*Rumex crispus*	curly dock
Rosaceae	*Rubus armeniacus*	Himalayan blackberry
Ulmaceae	*Ulmus* sp.	elm

Family	Scientific Name	Common Name
Birds		
Accipitridae	*Buteo lineatus*	red-shouldered hawk
Aegithalidae	*Psaltriparus minimus*	bushtit
Columbidae	*Zenaida macroura*	mourning dove
Corvidae	*Aphelocoma californica*	California scrub-jay
Fringillidae	*Spinus psaltria*	lesser goldfinch
Parulidae	*Setophaga coronata*	yellow-rumped warbler
Passerellidae	*Junco hyemalis*	dark-eyed junco
	Passerella iliaca	fox sparrow
	Pipilo maculatus	spotted towhee
Sturnidae	*Sturnus vulgaris*	European starling
Trochilidae	*Calypte anna*	Anna's hummingbird
Turdidae	*Turdus migratorius*	American robin
Tyrannidae	*Sayornis nigricans*	black phoebe

Appendix D

Representative Site Photographs

Photo 1. Representative view of Study Area; facing north.
Photo date: January 30, 2024.

Photo 2. Pasture habitat within Study Area with livestock shelter on left; facing east.
Photo date: January 30, 2024.

Photo 3. Riverine and riparian habitat in Study Area; facing east.
Photo date: January 30, 2024.

Photo 4. Sanford's arrowhead observed within the Study Area.
Photo date: January 30, 2024.

Photo 5. Valley oak woodland within Study Area with one fallen tree at time of the field survey; facing southeast. Photo date: January 30. 2024.

Photo 6. Developed/ruderal habitat within Study Area; facing north. Photo date: January 30, 2024.

Photo 7. Riverine and riparian habitat within the Study Area; facing east.
Photo date: January 30, 2024.

hoto 8. Pasture habitat in Study Area; facing west.
Photo date: January 30, 2024.

Appendix C

Mitigation Monitoring and Reporting Program

MITIGATION MONITORING AND REPORTING PROGRAM

7820 and 7828 Old Auburn Road Project

Purpose of Mitigation Monitoring and Reporting Program: The California Environmental Quality Act (CEQA), Public Resources Code Section 21081.6, requires that a Mitigation Monitoring and Reporting Program (MMRP) be established upon completing findings. CEQA stipulates that "the public agency shall adopt a reporting or monitoring program for the changes to the project which it has adopted or made a condition of project approval in order to mitigate or avoid significant effects on the environment. The reporting or monitoring program shall be designed to ensure compliance during project implementation."

This MMRP has been prepared in compliance with Section 21081.6 of CEQA to ensure that all required mitigation measures are implemented and completed according to schedule and maintained in a satisfactory manner during the construction and operation of the project, as required. A table (attached) has been prepared to assist the responsible parties in implementing the MMRP. The table identifies individual mitigation measures, monitoring/mitigation timing, the responsible person/agency for implementing the measure, and space to confirm implementation of the mitigation measures. The numbering of mitigation measures follows the numbering sequence found in the Initial Study and Mitigated Negative Declaration.

The City of Citrus Heights (City) is the lead agency for the project under CEQA and shall administer and implement the MMRP. The City is responsible for reviewing all monitoring reports, enforcement actions, and document disposition. The City shall rely on information provided by the project site observers/monitors (e.g., construction manager, project manager, biologist, archaeologist, etc.) as accurate and up-to-date and shall provide personnel to field check mitigation measure status, as required.

MITIGATION MONITORING AND REPORTING PROGRAM

7820 and 7828 Old Auburn Road Project

Mitigation Measure	Monitoring / Mitigation Timing	Reporting / Responsible Party	Verification of Compliance	
			Initials	Date
BIOLOGICAL RESOURCES				
Mitigation Measure BIO-1: Special-Status Plants The Study Area contains occupied habitat for Sanford's arrowhead, a plant listed as 1B.2 by CNPS, which is a rating defined as plants that are rare, threatened, or endangered in California and elsewhere, and are seriously threatened in California. No other special-status plants were observed within the Study Area or were determined to have the potential to occur in the Study Area. To avoid potential impacts to Sanford's arrowhead, the following measures shall be implemented: • Avoid impacts to the perennial drainage within the Study Area during construction. To avoid potential impacts during construction, the perennial drainage corridor, as well as a 10-foot buffer, shall be marked with orange construction fencing or similar material to be marked for avoidance. The avoidance fencing shall be left in place and maintained for the duration of construction. The fencing shall be removed at the end of construction by the contractor or other appointed personnel by the project proponent. • If Sanford's arrowhead populations within the Study Area cannot be avoided, the project proponent shall consult with the CDFW to determine appropriate measures to mitigate the loss of special-status plant populations. These measures shall include gathering seed from impacted populations for planting within nearby appropriate habitat, preserving or enhancing existing off-site populations of the plant species affected by the project, or restoring suitable habitat for special-status plant species habitat as directed by CDFW. • A biologist shall conduct environmental awareness training to all project-related personnel before the initiation of work. The training shall include identification of special-status species that are known to occur or could potentially occur on-site, required practices before the start of construction, general measures that	Prior to the initiation of work.	Construction personnel; CDFW; Qualified Biologist		

Mitigation Measure	Monitoring / Mitigation Timing	Reporting / Responsible Party	Verification of Compliance	
			Initials	Date
are being implemented to protect special-status species as they relate to the project, penalties for non-compliance, and boundaries of the permitted disturbance zones. Upon completion of the training, all construction personnel shall sign a form stating that they have attended the training and understand all the measures. Proof of this instruction shall be kept on file with the project proponent, and copies made available to the City of Citrus Heights if requested.				
Mitigation Measure BIO-2: Cooper's Hawk, Tricolored Blackbird, Grasshopper Sparrow, WhiteTailed Kite, Song Sparrow "Modesto Population" and Other Special-Status Birds and Nesting Migratory Birds and Raptors Special-status birds and migratory birds and raptors protected under federal, State, and/or local laws and policies have the potential to nest and forage within the Study Area, including Cooper's hawk, tricolored blackbird, grasshopper sparrow, white-tailed kite, and song sparrow "Modesto Population". Although no active nests were observed during the field survey, the survey was conducted outside of the nesting season, and the Study Area and adjacent land contain suitable habitat to support a variety of nesting birds within trees, shrubs, structures, and on bare ground. Active nests and nesting birds are protected by the California Fish and Game Code Sections 3503 and 3503.5, 3513, and the MBTA. Ground-disturbing and other development activities, including grading, vegetation clearing, tree removal/trim, and construction could impact nesting birds if these activities occur during the nesting season (generally February 1 to August 31). To avoid impacts to nesting birds, all ground-disturbing activity shall be completed between September 1 and January 31, if feasible. If construction cannot occur outside of the nesting season, the following measures shall be implemented: • If construction activities occur during the nesting season, a qualified biologist shall conduct a nesting bird survey to determine the presence of any active nests within the Study Area. Additionally, the surrounding 500 feet of the Study Area shall be surveyed for active raptor nests, where accessible. The nesting bird survey shall be conducted within 14 days before the commencement of ground-disturbing or other development activities. If the nesting bird survey shows that	14 days before the commencement of ground-disturbing or other development activities.	Qualified Biologist; Project Proponent		

Mitigation Measure	Monitoring / Mitigation Timing	Reporting / Responsible Party	Verification of Compliance	
			Initials	Date
there is no evidence of active nests, then a letter report shall be prepared to document the survey and be provided to the project proponent, and no additional measures are recommended. If development does not commence within 14 days of the nesting bird survey, or halts for more than 14 days, then an additional survey is required before starting or resuming work within the nesting season. ○ If active nests are found, then the qualified biologist shall establish a species-specific buffer to prohibit development activities near the nest to and minimize nest disturbance until the young have successfully fledged or the biologist determines that the nest is no longer active. Buffer distances shall range from 30 feet for some songbirds, up to 500 feet for some raptor species. Nest monitoring shall also be warranted during certain phases of construction to ensure nesting birds are not adversely impacted. If active nests are found within any trees slated for removal, then an appropriate buffer shall be established around the tree and all trees within the buffer shall not be removed until a qualified biologist determines that the nest has successfully fledged and/or is no longer active. • A qualified biologist shall conduct environmental awareness training that is given to all on-site personnel before the initiation of work. If construction occurs outside of the nesting bird season (September 1 to January 31), a nesting bird survey and environmental training for nesting birds shall not be required.				
Mitigation Measure BIO-3: Special-Status Reptiles Suitable aquatic habitat for northwestern pond turtle is present in the perennial drainage within the Study Area, and this species shall also utilize the adjacent upland habitat. To avoid potential impacts to this species, the following measures shall be implemented:				

Mitigation Measure	Monitoring / Mitigation Timing	Reporting / Responsible Party	Verification of Compliance	
			Initials	Date
• Ground-disturbing work shall take place during the active season of northwestern pond turtle, if feasible, to avoid potential disturbances to wintering individuals. The general active season window for this species is February to November but seasonal weather patterns shall be considered during construction to provide flexibility. • A qualified biologist shall conduct a pre-construction survey within 24 hours before the start of grading or land-disturbing activities. If the survey shows that there is no evidence of this species, then a letter report shall be prepared to document the survey and be provided to the project proponent, and no additional measures are recommended. If development does not commence within 24 hours of the survey, or halts for more than seven days, then an additional survey is required before starting or resuming work. o If the northwestern pond turtle is observed during the survey, no work shall occur until the appropriate agency has been consulted to determine appropriate mitigation and avoidance measures. • Wildlife exclusion fencing shall be installed outside of the drainage and riparian habitat during construction. General silt fencing or other solid fencing is recommended. This fencing can also act as exclusion fencing for special-status plants, as described in Mitigation Measure BIO-1 above. Fencing shall be trenched into the soil at least six inches, and the soil must be carefully compacted against both sides of the fence for its entire length to prevent animals from entering the construction area. Exclusion fencing shall be inspected by the contractor weekly for the duration of construction to ensure it remains intact, and any holes, tears, or gaps shall be repaired immediately. Fencing shall be removed upon construction completion by the contractor or personnel appointed by the project proponent. • If the northwestern pond turtle is observed within the project area during work, specifically within the construction zone, all work shall immediately halt in the vicinity of the animal and the animal will be allowed to leave the area of its own will. If the animal is in immediate danger, an approved biologist shall relocate	24 hours before the start of grading or land-disturbing activities.	Qualified Biologist; Project Proponent		

Mitigation Measure	Monitoring / Mitigation Timing	Reporting / Responsible Party	Verification of Compliance	
			Initials	Date
the animal outside of the construction zone, at a safe distance from all construction-related activities, and within suitable habitat. No one other than an approved biologist shall handle, take, or otherwise harass the animal. No work shall resume until the animal has moved or been removed from areas of potential disturbance. • A biologist shall conduct environmental awareness training to all project-related personnel before the initiation of work. The training shall follow the same guidelines as the special status plant training described above in Mitigation Measure BIO-1 and the trainings shall be combined, as appropriate.				
Mitigation Measure BIO-4: Pallid Bat The Study Area contains potentially suitable habitat for pallid bat. This species may roost in hollow trees and artificial structures within the Study Area. If no trees or artificial structures are removed, no avoidance and minimization measures are recommended. If trees or artificial structures will be removed, the following measures shall be implemented: • If trees or artificial structures are to be removed, they shall be removed during periods of seasonal bat inactivity to the extent feasible. Removal shall occur during late fall, winter, or early spring when maternal roost areas are generally empty (Depaepe and Schmidt 1994). This approach avoids periods when young and newly born bats are typically present. • Before removal, a biologist shall conduct a clearance survey for bat species within 14 days before tree removal. If no signs of bats are observed, then a letter report shall be prepared to document the survey and provided to the project proponent, and no additional measures are recommended. If removal does not commence within 14 days of the clearance survey, or halts for more than 14 days, an additional survey shall be required before resuming or starting work.	14 days before tree removal.	Qualified Biologist; Project Proponent		

Mitigation Measure	Monitoring / Mitigation Timing	Reporting / Responsible Party	Verification of Compliance	
			Initials	Date
• If bats are present and roosting in the Study Area, no trees or structures shall be removed until the biologist has determined that a roost site is no longer active and no bats are present. • Additional mitigation measures for bat species, such as installation of bat boxes or alternate roost structures, shall be recommended if special-status bat species are found to be roosting within the Study Area.				
Mitigation Measure BIO-5: Aquatic Resources and Riparian Habitats Approximately 0.22 acre of perennial drainage and 0.47 acre of riparian habitat were mapped within the Study Area. The perennial drainage is considered a potential water of the U.S. and water of the State subject to USACE and CVRWQCB jurisdiction under Sections 404 and 401 of the Clean Water Act. The perennial drainage, and the associated riparian habitat, may also be subject to jurisdiction under Section 1600 et seq. of the California Fish and Game Code. If impacts to these habitats are expected, a formal aquatic resources delineation shall be conducted for the Study Area and shall be submitted to the appropriate resources agencies to determine the extent of jurisdiction. In the event that any aquatic resources are determined to be jurisdictional and will be impacted by the Project, the Project proponent shall be required to apply for appropriate permits to fill aquatic resources, and any mitigation measures contained in the permits shall require implementation before filling or removal of any on-site features deemed subject to regulation. If the aquatic habitats are not anticipated to be impacted, the boundary of these habitats shall be clearly marked and avoided during construction. Highly visible material, such as orange construction fencing, shall be constructed at least 10 feet from the boundary of these habitats to establish an appropriate no-disturbance buffer. This fencing shall also serve as exclusion fencing for special-status plants and reptiles. Erosion control measures shall also be implemented around these habitats and all other measures outlined in the Project's Storm Water Pollution Prevention Plan and other general construction permits shall be followed.	During construction.	Project Proponent		

Mitigation Measure	Monitoring / Mitigation Timing	Reporting / Responsible Party	Verification of Compliance	
			Initials	Date
Mitigation Measure BIO-6: Protected Trees Within City limits, all native oak trees, and other mature trees 19 inches or greater in diameter are protected and require a permit for removal (City of Citrus Heights 2024). Protected trees that require a tree permit before impacts include: • Native oak trees 6 inches or more in diameter. • Mature trees 19 inches or more in diameter. • Trees planted as part of a condition of approval or mitigation requirement with a discretionary permit. The following tree types are exempt from any permit process: alder, fruit trees, catalpa, cottonwoods, eucalyptus, fruitless mulberry, palm, pine, and willow trees. If any protected trees within the Study Area are anticipated to be removed or significantly impacted, the process for obtaining a tree removal permit shall be followed.	Prior to construction.	City of Citrus Heights; Project Proponent		
CULTURAL RESOURCES				
Mitigation Measure CUL-1: Accidental Discovery of Cultural Resources In the event that cultural resources are exposed during ground-disturbing activities, construction activities shall be halted within 100 feet of the discovery. Cultural resources could consist of but are not limited to stone, bone, wood, or shell artifacts, or features including hearths, structural remains, or historic dumpsites. If the resources cannot be avoided during the remainder of construction, an archaeologist, who meets the Secretary of the Interior's Professional Qualifications Standards, shall be retained to assess the resource and provide appropriate management recommendations. If the discovery proves to be CRHR- or NRHP-eligible, additional work, such as data recovery excavation, may be warranted and shall be discussed in consultation with the City.	Immediately upon discovery.	Qualified Archaeologist; City of Citrus Heights		

Mitigation Measure	Monitoring / Mitigation Timing	Reporting / Responsible Party	Verification of Compliance	
			Initials	Date
Mitigation Measure CUL-2: Accidental Discovery of Human Remains Although considered highly unlikely, there is always the possibility that ground disturbing activities during construction may uncover previously unknown human remains. In the event of an accidental discovery or recognition of any human remains, Public Resource Code (PRC) Section 5097.98 must be followed. Once project-related earthmoving begins and if there is a discovery or recognition of human remains, the following steps shall be taken: There shall be no further excavation or disturbance of the specific location, or any nearby area reasonably suspected to overlie adjacent human remains until the County Coroner is contacted to determine if the remains are Native American and if an investigation of the cause of death is required. If the coroner determines the remains are Native American, the coroner shall contact the NAHC within 24 hours, and the NAHC shall identify the person or persons it believes to be the "most likely descendant" of the deceased Native American. The most likely descendant may make recommendations to the City for means of treating or disposing of, with appropriate dignity, the human remains, and any associated grave goods as provided in PRC Section 5097.98, or 1. Where the following conditions occur, the City shall rebury the Native American human remains and associated grave goods with appropriate dignity either in accordance with the recommendations of the most likely descendent or on the project area in a location not subject to further subsurface disturbance: • The NAHC is unable to identify a most likely descendent or the most likely descendent failed to make a recommendation within 48 hours after being notified by the commission; • The descendent identified fails to make a recommendation; or • The City rejects the recommendation of the descendent, and the mediation by the NAHC fails to provide measures acceptable to the City.	Immediately upon discovery.	County Coroner; NAHC; Most Likely Descendent; City of Citrus Heights		

Mitigation Measure	Monitoring / Mitigation Timing	Reporting / Responsible Party	Verification of Compliance	
			Initials	Date
GEOLOGY AND SOILS				
Mitigation Measure GEO-1: Avoid and Minimize Impacts to Paleontological Resources In the event paleontological or other geologically sensitive resources (such as fossils or fossil formations) are identified during any phase of project construction and demolition, all excavations within 100 feet of the find shall be temporarily halted until the find is examined by a qualified paleontologist, in accordance with Society of Vertebrate Paleontology standards. The paleontologist shall notify the appropriate representative at the City of Citrus Heights who shall coordinate with the paleontologist as to any necessary investigation of the find. If the find is determined to be significant under CEQA, the City shall implement those measures which may include avoidance, preservation in place, or other appropriate measures, as outlined in Public Resources Code Section 21083.2.	Immediately upon discovery.	Qualified Paleontologist; City of Citrus Heights		
HAZARDS AND HAZARDOUS MATERIALS				
Mitigation Measure HAZ-1: Conduct Asbestos and Lead-Based Paint Surveys and Testing Prior to initiating demolition activities, the applicant shall retain a qualified inspector to survey the remnant concrete foundations, sheds, and livestock shelters for hazardous materials. If hazardous materials are found to be present, the applicant shall have a licensed contractor properly remove and dispose of these hazardous materials in accordance with federal, State, and local laws, subject to City review and approval.	Prior to initiating demolition activities.	Qualified Inspector; Project Applicant; City of Citrus Heights; Licensed Contractor		
HYDROLOGY AND WATER QUALITY				
Mitigation Measure HYD-1: Preliminary Detention Basins As part of the proposed project design for future single-family housing, four detention basins shall be constructed on each of the four new parcels that would be subdivided from the eastern parcel. The four new subdivided parcels would have the following square footage: Parcel 1 (45,369-sf), Parcel 2 (49,892-sf), Parcel 3 (54,414-sf), and Parcel 4 (58,936-sf). The detention facilities shall be constructed north of the creek and shall be approximately 1-foot deep with a 4-inch outfall control. Rip rap shall be included at each outfall location of every detention facility.	As part of the proposed project design.	City of Citrus Heights		

Mitigation Measure	Monitoring / Mitigation Timing	Reporting / Responsible Party	Verification of Compliance	
			Initials	Date
TRIBAL CULTURAL RESOURCES				
Mitigation Measure TCR-1: Unanticipated Discovery of TCRs If any suspected TCRs are discovered during ground disturbing construction activities, all work shall cease within 100 feet of the find, or an agreed upon distance based on the project area and nature of the find. A Native American Representative from traditionally and culturally affiliated Native American Tribes that requested consultation on the project shall be immediately contacted and invited to assess the significance of the find and make recommendations for further evaluation and treatment, as necessary. If deemed necessary by the City, a qualified cultural resources specialist, who meets the Secretary of Interior's Standards and Qualifications for Archaeology, may also assess the significance of the find in joint consultation with Native American Representatives to ensure that Tribal values are considered. Work at the discovery location cannot resume until the City, in consultation as appropriate and in good faith, determines that the discovery is either not a TCR, or has been subjected to culturally appropriate treatment, if avoidance and preservation cannot be accommodated.	Immediately upon discovery.	Native American Representative; City of Citrus Heights; Qualified Cultural Resources Specialist		