Todd Smith, Planning Director
Planning and Environmental Review

Troy Givans, Director
Department of Community Development

County of Sacramento

Mitigated Negative Declaration

Pursuant to Title 14, Division 6, Chapter 3, Article 6, Sections 15070 and 15071 of the California Code of Regulations and pursuant to the Procedures for Preparation and Processing of Environmental Documents adopted by the County of Sacramento pursuant to Sacramento County Ordinance No. SCC-116, the Environmental Coordinator of Sacramento County, State of California, does prepare, make, declare, publish, and cause to be filed with the County Clerk of Sacramento County, State of California, this Mitigated Negative Declaration re: The Project described as follows:

1. **Control Number**: PLNP2019-00054

2. **Title and Short Description of Project:** Excelsior Oaks Tentative Subdivision Map

Details of Request:

1. A **Tentative Subdivision Map** to divide an existing 25.2-acre parcel, zoned AR-2 (Agricultural-Residential 2 acres) into a total of 12 new lots, varying in size from 2.00 to 2.27 acres.
2. A **Special Development Permit** to allow a reduction in street frontage from the minimum required 150 feet to 113.75 feet for lot three and 76.66 feet for lot four.
3. A **Design Review (DRS)** to determine substantial compliance with the *Sacramento County Countywide Design Guidelines* (Design Guidelines).

As proposed, the project would result in substantial grading for home pads, driveways, drainage improvements, and the extension of Excelsior Road and construction of a new 42-foot-wide public road. The project would also provide a 6-foot-wide path connecting Peerless Avenue to the new roadway. The project is also expected to result in 12 new single-family homes; however, it is unclear whether those would be built concurrently or individually as custom homes. Homes would connect to public water (San Juan Water District) and have individual septic systems.

3. **Assessor's Parcel Number:** 227-0010-002-0000

4. **Location of Project**: The project site is located on the east side of Hazel Avenue, immediately south of Placer County line at the northern terminus of Excelsior Avenue, in the Orangevale community of unincorporated Sacramento County

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

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

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

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

Julie Newton
Environmental Coordinator
County of Sacramento, State of California

COUNTY OF SACRAMENTO
PLANNING AND ENVIRONMENTAL REVIEW
INITIAL STUDY

PROJECT INFORMATION

CONTROL NUMBER: PLNP2019-00054

NAME: Excelsior Oaks Tentative Subdivision Map

LOCATION: The project site is located on the east side of Hazel Avenue, immediately south of Placer County line at the northern terminus of Excelsior Avenue, in the Orangevale community of unincorporated Sacramento County (reference Plate IS-1).

ASSESSOR'S PARCEL NUMBER: 227-0010-002-0000

OWNER:

8200 Excelsior Ave, LLC
8428 Oak Flat Way
Antelope, CA 95843
Attention: Vlad Okel

APPLICANT:

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

PROJECT DESCRIPTION

Details of Request:

1. A **Tentative Subdivision Map** to divide an existing 25.2-acre parcel, zoned AR-2 (Agricultural-Residential 2 acres) into a total of 12 new lots, varying in size from 2.00 to 2.27 acres.

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ENVIRONMENTAL SETTING

The project site encompasses 25 acres of varied terrain ranging from 222 feet to 296 feet above mean sea level. A Sacramento Municipal Utility District (SMUD) easement runs east-west through the southern portion of the site and contains pairs of tall transmission towers.

Several wetland swales wind between the hills on the site, which is mostly populated by grasses and annual plants. However, oak trees also grow in various locations on the site.

The northern project boundary is also the boundary between Placer County and Sacramento County and marks the beginning of the Granite Bay community. Most of the property just to the north has been developed with single-family homes (consistent with an RD-5 and RD-7 zoning), although there is one, larger property that contains an old barn and house. The properties to the south and east are generally at least two acres in size and contain single-family homes along with some incidental agricultural (horses, goats, small vineyards, etc.), and are zoned AR-2.

Plate IS-1: Project Location

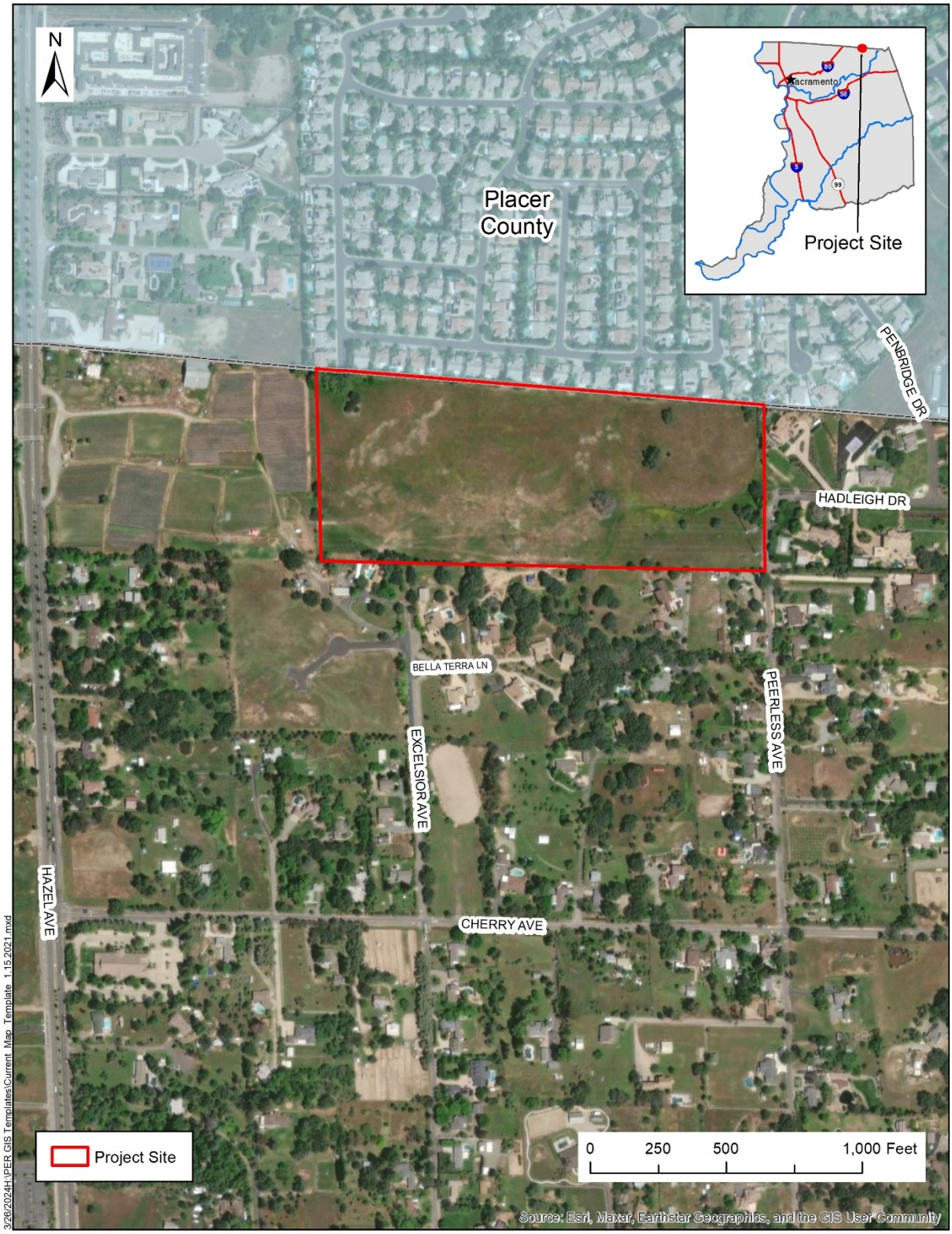
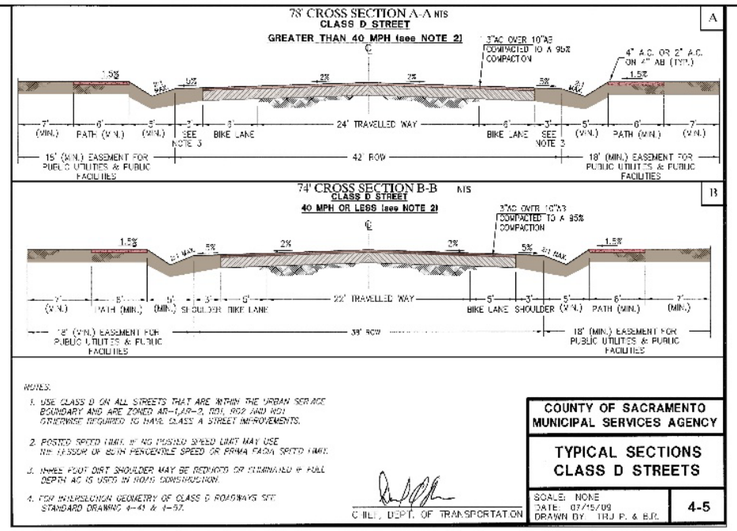


Plate IS-2: Proposed Subdivision Map



EXISTING LEGAL DESCRIPTION:

A PORTION OF THE WEST HALF OF SECTION 18, TOWNSHIP 10 NORTH, RANGE 7 EAST, MOUNT DIABLO BASE AND MERIDIAN IN BOOK 3 OF MAPS, MAP NO. 13 AS FILED IN THE OFFICE OF THE COUNTY RECORDER OF SACRAMENTO COUNTY, CALIFORNIA

APN:	227-0010-002
PROJECT ADDRESS:	EXCELSIOR AVE ORANGEVALE, CA 95662
OWNER/ DEVELOPER:	8200 EXCELSIOR AVE LLC 5841 SAN JUAN AVENUE, SUITE 128 CITRUS HEIGHTS, CA 95610 CONTACT: VLAD OKEL TEL: (916) 714-2889 EMAIL: vladokel@yahoo.com
ENGINEER/ APPLICANT:	JTS ENGINEERING CONSULTANTS INC. 1808 J STREET SACRAMENTO, CA 95811 TEL: (916) 441-6708 FAX: (916) 441-5336 CONTACT: JAVED T. SIDDIQUI, P.E. EMAIL: javed.alddiqui@jtsengineering.com

	EXISTING	PROPOSED
ZONING:	AR-2	NO CHANGE
USE:	SINGLE FAMILY RESIDENTIAL	NO CHANGE
LOTS:	1	12
AREA (GROSS):	25.17± AC	AS SHOWN

SCHOOL DISTRICT: SAN JUAN CITY UNIFIED

REQUEST: 1) TO SUBDIVIDE 1 EXISTING PARCEL INTO 12 LOTS.

UTILITY CONTACTS

TELEPHONE	AT&T	(800) 258-2520
GAS	PG&E	(877) 960 6789
ELECTRICITY	SMUD	(916) 732-6700
WATER	SAN JUAN WATER DISTRICT	(916) 791-0115
CABLE	COMCAST	(800) 830 6722
DRAINAGE	SAC. COUNTY WATER RESOURCES	(916) 874-6851
SEWER	SACRAMENTO AREA SEWER DISTRICT	(916) 876-6100
FIRE	SACRAMENTO METRO FIRE DEPARTMENT	(916) 859 4300
UNDERGROUND SERVICE ALERT	UNDERGROUND SERVICE ALERT	(800) 227 2600

BENCHMARK ELEVATION: _____

FIELD BOOK NUMBER: _____ PAGE: _____

JTS ENGINEERING CONSULTANTS, INC.
1808 J STREET
SACRAMENTO, CALIFORNIA 95811 (916) 441-6708

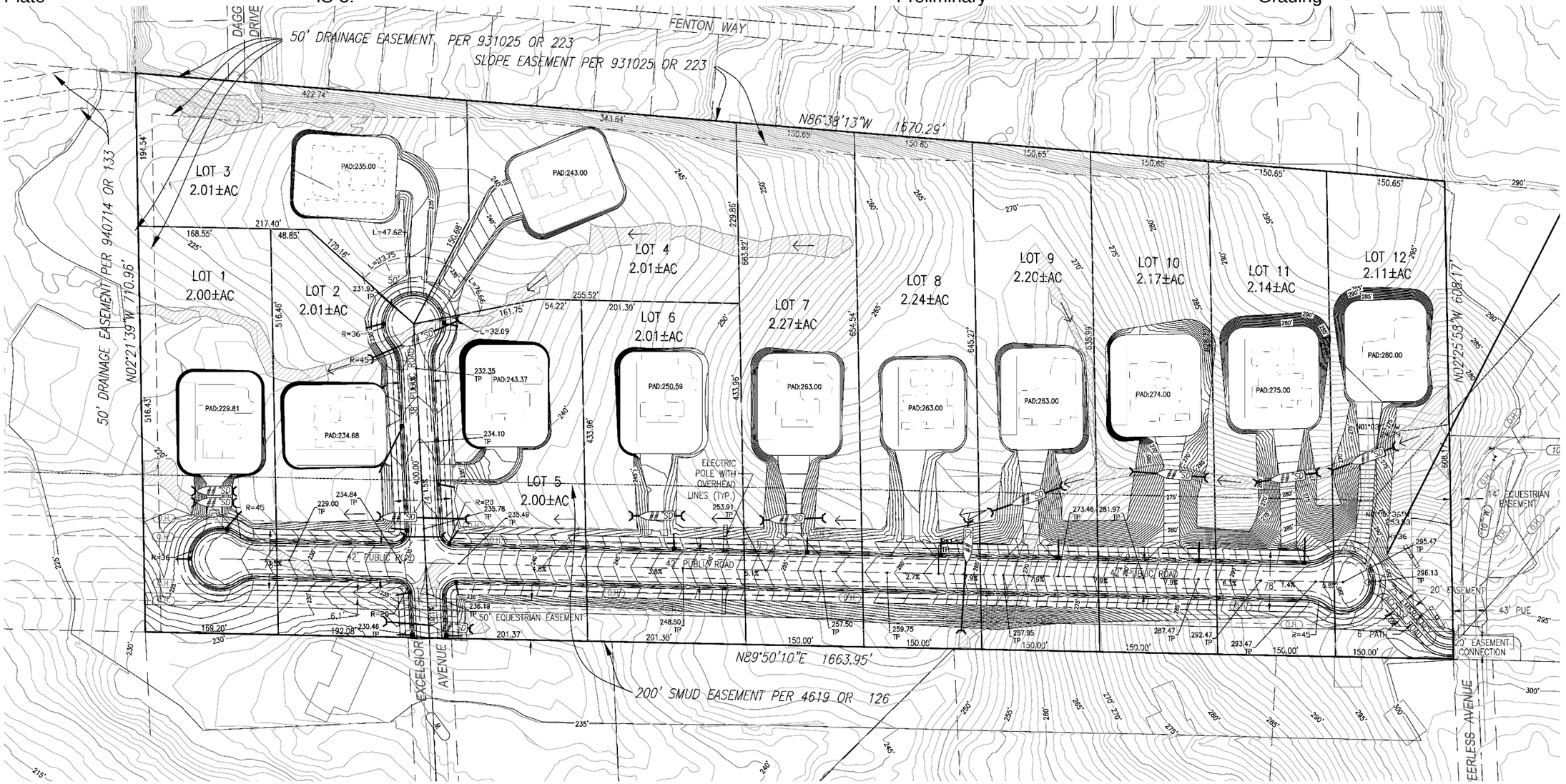
DESIGNED: DVN	SCALE:
DRAWN: FG/RWA	H: 1"=50'
CHECKED:	V:
SUBMITTED: JAVED T. SIDDIQUI	RCE: 28924

NO.	DESCRIPTION	ENGR INIT	APPROVAL BY	APPROVAL DATE

TENTATIVE SUBDIVISION MAP
EXCELSIOR OAKS
CONTROL # PLNP2019-00054
COUNTY OF SACRAMENTO — APN: 227-0010-002 — CALIFORNIA

DATE: 04-05-23
SHEET C1 OF 1

Plate IS-3: Preliminary Grading Plan

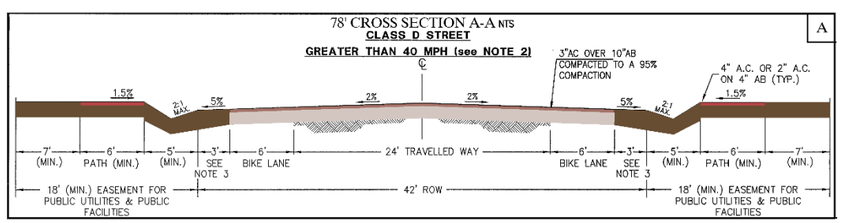


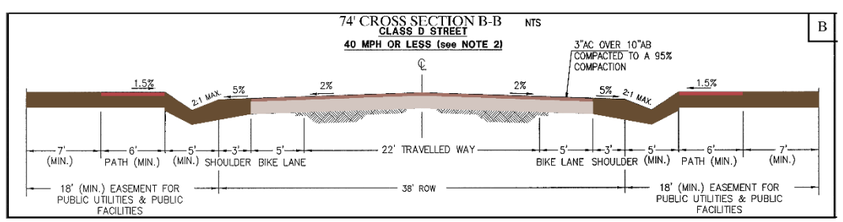
LEGEND

- RUNOFF DIRECTION
- OVERLAND RELEASE
- SPOT ELEVATION XX.XX TP
- EXISTING MAJOR CONTOUR 50'
- EXISTING MINOR CONTOUR 50'
- PROPOSED MAJOR CONTOUR 50'
- PROPOSED MINOR CONTOUR 50'
- PROPOSED DRAINAGE INLET

0 30' 60' 120'
SCALE: 1" = 60'

NOTES:
1. TOPOGRAPHIC SURVEY COMPLETED BY ROSE ENGINEERING
2. DWELLING UNITS SHOWN FOR CONCEPTUAL PURPOSES ONLY.





ENVIRONMENTAL EFFECTS

Appendix G of the California Environmental Quality Act (CEQA) provides guidance for assessing the significance of potential environmental impacts. Based on this guidance, Sacramento County has developed an Initial Study Checklist (located at the end of this report). The Checklist identifies a range of potential significant effects by topical area. The topical discussions that follow are provided only when additional analysis beyond the Checklist is warranted.

AIR QUALITY

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

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

- Expose sensitive receptors to pollutant concentrations in excess of standards.

The proposed project site is located in the Sacramento Valley Air Basin (SVAB). The SVAB's frequent temperature inversions result in a relatively stable atmosphere that increases the potential for pollution. Within the SVAB, the Sacramento Metropolitan Air Quality Management District (SMAQMD) is responsible for ensuring that emission standards are not violated. Project related air emissions would have a significant effect if they would result in concentrations that either violate an ambient air quality standard or contribute to an existing air quality violation (Table IS-1). Moreover, SMAQMD has established significance thresholds to determine if a proposed project's emission contribution significantly contributes to regional air quality impacts (Table IS-2).

Table IS-1: Air Quality Standards Attainment Status

Pollutant	Attainment with State Standards	Attainment with Federal Standards
Ozone	Non-Attainment (1-hour Standard[1] and 8-hour standard)	Non-Attainment, Classification = Severe -15* (8 hour[3] Standards) Attainment (1-hour standard[2])
Particulate Matter 10 Micron	Non-Attainment (24-hour Standard and Annual Mean)	Attainment (24-hour standard)
Particulate Matter 2.5 Micron	Attainment (Annual Standard)	Non-Attainment (24-hour Standard) and Attainment (Annual)
Carbon Monoxide	Attainment (1-hour and 8-hour Standards)	Attainment (1-hour and 8-hour Standards)

Nitrogen Dioxide	Attainment (1-hour Standard and Annual)	Unclassified/Attainment (1-hour and Annual)
Sulfur Dioxide[4]	Attainment (1-hour and 24-hour Standards)	Attainment/unclassifiable[5]
Lead	Attainment (30-Day Standard)	Attainment (3-month rolling average)
Visibility Reducing Particles	Unclassified (8-hour Standard)	No Federal Standard
Sulfates	Attainment (24-hour Standard)	No Federal Standard
Hydrogen Sulfide	Unclassified (1-hour Standard)	No Federal Standard

1. Per Health and Safety Code (HSC) § 40921.59(c), the classification is based on 1989-1001 data, and therefore does not change.

2. Air Quality meets Federal 1-hour Ozone standard (77 FR 64036). EPA revoked this standard, but some associated requirements still apply. The SMAQMD attained the standard in 2009.

3. For the 1997, 2008 and the 2015 Standard.

4. Cannot be classified

5. Designation was made as part of EPA's designations for the 2010 SO_2 Primary National Ambient Air Quality Standard – Round 3 Designation in December 2017

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

Source: SMAQMD. "Air Quality Pollutants and Standards". Web. Accessed: November 15, 2023. http://airquality.org/air-quality-health/air-quality-pollutants-and-standards

Table IS-2: SMAQMD Significance Thresholds

	ROG[1] (lbs/day)	NO_x (lbs/day)	CO ($\mu g/m^3$)	PM_{10} (lbs/day)	$PM_{2.5}$ (lbs/day)
Construction (short-term)	None	85	CAAQS[2]	80[3*]	82[3*]
Operational (long-term)	65	65	CAAQS	80[3*]	82[3*]

1. Reactive Organic Gas

2. California Ambient Air Quality Standards

3*. Only applies to projects for which all feasible best available control technology (BACT) and best management practices (BMPs) have been applied. Projects that fail to apply all feasible BACT/BMPs must meet a significance threshold of 0 lbs/day.

Construction Emissions/Short-Term Impacts

Short-term air quality impacts are mostly due to dust (PM_{10} and $PM_{2.5}$) generated by construction and development activities, and emissions from equipment and vehicle engines (NO_x) operated during these activities. Dust generation is dependent on soil type and soil moisture, as well as the amount of total acreage involved in clearing, grubbing and grading activities. Clearing and earthmoving activities comprise the major source of construction dust generation, but traffic and general disturbance of the soil also contribute

to the problem. Sand, lime or other fine particulate materials may be used during construction and stored on-site. If not stored properly, materials could become airborne during periods of high winds. The effects of construction activities include increased dust fall and locally elevated levels of suspended particulates. PM_{10} and $PM_{2.5}$ are considered unhealthy because the particles are small enough to inhale and damage lung tissue, which can lead to respiratory problems.

CONSTRUCTION PARTICULATE MATTER EMISSIONS

The SMAQMD Guide includes screening criteria for construction-related particulate matter. Projects that are 35 acres or less in size will generally not exceed the SMAQMD's construction PM_{10} or $PM_{2.5}$ thresholds of significance provided that the project does not:

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

Some PM_{10} and $PM_{2.5}$ emissions during project construction can be reduced through compliance with institutional requirements for dust abatement and erosion control. These institutional measures include the SMAQMD "District Rule 403-Fugitive Dust" and measures in the Sacramento County Code relating to land grading and erosion control [Title 16, Chapter 16.44, Section 16.44.090(K)].

The project site is less than 35 acres (~25 acres), does not involve buildings more than four stories tall, does not involve demolition, does not include significant trenching activity, but will likely involve cut and fill operations for construction of the roadway and for home pads. Therefore, the project does not meet SMAQMD's screening criteria for construction-related particulate matter emissions and requires further analysis.

CalEEMod v2022.1.1.20 was used to estimate construction-related emissions for grading, utilities, paving, construction of twelve homes and landscaping (Appendix A). CalEEMod allows users to model construction criteria air pollutants and precursor emissions from demolition, site grading, asphalt paving, building construction, and architectural coating activities. The modeling assumed construction would commence in September 2024 and the project being operational in 2026. The results are shown in Table IS-3.

Table IS-3: Construction-Related Emission Estimates

	Constituent in pounds per day			
	ROG	**NOx**	**PM_{10}**	**$PM_{2.5}$**
Thresholds	None	85	80	82
CalEEMod Emissions	6.53	36.00	9.44	5.45
Exceeds Thresholds?	No	No	No	No
Notes: CalEEMod v2022.1.1.20				

The combined emissions results shown in Table IS-3 demonstrate that the project is unlikely to exceed the daily thresholds of significance for NO_x, PM_{10}, and $PM_{2.5}$. Impacts related to construction-related emissions will be ***less than significant***.

Operational Emissions/Long-Term Impacts

Once a project is completed, additional pollutants are emitted through the use, or operation, of the site. Land use development projects typically involve the following sources of emissions: motor vehicle trips generated by the land use; fuel combustion from landscape maintenance equipment; natural gas combustion emissions used for space and water heating; evaporative emissions of ROG associated with the use of consumer products; and evaporative emissions of ROG resulting from the application of architectural coatings.

Typically, a project must be comprised of large acreages or intense uses to result in significant operational air quality impacts. For ozone precursor emissions, the screening table in the SMAQMD Guide allows users to screen out projects that include up to 485 new single-family dwelling units for residential projects. For particulate matter emissions, the screening table allows users to screen out projects that include up to 1,000 new single-family dwelling units for residential projects. The proposed project consists of the division of one parcel into twelve parcels, that would likely be developed with an equivalent amount of single-family dwelling units, and therefore falls below these screening thresholds. Impacts related to operational emissions are ***less than significant***.

Criteria Pollutant Health Risks

All criteria air pollutants can have human health effects at certain concentrations. Air Districts develop region-specific CEQA thresholds of significance in consideration of existing air quality concentrations and attainment designations under the national ambient air quality standards (NAAQS) and California Ambient Air Quality Standards (CAAQS). The NAAQS and CAAQS are informed by a wide range of scientific evidence, which demonstrates that there are known safe concentrations of criteria air pollutants. Because the NAAQS and CAAQS are based on maximum pollutant levels in outdoor air that would not harm the public's health, and air district thresholds pertain to attainment of these standards, the thresholds established by air districts are also protective of human health.

Sacramento County is currently in nonattainment of the NAAQS and CAAQS for ozone. Projects that emit criteria air pollutants in exceedance of SMAQMD's thresholds would contribute to the regional degradation of air quality that could result in adverse human health impacts.

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

HEALTH EFFECTS SCREENING

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

Both the Minor Project Health Screening Tool and Strategic Area Project Health Screening Tool are based on the maximum thresholds of significance adopted within the five air district regions contemplated within SMAQMD's *Guidance to Address the Friant Ranch Ruling for CEQA Projects in the Sac Metro Air District* (SMAQMD's Friant Guidance; October 2020). The air district thresholds considered in SMAQMD's Friant Guidance included thresholds from SMAQMD as well as the El Dorado County Air Quality Management District, the Feather River Air Quality Management District, the Placer County Air Pollution Control District, and the Yolo Solano Air Quality Management District. The highest allowable emission rates of NO_X, ROG, PM_{10}, and $PM_{2.5}$ from the five air districts is 82 pounds per day (lbs/day) for all four pollutants. Thus, the Minor Project Health Screening Tool is intended for use by projects that would result in emissions at or below 82 lbs/day, while the Strategic Area Project Health Screening Tool is intended for use by projects that would result in emissions between two and eight times greater than 82 lbs/day. The Strategic Area Project Screening Model was prepared by SMAQMD for five locations throughout the Sacramento region for two scenarios: two times and eight times the threshold of significance level (2xTOS and 8xTOS). The corresponding emissions levels included in the model for 2xTOS were 164 lb/day for ROG and NO_X, and 656 lb/day under the 8xTOS for ROG and NO_X (SMAQMD 2020).

As noted in SMAQMD's Friant Guidance, "each model generates conservative estimates of health effects, for two reasons: The tools' outputs are based on the simulation of a full year of exposure at the maximum daily average of the increases in air pollution concentration… [and] [t]he health effects are calculated for emissions levels that are very high" (SMAQMD 2020).

The model derives the estimated health risk associated with operation of the project based on increases in concentrations of ozone and $PM_{2.5}$ that were estimated using a photochemical grid model (PGM). The concentration estimates of the PGM are then

applied to the U.S. Environmental Protection Agency's Benefits Mapping and Analysis Program (BenMAP) to estimate the resulting health effects from concentration increases. PGMs and BenMAP were developed to assess air pollution and human health impacts over large areas and populations that far exceed the area of an average land use development project. These models were never designed to determine whether emissions generated by an individual development project would affect community health or the date an air basin would attain an ambient air quality standard. Rather, they are used to help inform regional planning strategies based on cumulative changes in emissions within an air basin or larger geography.

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

DISCUSSION OF PROJECT IMPACTS: CRITERIA POLLUTANT HEALTH RISKS

The project site is located along the northern boundary line of Sacramento County, approximately 1,035 feet east of Hazel Avenue. Since the project was below the daily operational thresholds for criteria air pollutants, the Minor Project Health Screening Tool was used to estimate health risks. The results are shown in Table IS-4 and Table IS-5.

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

$PM_{2.5}$ Health Endpoint	Age Range[1]	Incidences Across the Reduced Sacramento 4-km Modeling Domain Resulting from Project Emissions (per year)[2,5] (Mean)	Incidences Across the 5-Air-District Region Resulting from Project Emissions (per year)[2] (Mean)	Percent of Background Health Incidences Across the 5-Air-District Region[3]	Total Number of Health Incidences Across the 5-Air-District Region (per year)[4]
Respiratory					
Emergency Room Visits, Asthma	0 - 99	0.60	0.53	0.0029%	18,419
Hospital Admissions, Asthma	0 - 64	0.039	0.035	0.0019%	1,846

Hospital Admissions, All Respiratory	65 - 99	0.21	0.18	0.0090%	19,644
Cardiovascular					
Hospital Admissions, All Cardiovascular (less Myocardial Infarctions)	65 - 99	0.11	0.098	0.00041%	24,037
Acute Myocardial Infarction, Nonfatal	18 - 24	0.000048	0.000042	0.0011%	4
Acute Myocardial Infarction, Nonfatal	25 - 44	0.0044	0.0040	0.0013%	308
Acute Myocardial Infarction, Nonfatal	45 - 54	0.011	0.010	0.0014%	741
Acute Myocardial Infarction, Nonfatal	55 - 64	0.018	0.017	0.0014%	1,239
Acute Myocardial Infarction, Nonfatal	65 - 99	0.069	0.062	0.0012%	5,052
Mortality					
Mortality, All Cause	30 - 99	1.3	1.1	0.0026%	44,766

Notes:

1. Affected age ranges are shown. Other age ranges are available, but the endpoints and age ranges shown here are the ones used by the USEPA in their health assessments. The age ranges are consistent with the epidemiological study that is the basis of the health function.
2. Health effects are shown in terms of incidences of each health endpoint and how it compares to the base (2035 base year health effect incidences, or "background health incidence") values. Health effects are shown for the Reduced Sacramento 4-km Modeling Domain and the 5-Air-District Region.
3. The percent of background health incidence uses the mean incidence. The background health incidence is an estimate of the average number of people that are affected by the health endpoint in a given population over a given period of time. In this case, the background incidence rates cover the 5-Air-District Region (estimated 2035 population of 3,271,451 persons). Health incidence rates and other health data are typically collected by the government as well as the World Health Organization. The background incidence rates used here are obtained from BenMAP.
4. The total number of health incidences across the 5-Air-District Region is calculated based on the modeling data. The information is presented to assist in providing overall health context.
5. The technical specifications and map for the Reduced Sacramento 4-km Modeling Domain are included in Appendix A, Table A-1 and Appendix B, Figure B-2 of the *Guidance to Address the Friant Ranch Ruling for CEQA Projects in the Sac Metro Air District.*

Table IS-5: Ozone Health Risk Estimates

Ozone Health Endpoint	Age Range[1]	Incidences Across the Reduced Sacramento 4-km Modeling Domain Resulting from Project Emissions (per year)[2,5] (Mean)	Incidences Across the 5-Air-District Region Resulting from Project Emissions (per year)[2] (Mean)	Percent of Background Health Incidences Across the 5-Air-District Region[3]	Total Number of Health Incidences Across the 5-Air-District Region (per year)[4]
Respiratory					
Hospital Admissions, All Respiratory	65 - 99	0.045	0.033	0.00017%	19,644
Emergency Room Visits, Asthma	0 - 17	0.18	0.13	0.0022%	5,859
Emergency Room Visits, Asthma	18 - 99	0.29	0.22	0.0017%	12,560
Mortality					
Mortality, Non-Accidental	0 - 99	0.028	0.022	0.000071%	30,386

Notes:

1. Affected age ranges are shown. Other age ranges are available, but the endpoints and age ranges shown here are the ones used by the USEPA in their health assessments. The age ranges are consistent with the epidemiological study that is the basis of the health function.
2. Health effects are shown in terms of incidences of each health endpoint and how it compares to the base (2035 base year health effect incidences, or "background health incidence") values. Health effects are shown for the Reduced Sacramento 4-km Modeling Domain and the 5-Air-District Region.
3. The percent of background health incidence uses the mean incidence. The background health incidence is an estimate of the average number of people that are affected by the health endpoint in a given population over a given period of time. In this case, the background incidence rates cover the 5-Air-District Region (estimated 2035 population of 3,271,451 persons). Health incidence rates and other health data are typically collected by the government as well as the World Health Organization. The background incidence rates used here are obtained from BenMAP.
4. The total number of health incidences across the 5-Air-District Region is calculated based on the modeling data. The information is presented to assist in providing overall health context.
5. The technical specifications and map for the Reduced Sacramento 4-km Modeling Domain are included in Appendix A, Table A-1 and Appendix B, Figure B-2 of the *Guidance to Address the Friant Ranch Ruling for CEQA Projects in the Sac Metro Air District.*

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

CONCLUSION: CRITERIA POLLUTANT HEALTH RISKS

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

HYDROLOGY AND WATER QUALITY

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

- Substantially alter the existing drainage pattern of the project area and/or increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site.
- Create or contribute runoff that would exceed the capacity of existing or planned stormwater drainage systems.
- Create substantial sources of polluted runoff or otherwise substantially degrade ground or surface water quality.

DRAINAGE

The project site is located within the Linda Creek watershed. It is not located within a FEMA-designated floodplain, nor is it located in a local flood hazard area.

A level 2 drainage study (Appendix B) was prepared by JTS Engineering Consultants (JTS). DWR Staff (J.L. Rodriguez) reviewed the drainage study and deemed it technically sufficient on July 07, 2023. The following discussion summarizes the findings of the study.

EXISTING DRAINAGE

The current site area is undeveloped and generally drains via sheet flow towards the southwest corner of the parcel and then onto the parcel immediately west of the site. Specifically, there are four sub-watersheds on or surrounding the project site. Site specific watersheds WS-002 and WS-003 are the upstream watersheds that generally drain into watershed WS-005. Watersheds WS-005 and WS-006 are watersheds that drain into the strawberry farm to the west of the property (reference Plate IS-4). Generally, surface water flows are conveyed through the onsite swales and into roadside ditches, where they are eventually channeled into downstream tributaries or public stormwater systems. North of the project (Placer County), the development has underground storm drain facilities with an outfall located at the terminus of Daggett Road. Flows from the subdivision to the north are not conveyed onto the project site.

PROPOSED DRAINAGE IMPROVEMENTS

The proposed design consists of approximately 17.87 acres of pervious surfaces and approximately 7.30 acres of impervious surfaces. The impervious areas will consist of new roads, driveways, and homes. The permeable area will consist of grass, trees, bushes and other landscaping. The project does not include any offsite drainage improvements. All runoff generated onsite will be directed to follow the existing drainage swales.

Proposed drainage improvements are centered around the grading of the project site so that home pads, roadways, and driveways are above the 10-year and 100-year base flood elevations (reference Plate IS-5). Onsite flows would be directed into the existing swales features via the proposed culverts located beneath the individual home driveways. Flows from the eastern half of the project site (Lot #s 8-12) will be directed into the existing drainage swale and then beneath the proposed public roadway and onto the adjacent properties to the south. Those flows will then continue westerly and back onto the project site and beneath Excelsior Way, where they will then be routed northwesterly and onto the property to the west of the project site. This is consistent with the existing drainage patterns.

The northern halves of Lots 1, 2, 5-8 and the entirety of Lots 3 and 4 follow existing drainage patterns to the west. Lots 4-8 will drain beneath the cul-de-sac terminus for Excelsior Way and then continue westerly and onto the adjacent project site. The southern halves of 1, 2, and 5-7 will utilize the proposed culverts which will direct flows beneath driveways on the north end of the proposed public road, and westerly to the same adjacent property.

The hydraulic modeling found that the project would not increase offsite runoff and no offsite adverse impacts will occur. The project will be required to comply with minimum building pad/floor elevations and installation of on-site drainage facilities in accordance with the latest version of the *Stormwater Quality Design Manual for the Sacramento Region*. Compliance with the Sacramento County Floodplain Management Ordinance, Sacramento County Water Agency Code, and Sacramento County Improvement Standard, and DWR's conditions. Improvement plans will be reviewed for consistency

with County Improvement Standards and will also be subject to a more refined drainage study review by DWR. Impacts related to drainage are ***less than significant***.

Plate IS-4: Existing Watersheds

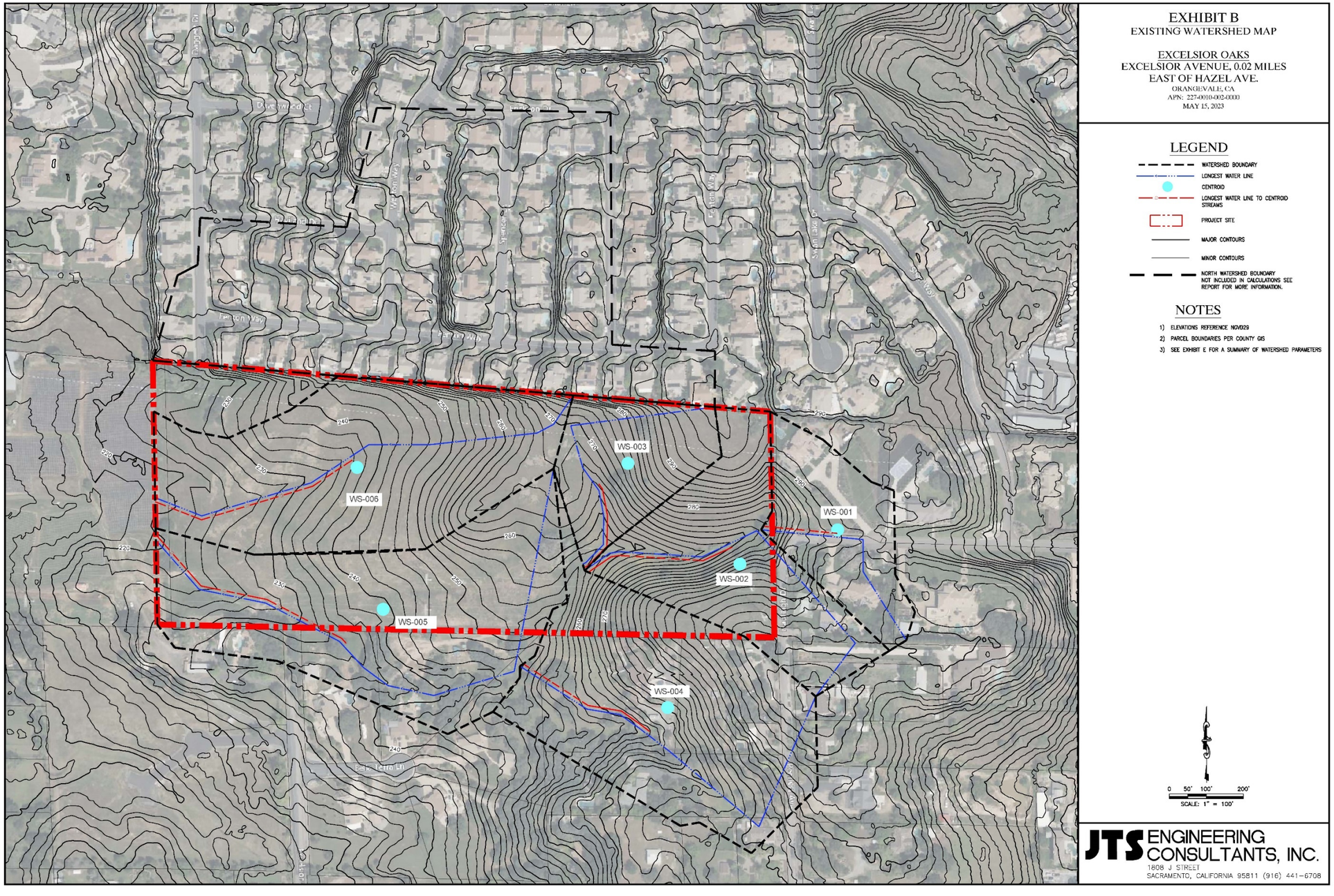


EXHIBIT B
EXISTING WATERSHED MAP

EXCELSIOR OAKS
EXCELSIOR AVENUE, 0.02 MILES
EAST OF HAZEL AVE.
ORANGEVALE, CA
APN: 227-0010-002-0000
MAY 15, 2023

LEGEND

- WATERSHED BOUNDARY
- LONGEST WATER LINE
- CENTROID
- LONGEST WATER LINE TO CENTROID STREAMS
- PROJECT SITE
- MAJOR CONTOURS
- MINOR CONTOURS
- NORTH WATERSHED BOUNDARY NOT INCLUDED IN CALCULATIONS SEE REPORT FOR MORE INFORMATION.

NOTES

1) ELEVATIONS REFERENCE NGVD29
2) PARCEL BOUNDARIES PER COUNTY GIS
3) SEE EXHIBIT E FOR A SUMMARY OF WATERSHED PARAMETERS

0 50' 100' 200'
SCALE: 1" = 100'

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Plate IS-5: Proposed Watersheds and 100-year Floodplain Extents

River Sta	Profile	Plan	Q Total (cfs)	Min Ch El (ft)	W.S. Elev (ft)	Crit W.S. (ft)	E.G. Elev (ft)	E.G. Slope (ft/ft)	Vel Chnl (ft/s)	Flow Area (sq ft)	Top Width (ft)	Froude # Chl
2355	Max WS	Pr. 10-Yr	2	274.05	274.26		274.32	0.050226	1.9	1.05	8.09	0.93
2355	Max WS	Pr. 100-Yr	9.5	274.05	274.39	274.48	274.66	0.238804	4.15	2.29	11.39	1.63
2322.474	Max WS	Pr. 10-Yr	5.42	272.19	272.47		272.51	0.051199	1.68	3.23	19.69	0.73
2322.474	Max WS	Pr. 100-Yr	9.12	272.19	272.74		272.75	0.006225	0.91	10.05	31.77	0.28
2261.424	Max WS	Pr. 10-Yr	10.02	271.02	272.19		272.19	0.000306	0.39	25.48	31.69	0.07
2261.424	Max WS	Pr. 100-Yr	17.09	271.02	272.58		272.59	0.000265	0.46	37.46	34.39	0.07
2241		Culvert										
2205.839	Max WS	Pr. 10-Yr	8.65	266.93	268.97		268.97	0.000008	0.1	87.37	66.15	0.01
2205.839	Max WS	Pr. 100-Yr	13.16	266.93	270.3		270.3	0.000003	0.08	155.75	73.51	0.01
2180.016	Max WS	Pr. 10-Yr	8.64	266.69	268.97		268.97	0.000003	0.07	128.81	72.55	0.01
2180.016	Max WS	Pr. 100-Yr	13.14	266.69	270.3		270.3	0.000001	0.05	230.69	79.17	0.01
2157.563	Max WS	Pr. 10-Yr	9.64	266.72	268.97		268.97	0.000007	0.1	92.4	55.61	0.01
2157.563	Max WS	Pr. 100-Yr	14.51	266.72	270.3		270.3	0.000003	0.09	156.67	63.84	0.01
2130		Culvert										
2094.676	Max WS	Pr. 10-Yr	9.54	265.52	266.22		266.37	0.055668	3.11	3.07	7.72	0.87
2094.676	Max WS	Pr. 100-Yr	13.04	265.52	266.51		266.59	0.019599	2.29	5.7	10.35	0.54
2052.899	Max WS	Pr. 10-Yr	8.47	263.97	265.74		265.74	0.000027	0.13	63.1	58.85	0.02
2052.899	Max WS	Pr. 100-Yr	12.13	263.97	266.16		266.16	0.000007	0.1	120.21	65.03	0.01
2014.92	Max WS	Pr. 10-Yr	9.46	263.17	265.24		265.24	0.000099	0.17	81.63	52.13	0.01
2014.92	Max WS	Pr. 100-Yr	13.11	263.17	266.16		266.16	0.000005	0.11	121.48	56.74	0.01
1980		Culvert										
1936.194	Max WS	Pr. 10-Yr	9.44	261.7	262.19	262.26	262.42	0.17402	3.83	2.46	10.81	1.41
1936.194	Max WS	Pr. 100-Yr	12.91	261.7	262.25	262.32	262.51	0.178433	4.07	3.17	12.97	1.45
1887.243	Max WS	Pr. 10-Yr	7.07	256.16	258.4		258.4	0.000001	0.05	168.73	74.3	0.01
1887.243	Max WS	Pr. 100-Yr	8.32	256.16	259.18		259.18	0.000001	0.04	212.34	92.45	0
1828.987	Max WS	Pr. 10-Yr	8.73	256	258.4		258.4	0.000003	0.07	128.3	63.01	0.01
1828.987	Max WS	Pr. 100-Yr	10.19	256	259.18		259.18	0.000001	0.06	178.14	68.11	0.01
1780		Culvert										
1737.762	Max WS	Pr. 10-Yr	8.67	255	258.36		258.36	0	0.03	259.6	90.67	0
1737.762	Max WS	Pr. 100-Yr	10.07	255	259.12		259.12	0	0.03	331.39	97.25	0
1727	Max WS	Pr. 10-Yr	8.68	255.03	258.36		258.36	0.000001	0.03	254.96	94.61	0
1727	Max WS	Pr. 100-Yr	10.07	255.03	259.12		259.12	0	0.03	329.14	99.96	0
1676.82	Max WS	Pr. 10-Yr	9.67	255.03	258.36		258.36	0.000002	0.06	153.2	63.17	0.01
1676.82	Max WS	Pr. 100-Yr	11.06	255.03	259.12		259.12	0.000001	0.05	201.52	68.28	0.01
1637		Culvert										
1586.04	Max WS	Pr. 10-Yr	8	248.94	249.35		249.4	0.0476	1.77	4.51	23.99	0.72
1586.04	Max WS	Pr. 100-Yr	11.06	248.94	249.35	249.35	249.45	0.101935	2.54	4.35	23.78	1.05
1492.568	Max WS	Pr. 10-Yr	12.03	247	247.51		247.54	0.008679	1.21	9.93	26.08	0.35
1492.568	Max WS	Pr. 100-Yr	10.87	247	247.49		247.51	0.008766	1.17	9.25	25.6	0.34
1338	Max WS	Pr. 10-Yr	8	243.05	243.34		243.38	0.046358	1.51	5.31	35.76	0.68
1338	Max WS	Pr. 100-Yr	6	243.05	243.31		243.34	0.044277	1.36	4.41	33	0.66
1216	Max WS	Pr. 10-Yr	25.28	239.94	240.66		240.67	0.002242	0.79	31.89	57.34	0.19
1216	Max WS	Pr. 100-Yr	22.84	239.94	240.77		240.77	0.00106	0.59	38.38	60.53	0.13
1115	Max WS	Pr. 10-Yr	27.08	237.42	237.7	237.78	237.95	0.31203	4.01	6.76	43.35	1.79
1115	Max WS	Pr. 100-Yr	27.55	237.42	237.72	237.78	237.91	0.218632	3.55	7.77	45.77	1.52
984	Max WS	Pr. 10-Yr	18.89	233	234.49		234.49	0.000259	0.34	56.17	72.41	0.07
984	Max WS	Pr. 100-Yr	27.26	233	234.58		234.58	0.000394	0.43	62.75	75.42	0.08
860	Max WS	Pr. 10-Yr	18.86	231.16	231.63		231.71	0.054302	2.27	8.32	39.15	0.81
860	Max WS	Pr. 100-Yr	44.26	231.16	231.84		231.95	0.042787	2.65	16.67	51.17	0.77
756	Max WS	Pr. 10-Yr	18.86	229.56	230.1		230.13	0.008657	1.46	12.95	33.4	0.36
756	Max WS	Pr. 100-Yr	43.65	229.56	230.6		230.64	0.004775	1.66	26.23	37.44	0.3
724		Culvert										
692	Max WS	Pr. 10-Yr	18.86	226.53	227.08	227.19	227.45	0.14966	4.9	3.85	10.43	1.42
692	Max WS	Pr. 100-Yr	43.65	226.53	227.37	227.53	227.93	0.131783	5.99	7.28	13.22	1.42
624	Max WS	Pr. 10-Yr	18.86	223.84	224.72		224.79	0.012925	2.07	9.12	13.48	0.44
624	Max WS	Pr. 100-Yr	43.26	223.84	225.22		225.33	0.011103	2.6	16.61	16.25	0.45
565	Max WS	Pr. 10-Yr	18.85	223.15	224.19		224.25	0.009107	1.93	9.75	12.88	0.39
565	Max WS	Pr. 100-Yr	42.31	223.15	224.72		224.81	0.00895	2.43	17.4	15.98	0.41
511	Max WS	Pr. 10-Yr	18.84	222.53	223.84		223.87	0.004862	1.54	12.26	14.28	0.28
511	Max WS	Pr. 100-Yr	41.44	222.53	224.36		224.42	0.005655	2.01	20.61	17.91	0.33

River Sta	Profile	Plan	Q Total (cfs)	Min Ch El (ft)	W.S. Elev (ft)	Crit W.S. (ft)	E.G. Elev (ft)	E.G. Slope (ft/ft)	Vel Chnl (ft/s)	Flow Area (sq ft)	Top Width (ft)	Froude # Chl
430	Max WS	Pr. 10-Yr	18.83	222.38	223.58		223.62	0.006054	1.64	11.49	14.37	0.32
430	Max WS	Pr. 100-Yr	40.65	222.38	224.06		224.13	0.008685	2.11	19.29	18.07	0.38
385	Max WS	Pr. 10-Yr	20.33	221.88	222.76		222.81	0.008073	1.7	11.94	17.66	0.37
385	Max WS	Pr. 100-Yr	41.91	221.88	223.14		223.21	0.009848	2.18	19.19	20.87	0.4
346	Max WS	Pr. 10-Yr	20.32	221.38	222.18		222.23	0.012365	1.81	11.23	20.97	0.44
346	Max WS	Pr. 100-Yr	41.61	221.38	222.46		222.55	0.014533	2.36	17.64	24.92	0.49
331	Max WS	Pr. 10-Yr	20.31	221.08	221.7		221.77	0.026199	2.16	9.4	23.7	0.6
331	Max WS	Pr. 100-Yr	41.54	221.08	221.94		222.05	0.025674	2.8	15.99	30.08	0.63
319	Max WS	Pr. 10-Yr	14.67	220.62	221.39		221.39	0.001611	0.63	23.37	46.48	0.16
319	Max WS	Pr. 100-Yr	48.84	220.62	221.58		221.62	0.006093	1.48	32.93	51.3	0.32
282	Max WS	Pr. 10-Yr	15.01	219.96	220.14		220.18	0.036707	1.41	10.62	65.29	0.62
282	Max WS	Pr. 100-Yr	48.61	219.96	220.24	220.24	220.36	0.087534	2.82	17.27	72.49	1.02
205	Max WS	Pr. 10-Yr	26.32	217.54	218.11		218.15	0.036756	1.52	17.36	96.15	0.63
205	Max WS	Pr. 100-Yr	47.66	217.54	218.27		218.3	0.017034	1.42	33.57	115.31	0.46
94	Max WS	Pr. 10-Yr	31.24	215.57	215.96	215.91	216.02	0.047615	1.92	16.31	77.31	0.73
94	Max WS	Pr. 100-Yr	62.26	215.57	216.14	216.04	216.2	0.025202	1.87	33.32	101.63	0.58

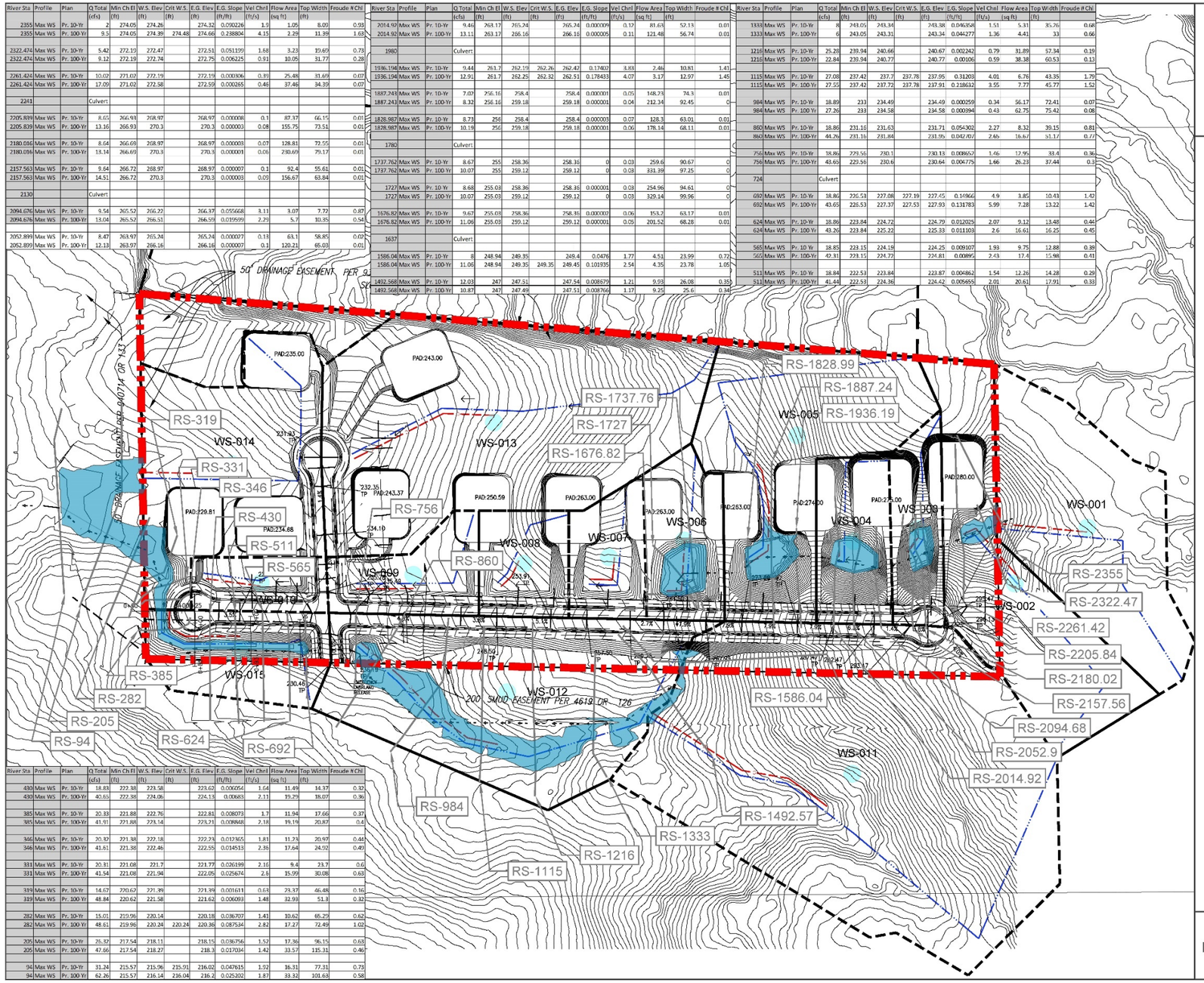


EXHIBIT P
PROPOSED 100 YEAR FLOODPLAIN
EXTENTS AND HEC-RAS OUTPUT TABLE

EXCELSIOR OAKS
EXCELSIOR AVENUE, 0.02 MILES EAST
OF HAZEL AVE.
ORAGEVALE, CA
APN: 227-0010-002-0000
JULY 06, 2023

LEGEND

- WATERSHED BOUNDARY
- HYDRAULIC RIVER 1
- PROJECT SITE
- CROSS SECTIONS
- PROPOSED BIO-RETENTION
- PROPOSED 100-YEAR FLOODPLAIN

NOTES

1) ELEVATIONS BASED ON NGVD29
2) CONTOURS OBTAINED FROM SACRAMENTO COUNTY OPEN DATA WEBSITE
3) SITE CONTOURS OBTAINED FROM CLIENT
4) A FLOW PATH WAS USED THAT MATCHES THE EXISTING WATER FLOW PATH. THIS RESULTS IN WATER BEING DIRECTED TO THE SOUTH OF THE PROPERTY AND THEN BEING DIRECTED BACK ONTO THE PROPERTY. THIS IN NO WAY IMPEDES ON THE EXISTING STRUCTURES LOCATED TO THE SOUTH OF THE PROPERTY.

0 40 80 160
SCALE: 1" = 80'

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WATER QUALITY

CONSTRUCTION WATER QUALITY: EROSION AND GRADING

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

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

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

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

Applicable projects applying for a County grading permit must show proof that a WDID # has been obtained and must submit a copy of the SWPPP. Although the County has no enforcement authority related to the CGP, the County does have the authority to ensure

sediment/pollutants are not discharged and is required by its Municipal Stormwater Permit to verify that SWPPPs include the minimum components.

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

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

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

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

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

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

OPERATION: STORMWATER RUNOFF

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

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

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

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

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

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

The project is proposing 100-foot-long bio retention basins on the side of each building pad; however, the final selection and design of post-construction stormwater quality control measures is subject to the approval of the County Department of Water Resources. Therefore, they should be contacted as early as possible in the design process for guidance. Project compliance with requirements outlined above will ensure that project-related stormwater pollution impacts are ***less than significant***.

BIOLOGICAL RESOURCES

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

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

- Have a substantial adverse effect on any special status species, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, or threaten to eliminate a plant or animal community.

- Have a substantial adverse effect on the movement of any native resident or migratory fish or wildlife species.

Surveys and Methodology

Bargas Environmental Consulting, Inc. (Bargas) prepared an arborist report for the project (Appendix C), biological reports and species surveys (Appendix D) and an aquatic resource delineation (Appendix E). A list of special-status species known or with potential to occur on the project site or in the immediate vicinity was developed from database queries of USFWS' Information for Planning and Consultation (IPaC), CDFW's California Natural Diversity Database (CNDDB), and the California Native Plant Society (CNPS) Rare Plant Inventory. Significance findings have been based on the impact conclusions of applicable surveys and studies. In the absence of such published documents, the analyses rely on the general definitions of significance.

Native Trees

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

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

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

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

DISCUSSION OF PROJECT IMPACTS: NATIVE TREES

Bargas' arborist report (Appendix C) assessed 44 trees on the project site. All 44 of the trees are native (32 blue oaks, 1 valley oak, 1 interior live oak, and 2 Gooding's willows). Tree conditions range from "severe decline" to "excellent". Only three trees' conditions were classified as "severe decline". Tree numbers 6, 17, and 20 and will not require compensatory mitigation due to the tree's severe decline. All other trees on the proposed project site are listed as "fair" or "good" and would require compensatory mitigation if significant encroachment into the dripline/critical root zone or removal of the tree is proposed.

The project consists of a subdivision map to divide a parcel into 12 new lots. It is assumed that each parcel will eventually be developed with a single-family home; however, at this time, there are no construction-level specifications for development of individual parcels. Construction of the proposed roadways would likely result in the removal two native oaks (Tree #s 11 & 12; reference Plate IS-6). Removal of these two trees would require **37** inches (dbh) of replacement plantings consistent with County General Plan policy. In addition, the proposed grading for drainage improvements and driveways may result in the removal of trees #15, #21, #22, and #23, and grading for house pads may result in the encroachment or removal of trees #16 and #18 (reference Table IS-6). Removal of these trees would equate to 214 inches. The arborist report noted that tree #15 should be preserved due to its heritage size and that there is a raptors nest present. Preservation of this tree may be feasible with an alternative design for driveway construction, such as a clear-span bridge.

Table IS-6: Potential Tree Removals on Individual Lots

Tree #	Species	Diameter at Breast Height (DBH)	Dripline Radius/Critical Root Zone	Condition	Mitigation Required
15	Blue Oak	49	40	Fair, raptor nest in tree	Yes
16	Blue Oak	40	30	Fair	Yes
18	Blue Oak	9	7	Good	Yes
21	Blue Oak	20	10	Fair	Yes

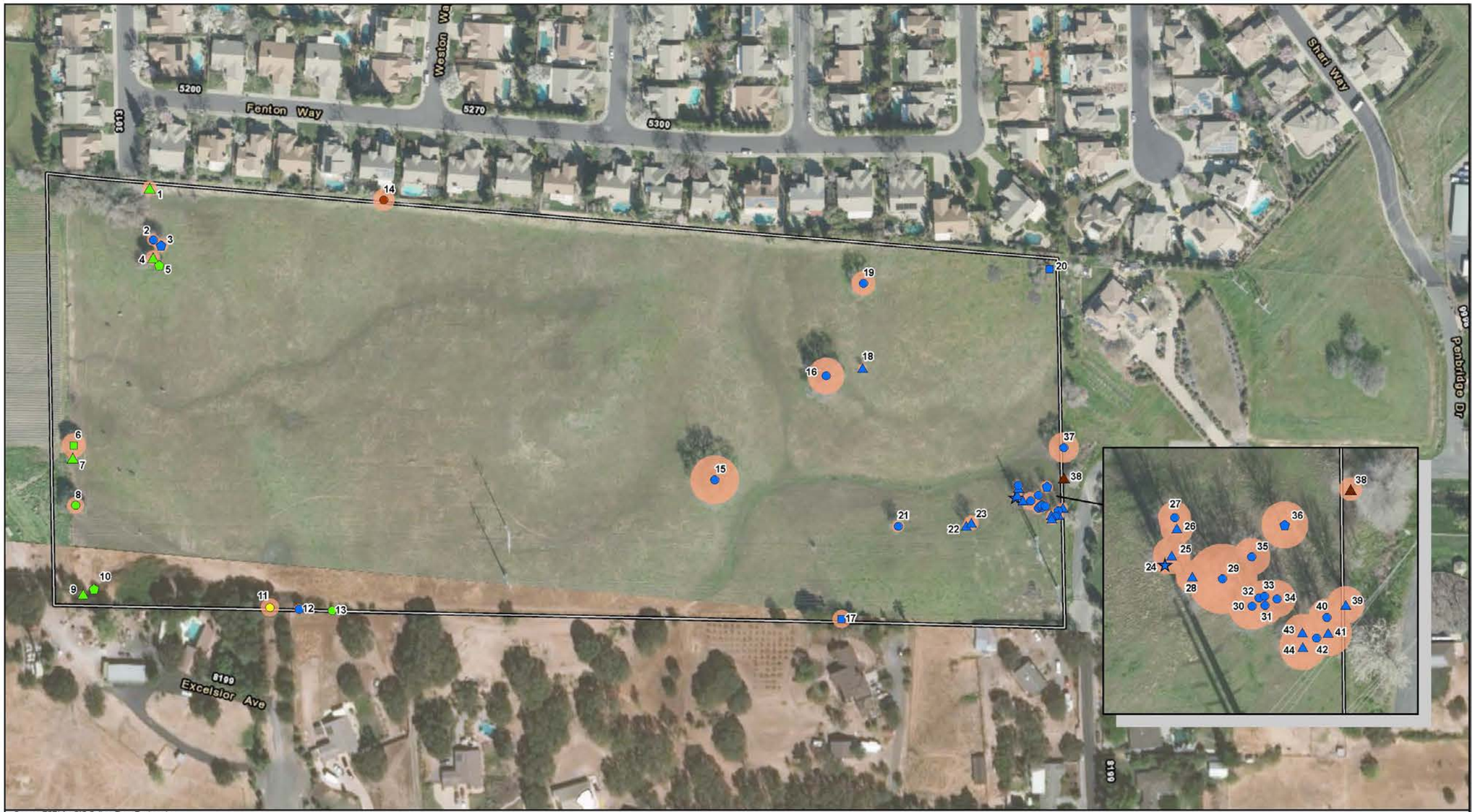
22	Blue Oak	12	7	Good	Yes
23	Blue Oak	14	12	Good	Yes

Equivalent compensation of up to **251 <u>inches (dbh)</u>** (37 inches for road construction and 214 inches for individual parcels) shall be satisfied using the following ratios:

- one preserved native tree < 6 inches dbh on-site = 1 inch dbh
- one D-pot seedling (40 cubic inches or larger) = 1 inch dbh
- one 15-gallon tree = 1 inch dbh
- one 24-inch box tree = 2 inches dbh
- one 36-inch box tree = 3 inches dbh

All native trees not proposed for removal shall comply with tree protection measures during construction. Tree protection measures include the avoidance of the critical root zone, pruning work performed under the supervision of a Certified Arborist, avoidance of trenching activity within the critical root zone, and avoidance of redirection or placement of water within the critical root zone of native trees. Impacts to native trees are ***less than significant with mitigation***.

Plate IS-6: Tree locations and Arborist IDs



WETLANDS AND WATERS OF THE U.S.

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

Wetlands are regulated by both the federal and state governments, pursuant to the Clean Water Act Section 404 (federal) and Section 401 (state). The Army Corps is generally the lead agency for the federal permit process, and the Regional Water Quality Control Board (RWQCB)[1] is generally the lead agency for the state permit process. The CWA protects all "navigable waters", which are defined as traditional navigable waters that are or were used for commerce or may be used for interstate commerce; tributaries of covered waters; and wetlands adjacent to covered waters, including tributaries. Isolated wetlands, that is, those wetlands that are not hydrologically connected to other "navigable" surface waters (or their tributaries), are not considered to be subject to the CWA. On May 25, 2023, the US Supreme Court narrowed the protections of the CWA. The Supreme Court opined,

the CWA's use of 'waters' refers only to "geographic[al] features that are described in ordinary parlance as 'streams, oceans, rivers, and lakes'" and to adjacent wetlands that are "indistinguishable" from those bodies of water due to a continuous surface connection. Rapanos v. United States, 547 U. S. 715, 755, 742, 739 (plurality opinion). To assert jurisdiction over an adjacent wetland under the CWA, a party must establish "first, that the adjacent [body of water constitutes] . . . 'water[s] of the United States' (i.e., a relatively permanent body of water connected to traditional interstate navigable waters); and second, that the wetland has a continuous surface connection with that water, making it difficult to determine where the 'water' ends and the 'wetland' begins.

Although federal protections were narrowed by the Supreme Court, the State also has jurisdiction over impacts to surface waters through the Porter-Cologne Water Quality Control Act (Porter-Cologne), which <u>does not</u> require that waters be "navigable". For this

[1] The Regional Water Quality Board for this project is the Central Valley Regional Water Quality Control Board.

reason, federal non-jurisdictional waters – isolated wetlands – can be regulated by the state of California pursuant to Porter-Cologne. In addition to Porter-Cologne, CDFW has purview over waters that have potential to support fish and wildlife resources under the Lake and Streambed Alteration Program, pursuant to Fish and Game Code Section 1602.

Section 1602 requires any person, state or local governmental agency, or public utility to notify CDFW prior to beginning any activity that may do one or more of the following:

- Divert or obstruct the natural flow of any river, stream, or lake;
- Change the bed, channel or bank of any river, stream, or lake;
- Use material from any river, stream, or lake; or
- Deposit or dispose of material into any river, stream, or lake; or
- Substantially adversely affect associated fish and wildlife resources.

Projects that may do one or more of the following are required to submit a Notification of Lake and Streambed Alteration to CDFW. CDFW has the authority to issue a conditional Agreement for work to proceed.

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

There is no regulatory setback for other surface waters, but the County Environmental Review Section has typically required a minimum 50-foot setback[2]. Maintenance of these setbacks will avoid indirect impacts to the surface water. A direct impact is the filling or excavation of a surface water. If filling or excavation occurs within any portion of a vernal pool or seasonal wetland, the entire wetland should be considered directly impacted.

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

INVENTORY OF WATERS

Bargas conducted a wetland delineation in March 2018, and the subsequent report was prepared in April 2019 (Appendix E). Five aquatic features were delineated within the project area. The aquatic features observed onsite are summarized in Table IS-7 and delineated in Plate IS-7.

Table IS-7: Existing Wetland Features and Area (acres) Onsite

Wetland feature type (Report ID)	Area (acres)
Seasonal wetland swale (PED-1)	0.14 acres
Seasonal wetland swale (PED-2)	0.31 acres
Seasonal wetland swale (PED-3)	0.21 acres
Seasonal wetland swale (PED-4)	0.30 acres
Forested emergent wetland (PF06E-1)	0.10 acres
Total:	1.06 acres

There were four seasonal wetland swales totaling 0.96 acres and one forested emergent wetland (0.10 acres) found during the delineation. There is a total of 1.06 acres of wetlands onsite.

DISCUSSION OF PROJECT IMPACTS

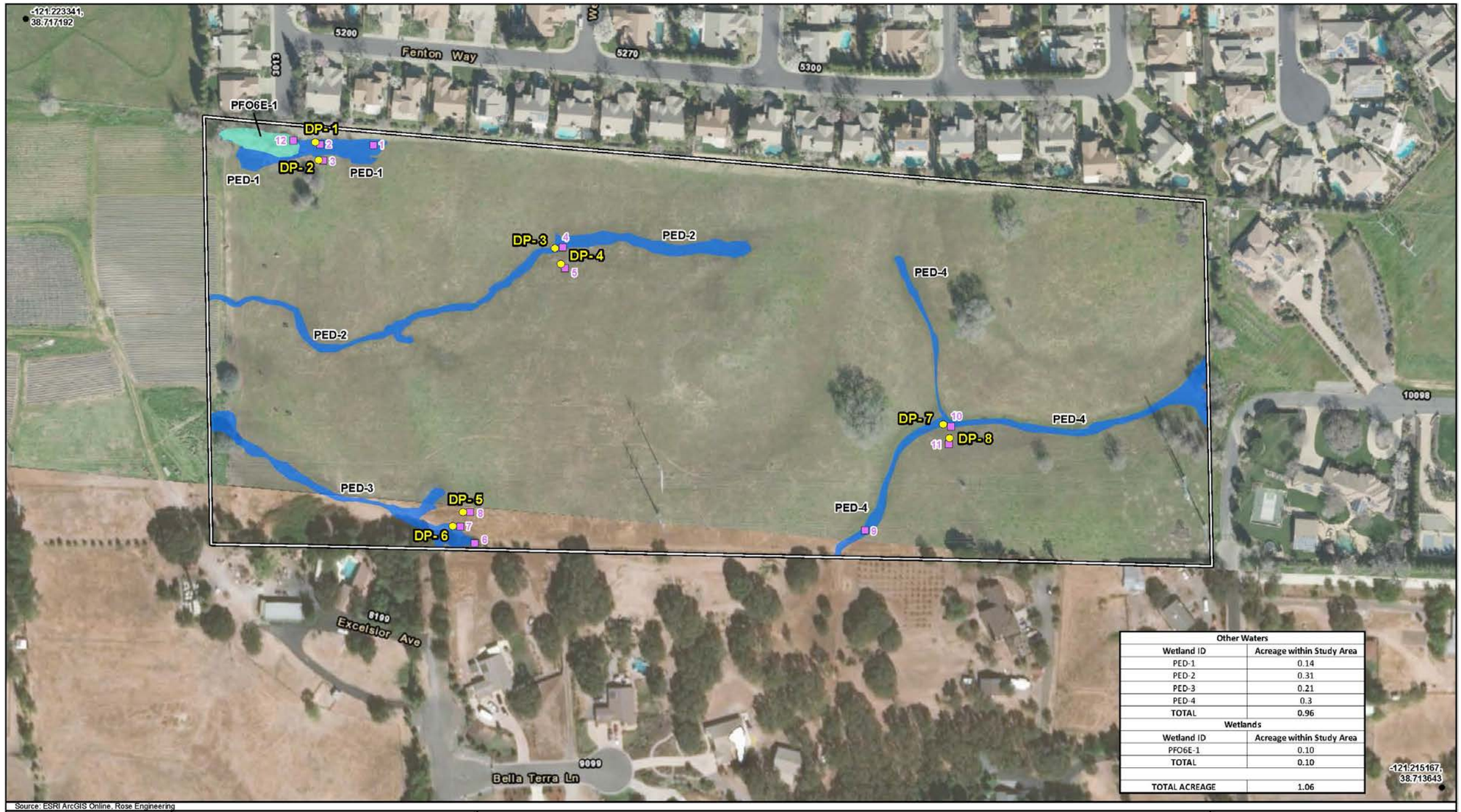
The preliminary grading plan submitted shows that swale identification number (ID#) PED-3 (0.21 acres) will likely be entirely filled in order to construct the necessary roadways. Portions of swales IDs PED-2 and PED-4 will also require the placement of culverts within the swale, so that driveways can pass over each feature. The preliminary grading plan does not show any impacts to swale ID #PED-1 nor the forested wetland (ID# PFO6E-1) at the northwest corner of the project site.

It is unlikely that any of the features would be considered waters of the U.S. as they do not have a continuous surface connection to any streams, creeks, or rivers. Since the features are isolated, it is unlikely the project will need a 404 permit from the Corps. However, seasonal surface waters fall under state purview and the applicant would be required to submit a Waste Discharge Requirements application to the Central Valley Regional Water Quality Control Board (RWQCB) and secure necessary permit(s) for the work. Mitigation will require the applicant to submit all necessary regulatory permits and agreements (404, 401 or Waste Discharge Requirement, and LSAA) to Planning and Environmental Review prior to commencing construction. Any loss of delineated wetlands not mitigated through the permitting process must be mitigated pursuant to County policy. Appropriate mitigation may include establishment of a conservation easement over wetlands, purchase of mitigation banking credits, or similar measures.

The aquatic features, or portions of features, not proposed to be permanently impacted, shall have an established setback of 50 feet to ensure the features are not indirectly impacted. In order to establish environmentally sensitive areas and non-disturbance zones, mitigation measures will require a qualified biologist to oversee placement of temporary construction fencing with silt fencing at the limits of construction for the proposed roadway. Temporary construction fencing outside of the proposed roadway area, shall be placed 50 feet from either side of the aquatic features and the areas shall be clearly demarcated on all construction plans as environmentally sensitive.

Similarly, prior to individual parcel development, if direct impacts to aquatic features are proposed, permits will need to be secured and the individual project proponent(s) will need to hire a qualified biologist to establish a 50-foot setback around the aquatic feature(s), or portions of features to avoid direct and indirect impacts to surface waters. Impacts to wetlands are ***less than significant with mitigation***.

Plate IS-7: Existing Wetland Features



Other Waters	
Wetland ID	Acreage within Study Area
PED-1	0.14
PED-2	0.31
PED-3	0.21
PED-4	0.3
TOTAL	0.96
Wetlands	
Wetland ID	Acreage within Study Area
PFO6E-1	0.10
TOTAL	0.10
TOTAL ACREAGE	1.06

SPECIAL STATUS SPECIES

The likelihood of a special status species to be present on the project site was determined using the technical studies/documents listed above, and topical literature as cited. Species considered for presence are those species with potential occurrence as indicated on the official USFWS species list, California Natural Diversity Database (CNDDB) quadrangle queries (Citrus Heights, Folsom, Rocklin, and Roseville U.S. Geological Survey 7.5-minute quadrangles), and California Native Plant Society (CNPS) queries. This is the basis for species outlined in Table IS-7 and Table IS-8, which report the likelihood of species occurrence based on habitat presence either on the site or in proximity of the site, survey results (if any), and nearby recorded species occurrences. Likelihood of occurrence is rated as Not Expected to Occur, Could Occur, and Known to Occur, which are defined as:

- Not Expected to Occur: Species is unlikely to be present on the project site due to poor habitat quality, lack of suitable habitat features, or restricted current distribution of the species.

- Could Occur: Suitable habitat is available on the project site; however, there are little to no other indicators that the species might be present.

- Known to Occur: The species, or evidence of its presence, was observed on the project site during project surveys, or was otherwise documented.

Species with a Not Expected to Occur designation are not discussed further in subsequent analysis sections.

SPECIAL STATUS PLANTS

Table IS-8 provides a list of the special status plant species with potential to occur based upon the available data from U.S. Fish and Wildlife Service's (USFWS) Information for Planning and Consultation (IPaC), CNDDB, and California Native Plant Society (CNPS). The table describes their regulatory status, habitat, and potential for occurrence on the project site.

Table IS-8: Special Status Plant Species and Potential for Occurrence

Species	Status [1]			Habitat and Blooming Period	Potential for Occurrence[2]
	USFWS	CDFW	CRPR		
Ahart's dwarf rush *Juncus leiospermus* var. *ahartii*	–	–	1B.2	An annual herb found in mesic valley and foothill grassland from 100 to 750 feet. Blooms March - May (CNPS 2020).	Not expected to occur. Not observed during botanical surveys conducted during blooming period. There is one recorded occurrence within the CNDDB search area; however, these occurrences are located 8+ miles northwest of the project site.

Table IS-8: Special Status Plant Species and Potential for Occurrence

Species	Status [1]			Habitat and Blooming Period	Potential for Occurrence[2]
	USFWS	CDFW	CRPR		
Bogg's Lake hedge-hyssop *Gratiola heterosepala*	–	E	1B.2	A state-endangered annual herb found in clay soils along margins of lakes, marshes, swamps, and in vernal pools from 33 to 7,792 feet elevation. Blooms from April - June (CNPS 2020).	Not expected to occur. Not observed during botanical surveys conducted during blooming period. There are two recorded occurrences within the CNDDB search area; however, these occurrences are located 5+ miles north of the project site.
Dwarf downingia *Downingia pusilla*	–	–	2B.2	An annual herb found in mesic valley and foothill grassland and vernal pools from 3 to 1,500 feet elevation. Blooms March - May (CNPS 2020).	Not expected to occur. Not observed during botanical surveys conducted during blooming period. There are 12 recorded occurrences within the CNDDB search area; however, these occurrences are located 5+ miles north of the project site.
Legenere *Legenere limosa*	–	–	1B.1	Relatively deep and wet vernal pools below 3,000 feet elevation. Blooms April – June (CNPS 2020).	Not expected to occur. Not observed during botanical surveys conducted during blooming period. There are 4 recorded occurrences within the CNDDB search area; however, these occurrences are located 5+ miles north of the project site.
Sacramento Orcutt grass *Orcuttia viscida*	E	E	1B.1	Vernal pools; 98 to 328 feet elevation. Blooms April–July (CNPS 2020).	Not expected to occur. No vernal pool habitat on-site. Not observed during botanical surveys. There are 3 CNDDB occurrences within the search area; the closest occurrence was recorded approximately 2.59 miles southeast of the project area. The project site is not in or near designated critical habitat for Sacramento Orcutt grass.
Sanford's arrowhead *Sagittaria sanfordii*	–	–	1B.2	Shallow freshwater marshes, swamps, drainage channels; below 2,200 feet elevation. Blooms May–October (CNPS 2020).	Not expected to occur. Not observed during botanical surveys conducted during blooming period. There are 4 recorded occurrences within the CNDDB search area; the nearest occurrence is located 2.25 miles southwest of the project site.
Slender Orcutt grass *Orcuttia tenuis*	T	E	1B.1	Annual herb found in vernal pools, often those with gravelly substrate, from 115 to 5,800 ft. Blooms May –October (CNPS 2020).	Not expected to occur. No vernal pool habitat on-site. Not observed during botanical surveys. There are no CNDDB occurrences within the search area.

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

[1] Legal Status Definitions

U.S. Fish and Wildlife Service:
E Endangered (legally protected)
T Threatened (legally protected)
California Department of Fish and Game:
E Endangered (legally protected)

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

As shown in Table IS-7, special status plant species are not expected to occur onsite. No special status plants were found during botanical surveys conducted in May 2019. Impacts to rare plant species are ***less than significant***.

SPECIAL STATUS WILDLIFE SPECIES

Table IS-9 provides a list of the special status wildlife species with potential to occur based upon the available data from USFWS' IPaC, and CNNDB. The table describes their regulatory status, habitat, and potential for occurrence on the project site.

Table IS-9: Special Status Wildlife and Potential for Occurrence

Species	Listing Status[1]			Habitat	Potential for Occurrence[2]
	Federal	State	SSHCP[2]		
Insects					
Crotch's bumble bee *Bombus crotchii*	–	C	N/A	Open grassland and scrub; nests underground. Food plants include *Asclepias, Chaenactis, Lupinus, Medicago, Phacelia,* and *Salvia* (CDFW 2023).	Could occur. Site provides suitable nesting habitat. No known occurrences with CNDDB search area.
Ricksecker's water scavenger beetle *Hydrochara rickseckeri*	–	–	N/A	Inhabits seasonal wetlands, including vernal pools.	Not expected to occur. Although it is unlikely to occur, due to its rarity, there are several wetland swales and one wetland onsite. There is one occurrence located nearly 9 miles northwest of the site.
Valley elderberry longhorn beetle *Desmocerus californicus californicus*	T	–	N/A	Endemic to elderberry shrubs (Sambucus spp.) occurring in riparian habitat in the Sacramento and San Joaquin Valleys, riparian habitats in the Sacramento and San Joaquin Valleys (USFWS 2023).	Not expected to occur. The site does not contain elderberry shrubs.
Invertebrates					
California linderiella *Linderiella occidentalis*	–	–	N/A	Inhabit shallow vernal pools and other seasonal wetlands.	Not expected to occur. Although there are several wetland swales and one wetland onsite, none of them have a hardpan restrictive layer. There are 37 occurrences within the CNDDB search area, with the closest record located 1.01 miles northeast of the site in Placer County.
Midvalley fairy shrimp *Branchinecta mesovallensis*	–	–	N/A	Inhabit shallow vernal pools, vernal swales, and various artificial ephemeral wetland habitats in the Sacramento (SSHCP 2018).	Not expected to occur. Although there are several wetland swales and one wetland onsite, none of them have a hardpan restrictive layer. There are no recorded occurrences within the CNDDB search area.
Vernal pool fairy shrimp *Branchinecta lynchi*	T	–	N/A	Vernal pools and other seasonal wetlands in valley and foothill grasslands. Tends to occur in smaller wetland features (less than 0.05 acre in size) (USFWS 1994).	Not expected to occur. Although there are several wetland swales and one wetland onsite, none of them have a hardpan restrictive layer. There are 32 occurrences within the CNDDB search area, with the closest record located 3.54 miles northwest of the site.

Species	Listing Status[1]			Habitat	Potential for Occurrence[2]
	Federal	State	SSHCP[2]		
Vernal pool tadpole shrimp *Lepidurus packardi*	E	–	N/A	Vernal pools and other seasonal wetlands in valley and foothill grasslands that pond for sufficient duration to allow the species to complete its life cycle. Typically found in ponds ranging from 0.1 to 80 acres in size (USFWS 1994).	Not expected to occur. Although there are several wetland swales and one wetland onsite, none of them have a hardpan restrictive layer. There are 3 occurrences within the CNDDB search area, all occurrences are beyond 5 miles from the site.
Amphibians and Reptiles					
Giant garter snake *Thamnophis gigas*	T	T	N/A	Slow-moving streams, sloughs, ponds, marshes, inundated floodplains, rice fields, and irrigation/drainage ditches on the Central Valley floor with mud bottoms, earthen banks, emergent vegetation, abundant small aquatic prey and absence or low numbers of large predatory fish. Also require upland refugia not subject to flooding during the snake's inactive season.	Not expected to occur. Outside of known range. There are no recorded occurrences within the CNDDB search area.
Western pond turtle *Emys marmorata*	–	SC	N/A	Forage in ponds, marshes, slow-moving streams, sloughs, and irrigation/drainage ditches; nest in nearby uplands with low, sparse vegetation.	Not expected to occur. No suitable aquatic habitat. There are 5 occurrences within the CNDDB search area. The nearest occurrence is located 1.80 miles to the east.
Western spadefoot *Spea hammondii*	–	SC	N/A	Vernal pools and other seasonal ponds with a minimum three-week inundation period in valley and adjacent foothill grasslands.	Not expected to occur. Site lacks suitable aquatic habitat. There are 9 recorded occurrences within the CNDDB search area. The nearest occurrence is located 4.10 miles to the south.
Birds					
Burrowing owl *Athene cunicularia* (burrow sites)	–	SC	N/A	Nests and forages in grasslands, agricultural lands, open shrublands, and open woodlands with existing ground squirrel burrows or friable soils. Suitable burrow sites consist of short, herbaceous vegetation with only sparse cover of shrubs or taller herbs (Shuford and Gardali 2008: 221).	Not expected to occur. The majority of the site is covered with tall grasses. No burrows or signs or burrowing owl were found during biological pedestrian surveys. There are 4 CNDDB records within the search area. There are no occurrences within five miles of the site.
Cooper's hawk *Accipiter cooperi*	–	–	N/A	Nests in a wide variety of woodland and forest habitats. Dense stands of live oak, deciduous riparian or other forest habitats near water are preferred. Nests are placed in deciduous trees in crotches 10-80 ft above the ground (CWHR 2019).	Not expected to occur. The site does not contain dense stands of trees and is not immediately adjacent to a riparian feature. There is one known occurrences within the CNDDB search area with the nearest occurrence located 4.82 miles to the south along the American River.
Swainson's hawk *Buteo swainsoni*	–	T	N/A	Forages in grasslands and agricultural lands; nests in riparian and isolated trees.	Could occur. The site contains suitable foraging habitat and trees that could provide nesting habitat. There are 5 occurrences within the CNDDB search area; the nearest occurrence is located

Note: CNDDB = California Natural Diversity Database; USFWS = U.S. Fish and Wildlife Service; SSHCP = South Sacramento Habitat Conservation Plan

[1] Legal Status Definitions

[2] South Sacramento Habitat Conservation Plan (SSHCP) is not applicable in this area of the County.

Federal:		State:	
E	Endangered (legally protected)	D Delisted	
T	Threatened (legally protected)	FP	Fully protected (legally protected)
D Delisted		SC	Species of special concern (no formal protection other than CEQA consideration)
		E	Endangered (legally protected)
		T	Threatened (legally protected)
		C	Candidate Species

[2] Potential for Occurrence Definitions

Not expected to occur: Species is unlikely to be present on the project site due to poor habitat quality, lack of suitable habitat features, or restricted current distribution of the species.

Could occur: Suitable habitat is available on the project site; however, there are little to no other indicators that the species might be present.

Known to occur: The species, or evidence of its presence, was observed on the project site during project surveys, or was otherwise documented.

Source: CDFW 2024, CNDDB 2024, USFWS 2024

					Further discussion below.
White-tailed kite *Elanus leucurus*	–	FP	N/A	White-tailed kites occur in herbaceous and open stages of most habitats in cismontane California. Areas with substantial groves of dense, broad-leafed deciduous trees are used for nesting and roosting. Nests are typically located from 20 to 100 feet above the ground near the top of dense oak, willow, or other tree stands, and are often located near an open foraging area with a dense population of voles (CWHR 2019).	Could occur. Site provides suitable nesting and foraging habitat for the species.. The site contains marginal foraging habitat for the species. There are 8 occurrences within the search area. The nearest occurrence is located 0.80 miles to the west. Further discussion below.
		Mammals			
American badger *Taxidea taxus*	–	SC	N/A	Suitable habitat occurs in the drier open stages of most shrub, forest, and herbaceous habitats with friable soils. Badgers are generally associated with treeless regions, prairies, parklands, and cold desert areas.	Not expected to occur. Site has marginal habitat. No large burrows were found during bio pedestrian surveys. There is one known occurrence within the CNDDB search area. The nearest occurrence is located 4.25 miles southeast of the site.
Pallid bat *Antrozous pallidus*	–	SC	N/A	Bat that occurs throughout California except for the high Sierra Nevada and the northern Coast Ranges. Habitats include grasslands, shrublands, woodlands, and forests from sea level to 6,000 feet. Most common in open, dry habitats with rocky areas for roosting; roosts also include cliffs, abandoned buildings, bird boxes, and under bridges. Pallid bats are very sensitive to disturbance of roosting sites (Bolster et al. 1998).	Could occur. While the site does not have abandoned buildings or oak woodlands, there are trees that could provide roosting habitat. There is one CNDDB occurrence approximately 0.75 miles southeast of the site. Further discussion below.
Western red bat *Lasiurus blossevillii*	–	SC	N/A	This species roost primarily in trees along edge habitats adjacent to streams, fields, or urban areas. The species can be found within either natural or human-made structures, such as caves, mines, crevices (including under bridges), hollow trees, and in abandoned or seldom-used buildings. Young are born to the species in the spring and early summer (maternity colonies typically begin to form in April, and births occur from May through early July).	Could occur. While the site does not have abandoned buildings or oak woodlands, there are trees that could provide roosting habitat. There are no occurrences within the CNDDB search area. Further discussion below.

As noted in Table IS-8, six special status species have the potential to occur on the project site. Species not expected to occur are not discussed further. Species with potential to occur are discussed below.

CROTCH'S BUMBLE BEE

Crotch's bumble bee is a candidate for listing as endangered by the state of California. This species has a relatively limited distribution, occurring primarily in California and northern Baja California, Mexico. Although now absent from much of its historical range, in California, Crotch's bumble bee occurred on the Pacific Coast and in the western desert, Central Valley, and adjacent foothills (Williams et al. 2014:114–116, 132).

Crotch's bumble bee inhabits open grasslands and scrub habitats commonly associated with the plants in Asclepiadaceae, Compositae (Asteraceae), Hydrophyllaceae, Labiatae (Laminaceae) and Leguminosae (Fabaceae). Crotch bumble bee is a generalist forager that feeds on a variety of widely distributed plant genera including *Antirrhinum, Asclepias, Phacelia, Chaenactis, Clarkia, Dendromecon, Eriogonum, Eschscholzia, Lupinus, Medicago,* and *Salvia* (Koch et al. 2012:82, Williams et al. 2014:132). These floral associations and suitable overwintering habitat can be found in most landcover types of the biological study area, however; valley oak woodland, annual grassland, valley oak savannah, and riparian scrub are most suitable.

DISCUSSION OF PROJECT IMPACTS – CROTCH'S BUMBLE BEE

Nesting, foraging, and overwintering habitat for Crotch's bumble bee exists in the project area. Disturbance of food and nectar resources in the nesting season and surface or subsurface disruption of the ground (i.e., tilling, mowing, grazing, and planting) and vegetation removal during nesting and overwintering may negatively impact bumble bees and have the potential to result in take. Surface or subsurface disturbance can negatively affect bumble bee colonies in the spring or overwintering queens in leaf litter and duff (Xerces 2018).

To protect bumble bee populations, mitigation would require that before any soil disturbance or vegetation clearing, a pre-construction survey will be conducted to identify any bumble bee nests on site and determine avoidance. Mitigation will also provide guidance on vegetation removal and soil disturbance strategies and timing, as well as plant genera known to be Crotch's bumble bee food sources to be used during restoration. Impacts to bumble bee species due to surface and subsurface disturbances and vegetation removal are considered ***less than significant with mitigation***.

SWAINSON'S HAWK

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

NESTING HABITAT IMPACT METHODOLOGY

For determining impacts to and establishing mitigation for nesting Swainson's hawks in Sacramento County, CDFW recommends utilizing the methodology set forth in the Recommended Timing and Methodology for Swainson's Hawk Nesting Surveys in California's Central Valley (Swainson's Hawk TAC 2000). The document recommends that surveys be conducted for the two survey periods immediately prior to the start of construction. The five survey periods are defined by the timing of migration, courtship, and nesting in a typical year (refer to Table IS-10). Surveys should extend a ½-mile radius around all project activities, and if active nesting is identified, CDFW should be contacted.

Table IS-10: Swainson's Hawk Nesting Survey

Period #	Timeframe	# of surveys required	Notes
I.	Jan. 1 – Mar. 20	1	Optional, but recommended
II.	Mar. 20 – Apr. 5	3	
III.	Apr. 5 – Apr. 20	3	
IV.	Apr. 21 – June 10	N/A	Initiating surveys is not recommended during this period
V.	June 10 – July 30	3	

For example, if a project is scheduled to begin on June 20, three surveys should be completed in Period III and three surveys in Period V, as surveys should not be initiated in Period IV. It is always recommended that surveys be completed in Periods II, III and V.

DISCUSSION OF PROJECT IMPACTS: SWAINSON'S HAWK

The site contains mature trees that could provide suitable nesting habitat. There are five occurrences within the CNDDB search area; the nearest occurrence is located 2.80 miles southeast of the site along the American River.

To avoid impacts to nesting Swainson's hawks, mitigation involves pre-construction nesting surveys within ½ mile of the project site, if construction will occur during the nesting season of March 1 to September 15 The purpose of the survey requirement is to ensure that construction activities do not agitate nesting hawks, potentially resulting in nest abandonment or other harm to nesting success. If Swainson's hawk nests are found, the applicant is required to contact CDFW to determine what measures need to be implemented in order to ensure that nesting hawks remain undisturbed. The measures selected will depend on many variables, including the distance of activities from the nest, the types of activities, and whether the landform between the nest and activities provides any kind of natural screening.

Impacts to Swainson's hawk are less than significant with mitigation.

NESTING RAPTORS

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

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

DISCUSSION OF PROJECT IMPACTS: NESTING RAPTORS

The project site contains suitable nesting and foraging habitat for white-tailed kite. A large raptor nest was observed in Tree #15 onsite. To avoid impacts to nesting raptors, mitigation involves pre-construction nesting surveys within 500 feet of the project site if construction will occur during the nesting season of March 1 to September 15. The purpose of the survey requirement is to ensure that construction activities do not agitate or harm nesting raptors, potentially resulting in nest abandonment or other harm to nesting success. If nests are found, the developer is required to contact California Fish and Wildlife to determine what measures need to be implemented in order to ensure that nesting raptors remain undisturbed. The measures selected will depend on many variables, including the distance of activities from the nest, the types of activities, and whether the landform between the nest and activities provides any kind of natural screening. If no active nests are found during the focused survey, no further mitigation will be required.

Impacts to nesting raptors are less than significant with mitigation.

TRICOLORED BLACKBIRD

The tricolored blackbird (*Agelaius tricolor*) is protected under the California Fish and Game Code (Sections 3503 and 3800). In March 2019, tricolored blackbird was listed as a state threatened species under the California Endangered Species Act.

Reasons for decline of tricolored blackbird populations include loss of nesting and foraging habitat. According to the California Department of Fish and Wildlife Life History Account for the tricolored blackbird (*Agelaius tricolor*), the species is mostly a resident in

California, and common locally throughout the Central Valley. The species is a colonial nester which breeds near fresh water, preferably in emergent wetland with tall, dense cattails or tules, but also in thickets of willow, blackberry, wild rose, and tall herbs. Nesting colonies usually support a minimum of 50 pairs. The species feeds in grassland and cropland habitats. The usual breeding season is mid-April into late July.

DISCUSSION OF PROJECT IMPACTS: TRICOLORED BLACKBIRD

The freshwater emergent wetland and swale at the northwest corner of the property provide potential nesting habitat for the species as the area is fenced off and contains blackberry thickets. There are ten CNDDB occurrences within the search area; the nearest occurrence is located 1.18 miles north of the site. While the project does not propose to remove the potential habitat, nearby construction activities could disturb nesting colonies if present.

In order to reduce potential impacts to nesting tricolored blackbirds, mitigation measures have been included. Equipment operation and noise associated with construction activities may disturb nesting birds. If construction activities are proposed during the breeding season (February 1 through July 31) pre-construction surveys shall be conducted where suitable nesting habitat is present within 300 feet of the Project site. If tricolored blackbirds are found nesting within 300 feet of the survey area, CDFW shall be contacted and appropriate avoidance and impact minimization measures shall be implemented. This may include establishing a buffer or postponing construction until fledging of all nestlings (about July 31). Specific measures cannot be outlined at this time, because the extent and type of measures required are highly situational, depending on distance to the nest, the number of nesting individuals, the type of nesting substrate, and other factors. If no tricolored blackbirds are found during the pre-construction survey, no further mitigation would be required. Impacts to tricolored blackbird are ***less than significant with mitigation***.

PALLID BAT AND WESTERN RED BAT

The pallid bat occurs throughout California except for the high Sierra Nevada and the northern Coast Ranges. Habitats include grasslands, shrublands, woodlands, and forests from sea level to 6,000 feet. Most common in open, dry habitats with rocky areas for roosting; roosts also include cliffs, abandoned buildings, bird boxes, and under bridges. Pallid bats are very sensitive to disturbance of roosting sites (Bolster et al. 1998).

The western red bat roost primarily in trees along edge habitats adjacent to streams, fields, or urban areas. The species can be found within either natural or human-made structures, such as caves, mines, crevices (including under bridges), hollow trees, and in abandoned or seldom-used buildings. Young are born to the species in the spring and early summer (maternity colonies typically begin to form in April, and births occur from May through early July).

DISCUSSION OF PROJECT IMPACTS: BATS

Both species could occur onsite. Native oak trees, riparian vegetation and open grassland is present on the project site. There is a historic CNDDB occurrence of pallid bad

immediately southwest of the project site where this species was documented in 1941. There are no CNDDB occurrences for western red bat.

Construction activities and proposed tree and vegetation removal could impact roosting bats. In order to avoid potential impacts to bat species, pre-construction surveys by a qualified biologist are required prior to tree removal or pruning activities. If a bat roost is located, a qualified biologist will determine appropriate measures in consultation with CDFW for avoidance, exclusion, or relocation. Impacts to bat species are less ***than significant with mitigation***.

MIGRATORY NESTING BIRDS

The Migratory Bird Treaty Act of 1918, which states "unless and except as permitted by regulations, it shall be unlawful at any time, by any means or in any manner, to pursue, hunt, take, capture, kill, attempt to take, capture, or kill" a migratory bird. Section 3(18) of FESA defines the term "take" means to harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect, or to attempt to engage in any such conduct. Causing a bird to abandon an active nest may cause harm to egg(s) or chick(s) and is therefore considered "take." To avoid take of nesting migratory birds, minimization measures have been included to require that activities, either occur outside of the nesting season, or to require that nests be buffered from construction activities until the nesting season is concluded.

Suitable nesting habitat is present throughout the project site and adjacent properties. Preconstruction surveys for migratory nesting birds will be required if work is to commence between February 1 and September 15. The purpose of the survey requirement is to ensure that construction activities do not agitate or harm nesting migratory birds, potentially resulting in nest abandonment or other harm to nesting success. Impacts to migratory nesting birds are ***less than significant***.

GREENHOUSE GAS EMISSIONS

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

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

REGULATORY BACKGROUND

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

reduction goal of 40% below 1990 emissions levels by 2030. Executive Order (EO) S-03-05 identifies a longer-term goal for 2050.[3]

COUNTY OF SACRAMENTO CLIMATE ACTION PLANNING

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

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

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

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

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

Goals in the section on water include reducing water consumption, emphasizing water efficiency, reducing uncertainties in water supply by increasing the flexibility of the water allocation/distribution system, and emphasizing the importance of floodplain and open

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

space protection as a means of providing groundwater recharge. Actions include metering, water recycling programs, water use efficiency policy, water efficiency audits, greywater programs/policies, river-friendly landscape demonstration gardens, participation in the water forum, and many other related measures.

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

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

The Phase 2B CAP was re-initiated in early 2020. In March of 2021, the draft Phase 2B CAP was released by the County for public review. On September 7, 2021, a Final Draft CAP and Addendum to the 2030 General Plan EIR was released for public review. The County revised the CAP a second time and released the Revised Final Draft CAP and Revised Addendum to the 2030 General Plan EIR on February 17, 2022. These documents were presented at a Board of Supervisors workshop on March 23, 2022. The County received more than 85 comment letters on the Revised Final Draft CAP leading up to the Board workshop on March 23, 2022. Based on input from the Board of Supervisors during the September 27, 2022, hearing on the CAP, County staff are reviewing the numerous comments received and preparing another revision to the CAP. Sacramento County will be preparing a Subsequent Environmental Impact Report to analyze the potential impacts of the revised CAP. It is anticipated that the CAP will be presented to the County Boards of Supervisors for approval in late 2024.

Thresholds of Significance

Addressing GHG generation impacts requires an agency to make a determination as to what constitutes a significant impact. Governor's Office of Planning and Research's (OPR's) Guidance does not include a quantitative threshold of significance to use for assessing a proposed development's GHG emissions under CEQA. Moreover, CARB has not established such a threshold or recommended a method for setting a threshold for proposed development-level analysis.

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

All projects must implement Tier 1 Best Management Practices to demonstrate consistency with the Climate Change Scoping Plan. After implementation of Tier 1 Best Management Practices, project emissions are compared to the operational land use screening levels table (equivalent to 1,100 metric tons of CO_2e per year). If a project's operational emissions are less than or equal to 1,100 metric tons of CO_2e per year after implementation of Tier 1 Best Management Practices, the project will result in a less than cumulatively considerable contribution and has no further action. Tier 1 Best Management Practices include:

- BMP 1 – no natural gas: projects shall be designed and constructed without natural gas infrastructure.

- BMP 2 – electric vehicle (EV) Ready: projects shall meet the current CalGreen Tier 2 standards.

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

    - EV Ready requires all EV Capable improvements plus installation of dedicated branch circuit(s) (electrical pre-wiring), circuit breakers, and other electrical components, including a receptacle (240-volt outlet) or blank cover needed to support future installation of one or more charging stations

Projects that implement BMP 1 and BMP 2 can utilize the screening criteria for operation emissions outlined in Table IS-10. Projects that do not exceed 1,100 metric tons per year are then screened out of further requirements. For projects that exceed 1,100 metric tons per year, then compliance with BMP 3 is also required:

- BMP 3 – Reduce applicable project VMT by 15% residential and 15% worker relative to Sacramento County targets, and no net increase in retail VMT. In areas with above-average existing VMT, commit to provide electrical capacity for 100% electric vehicles.

SMAQMD's GHG construction and operational emissions thresholds for Sacramento County are shown in Table IS-11.

Table IS-11: SMAQMD Thresholds of Significance for Greenhouse Gases

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

PROJECT IMPACTS

CONSTRUCTION-GENERATED GREENHOUSE GAS EMISSIONS

GHG emissions associated with the project would occur over the short-term from construction activities, consisting primarily of emissions from equipment exhaust. None of the three construction years would exceed the annual 1,100 MT/year threshold. The highest annual CO_2 emissions was anticipated for 2025 and was 290 MT of CO_2. Therefore, construction-related GHG impacts are considered ***less than significant***.

OPERATIONAL PHASE GREENHOUSE GAS EMISSIONS

The project will implement BPM 1 and BMP 2 in its entirety. As such, the project can be compared to the operational screening table. The operational emissions associated with the project are estimated to be 132 MT of CO_2e per year, which is significantly less than 1,100 MT of CO_2e per year. Mitigation has been included such that the project will implement BMP 1 and BMP 2.

When the County adopts a qualified CAP that meets the requirements for streamlining GHG analysis, eligible projects may tier from and/or incorporate by reference the CAP's programmatic review of GHG emissions in their CEQA analysis of cumulative GHG emissions, in lieu of complying with the mitigation measures proposed herein. Projects utilizing this tiering and streamlining must demonstrate consistency with the CAP by implementing applicable GHG reduction measures and/or demonstrating consistency with performance standards associated with such measures, as outlined in a CAP Consistency Review Checklist adopted by Sacramento County. The CAP Consistency Checklist will ensure that the specified GHG reduction measures applicable to new development projects and performance standards are met.

The impacts from GHG emissions are ***less than significant with mitigation***.

ENVIRONMENTAL MITIGATION MEASURES

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

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

Applicant _____ Date: _____

MITIGATION MEASURE AQ-1: AIR QUALITY BEST MANAGEMENT PRACTICES

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

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

- Water all exposed surfaces two times daily. Exposed surfaces include, but are not limited to soil piles, graded areas, unpaved parking areas, staging areas, and access roads.

- Cover or maintain at least two feet of free board space on haul trucks transporting soil, sand, or other loose material on the site. Any haul trucks that would be traveling along freeways or major roadways should be covered.

- Use wet power vacuum street sweepers to remove any visible trackout mud or dirt onto adjacent public roads at least once a day. Use of dry power sweeping is prohibited.

- Limit vehicle speeds on unpaved roads to 15 miles per hour (mph).

- All roadways, driveways, sidewalks, parking lots to be paved should be completed as soon as possible. In addition, building pads should be laid as soon as possible after grading unless seeding or soil binders are used.

The following practices describe exhaust emission control from diesel powered fleets working at a construction site. California regulations limit idling from both on-road and off-

road diesel-powered equipment. The California Air Resources Board (CARB) enforces idling limitations and compliance with diesel fleet regulations.

- Minimize idling time either by shutting equipment off when not in use or reducing the time of idling to 5 minutes [California Code of Regulations, Title 13, sections 2449(d)(3) and 2485]. Provide clear signage that posts this requirement for workers at the entrances to the site.

- Provide current certificate(s) of compliance for CARB's In-Use Off-Road Diesel-Fueled Fleets Regulation [California Code of Regulations, Title 13, sections 2449 and 2449.1]. For more information contact CARB at 877-593-6677, doors@arb.ca.gov, or www.arb.ca.gov/doors/compliance_cert1.html.

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

MITIGATION MEASURE BIO-1: NATIVE OAK TREE REMOVAL

Up to a total of **251** inches (dbh) of native oaks trees may be removed to accommodate the project. Trees #11 and 12 equating to 37 inches (dbh) are associated with the construction of the roadway. Trees #15, 16, 18, 21, 22, and 23, equating to 214 inches (dbh) are associated with development of individual parcels. The removal and or encroachment of native oak trees shall be compensated for by planting in-kind native trees based on the ratios listed below, at locations that are authorized by the Environmental Coordinator. Native oak trees include: valley oak (*Quercus lobata*), interior live oak (*Quercus wislizenii*), blue oak (*Quercus douglasii*), and oracle oak (*Quercus morehus*).

Replacement tree planting shall be completed prior to approval of grading or improvement plans, whichever comes first. A total of up to **251** inches (dbh) will require compensation

- one preserved native tree < 6 inches dbh on-site = 1 inch dbh

- one D-pot seedling (40 cubic inches or larger) = 1 inch dbh

- one 15-gallon tree = 1 inch dbh

- one 24-inch box tree = 2 inches dbh

- one 36-inch box tree = 3 inches dbh

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

1. Species, size and locations of all replacement plantings and < 6-inch dbh trees to be preserved

2. Method of irrigation

3. If planting in soils with a hardpan/duripan or claypan layer, include the Sacramento County Standard Tree Planting Detail L-1, including the 10-foot deep boring hole to provide for adequate drainage

4. Planting, irrigation, and maintenance schedules;

5. Identification of the maintenance entity and a written agreement with that entity to provide care and irrigation of the trees for a 3-year establishment period, and to replace any of the replacement trees which do not survive during that period.

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

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

MITIGATION MEASURE BIO-2: NATIVE OAK TREE #15

Native Oak Tree identified with tree tag #15, should be preserved to the extent feasible. The driveway location shall be placed as far away as possible from the tree. Alternative methods of swale crossing (clear span bridge, ect.) for the proposed driveway shall be explored to reduce the amount of grading required within the tree's dripline/critical root zone.

If grading (placement of or removal of soil within the dripline/critical root zone) exceeds 20 percent of the dripline/critical root zone, compensatory mitigation consistent with Mitigation Measure B, shall be implemented based on the percent of encroachment multiplied by the diameter of the tree.

If determined by the Environmental Coordinator that there are no feasible alternatives and the preservation of Tree #15 is not possible, or grading exceeds 50 percent of the tree's dripline/critical root zone, compensatory mitigation will be required consistent with Mitigation Measure B for 49 inches (dbh).

MITIGATION MEASURE BIO-3: CONSTRUCTION PROTECTION FOR NATIVE TREES

With the exception of the trees removed and compensated for through Mitigation Measure BIO-1 and BIO-2, above, all native trees with a minimum 6-inch trunk diameter at breast height (dbh) on the project site, all portions of adjacent off-site native trees which have driplines that extend onto the project site, and all off-site native trees which may be impacted by utility installation and/or improvements associated with this project, shall be preserved and protected as follows:

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

2. Chain link fencing or a similar protective barrier shall be installed at the limits of construction. The rest of the fencing shall be placed a minimum of one foot outside of the driplines of the native trees prior to initiating project construction, in order to avoid damage to the trees and their root system.

3. No signs, ropes, cables (except cables which may be installed by a certified arborist to provide limb support) or any other items shall be attached to the native trees.

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

5. Any soil disturbance (scraping, grading, trenching, and excavation) is to be avoided within the driplines of the native trees. Where this is necessary, an ISA Certified Arborist will provide specifications for this work, including methods for root pruning, backfill specifications and irrigation management guidelines.

6. All underground utilities and drain or irrigation lines shall be routed outside the driplines of native trees. Trenching within protected tree driplines is not permitted. If utility or irrigation lines must encroach upon the dripline, they should be tunneled or bored under the tree under the supervision of an ISA Certified Arborist.

7. If temporary haul or access roads must pass within the driplines of oak trees, a roadbed of six inches of mulch or gravel shall be created to protect the root zone. The roadbed shall be installed from outside of the dripline and while the soil is in a dry condition, if possible. The roadbed material shall be replenished as necessary to maintain a six-inch depth.

8. Drainage patterns on the site shall not be modified so that water collects or stands within, or is diverted across, the dripline of oak trees.

9. No sprinkler or irrigation system shall be installed in such a manner that it sprays water within the driplines of the oak trees.

10. Tree pruning that may be required for clearance during construction must be performed by an ISA Certified Arborist or Tree Worker and in accordance with the American National Standards Institute (ANSI) A300 pruning standards and the International Society of Arboriculture (ISA) "Tree Pruning Guidelines".

11. Landscaping beneath the oak trees may include non-plant materials such as boulders, decorative rock, wood chips, organic mulch, non-compacted decomposed granite, etc. Landscape materials shall be kept two (2) feet away from the base of the trunk. The only plant species which shall be planted within the driplines of the oak trees are those which are tolerant of the natural semi-arid environs of the trees. Limited drip irrigation approximately twice per summer is recommended for the understory plants.

12. Any fence/wall that will encroach into the dripline protection area of any protected tree shall be constructed using grade beam wall panels and posts or piers set no closer than 10 feet on center. Posts or piers shall be spaced in such a manner as to maximize the separation between the tree trunks and the posts or piers in order to reduce impacts to the trees.

13. For a project constructing during the months of June, July, August, and September, deep water trees by using a soaker hose (or a garden hose set to a trickle) that slowly applies water to the soil until water has penetrated at least one foot in depth. Sprinklers may be used to water deeply by watering until water begins to run off, then waiting at least an hour or two to resume watering (provided that the sprinkler is not wetting the tree's trunk. Deep water every 2 weeks and suspend watering 2 weeks between rain events of 1 inch or more.

MITIGATION MEASURE BIO-4: SURFACE WATERS

Prior to approval of the improvement plans or grading plan, whichever comes first, the applicant shall obtain all applicable permits and/or agreements (WDR and LSAA) from the Central Valley Regional Water Quality Control Board and CDFW. The applicant shall submit copies of all the permits/agreements to the Environmental Coordinator.

If regulatory permitting processes result in less than a 1:1 compensation ratio for loss of wetlands, the Project applicant shall demonstrate that the wetlands which went unmitigated/uncompensated as a result of permitting have been mitigated through other means. Acceptable methods include payment into a mitigation bank or protection of off-site wetlands through the establishment of a permanent conservation easement, subject to the approval of the Environmental Coordinator.

MITIGATION MEASURE BIO-5: SURFACE WATER PROTECTION

The aquatic features, or portions of aquatic features, not proposed to be permanently impacted, shall have an established setback of 50 feet to ensure the features are not

directly or indirectly impacted. Construction and silt fencing shall be placed on either side of the aquatic feature and the area shall be clearly demarcated on all construction plans as environmentally sensitive. For areas where construction is within the aquatic feature, temporary construction and silt fencing shall be placed at the edge of construction limits. A qualified biologist shall oversee the placement of temporary construction and silt fencing when aquatic features are present.

MITIGATION MEASURE BIO-6: BUMBLEBEE HABITAT

To avoid impacts on bumble bees the following shall apply:

1. **Nest Survey:** A qualified biologist with education and experience in bumble bee nests and identification, shall conduct a nest survey if construction is to occur between March and September.

If a nest is present, then the qualified biologist shall submit an avoidance plan to CDFW for review and approval. If no nests are found, no further mitigation is necessary.

2. **Vegetation Removal:** Where feasible, protect patchwork areas of land from surface disturbance. Habitats to protect and avoid include fence margins, hedgerows, ditches, and residential gardens If vegetation removal and/or mowing needs to be carried out during the bumble bee flight season (March-September), leaving patches with structurally different vegetation.

3. **Soil Disturbance:** To the extent feasible, time the initial soil disturbance, vegetation removal and/or mowing, to occur outside of the overwintering period (March-September). If these actions are conducted during the overwintering period, use highest cutting height possible to prevent disturbance of established nests or overwintering queens.

To the extent feasible, retain landscape features with rodent burrows, such as the ground squirrel colonies.

4. **Site Restoration:** A site restoration plan will be submitted to the Environmental Coordinator, prior to the start of construction. After construction, restore floral resources in areas of temporary disturbance by including native bumble bee food plants in planting palettes. Plants of the following genera are appropriate for Crotch bumble bee: *Antirrhinum, Asclepias, Phacelia, Chaenactis, Clarkia, Dendromecon, Eriogonum, Eschscholzia, Lupinus, Medicago, and Salvia*.

MITIGATION MEASURE BIO-7: SWAINSON'S HAWK NESTING HABITAT

If construction, grading, or project-related improvements are to commence between February 1 and September 15, focused surveys for Swainson's hawk nests shall be conducted by a qualified biologist within a ½-mile radius of project activities, in accordance with the Recommended Timing and Methodology for Swainson's Hawk Nesting Surveys in California's Central Valley (Swainson's Hawk TAC 2000). To meet the minimum level of protection for the species, surveys should be completed for the two

survey periods immediately prior to commencement of construction activities in accordance with the 2000 TAC recommendations. If active nests are found, CDFW shall be contacted to determine appropriate protective measures, and these measures shall be implemented prior to the start of any ground-disturbing activities. If no active nests are found during the focused survey, no further mitigation will be required.

MITIGATION MEASURE BIO-8: RAPTOR NEST PROTECTION

If construction activity (which includes clearing, grubbing, or grading) is to commence within 500 feet of suitable nesting habitat between February 1 and September 15, a survey for raptor nests shall be conducted by a qualified biologist. The survey shall cover all potential tree habitat on-site and off-site up to a distance of 500 feet from the project boundary. The survey shall occur within 7 days of the date that construction will encroach within 500 feet of suitable habitat. The biologist shall supply a brief written report (including date, time of survey, survey method, name of surveyor and survey results) to the Environmental Coordinator prior to ground disturbing activity. If no active nests are found during the survey, no further mitigation will be required. If any active nests are found, the Environmental Coordinator and California Department of Fish and Wildlife shall be contacted to determine appropriate avoidance/protective measures. The avoidance/protective measures shall be implemented prior to the commencement of construction within 500 feet of an identified nest.

MITIGATION MEASURE BIO-9: TRICOLORED BLACKBIRD NESTING SURVEY

If construction activity (which includes clearing, grubbing, or grading) is to commence within 300 feet of suitable nesting habitat between February 1 and July 31, a survey for nesting tricolored blackbirds shall be conducted by a qualified biologist. The survey shall cover all potential nesting habitat on-site and off-site up to a distance of 300 feet from the project boundary. The survey shall occur within 30 days of the date that construction will encroach within 300 feet of suitable habitat. The biologist shall supply a brief written report (including date, time of survey, survey method, name of surveyor and survey results) to the Environmental Coordinator prior to ground disturbing activity. If no tricolored blackbird were found during the pre-construction survey, no further mitigation would be required. If an active tricolored blackbird colony is found on-site or within 300 feet of the project site the project proponent shall do the following:

1. Consult with the California Department of Fish and Wildlife to determine if project activity will impact the tricolored blackbird colony(s). Provide the Environmental Coordinator with written evidence of the consultation or a contact name and number from the California Department of Fish and Wildlife. Implement all protective measures recommended by the California Department of Fish and Wildlife.

2. With the California Department of Fish and Wildlife permission, the applicant may avoid impacts to tricolored blackbird by establishing a 300-foot temporary setback, with fencing that prevents any project activity within 300 feet of the colony. A qualified biologist shall verify that setbacks and fencing are adequate and will

determine when the colonies are no longer dependent on the nesting habitat (i.e. nestling have fledged and are no longer using habitat). The breeding season typically ends in July.

3. If tricolored blackbird habitat is permanently destroyed follow the California Department of Fish and Wildlife procedure to mitigate for habitat loss, and submit documentation of the mitigation to the Environmental Coordinator.

MITIGATION MEASURE BIO-10: SPECIAL STATUS BAT PRECONSTRUCTION SURVEY

Pre-construction surveys are required prior to tree removal, pruning activities, or demolition of any structures. If the habitat assessment reveals suitable bat habitat, then a qualified bat biologist shall do a presence/absence survey during the peak activity periods. If bats are present, then the qualified biologist shall submit a bat avoidance plan to CDFW for review and approval. The bat avoidance plan should identify:

1) the location of the roosting sites;

2) the number of bats present at the time of assessment (count or estimate);

3) species of bats present;

4) the type of roost (e.g. day/night, maternity, hibernaculum, bachelor); and

5) species specific measures to avoid and minimize impacts to bats. The bat avoidance plan shall evaluate the length of time of disturbance, equipment noise, and type of habitat present at the Project.

No Disturbance Buffer. If during the habitat assessment the qualified bat biologist identifies a bat roost within the Project boundary that is not proposed for demolition or removal, then a no disturbance buffer shall be established around the roost in consultation with CDFW. The width of the buffer should be determined by the qualified bat biologist based on the bat species, specific site conditions, and level of disturbance. The buffer should be maintained until the qualified bat biologist determines that the roost is no longer occupied.

Replacement Structures. If the bat roost cannot be avoided, replacement roost structures (bat houses or other structures) shall be designed to accommodate the bat species they are intended for. Replacement roost structures shall be in place for a minimum of one full year prior to implementing the Project. The replacement structures should be monitored to document bat use.

Roost Removal Timing. The Project that results in the loss or modification of the original roost structure should be implemented outside hibernation and maternity seasons, Nov 1 – Feb 1 and April 1 – August 31 respectively.

Bat Exclusion. If an active bat roost is found in a tree or structure that must be removed, the qualified bat biologist should prepare a Bat Exclusion Plan for the passive exclusion of the bats from the roost. Exclusion shall be scheduled either (1) between March 1 and March 31, prior to parturition of pups; or (2) between September 1 and October 31 prior to hibernation (or prior to evening temperatures dropping below 45°F and onset of rainfall greater than ½ inch in 24 hours). The qualified bat biologist shall confirm the absence of bats prior to the start of construction. The Bat Exclusion Plan shall be submitted to CDFW for review and approval a minimum of 10 days prior to the installation of exclusion devices. CDFW does not support eviction of bats during the maternity or hibernation periods.

Tree Removal. Tree removal shall be scheduled either (1) between approximately March 1 and March 31, prior to parturition of pups; or (2) between September 1 and October 31 prior to hibernation (or prior to evening temperatures dropping below 45°F and onset of rainfall greater than ½ inch in 24 hours). Removal of trees containing suitable bat habitat should be conducted under the supervision of a qualified bat biologist.

MITIGATION MEASURE BIO-11: MIGRATORY BIRD NEST PROTECTION

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

1. If construction activity (which includes clearing, grubbing, or grading) is to commence within 50 feet of nesting habitat between February 1 and September 15, a survey for active migratory bird nests shall be conducted no more than 7 day prior to construction by a qualified biologist.

2. Trees slated for removal shall be removed during the period of September through January, in order to avoid the nesting season. Any trees that are to be removed during the nesting season, which is February through September, shall be surveyed by a qualified biologist and will only be removed if no nesting migratory birds are found.

If active nest(s) are found in the survey area, a non-disturbance buffer, the size of which has been determined by a qualified biologist, shall be established and maintained around the nest to prevent nest failure. All construction activities shall be avoided within this buffer area until a qualified biologist determines that nestlings have fledged.

MITIGATION MEASURE GHG-1: GREENHOUSE GASES TIER 1 BMPS

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

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

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

- BMP 2: Electric vehicle ready: Projects shall meet the current CalGreen Tier 2 standards, except all EV Capable spaces shall instead be EV Ready. CalGreen Tier 2 standards for multi-family residential projects require 20% of parking to be made EV Ready. The project proponent shall provide a minimum of two EV Ready parking spaces.

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

    - EV Ready requires all EV Capable improvements plus installation of dedicated branch circuit(s) (electrical pre-wiring), circuit breakers, and other electrical components, including a receptacle (240-volt outlet) or blank cover needed to support future installation of one or more charging stations.

2. If the project proponent chooses to propose an alternative to the above BMPs, they will need to submit documentation, to the satisfaction of the Environmental Coordinator, demonstrating that the alternatives are equivalent to Tier 1 BMPs. Documentation shall be submitted to the Environmental Coordinator prior to final approval of grading, improvement plans or building permits, whichever occurs first.
3. The County is currently in the process of preparing a Climate Action Plan (CAP). If and when the County adopts a qualified CAP, in lieu of the measures above, the project may demonstrate consistency with the CAP by implementing applicable GHG reduction measures and/or demonstrating consistency with performance standards associated with such measures, as outlined in a CAP Consistency Review Checklist adopted by Sacramento County. The CAP Consistency Checklist will ensure that the specified GHG reduction measures applicable to new development projects and performance standards are met.

MITIGATION MEASURE CR-1: INADVERTENT DISCOVERY OF CULTURAL RESOURCES

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

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

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

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

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

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

MITIGATION MEASURE TCR-1: INADVERTENT DISCOVERY OF TRIBAL CULTURAL RESOURCES

If potential TCRs, archaeological resources, other cultural resources, articulated, or disarticulated human remains are discovered during construction activities, work will cease within 100 feet of the find (based on the apparent distribution of cultural resources), whether or not a Native American Monitor from a traditionally and culturally affiliated Native American Tribe is present. Sacramento County Planning and Environmental Review shall be immediately notified at (916) 874-6141. A qualified cultural resources specialist and Native American Representatives and Monitors from traditionally and culturally affiliated Native American Tribes will assess the significance of the find and make recommendations for further evaluation and treatment as necessary. Culturally appropriate treatment may be, but is not limited to, processing materials for reburial, minimizing handling of cultural objects, leaving objects in place within the landscape, returning objects to a location within the project area where they will not be subject to future impacts. The Tribe does not consider curation of TCRs to be appropriate or respectful and request that materials not be permanently curated, unless requested by the Tribe.

Treatment that preserves or restores the cultural character and integrity of a Tribal Cultural Resource may include Tribal Monitoring, culturally appropriate recovery of cultural objects, and reburial of cultural objects or cultural soil. These recommendations will be documented in the project record. For any recommendations made by traditionally and culturally affiliated Native American Tribes that are not implemented, a justification for why the recommendation was not followed will be provided in the project record.

If adverse impacts to tribal cultural resources, unique archeology, or other cultural resources occurs, then consultation with UAIC, Wilton Rancheria, Ione Band of Miwoks, and other traditionally and culturally affiliated Native American Tribes regarding mitigation contained in the Public Resources Code sections 21084.3(a) and (b) and CEQA Guidelines section 15370 should occur, in order to coordinate for compensation for the impact by replacing or providing substitute resources or environments.

In addition, pursuant to Section 5097.97 of the State Public Resources Code and Section 7050.5 of the State Health and Safety Code, in the event of the discovery of human remains, all work is to stop and the County Coroner and Office of Planning and Environmental Review shall be immediately notified. If the remains are determined to be Native American, guidelines of the Native American Heritage Commission shall be adhered to in the treatment and disposition of the remains.

MITIGATION MEASURE COMPLIANCE

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

1. The proponent shall comply with the MMRP for this project, including the payment of a fee to cover the Office of Planning and Environmental Review staff costs incurred during implementation of the MMRP. The MMRP fee for this project is **$9,200.00**. This fee includes administrative costs of $1,097.00.

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

INITIAL STUDY CHECKLIST

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

1 Potentially Significant indicates there is substantial evidence that an effect MAY be significant. If there are one or more “Potentially Significant” entries an Environmental Impact Report (EIR) is required. Further research of a potentially significant impact may reveal that the impact is actually less than significant or less than significant with mitigation.

2 Less than Significant with Mitigation applies where an impact could be significant but specific mitigation has been identified that reduces the impact to a less than significant level.

3 Less than Significant or No Impact indicates that either a project will have an impact but the impact is considered minor or that a project does not impact the particular resource.

	Potentially Significant	Less Than Significant with Mitigation	Less Than Significant	No Impact	Comments
1. **LAND USE** - Would the project:					
a. Cause a significant environmental impact due to a conflict with any applicable land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?			X		The project is consistent with environmental policies of the Sacramento County General Plan, Orangevale Community Plan, and Sacramento County Zoning Code.
b. Physically disrupt or divide an established community?			X		The project will not create physical barriers that substantially limit movement within or through the community.
2. **POPULATION/HOUSING -** Would the project:					
a. Induce substantial unplanned population growth in an area either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of infrastructure)?			X		The project would not result in substantial unplanned growth. The project is consistent with existing land use designations and is within an area designated for urban growth and uses.
b. Displace substantial amounts of existing people or housing, necessitating the construction of replacement housing elsewhere?				X	The project will not result in the removal of existing housing, and thus will not displace substantial amounts of existing housing.
3. **AGRICULTURAL RESOURCES** - Would the project:					
a. Convert Prime Farmland, Unique Farmland, Farmland of Statewide Importance or areas containing prime soils to uses not conducive to agricultural production?				X	The project site is not designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance on the current Sacramento County Important Farmland Map published by the California Department of Conservation. The site does not contain prime soils.
b. Conflict with any existing Williamson Act contract?				X	No Williamson Act contracts apply to the project site.

	Potentially Significant	Less Than Significant with Mitigation	Less Than Significant	No Impact	Comments
c. Introduce incompatible uses in the vicinity of existing agricultural uses?			X		Though in an area where agricultural uses occur, the project will not impact existing agricultural uses nor result in the loss of agricultural lands.
4. **AESTHETICS -** Would the project:					
a. Substantially alter existing viewsheds such as scenic highways, corridors or vistas?				X	The project does not occur in the vicinity of any scenic highways, corridors, or vistas.
b. In non-urbanized area, substantially degrade the existing visual character or quality of public views of the site and its surroundings?			X		The project is not located in a non-urbanized area. The project site is in a 2020 Census designated urban area.
c. If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?				X	The project site is in a 2020 Census designated urban area. Construction will not substantially degrade the visual character or quality of the project site. It is acknowledged that aesthetic impacts are subjective and may be perceived differently by various affected individuals. Nonetheless, given the similar parcels sizes surrounding the proposed project, it is concluded that the project would not substantially degrade the visual character or quality of the project site or vicinity.
d. Create a new source of substantial light, glare, or shadow that would result in safety hazards or adversely affect day or nighttime views in the area?			X		The project will not result in a new source of substantial light, glare or shadow that would result in safety hazards or adversely affect day or nighttime views in the area.
5. **AIRPORTS -** Would the project:					
a. Result in a safety hazard for people residing or working in the vicinity of an airport/airstrip?				X	The project occurs outside of any identified public or private airport/airstrip safety zones.
b. Expose people residing or working in the project area to aircraft noise levels in excess of applicable standards?				X	The project occurs outside of any identified public or private airport/airstrip noise zones or contours.

	Potentially Significant	Less Than Significant with Mitigation	Less Than Significant	No Impact	Comments
c. Result in a substantial adverse effect upon the safe and efficient use of navigable airspace by aircraft?				X	The project does not affect navigable airspace.
d. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				X	The project does not involve or affect air traffic movement.
6. **PUBLIC SERVICES -** Would the project:					
a. Have an adequate water supply for full buildout of the project?			X		The water service provider (San Juan Water District) has adequate capacity to serve the water needs of the proposed project.
b. Have adequate wastewater treatment and disposal facilities for full buildout of the project?			X		The project will not require wastewater services. Individual septic systems would be required. Private septic systems are regulated by Sacramento County Environmental Management Division and require approval. The proposed parcels meet the development standards for installation of septic systems. Existing regulations will ensure that impacts are less than significant.
c. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?			X		The Kiefer Landfill has capacity to accommodate solid waste until the year 2050.
d. Result in substantial adverse physical impacts associated with the construction of new water supply or wastewater treatment and disposal facilities or expansion of existing facilities?			X		Minor extension of water infrastructure would be necessary to serve the proposed project. Existing service lines are located beneath Excelsior Avenue. The extension of lines would take place within areas already proposed for development as part of the project. No significant new impacts would result from service line extension.

	Potentially Significant	Less Than Significant with Mitigation	Less Than Significant	No Impact	Comments
e. Result in substantial adverse physical impacts associated with the provision of storm water drainage facilities?		X			The proposed project will require strow water drainage facilities in the form of culverts along the natural drainage swales. Physical impacts associated with the construction of these culverts are discussed in the Biological Resources in the Environmental Effects section above. With mitigation impacts would be less than significant.
f. Result in substantial adverse physical impacts associated with the provision of electric or natural gas service?			X		Minor extension of utility lines would be necessary to serve the proposed project. Existing utility lines are located along existing roadways and other developed areas, and the extension of lines would take place within areas already proposed for development as part of the project. No significant new impacts would result from utility extension.
g. Result in substantial adverse physical impacts associated with the provision of emergency services?			X		The project would incrementally increase demand for emergency services, but would not cause substantial adverse physical impacts as a result of providing adequate service.
h. Result in substantial adverse physical impacts associated with the provision of public school services?			X		The project would result in minor increases to student population; however, the increase would not require the construction/expansion of new unplanned school facilities. Established case law, *Goleta Union School District v. The Regents of the University of California* (36 Cal-App. 4th 1121, 1995), indicates that school overcrowding, standing alone, is not a change in the physical conditions, and cannot be treated as an impact on the environment.
i. Result in substantial adverse physical impacts associated with the provision of park and recreation services?			X		The project will result in increased demand for park and recreation services, but meeting this demand will not result in any substantial physical impacts.
7. **TRANSPORTATION** - Would the project:					

	Potentially Significant	Less Than Significant with Mitigation	Less Than Significant	No Impact	Comments
a. Conflict with or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b) – measuring transportation impacts individually or cumulatively, using a vehicles miles traveled standard established by the County?			X		SacDOT reviewed the proposed project to determine whether the project would require a VMT analysis. Based on SacDOT staff review, the proposed project would generate less than 237 daily trips and is not subject to VMT analysis. A VMT analysis is not required, and impacts related to VMT are considered less than significant
b. Result in a substantial adverse impact to access and/or circulation?			X		The proposed project would have access from Excelsior Avenue. The project would extend Excelsior Avenue north approximately 400 feet and construct an intersecting 42-foot-wide roadway with improved right-of-way. The project would also provide a 6-foot-wide path from Peerless Avenue to the new roadway (reference Plate IS-2). There is an existing 50-foot-wide equestrian easement along the southern property line, that would not be changed. The project would not create a substantial adverse impact to access nor circulation. The project will be required to comply with applicable access and circulation requirements of the County Improvement Standards and the Uniform Fire Code. Upon compliance, impacts are less than significant.

	Potentially Significant	Less Than Significant with Mitigation	Less Than Significant	No Impact	Comments
c. Result in a substantial adverse impact to public safety on area roadways?			X		The proposed project would have access from Excelsior Avenue. The project would extend Excelsior Avenue north approximately 400 feet and construct an intersecting 42-foot-wide roadway with improved right-of-way. The project would also provide a 6-foot-wide path from Peerless Avenue to the new roadway (reference Plate IS-2). There is an existing 50-foot-wide equestrian easement along the southern property line, that would not be changed. The project would not create a substantial adverse impact to access nor circulation. The project will be required to comply with applicable access and circulation requirements of the County Improvement Standards and the Uniform Fire Code. Upon compliance, impacts are less than significant.
d. Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?				X	The project does not conflict with alternative transportation policies of the Sacramento County General Plan, with the Sacramento Regional Transit Master Plan, or other adopted policies, plans or programs supporting alternative transportation.
8. **AIR QUALITY** - Would the project:					
a. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable federal or state ambient air quality standard?			X		Compliance with existing dust abatement rules and standard construction mitigation for vehicle particulates will ensure that construction air quality impacts are less than significant. The California Emissions Estimator Model (CalEEMod) was used to analyze ozone precursor emissions; the project will not result in emissions that exceed standards.
b. Expose sensitive receptors to pollutant concentrations in excess of standards?			X		The project will not result in pollutant concentrations in excess of standards.

	Potentially Significant	Less Than Significant with Mitigation	Less Than Significant	No Impact	Comments
c. Create objectionable odors affecting a substantial number of people?			X		The project will not generate objectionable odors.
9. **NOISE -** Would the project:					
a. Result in generation of a temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established by the local general plan, noise ordinance or applicable standards of other agencies?			X		The project is not in the vicinity of any uses that generate substantial noise, nor will the completed project generate substantial noise. The project will not result in exposure of persons to, or generation of, noise levels in excess of applicable standards.
b. Result in a substantial temporary increase in ambient noise levels in the project vicinity?			X		Project construction will result in a temporary increase in ambient noise levels in the project vicinity. This impact is less than significant due to the temporary nature of the these activities, limits on the duration of noise, and evening and nighttime restrictions imposed by the County Noise Ordinance (Chapter 6.68 of the County Code).
c. Generate excessive groundborne vibration or groundborne noise levels.			X		The project will not involve the use of pile driving or other methods that would produce excessive groundborne vibration or noise levels at the property boundary.
10. **HYDROLOGY AND WATER QUALITY** - Would the project:					
a. Substantially deplete groundwater supplies or substantially interfere with groundwater recharge?			X		The addition of twelve new homes would not substantially increase water demand. San Juan Water District has adequate water supply for the project.

	Potentially Significant	Less Than Significant with Mitigation	Less Than Significant	No Impact	Comments
b. Substantially alter the existing drainage pattern of the project area and/or increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?			X		The project does not involve any modifications that would substantially alter the existing drainage pattern and or/increase the rate or amount of surface runoff in a manner that would lead to flooding. Compliance with applicable requirements of the Sacramento County Floodplain Management Ordinance, Sacramento County Water Agency Code, and Sacramento County Improvement Standards will ensure that impacts are less than significant. Refer to the Hydrology and Water Quality discussion in Environmental Effects section above.
c. Develop within a 100-year floodplain as mapped on a federal Flood Insurance Rate Map or within a local flood hazard area?			X		The project is not within a 100-year floodplain as mapped on a federal Flood Insurance Rate Map, nor is the project within a local flood hazard area.
d. Place structures that would impede or redirect flood flows within a 100-year floodplain?			X		The project site is not within a 100-year floodplain.
e. Develop in an area that is subject to 200 year urban levels of flood protection (ULOP)?				X	The project is not located in an area subject to 200-year urban levels of flood protection (ULOP).
f. Expose people or structures to a substantial risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?			X		The project will not expose people or structures to a substantial risk of loss, injury, or death involving flooding, including flooding as a result of the failure of a levee or dam.
g. Create or contribute runoff that would exceed the capacity of existing or planned stormwater drainage systems?			X		The project does not involve any modifications that would substantially alter the existing drainage pattern and or/increase the rate or amount of surface runoff in a manner that would lead to flooding.

	Potentially Significant	Less Than Significant with Mitigation	Less Than Significant	No Impact	Comments
h. Create substantial sources of polluted runoff or otherwise substantially degrade ground or surface water quality?			X		Compliance with the Stormwater Ordinance and Land Grading and Erosion Control Ordinance (Chapters 15.12 and 14.44 of the County Code respectively) will ensure that the project will not create substantial sources of polluted runoff or otherwise substantially degrade ground or surface water quality. All underground storage tanks are subject to federal and State regulations pertaining to operating standards, leak reporting requirements, and corrective action requirements. The County Environmental Management Department enforces these regulations. Existing regulations will ensure that impacts are less than significant. Sacramento County Code Chapters 6.28 and 6.32 provide rules and regulations for water wells and septic systems that are designed to protect water quality. The Environmental Health Division of the County Environmental Management Department has permit approval authority for any new water wells and septic systems on the site. Compliance with existing regulations will ensure that impacts are less than significant.
11. **GEOLOGY AND SOILS** - Would the project:					
a. Directly or indirectly cause potential substantial adverse effects, including risk of loss, injury or death involving rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?			X		Sacramento County is not within an Alquist-Priolo Earthquake Fault Zone. Although there are no known active earthquake faults in the project area, the site could be subject to some ground shaking from regional faults. The Uniform Building Code contains applicable construction regulations for earthquake safety that will ensure less than significant impacts.

	Potentially Significant	Less Than Significant with Mitigation	Less Than Significant	No Impact	Comments
b. Result in substantial soil erosion, siltation or loss of topsoil?			X		Compliance with the County's Land Grading and Erosion Control Ordinance will reduce the amount of construction site erosion and minimize water quality degradation by providing stabilization and protection of disturbed areas, and by controlling the runoff of sediment and other pollutants during the course of construction.
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, soil expansion, liquefaction or collapse?			X		The project is not located on an unstable geologic or soil unit.
d. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available?			X		Soils onsite are capable of adequately supporting use of septic tanks. All septic systems must comply with the requirements of the County Environmental Management Department, Environmental Health Division, as set forth in Chapter 6.32 of the County Code. Compliance with County standards will ensure impacts are less than significant.
e. Result in a substantial loss of an important mineral resource?				X	The project is not located within an Aggregate Resource Area as identified by the Sacramento County General Plan Land Use Diagram, nor are any important mineral resources known to be located on the project site.
f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				X	No known paleontological resources (e.g. fossil remains) or sites occur at the project location.
12. **BIOLOGICAL RESOURCES** - Would the project:					

	Potentially Significant	Less Than Significant with Mitigation	Less Than Significant	No Impact	Comments
a. Have a substantial adverse effect on any special status species, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, or threaten to eliminate a plant or animal community?		X			The project site has potential habitat to support several special status species. The project would not substantially reduce wildlife habitat or species populations. Mitigation is included to reduce impacts to special status species less than significant levels. Refer to the Biological Resources discussion in the Environmental Effects section above.
b. Have a substantial adverse effect on riparian habitat or other sensitive natural communities?		X			The project site contains wetland habitat. Mitigation is included to reduce impacts to less than significant levels. Refer to the Biological Resources discussion in the Environmental Effects section above.
c. Have a substantial adverse effect on streams, wetlands, or other surface waters that are protected by federal, state, or local regulations and policies?		X			There are approximately 1.06 acres of wetlands located within the project area. Several features onsite will be impacted by fill for placement of the proposed roadways. Mitigation is included to require permitting, no-net loss of wetlands, and that construction activities remain a minimum of 50 feet from the wetlands in areas not proposed for improvement, which will ensure that impacts are less than significant. Refer to the Biological Resources discussion in the Environmental Effects section above.
d. Have a substantial adverse effect on the movement of any native resident or migratory fish or wildlife species?			X		Resident and/or migratory wildlife may be displaced by project construction; however, impacts are not anticipated to result in significant, long-term effects upon the movement of resident or migratory fish or wildlife species, and no major wildlife corridors would be affected.
e. Adversely affect or result in the removal of native or landmark trees?		X			Native trees occur on the project site and will be affected by construction. Mitigation is included to ensure impacts are less than significant. Refer to the Biological Resources discussion in the Environmental Effects section above.
f. Conflict with any local policies or ordinances protecting biological resources?			X		The project is consistent with local policies/ordinances protecting biological resources.

	Potentially Significant	Less Than Significant with Mitigation	Less Than Significant	No Impact	Comments
g. Conflict with the provisions of an adopted Habitat Conservation Plan or other approved local, regional, state or federal plan for the conservation of habitat?				X	There are no known conflicts with any approved plan for the conservation of habitat.
13. **CULTURAL RESOURCES -** Would the project:					
a. Cause a substantial adverse change in the significance of a historical resource?			X		The applicant's consultant submitted a cultural report for the project. Northern California Information Center (NCIC) did not have record of any historical resources within the ¼-mile search area. No historical resources would be affected by the proposed project.
b. Have a substantial adverse effect on an archaeological resource?			X		The Northern California Information Center was contacted regarding the proposed project. A record search indicated that the project site is not considered sensitive for archaeological resources. Out of an abundance of caution, mitigation has been included for unanticipated discoveries of cultural resources to ensure impacts are less than significant.
c. Disturb any human remains, including those interred outside of formal cemeteries?			X		No known human remains exist on the project site. Nonetheless, mitigation has been recommended to ensure appropriate treatment should remains be uncovered during project implementation.
14. **TRIBAL CULTURAL RESOURCES -** Would the project:					
a. Would the project cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code 21074?		X			Notifications were provided to tribes pursuant to Public Resources Code 21080.3.1(b). Requests for consultation were received from the United Auburn Indian Community and Wilton Rancheria. Both tribes requested that mitigation measure for inadvertent discovery of tribal cultural resources be included and ended consultation. The mitigation measure has been incorporated. Impacts are less than significant.

	Potentially Significant	Less Than Significant with Mitigation	Less Than Significant	No Impact	Comments
15. **HAZARDS AND HAZARDOUS MATERIALS** - Would the project:					
a. Create a substantial hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?				X	The project does not involve the transport, use, and/or disposal of hazardous material.
b. Expose the public or the environment to a substantial hazard through reasonably foreseeable upset conditions involving the release of hazardous materials?				X	The project does not involve the transport, use, and/or disposal of hazardous material.
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances or waste within one-quarter mile of an existing or proposed school?				X	The project does not involve the use or handling of hazardous material.
d. Be located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5, resulting in a substantial hazard to the public or the environment?				X	The project is not located on a known hazardous materials site.
e. Impair implementation of or physically interfere with an adopted emergency response or emergency evacuation plan?			X		The project would not interfere with any known emergency response or evacuation plan.
f. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to or intermixed with urbanized areas?			X		The project is not located within a very high fire severity zone, nor is it located within a State Responsibility Area according to the CalFire Fire Hazard Severity Zones Map (2007). The project will not expose people or structures to a significant loss of injury or death due to wildfire. Impacts are less than significant.

	Potentially Significant	Less Than Significant with Mitigation	Less Than Significant	No Impact	Comments
16. ENERGY – Would the project:					
a. Result in potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?			X		While the project will introduce twelve new homes and increase energy consumption, compliance with Title 24, Green Building Code, will ensure that all project energy efficiency requirements are net resulting in less than significant impacts.
b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?			X		The project will comply with Title 24, Green Building Code, for all project efficiency requirements.
17. GREENHOUSE GAS EMISSIONS – Would the project:					
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?		X			The project will fully comply with the SMAQMD GHG Tier 1 BMPs. As such, the project screens out of further analysis and impacts are less than significant. See the GHG discussion above.
b. Conflict with an applicable plan, policy or regulation for the purpose of reducing the emission of greenhouse gases?			X		The project is consistent with County policies adopted for the purpose or reducing the emission of greenhouse gases.

SUPPLEMENTAL INFORMATION

LAND USE CONSISTENCY	Current Land Use Designation	Consistent	Not Consistent	Comments
General Plan	Agricultural Residential (AG-RES)	X		
Community Plan	AR-2 (Agricultural Residential 2-acres)	X		Orangevale Community Plan
Land Use Zone	AR-2 (Agricultural Residential 2-acres)	X		

INITIAL STUDY PREPARERS

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Office Manager: Belinda Wekesa-Batts

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APPENDICES

Appendices can be viewed online at:

https://planningdocuments.saccounty.net/ViewProjectDetails.aspx?ControlNum=PLNP2019-00054

Appendix A: CalEEMod Report. March 2024

Appendix B: Drainage Report. JTS Engineering Consultants, July 2023.

Appendix C: Arborist Report. Bargas Environmental Consulting, May 2019.

Appendix D: Biological Report and Surveys. Bargas Environmental Consulting, May 2019.

Appendix E: Aquatic Resources Delineation. Bargas Environmental Consulting, April 2019.

REFERENCES

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Williams, P. H., R. W. Thorp, L. L. Richardson, and S. R. Colla. 2014. Bumble Bees of North America: An Identification Guide. Princeton University Press.

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