

COUNTY OF SACRAMENTO
PLANNING AND ENVIRONMENTAL REVIEW
INITIAL STUDY

PROJECT INFORMATION

CONTROL NUMBER: PLNP2023-00054

NAME: Vang Property Rezone and Parcel Map

LOCATION: The project site is located near the intersection of Dillard Road and Sherman Lane, in the Consumnes community, within the Wilton sub-area, of unincorporated Sacramento County (see **Plate IS-1**).

ASSESSOR'S PARCEL NUMBER: 134-0333-011, 134-0333-025

OWNER/APPLICANT: Sa Vang and Xia Vang
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Sacramento, CA 95823
Email: Vangsamerica@gmail.com
Phone: 916-801-9411

PROJECT DESCRIPTION

The project proposes to rezone two lots, totaling 20 acres, from Agriculture 80-acre (AG-80) to Agricultural Residential 5 (AR-5) and subdivide the properties into four new approximately five-acre lots. Two of the proposed lots would have access from Sherman Lane, and two of the lots would take access from Dillard Road (see **Plate IS-2**). All future lots will be served by individual groundwater wells and septic systems.

The project is requesting the following entitlements:

1. A **Rezone** of two lots totaling 20 gross acres to Agricultural Residential 5 (AR-5) from Agricultural 80 (AG-80).
2. A **Tentative Parcel Map** to divide two lots totaling 20 gross acres into four new lots, each approximately 5 gross acres.
3. A **Design Review** to determine substantial compliance with the *Sacramento County Countywide Design Guidelines* (Design Guidelines).



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: PLNP2023-00054

2. Title and Short Description of Project: Vang Property Rezone and Parcel Map

The project proposes to rezone two lots, totaling 20 acres, from Agriculture 80-acre (AG-80) to Agricultural Residential 5 (AR-5) and subdivide the properties into four new approximately five-acre lots. Two of the proposed lots would have access from Sherman Lane, and two of the lots would take access from Dillard Road. All future lots will be served by individual groundwater wells and septic systems.

The project is requesting the following entitlements:

1. A **Rezone** of two lots totaling 20 gross acres to Agricultural Residential 5 (AR-5) from Agricultural 80 (AG-80).
2. A **Tentative Parcel Map** to divide two lots totaling 20 gross acres into four new lots, each approximately 5 gross acres.
3. A **Design Review** to determine substantial compliance with the *Sacramento County Countywide Design Guidelines* (Design Guidelines).

3. Assessor's Parcel Number: 134-0333-011, 134-0333-025

4. Location of Project: The project site is located near the intersection of Dillard Road and Sherman Lane, in the Consumnes community, within the Wilton sub-area, of unincorporated Sacramento County

5. Project Applicant: Sa Vang and Xia Vang

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

Plate IS-1: Vicinity Map (2022 Aerial Photo)

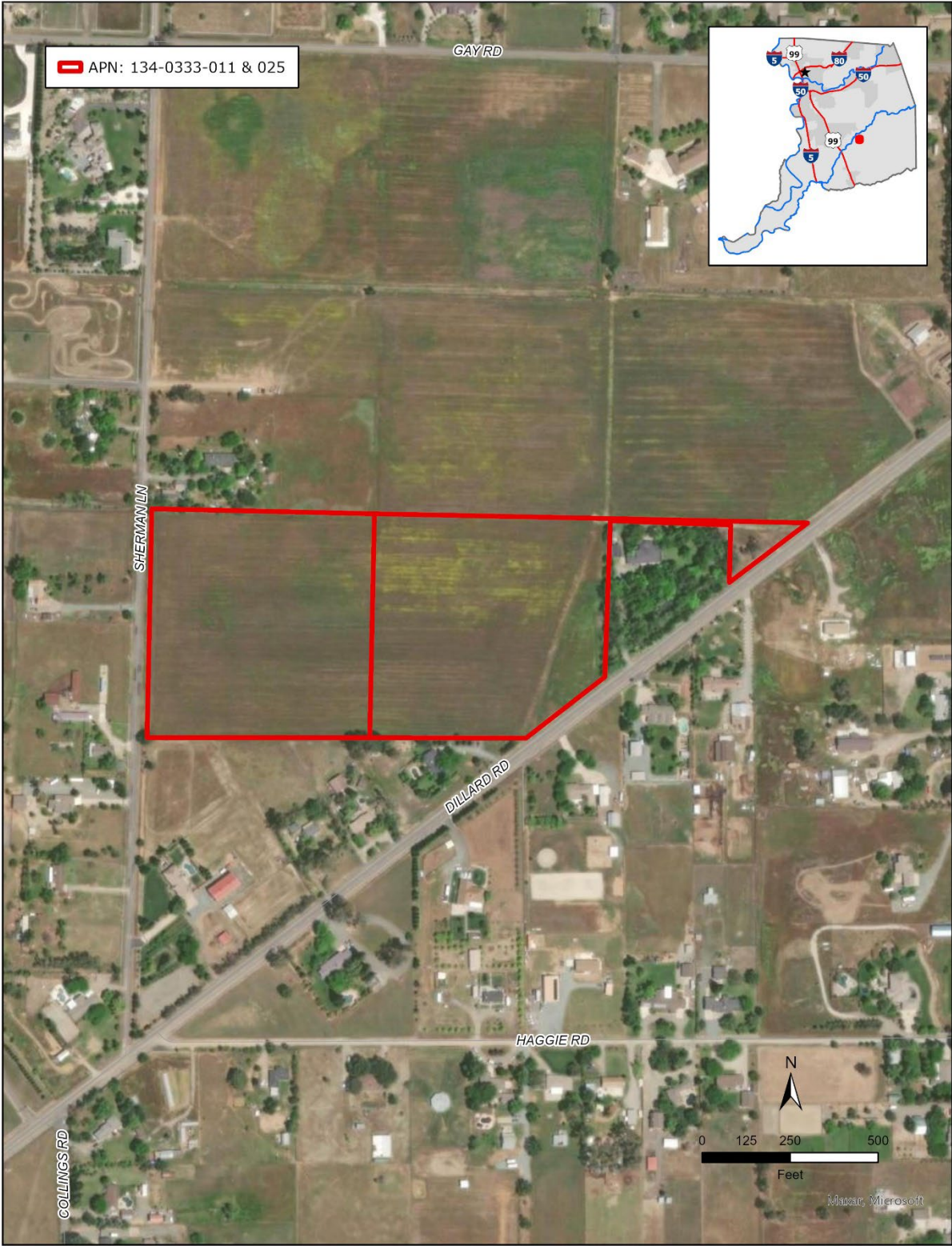


Plate IS-2: Site Plan

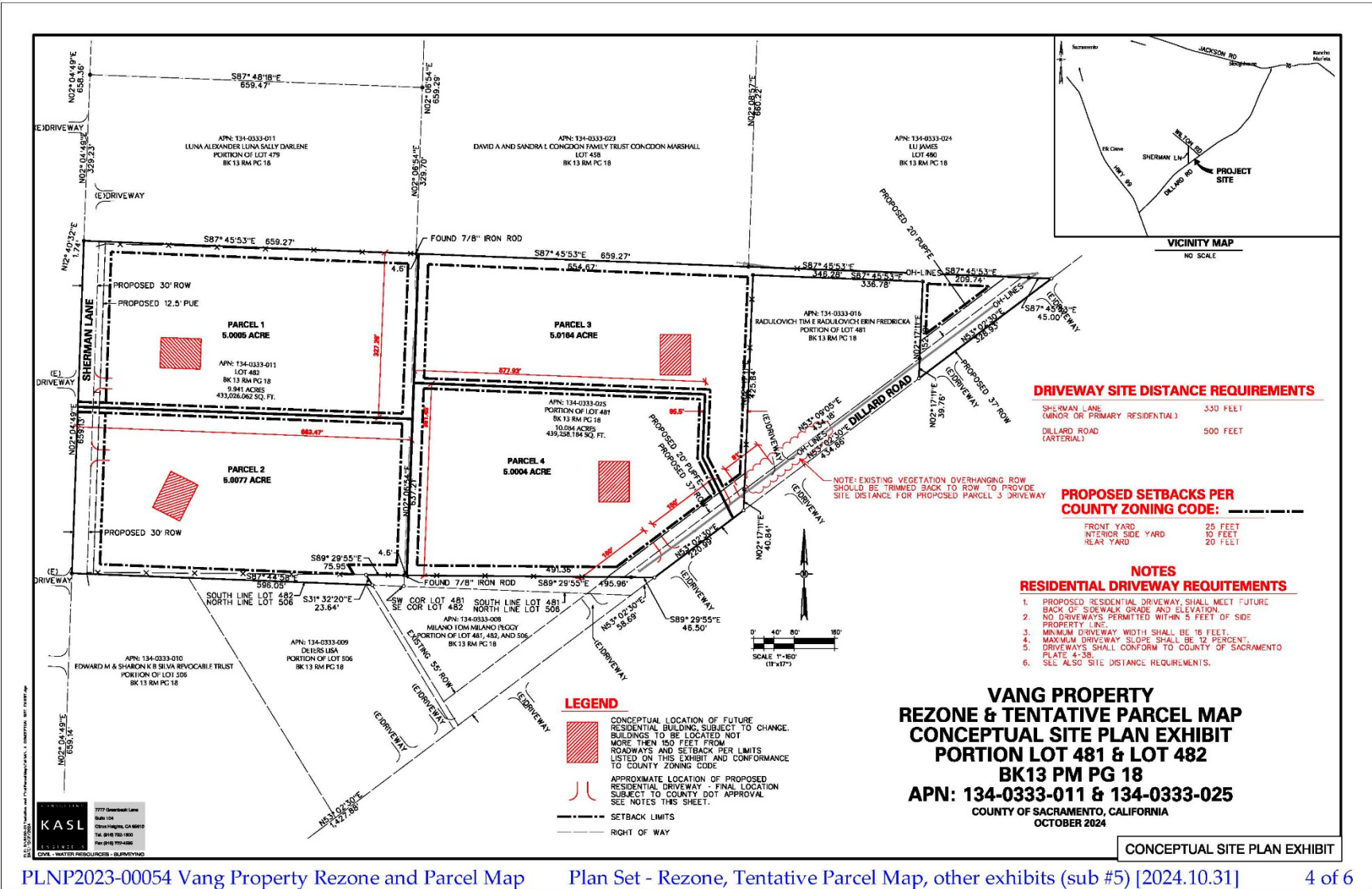


Plate IS-3: General Plan Map

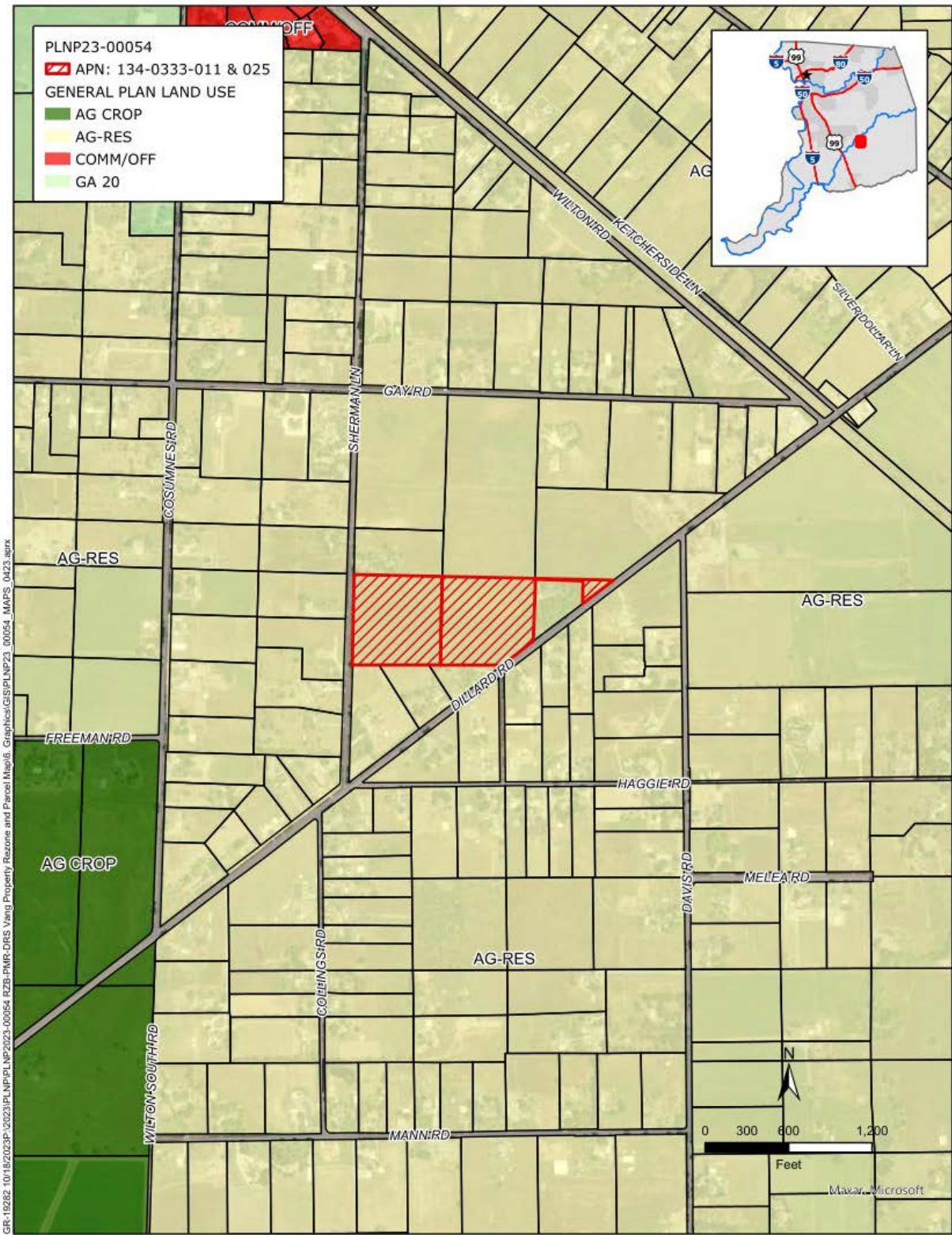


Plate IS-4: Community Plan Map

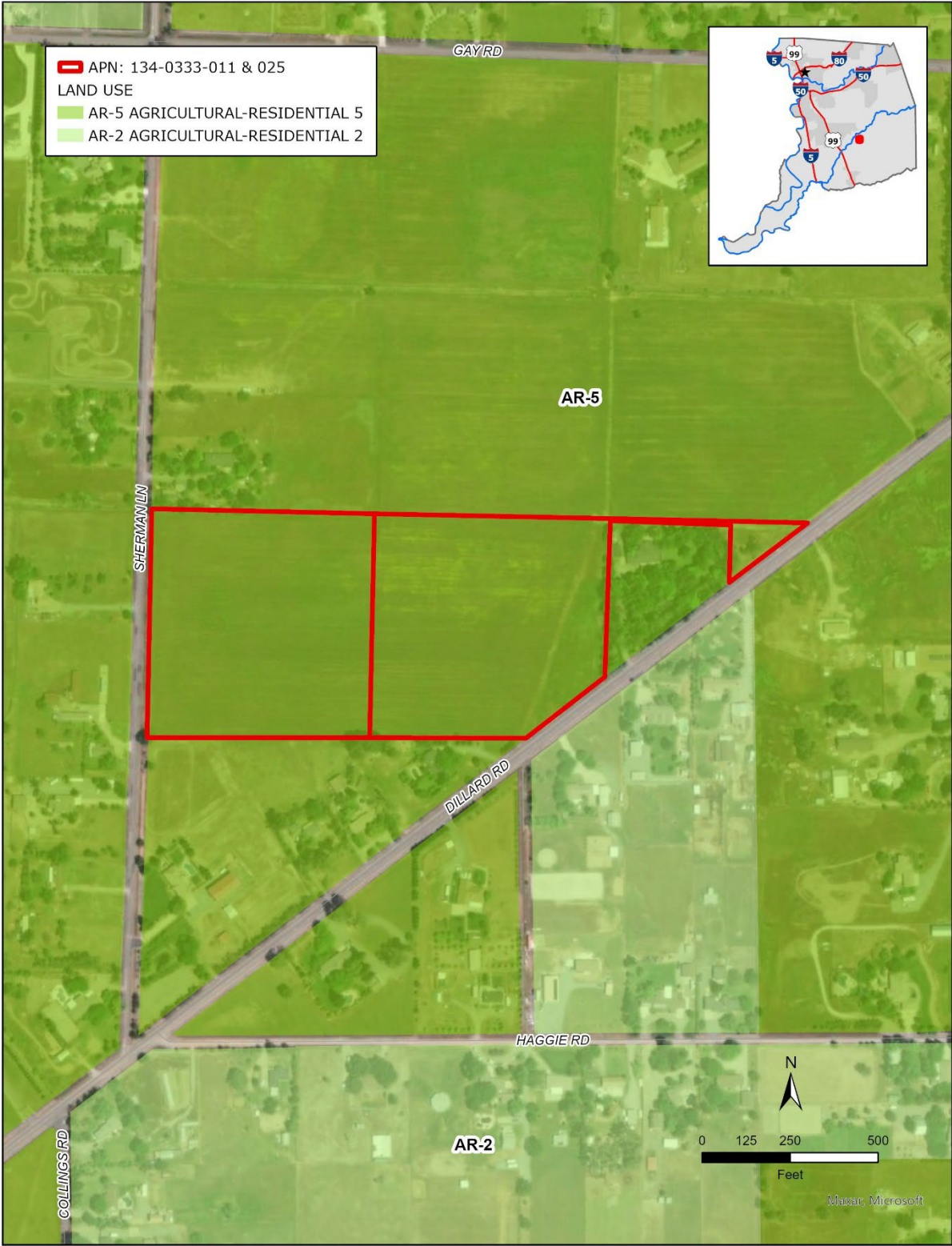
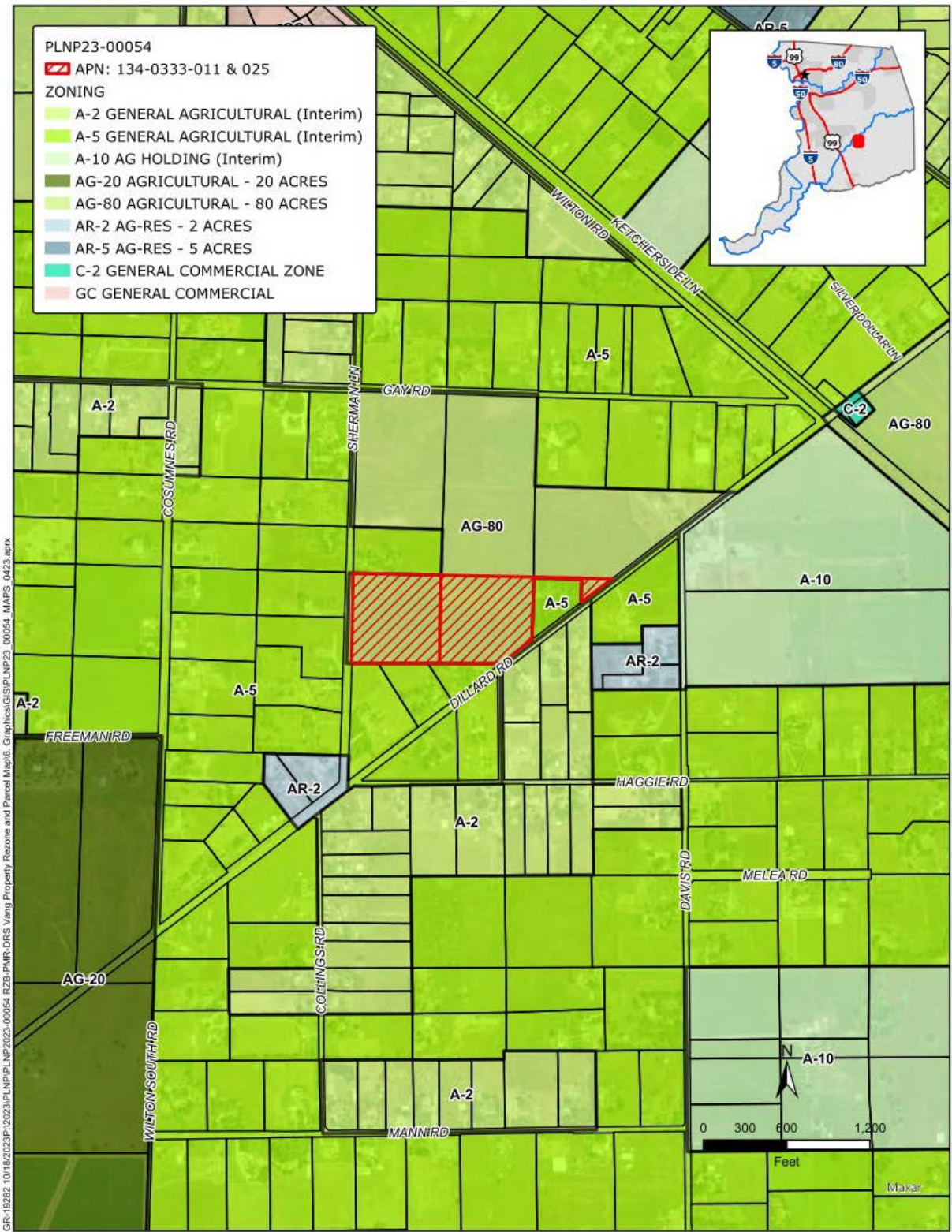


Plate IS-5: Zoning Map



ENVIRONMENTAL SETTING

The project site consists of two lots totaling approximately 20 acres located between Dillard Road and Sherman Lane, in the Cosumnes community within the Wilton sub-area. Both properties are relatively flat, nearly treeless, and consists of open farm fields historically used for seasonal grazing.

Nearly all of both parcels consist of open field that have been used for agriculture dating back as far as 1937, from a review of aerial imagery. A small triangular portion of the eastern parcel consists of a small grove of mature trees and valley grassland. There is a thin strip of parcel connecting the eastern parcel's larger square portion to the triangular section and this strip runs behind a separate parcel that contains a single-family residence.

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.

LAND USE

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

- 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.
- Physically disrupt or divide an established community.

SACRAMENTO COUNTY GENERAL PLAN

The existing General Plan land use designation for the parcel is Agricultural-Residential (AG-RES). Agricultural-Residential is defined as follows in the General Plan:

The Agricultural-Residential designation provides for rural residential uses, such as animal husbandry, small-scale agriculture, and other limited agricultural activities. This designation is typical of established rural communities where between one and ten acres per unit is allowed, resulting in a development density of 2.5 to 0.25 persons per acre.

Further, General Plan Policy LU-82 encourages in-fill of Agricultural-Residentially designated land over the expansion of new Agricultural-Residential land:

Infill of existing Agricultural-Residential communities shall take precedence over expansion. Infill in the context of Agricultural-Residential communities is defined as development within areas designated Agricultural-Residential on the Land Use Diagram. Each community is defined by the Agricultural-Residential land use classifications designated on the Land Use Diagram. Expansion is the change from Agriculture to Agricultural-Residential land use classifications.

The proposed Tentative Parcel Map is consistent with the AG-RES land use designation and General Plan Policy LU-82 (see **Plate IS-3**). Policy LU-82 acknowledges that development within areas designated as Agricultural-Residential on the General Plan's Land Use Diagram shall take precedence over expansion, such that the creation of an additional supply of Agricultural-Residential land or lots should first occur in areas shown for Agricultural-Residential on the Land Use Diagram. Future supply of Agricultural-Residential areas shall be determined by an Agricultural-Residential Implementation

Program adopted by the Board of Supervisors (Policy LU-83, Resolution 2004-0175). The General Plan policies are more general in nature while the details of implementation including development criteria are in the program. For example, this program allows for both large and small-scale expansion with separate criteria governing each instance. The program criteria are intended to be flexible to allow for different character of parcellation, geography and soil type. For example, the Wilton agricultural-residential area is larger and has a relatively larger number of parcels, while the Sloughhouse area is smaller and the surrounding parcels are in larger holdings and, therefore, may need more flexible criteria.

The existing General Plan land use designation for the parcel is Agricultural-Residential (AG-RES). The proposed Tentative Parcel Map is consistent with the AG-RES land use designation (see **Plate IS-3**). Therefore, the proposed project would not significantly disrupt or divide the community and the proposed use of the site does not conflict with the policies of the General Plan.

Impacts in regard to consistency with the Sacramento County General Plan are ***less than significant***.

SOUTHEAST-WILTON COMMUNITY PLAN

The project site is located within the Wilton community of unincorporated Sacramento County. The County Board of Supervisors adopted the Southeast-Wilton Community Plan (Community Plan) in 1976. The Community Plan identifies goals and objectives related to land use, population, housing, transportation, noise, utilities and community facilities in order to guide development within the Community Plan area. The Community Plan land use designation for all 20 acres of the subject parcel is Agricultural Residential 5 (AR-5). The project proposes to rezone from AG-80 to AR-5. The proposed tentative parcel map would be consistent with the Community Plan (see **Plate IS-4**). Impacts in regard to consistency with the Southeast-Wilton Community Plan are ***less than significant***.

SACRAMENTO COUNTY ZONING CODE

The AG-RES Zoning Districts established in the Sacramento County Zoning Code are designed to promote and protect public health, safety, and general welfare. Each is distinguished by minimum lot size and is adopted for the following purposes:

- To establish living areas within the County where development is limited to low density concentrations of single-family dwellings.
- To limit the number of permitted nonresidential uses so as to promote and encourage a suitable environment for family life on parcels of land larger than generally is provided in residential zoning districts.
- To protect estate areas against fire, explosions, and other hazards and against offensive noises, odors, glare, and other objectionable influences.

- To provide adequate open space and access of light and air for privacy by controls over the spacing and height of buildings.
- To permit those religious, educational, recreational, and public cultural facilities that serve the needs of the nearby residents and that generally perform their own activities more effectively in a residential environment and that do not create objectionable influences.
- To promote the most desirable use of land and direction of building development in accord with the General Plan, to promote stability and sustainability of land development, to conserve the value of land and improvements and to protect the County's tax revenues.
- To regulate the development of land when not served with both public water supply and public sewerage facilities.
- To avoid undue concentration of population and overcrowding of land to lessen congestion in the streets.

The Project site is within the Agricultural 80-acre (AG-80) zoning district (see **Plate IS-5**). Although the proposed Tentative Parcel Map and the associated densities are inconsistent with the AG-80 zoning district, they are compatible with the proposed zoning districts. The rezone from AG-80 to AR-5 request would allow for residential infill development that compliments the existing development in the vicinity. The surrounding parcels are a mixture of AG-80, AR-5, and AR-2. The densities associated with the proposed rezones are complimentary to nearby existing residential development.

Impacts associated with rezoning the parcel and division of land are ***less than significant***.

TRANSPORTATION/TRAFFIC

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

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

VEHICLE MILES TRAVELLED (VMT)

Senate Bill 743 (Steinberg, Chapter 386, Statutes of 2013; SB 743) modified how transportation impacts are evaluated under CEQA by requiring Lead Agencies to disclose how a project's transportation impacts affect greenhouse gas emissions rather than

automobile delay. The intent of SB 743 is to bring CEQA transportation analyses into closer alignment with other statewide policies regarding greenhouse gas reduction, active transportation and complete streets, and smart growth. As a result, the Governor's Office of Planning and Research recommended the adoption of VMT as the metric to determine the significance of transportation impacts under CEQA. CEQA Guidelines §15064.3, which addresses the use of VMT as the metric for transportation analysis, indicates "beginning on July 1, 2020, the provisions of this section shall apply statewide" (see subdivision (c)).

The County of Sacramento Department of Transportation (DOT) reviewed the project and provided an expected trip generation table (**Table IS-1**) which analyzes the estimated trips from the current AG-80 zoning to the proposed zoning districts. The project is estimated to result in 52 additional daily trips when compared to the existing use, which does not exceed the screening criteria threshold of 237 daily trips to be considered a small project. Therefore, a VMT analysis for the proposed project is not required. Impacts related to VMT are **less than significant**.

Table IS-1: Trip Generation Estimates

Attachment 1

PLNP2023-00054 Vang Property Rezone									
Table 1 Trip Generation Estimates									
Condition	Zoning or Use (Area)	Source	Daily Trip Rate	Daily Trips	AM Peak Hour Trip Rate	AM Peak Trips	PM Peak Hour Trip Rate	PM Peak Trips	Data Used
Existing Use	Vacant 0 N/A		0 N/A	0	0 N/A	0	0 N/A	0	N/A
Existing Use Total				0		0		0	
Existing Zoning	AG-80 2 DU	ITE (210)	N/A	28	N/A	1	N/A	2	Fitted Curve
Existing Zoning Total				28		1		2	
Proposed Use	Single Family Detached Housing 4 DU	ITE (210)	N/A	52	N/A	4	N/A	5	Fitted Curve
Proposed Use Total				52		4		5	
Proposed Zoning	AR-5 4 DU	ITE (210)	N/A	52	N/A	4	N/A	5	Fitted Curve
Proposed Zoning Total				52		4		5	
Trip increase from Existing Zoning to Proposed Project				24		3		3	
Increase in Trips from Existing to Proposed Use				52		4		5	
Increase in Trips from Existing to Proposed Zoning				24		3		3	
NOTES: VTE = Vehicle Trip Ends DU = Dwelling Unit ITE = Institute of Transportation Engineers, Trip Generation, 11th Edition (Land Use No.)									
Please note that this trip generation analysis is preliminary and is not intended for use in a traffic study									

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.

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-2: Air Quality Standards Attainment Status

Pollutant	Attainment with State Standards	Attainment with Federal Standards
Ozone	Non-Attainment (1-hour Standard ¹ and 8-hour standard)	Non-Attainment, Classification = Severe - 15* (8 hour ³ Standards) Attainment (1-hour standard ²)
Particulate Matter 10 Micron	Non-Attainment (24-hour Standard and Annual Mean)	Attainment (24-hour standard)
Particulate Matter 2.5 Micron	Attainment (Annual Standard)	Non-Attainment (24-hour Standard) and Attainment (Annual)
Carbon Monoxide	Attainment (1 hour and 8-hour Standards)	Attainment (1 hour and 8-hour Standards)
Nitrogen Dioxide	Attainment (1 hour Standard and Annual)	Unclassified/Attainment (1 hour and Annual)
Sulfur Dioxide ⁴	Attainment (1 hour and 24-hour Standards)	Attainment/unclassifiable ⁵
Lead	Attainment (30 Day Standard)	Attainment (3-month rolling average)
Visibility Reducing Particles	Unclassified (8-hour Standard)	No Federal Standard
Sulfates	Attainment (24-hour Standard)	No Federal Standard
Hydrogen Sulfide	Unclassified (1 hour Standard)	No Federal Standard
1. Per Health and Safety Code (HSC) § 40921.59(c), the classification is based on 1989-1001 data, and therefore does not change. 2. Air Quality meets Federal 1-hour Ozone standard (77 FR 64036). EPA revoked this standard, but some associated requirements still apply. The SMAQMD attained the standard in 2009. 3. For 1997, 2008 and the 2015 Standard.		

4. Cannot be classified

5. Designation was made as part of EPA's designations for the 2010 SO₂ Primary National Ambient Air Quality Standard – Round 3 Designation in December 2017

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

Source: SMAQMD. "Air Quality Pollutants and Standards". Web. Accessed: March 11, 2024
<http://airquality.org/air-quality-health/air-quality-pollutants-and-standards>

Table IS-3: SMAQMD Significance Thresholds

	ROG ¹ (lbs/day)	NO _x (lbs/day)	CO (µg/m ³)	PM ₁₀ (lbs/day)	PM _{2.5} (lbs/day)
Construction (short-term)	None	85	CAAQS ²	80 ^{3*}	82 ^{3*}
Operational (long-term)	65	65	CAAQS	80 ^{3*}	82 ^{3*}
1. Reactive Organic Gas 2. California Ambient Air Quality Standards 3*. Only applies to projects for which all feasible best available control technology (BACT) and best management practices (BMPs) have been applied. Projects that fail to apply all feasible BACT/BMPs must meet a significance threshold of 0 lbs/day.					

CONSTRUCTION EMISSIONS/SHORT-TERM IMPACTS

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

CONSTRUCTION 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 PM₁₀ or PM_{2.5} thresholds of significance provided that the project does not:

- Include buildings more than 4 stories tall;
- Include demolition activities;
- Include significant trenching activities;

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

Some PM₁₀ and PM_{2.5} emissions during project construction can be reduced through compliance with institutional requirements for dust abatement and erosion control. These institutional measures include the SMAQMD “District Rule 403-Fugitive Dust” and measures in the Sacramento County Code relating to land grading and erosion control [Title 16, Chapter 16.44, Section 16.44.090(K)].

The project meets all of the above-mentioned screening criteria listed above. However, to use the non-zero thresholds for particulate matter, the project must implement BMP’s. With inclusion of construction BMP’s. Impacts with regard to construction emissions are ***less than significant***.

OPERATIONAL EMISSIONS

The project will add four new homes which is less than the screening thresholds for operational emissions per SMAQMD (see **Table IS-4**). Therefore, impacts from operational emissions are ***less than significant***.

Table IS-4: SMAQMD Operational Screening Levels

Land Use Category	CalEEMod Land Use	Ozone Precursor Screening Level*	PM Screening Level*,**	GHG Screening Level*	Units
Residential	Single Family Housing	485	1,000	56	dwelling units
*Screening level suggest this size project would be below the respective thresholds of significance for each pollutant: 65 lbs/day NOX, 65 lbs/day ROG, 80 lbs/day PM2.5, and 1,100 MT/year GHG.					
**PM Screening is only available if BMP’s are included in the project.					

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 Sacramento Metropolitan Air Quality Management District (SMAQMD) thresholds would contribute to the regional degradation of air quality that could result in adverse human health impacts.

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

HEALTH EFFECTS SCREENING

In order to estimate the potential health risks that could result from the operational emissions of ROG, NO_x, PM₁₀ and PM_{2.5}, PER staff implemented the procedures within SMAQMD's Instructions for Sac Metro Air District Minor Project and Strategic Area Project Health Effects Screening Tools (SMAQMD's Instructions). To date, SMAQMD has published three options for analyzing projects: small projects may use the Minor Project Health Screening Tool, while larger projects may use the Strategic Area Project Health Screening Tool, and practitioners have the option to conduct project-specific modeling.

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

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

year of exposure at the maximum daily average of the increases in air pollution concentration... [and] [t]he health effects are calculated for emissions levels that are very high” (SMAQMD 2020).

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

It must be cautioned that within the typical project-level scope of CEQA analyses, PGMs are unable to provide precise, spatially defined pollutant data at a local scale. In addition, as noted in SMAQMD’s Friant Guidance, “BenMAP estimates potential health effects from a change in air pollutant concentrations, but does not fully account for other factors affecting health such as access to medical care, genetics, income levels, behavior choices such as diet and exercise, and underlying health conditions” (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

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-5** and **Table IS-6**.

Table IS-5: PM_{2.5} Health Risk Estimates

PM _{2.5} Health Endpoint	Age Range ¹	Incidences Across the Reduced Sacramento 4-km Modeling Domain Resulting from Project Emissions (per year) ^{2,5}	Incidence s Across the 5-Air-District Region Resulting from Project Emissions (per year) ²	Percent of Background Health Incidences Across the 5-Air-District Region ³	Total Number of Health Incidences Across the 5-Air-District Region (per year) ⁴
		(Mean)	(Mean)		
Respiratory					
Emergency Room Visits, Asthma	0 - 99	0.76	0.68	0.0037%	18419
Hospital Admissions, Asthma	0 - 64	0.050	0.045	0.0025%	1846
Hospital Admissions, All Respiratory	65 - 99	0.24	0.21	0.0010%	19644
Cardiovascular					
Hospital Admissions, All Cardiovascular (less Myocardial Infarctions)	65 - 99	0.13	0.12	0.00048%	24037
Acute Myocardial Infarction, Nonfatal	18 - 24	0.000062	0.000055	0.0015%	4
Acute Myocardial Infarction, Nonfatal	25 - 44	0.0056	0.0052	0.0017%	308
Acute Myocardial Infarction, Nonfatal	45 - 54	0.014	0.013	0.0018%	741
Acute Myocardial Infarction, Nonfatal	55 - 64	0.023	0.021	0.0017%	1239
Acute Myocardial Infarction, Nonfatal	65 - 99	0.081	0.073	0.0015%	5052

Mortality					
Mortality, All Cause	30 - 99	1.5	1.4	0.0030%	44766
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 <i>Guidance to Address the Friant Ranch Ruling for CEQA Projects in the Sac Metro Air District</i> .					

Table IS-6: 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	0.049	0.037	0.00019%	19644
Emergency Room Visits, Asthma	0 - 17	0.23	0.18	0.0031%	5859
Emergency Room Visits, Asthma	18 - 99	0.37	0.29	0.0023%	12560
Mortality					
Mortality, Non-Accidental	0 - 99	0.030	0.024	0.000079%	30386

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 the health risks, this data is presented for informational purposes and does not represent an attempt to arrive at any level-of-significance conclusions.

HYDROLOGY AND WATER QUALITY

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

- 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.

- Place structures that would impede or redirect flood flows within a 100-year floodplain.
- 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 AND FLOODING

The project site is located within an area identified on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Panel Number 06067C0345H as “Zone X-no show” (see Plate IS-6). Flood Zone X-no show means the property does not show up as being either a 500-year or a 100-year floodplain according to FEMA. Flood zone X is a designation used by FEMA to represent a low-to-moderate risk of flooding. The subject property is located within the Cosumnes River watershed.

The project was reviewed by Sacramento County Department of Water Resources (DWR). DWR had no conditions of approval for this project. Impacts with regard to drainage and flooding are ***less than significant***.

GROUNDWATER

SUSTAINABLE GROUNDWATER MANAGEMENT ACT

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

On September 16, 2014, the California legislature enacted the SGMA to halt overdraft and bring groundwater basins into balanced levels of pumping and recharge. SGMA empowers local agencies to form Groundwater Sustainability Agencies (GSAs) to manage basins sustainably pursuant to one or more Groundwater Sustainability Plans (GSPs). The Cosumnes Subbasin (also referred to herein as “the Basin”), State DWR Basin No. 5- 022.16, is located at the northern end of the San Joaquin Valley (within Sacramento and Amador Counties) and is classified by DWR as a medium priority basin. High- and medium-priority basins are required to prepare groundwater sustainability plans to achieve the sustainability goal for their groundwater basin within a 20-year timeframe.

Seven GSAs have been established within the Basin, each acting as the exclusive GSA in their respective areas. The seven GSAs form the Cosumnes Subbasin SGMA Working Group (Working Group): Amador County Groundwater Management Authority (ACGMA), City of Galt, Clay Water District, Galt Irrigation District (GID), Omoichumne-Hartnell Water District (OHWD), Sacramento County, and Sloughhouse Resource Conservation District (SRCD). The Working Group developed this single coordinated GSP to meet SGMA regulatory requirements, reflect stakeholder values, and preserve local control over management of the groundwater resource.

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

DISCUSSION OF PROJECT IMPACTS: GROUNDWATER

Development of the project site with 4 parcels and 4 new single-family dwellings will require the provision of potable water. Any new water well that is located on the site must be installed pursuant to Sacramento County Code Chapter 6.28, which is enforced by the County Environmental Management Department (EMD), to ensure safe drinking water standards.

The Project is within the Cosumnes Basin of the San Joaquin River Hydrologic Region and is considered a medium priority basin. The sustainability plan for the Cosumnes Basin (Cosumnes GSP) was submitted to the California Department of Water Resources and was approved in October of 2023. The sustainability plan was drafted in consultation with the County's General Plan and referenced the General Plan's land use designation when establishing criteria that would facilitate sustainable groundwater use while also allowing for residential growth in the county (Cosumnes GSP, 2021). The project site's General Plan designation is Agricultural-Residential. The proposed four parcels, each with their own groundwater well, are consistent with that designation. Therefore, the Impacts to groundwater supply associated with the development on this project site are ***less than significant***.

Plate IS-6: FEMA Floodplain Map

National Flood Hazard Layer FIRMette



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE)
Zone A, V, A99
- With BFE or Depth Zone AE, AO, AH, VE, AR
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD

- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
- Future Conditions 1% Annual Chance Flood Hazard Zone X
- Area with Reduced Flood Risk due to Levee. See Notes. Zone X
- Area with Flood Risk due to Levee Zone D

OTHER AREAS

- NO SCREEN Area of Minimal Flood Hazard Zone X
- Effective LOMRs
- Area of Undetermined Flood Hazard Zone D

GENERAL STRUCTURES

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES

- Cross Sections with 1% Annual Chance Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS

- Digital Data Available
- No Digital Data Available
- Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 7/9/2024 at 4:42 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

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**.

BIOLOGICAL RESOURCES

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

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

- Have a substantial adverse effect on the movement of any native resident or migratory fish or wildlife species.
- Adversely affect or result in the removal of native or landmark trees.

BIOLOGICAL RESOURCES – REGULATORY SETTING

FEDERAL REGULATIONS

FEDERAL ENDANGERED SPECIES ACT

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

MIGRATORY BIRD TREATY ACT

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

STATE REGULATIONS

STATE ENDANGERED SPECIES ACT

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

CALIFORNIA FISH AND GAME CODE, SECTION 3503.5 - RAPTOR NESTS

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

LOCAL REGULATIONS

COUNTY OF SACRAMENTO GENERAL PLAN

The Conservation Element of the Sacramento County General Plan (under Policy CO-58) currently provides protection to various ecosystems. Specifically, it “ensures no net loss of wetlands, riparian woodlands, and oak woodlands.” The General Plan also seeks to protect native and landmark (collectively referred to as “protected trees”). “Landmark trees” are defined as ones that are “especially prominent and stately.” Policies CO-137, CO-138, CO-139, CO-140, and CO-141 encourage protection and preservation of native and landmark.

SPECIAL STATUS SPECIES

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

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

METHODOLOGY

A list of special status species with potential to occur within the project site was developed by conducting a query of the following databases:

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

This list was used to focus the site investigation on the special-status species and associated habitats with potential to be present at the project site. The following set of criteria was used to determine each species potential for occurrence on the site:

- Present: Species occur on the site based on CNDDDB records, and/or was observed on the site during field surveys.
- High: The site is within the known range of the species and suitable habitat exists.
- Moderate: The site is within the known range of the species and very limited suitable habitat exists.
- Low: The site is within the known range of the species and there is marginally suitable habitat, or the species was not observed during protocol-level surveys conducted on-site.
- Absent/No Habitat Present: The site does not contain suitable habitat for the species, the species was not observed during protocol-level floristic surveys conducted on-site, or the site is outside the known range of the species.

A preliminary review of CNPS, SSHCP, USFWS, and a 5-mile radius CNDDDB species list identified 10 special-status plants and 29 special-status wildlife species with potential to be present within the geographic region (**Table IS-7** and **Table IS-8**). This list was used to focus the site investigation on the special-status species and associated habitats with potential to be present at the project site. Species that are not expected to occur are not discussed further in subsequent analysis sections.

Table IS-7: Special Status Plant Species and Potential for Occurrence

Scientific Name (Common Name)	Federal Status	State Status	CRPR	Habitat Requirements	Potential for Occurrence
Plants					
<i>Blepharizonia plumosa</i> Big tarplant	--	--	1B.1	Dry hills and plains in annual grasslands, usually on slopes	Absent/No-Habitat Present. The project site does not contain sloped grassland.
<i>Cuscuta obtusiflora</i> var. <i>glandulosa</i> Peruvian dodder			CRPR 2B.2	Marshes and swamps (freshwater)	Absent/No Habitat Present. The project site lacks habitat.
<i>Downingia pusilla</i> Dwarf downingia			CRPR 2B.2	Vernal pools and other depressional wetlands	Absent/No Habitat Present. The site lacks vernal pools.
<i>Gratiola heterosepala</i> Boggs Lake hedge-hyssop			CE, CRPR 1B.2	Vernal pools and margins of lakes/ponds	Absent/No Habitat Present. The site lacks vernal pools or ponds.
<i>Juncus leiospermus</i> var. <i>ahartii</i> Ahart's dwarf rush			CRPR 1B.2	Edges of vernal pools and other seasonally ponded features.	Absent/No Habitat Present. The site lacks vernal pools.
<i>Legenere limosa</i> legenere			CRPR 1B.1	Vernal pools	Absent/No Habitat Present. The site lacks vernal pools.

Scientific Name (Common Name)	Federal Status	State Status	CRPR	Habitat Requirements	Potential for Occurrence
<i>Navarretia merci ssp. myersii</i> pincushion navarretia			CRPR 1B.1	Vernal pools	Absent/No Habitat Present. No habitat present
<i>Orcuttia tenuis</i> slender Orcutt grass	FT	CE	CE	Vernal pools	Absent/No Habitat Present. No habitat present
<i>Orcuttia viscida</i> Sacramento Orcutt grass	FE	CE	CE	Vernal pools	Absent/No Habitat Present. No habitat present
<i>Sagittaria sanfordii</i> Sanford's arrowhead			CRPR 1B.2	Emergent marsh habitat, typically associated with drainages, canals, or irrigation ditches.	Absent/No Habitat Present. No habitat present

Status Codes:

CC - CDFW Candidate for Listing

CE - CDFW Endangered

CFP - CDFW Fully Protected

CRPR - California Rare Plant Rank

CSC - CDFW Species of Concern

CR - California Rare

CT - CDFW Threatened

FE - Federally Endangered

FT - Federally Threatened

FC - Candidate for Federal Listing

WBWG M - Western Bat Working Group Medium Threat Rank

WBWG H - Western Bat Working Group High Threat Rank

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

Scientific Name (Common Name)	Federal Status	State Status	SSHCP	Habitat Requirements	Potential for Occurrence
Invertebrates/Insects					
<i>Andrena blennospermatis</i> Blennosperma vernal pool andrenid bee				Upland areas near vernal pools	Absent/No Habitat Present. No habitat present
<i>Bombus crotchii</i> Crotch's Bumble bee	SE			Inhabits open grasslands and scrub habitat. Nests are often located underground in abandoned rodent nests, or above ground in tufts of grass, old bud nest, rock piles, or cavities of dead trees.	Absent/No habitat present. The project site has been mowed/disturbed in recent years and is not likely to support the necessary vegetation for the species.
<i>Branchinecta lynchi</i> Vernal pool fairy shrimp	FT	--	Yes	Large playa vernal pools and wetlands.	Absent/No Habitat Present. No habitat present
<i>Branchinecta mesovallensis</i> Midvalley fairy shrimp	FE	--	Yes	Vernal pools and wetlands	Absent/No Habitat Present. No habitat present
<i>Danaus plexippus</i> Monarch Butterfly	FC	--	No	During the breeding season Monarch's lay their eggs on their obligate milkweed host plant (primarily Asclepias spp.)	Absent/No Habitat Present No milkweed was observed during the survey.
<i>Desmocercus californicus dimorphus</i> Valley elderberry	FT	--	Yes	Dependent upon elderberry (Sambucus species) shrubs as primary host species.	Absent/No Habitat Present. No habitat present. No elderberry shrubs are located within the project area.

Scientific Name (Common Name)	Federal Status	State Status	SSHCP	Habitat Requirements	Potential for Occurrence
<i>Hydrochara rickseckeri</i> Rickescker's water scavenger beetle			Yes	The species is an aquatic beetle dependent upon wetland habitats. ²	Absent/No Habitat Present. No habitat present
<i>Lepidurus packardii</i> Vernal pool tadpole shrimp	FE	--	Yes	Vernal pools and wetlands.	Absent/No Habitat Present. No habitat present
<i>Linderiella occidentalis</i> California linderiella				Vernal pools and wetlands.	Absent/No Habitat Present. No habitat present
Fish					
<i>Oncorhynchus mykiss irideus</i> Central Valley steelhead	FE	--	No	Anadromous species requiring freshwater water courses with gravelly substrates for breeding. The young remain in freshwater areas before migrating to estuarine and marine environments.	Absent/No Habitat Present. No habitat present
Amphibians					
<i>Spea hammondi</i> Western spadefoot	--	CSC	Yes	Breeds in vernal pools, seasonal ponds, seasonal wetlands and associated swales. Forages and aestivates in adjacent grasslands and oak woodlands.	Absent/No Habitat Present. No habitat present

Scientific Name (Common Name)	Federal Status	State Status	SSHCP	Habitat Requirements	Potential for Occurrence
<i>Ambystoma californiense</i> California tiger salamander	FT	CT, CSC	Yes	Breeds in ponds or other deeply ponded wetlands, and uses gopher holes and ground squirrel burrows in adjacent grasslands for upland refugia/foraging.	Absent/No Habitat Present. No habitat present
Reptiles					
<i>Emys marmorata</i> Western pond turtle	--	CSC	Yes	Occurs in perennial ponds, lakes, rivers, and streams with suitable basking habitat (mud banks, mats of floating vegetation, partially submerged logs) and submerged shelter. Require some slack- or slow-water aquatic habitat. Nests upland, on unshaded south-facing slopes with friable soils that have a high percentage of clay or silt.	Absent/No Habitat Present. No habitat present
<i>Thamnophis gigas</i> Giant garter snake	FT	ST	Yes	Endemic to valley floors of the Sacramento and San Joaquin Valleys. Prefers freshwater marsh and low gradient streams. Has adapted to rice agriculture, drainage channels, and irrigation ditches. Requires permanent water, emergent vegetation, and upland habitat for basking and cover.	Absent/No Habitat Present. No habitat present
Birds					

Scientific Name (Common Name)	Federal Status	State Status	SSHCP	Habitat Requirements	Potential for Occurrence
<i>Accipiter cooperii</i> Cooper's hawk	None	None	Yes	Feeding: Catches small birds, especially young during nesting season, and small mammals; also takes reptiles and amphibians. Hunts in broken woodland and habitat edges; catches prey in air, on ground, and in vegetation. Often dashes suddenly from perch in dense cover and pursues prey in air through branches. Sometimes runs prey down in dense thickets. Uses cover to hide, attack, and approach prey; also soars and makes low, gliding search flights.	Moderate. The trees along the project perimeter could provide suitable perching habitat and the open agricultural fields could provide suitable foraging habitat.
<i>Agelaius tricolor</i> Tricolored blackbird	--	CT, CSC	Yes	Colonial nester in cattails, bulrush, or blackberries associated with marsh habitats.	Absent/No Habitat Present. No habitat present
<i>Aquila chrysaetos</i> golden eagle					Moderate. The grassland in the Study Area provides suitable foraging habitat. The few isolated trees could provide suitable roosting habitat.
<i>Adrea alba</i> Great egret				Associated with estuaries, rivers, and oceans, the species is known to occur along major rivers in the Central Valley. A colonial nester, the species prefers cliffs, rugged slopes, or tall trees beside water. Listed for the protection of nesting colonies.	Absent/No Habitat Present. No habitat present

Scientific Name (Common Name)	Federal Status	State Status	SSHCP	Habitat Requirements	Potential for Occurrence
<i>Ardea herodias</i> Great blue heron				Associated with estuaries, rivers, and oceans, the species is known to occur along major rivers in the Central Valley. A colonial nester, the species prefers tall trees beside water. The range is restricted to within 10 miles of the nesting area. Listed for the protection of nesting colonies.	Absent/No Habitat Present. No habitat present
<i>Athene cunicularia</i> Burrowing owl	--	CSC	Yes	Frequents open grasslands and shrublands with perches and burrows. Nests and roosts in old burrows of small mammals and rubble piles. Listed for breeding habitat.	Moderate. The wild oat and annual brom grasslands community on the project site provides suitable foraging habitat for burrowing owl.

Scientific Name (Common Name)	Federal Status	State Status	SSHCP	Habitat Requirements	Potential for Occurrence
<i>Buteo regalis</i> Ferruginous hawk				Frequents open grasslands. Searches for prey from low flights over open, treeless areas and glides to intercept prey on the ground. Roosts in the open areas, usually a long tree or utility pole.	Moderate. The grassland in the Study Area provides suitable foraging habitat. The few isolated trees could provide suitable roosting habitat.
<i>Buteo swainsoni</i> Swainson's hawk	--	CT	Yes	Nests in large trees, preferably in riparian areas. Forages in fields, cropland, irrigated pasture, and grassland near large riparian corridors.	Moderate. The large trees within the Study Area represent suitable nesting habitat. The project site has suitable foraging habitat.
<i>Elanus leucurus</i> White-tailed kite	--	CFP	Yes	Open grasslands, fields, and meadows are used for foraging. Isolated trees in close proximity to foraging habitat are used for perching and nesting.	Moderate The trees within the Study Area represent potential nesting habitat for white- tailed kite. There is suitable foraging habitat in the study area.
<i>Riparia riparia</i> Bank swallow	None	CT		Colonial nester preferring vertical cliffs and banks with fine textured/sandy soils associated with riparian zones along streams, rivers, and lakes.	Absent/No Habitat Present. No habitat present

Scientific Name (Common Name)	Federal Status	State Status	SSHCP	Habitat Requirements	Potential for Occurrence
Mammals					
<i>Antrozous pallidus</i> Pallid bat	--	CSC, WBWG H	No	Roosts in crevices in rocky outcrops and cliffs, caves, mines, trees (e.g., basal hollows of coast redwoods and giant sequoias, bole cavities of oaks, exfoliating bark, deciduous trees in riparian areas, and fruit trees in orchards), bridges, barns, porches, bat boxes, and human- occupied as well as vacant buildings (WBWG 2022).	Moderate. Trees in and adjacent to the Project site provide roosting habitat for special-status bats, such as western red bat, and bats protected by California Fish and Game Code Section 4150. There is moderate potential for bats to occur within the Study Area.
<i>Corynorhinus townsendii townsendii</i> Townsend's big-eared bat	--	CC, WBWG H	No	Roosts in caves and cave analogues, such as abandoned mines, buildings, bridges, rock crevices and large basal hollows of coast redwoods and giant sequoias. Extremely sensitive to human disturbance. (WBWG 2022)	Moderate. Trees in and adjacent to the Project site provide roosting habitat for special-status bats, such as western red bat, and bats protected by California Fish and Game Code Section 4150. There is moderate potential for bats to occur within the Study Area.

Scientific Name (Common Name)	Federal Status	State Status	SSHCP	Habitat Requirements	Potential for Occurrence
<i>Lasionycteris noctivagans</i> Silver-haired bat	--	WBWG M	No	Roosts in abandoned woodpecker holes, under bark, and occasionally in rock crevices. It forages in open wooded areas near water features. (WBWG 2022)	Moderate. Trees in and adjacent to the Project site provide roosting habitat for special-status bats, such as western red bat, and bats protected by California Fish and Game Code Section 4150. There is moderate potential for bats to occur within the Study Area.
<i>Lasiurus blossevillei</i> Western red bat	--	CSC, WBWG H	Yes	Roosts primarily in the foliage of trees or shrubs. Day roosts are commonly in edge habitats adjacent to streams or open fields, in orchards, and sometimes in urban areas. There may be an association with intact riparian habitat. (WBWG 2022)	Moderate. Trees in and adjacent to the Project site provide roosting habitat for special-status bats, such as western red bat, and bats protected by California Fish and Game Code Section 4150. There is moderate potential for bats to occur within the Study Area.
<i>Taxidea taxus</i> American badger	--	CSC	Yes	Drier open areas with shrub, forest, and herbaceous habitats with friable soils.	Absent/No Habitat Present. No habitat present

Status Codes:

CC - CDFW Candidate for Listing

CE - CDFW Endangered

CFP - CDFW Fully Protected

CT - CDFW Threatened

FE - Federally Endangered

FT - Federally Threatened

CRPR - California Rare Plant Rank
CSC - CDFW Species of Concern
CR - California Rare

FC - Candidate for Federal Listing
WBWG M - Western Bat Working Group Medium Threat Rank
WBWG H - Western Bat Working Group High Threat Rank

PROJECT IMPACTS

BURROWING OWL

Burrowing owl are small, ground-dwelling owls found throughout most of the western U.S. Burrowing owl inhabit open areas with sparse or non-existent tree or shrub canopies. Burrowing owl are dependent upon burrows created by other animals (burrowing mammals) or suitable surrogate burrows (e.g. rock/concrete piles, culverts). The wild oats and annual brome grasslands community at the project site provides suitable foraging habitat for burrowing owl. Given the suitable habitat, there is a moderate potential for burrowing owl to occur within the project site. Mitigation has been included in the form of pre-construction surveys and consultation with the CDFW as necessary if owls or evidence of owls are present on the project site. With this mitigation, impacts will be ***less than significant***.

SWAINSON'S HAWK

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

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

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

NESTING HABITAT IMPACT METHODOLOGY

For determining impacts to and establishing mitigation for nesting Swainson's hawks in Sacramento County, CDFW recommends utilizing the methodology set forth in the Recommended Timing and Methodology for Swainson's Hawk nesting Surveys in California's Central Valley (Swainson's Hawk TAC 2000). 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-9**). Surveys should extend a ½-mile radius around all project activities, and if active nesting is identified, CDFW should be contacted.

Table IS-9: Recommended Survey Periods for Swainson’s Hawk (TAC 2000)

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.

FORAGING HABITAT IMPACT METHODOLOGY

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

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

Swainson’s hawk foraging habitat value is greater in large expansive open space and agricultural areas than in areas which have been fragmented by agricultural-residential or urban development. The methodology for unincorporated Sacramento County is based on the concept that impacts to Swainson’s hawk foraging habitat occur as properties

develop to increasingly more intensive uses on smaller minimum parcel sizes. As part of methodology development, County and California Fish and Wildlife staff analyzed aerial photography of the County and compared this to the underlying zoning. It was determined that there was a strong correlation in most areas between the presence of suitable habitat and zoning for large agricultural parcels, and conversely that areas zoned for agricultural-residential or more dense uses tended to have fragmented or absent habitat. Therefore, the methodology relies mainly on the minimum parcel size allowed by zoning to determine habitat value. Exceptions include Rio Linda/Elverta and the Rancho Murieta areas, in which this methodology does not apply because there are very large parcels with high-quality habitat which are zoned A-2 or similar. Though there may be individual properties which do not follow the observed regional trend, it was concluded that adherence to this methodology would result in adequate cumulative mitigation for the species.

SWAINSON'S HAWK IMPACT MITIGATION PROGRAM

In 1997, in response to the need to mitigate for the loss of Swainson's hawk foraging habitat in Sacramento County, the Board of Supervisors adopted an ordinance that established a Swainson's Hawk Impact Mitigation Program (Chapter 16.130 of the Sacramento County Code). The Program has been amended several times; the latest amendment went into effect in December of 2009.

By adopting the Program, the Board of Supervisors found that "the most effective means of mitigation for the loss of suitable Swainson's hawk foraging habitat is the direct preservation, in perpetuity, of equally suitable foraging habitat on an acre-per-acre basis based on the project's determined acreage impact". On an individual basis, the acquisition of lands for habitat conservation may not always be feasible or prudent and many small, disconnected preserves do not benefit the species as well as large, connected preserve systems. Therefore, the ordinance provides for the establishment of impact mitigation fees, which in some circumstances, may be paid in-lieu of providing habitat lands. These fees accumulate and are held in trust by the County until used for the acquisition of foraging habitat of a size large enough to be biologically and economically viable. The current fee is \$12,925 per acre. In addition, there is a one-time administrative fee of \$500. These fees may be amended from time to time to ensure they accurately reflect market-rate land prices.

Under the Swainson's Hawk Impact Mitigation Program, only projects which have an impact of less than 40 acres are eligible to pay fees. Projects impacting 40 acres or more of foraging habitat must provide land acceptable to California Fish and Wildlife and the County. Land can be provided in fee title or through conservation easement. The Sacramento County Planning and Community Development Department (Planning) administers the Swainson's Hawk Impact Mitigation Program and more information on lands likely to be determined as acceptable replacement habitat can be found at their website

<https://planning.saccounty.gov/EnvironmentalDocuments/Pages/SwainsonsHawkOrdinance.aspx>.

For the purpose of the methodology, properties with zoning of AG-40 and larger are assumed to maintain 100% of their foraging habitat value and properties with AR-5 zoning

and smaller are assumed to have lost all foraging habitat value. **Table IS-10** below illustrates the continuum between AG-40 and AR-5 that represents the partial loss of habitat value that occurs with fragmentation of large agricultural land holdings. The large, 50% loss of habitat value between AG-20 and AR-10 is due to the change in land use from general agriculture to agricultural-residential. The methodology does allow case-by-case analysis for projects with unique characteristics.

Table IS-10: Swainson's Hawk Foraging Habitat Value by Zoning Category

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

PROJECT IMPACTS – SWAINSON'S HAWK

A specific CNDDDB search for Swainson's hawk nests that have been active in the last five years within a 10-mile radius was conducted per the *Staff Report Regarding Mitigation for Impacts to Swainson's Hawks (Buteo swainsoni) in the Central Valley of California* (CDFW 1994). No occurrences of active nests within the last five years were identified during this search. Suitable habitat is present within the project area, therefore there is a moderate potential for Swainson's hawk to occur. Suitable Swainson's hawk foraging habitat includes open fields and pastures within an energetically efficient flight distance from active nest sites. CDFW considers impacts to foraging habitat greater than five acres within 10 miles of an active nest (used during one or more of the last five years). Grassland within and adjacent to the Project site could provide suitable foraging habitat and large trees within the project area could provide suitable nesting habitat. There is a moderate potential for Swainson's hawk to occur within the project area.

NESTING HABITAT IMPACTS

Pre-construction surveys consistent with the Recommended Timing and Methodology for Swainson's Hawk nesting Surveys in California's Central Valley (Swainson's Hawk TAC 2000), are included as mitigation. The purpose of the survey requirement is to ensure that construction activities do not agitate nesting hawks, potentially resulting in nest abandonment or other harm to nesting success. If Swainson's hawk nests are found, the developer is required to contact California Fish and Wildlife to determine what measures need to be implemented in order to ensure that nesting hawks remain undisturbed. The measures selected will depend on many variables, including the distance of activities from the nest, the types of activities, and whether the landform between the nest and activities provides any kind of natural screening. The mitigation described above will ensure that impacts to nesting Swainson's hawk will be ***less than significant***.

FORAGING HABITAT IMPACTS

The project site consists of 20.24 acres zoned AG-80. Based on the site zoning, the land possesses 100% habitat value in its existing condition (reference **Table IS-10**). In accordance with the methodology, rezoning the site to AR-5 will reduce the habitat value to 0%, which represents a 100% loss of foraging habitat value. To offset this impact, the developer will be required to provide 20.24 acres of mitigation. This mitigation will compensate for the loss of Swainson's hawk foraging habitat. Mitigation can be accomplished by using the County's Swainson's Hawk Impact Mitigation Program or by implementing a mitigation plan acceptable to California Fish and Wildlife. Mitigation measures that compensate for the loss of Swainson's hawk foraging habitat will reduce singular and cumulative impacts to ***less than significant***.

NESTING BIRDS OF PREY

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

Raptors within the Sacramento region include tree-nesting species such as the red-tailed hawk and red-shouldered hawk, as well as ground-nesting species such as the northern harrier. The following raptor species are identified as "special animals" due to concerns over nest disturbance: Cooper's hawk, sharp-shinned hawk, golden eagle, northern harrier, and white-tailed kite. There is suitable habitat for nesting birds of prey/raptors within the project site and study area. The grassland within and adjacent to the project site could provide suitable foraging habitat and trees and shrubs within and adjacent to the study area could provide suitable nesting habitat for nesting raptors.

To avoid impacts to nesting raptors, mitigation involves pre-construction nesting surveys within 500 feet of construction to identify any active nests and to implement avoidance measures if nests are found – if construction will occur during the nesting season of February 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 CDFW 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. Mitigation will ensure that impacts to nesting raptors will be **less than significant**.

BATS

There are many bat species which can be found in Sacramento County, the following of which are listed as special animals: pallid bat (*Antrozous pallidus*), western red bat (*Lasiurus blossevillii*), and Yuma myotis bat (*Myotis yumanensis*). The pallid bat and western red bat are state-listed Species of Special Concern, while the Yuma myotis is a special animal. All three bat species roost 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, depending on the species). Threats to the species include loss of foraging and roosting habitat, and disruption of maternity colonies.

County policies and ordinances already require one-to-one replacement of most large-scale grassland habitat (for the Swainson's hawk) and for wetland habitats, which will also act to conserve bat foraging habitat. Given the wide range of habitats suitable for foraging and the presence of County policies which will continue to ensure the mitigation of the most common types of foraging habitat in the County, the loss of this habitat is of less concern than would be the loss of the more specialized roosting habitat or the disruption of maternity colonies.

Trees in and adjacent to the Project site provide roosting habitat for special-status bats, such as western red bat, and bats protected by California Fish and Game Code Section 4150. There is moderate potential for bats to occur within the study area. However, no trees are being removed as part of the project. Given that there are already residences, people, and agricultural activities going on in the vicinity of these trees, and that the distance from the proposed building footprint on each of the four parcels range from 200-feet to 350-feet away, it is unlikely that the project will cause a disturbance to roosting bat colonies. Therefore, impacts to bats would be **less than significant**.

NATIVE TREES – REGULATORY SETTING

Sacramento County has identified the value of its native and landmark trees and has adopted measures for their preservation. The General Plan Conservation Element defines native and landmark trees within the County as:

- Native oak trees - valley oak (*Quercus lobata*), interior live oak (*Quercus wislizenii*), blue oak (*Quercus douglasii*), or oracle oak (*Quercus morehus*).
- Landmark tree - an especially prominent or stately tree on any land in Sacramento County, including privately owned land.

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. Specific policies of the

Sacramento County General Plan Conservation Element, CO-138 and CO-139, 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*, var *hindsii*), 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*).

TREE INVENTORY

California Tree and Landscape Consulting, Inc. prepared a tree inventory for the project site and identified the species, size, and location of onsite and overhanging offsite trees (Appendix A). All trees (4) inches or greater diameter at breast height (dbh) and all multi-trunk trees with an aggregate dbh of 10 inches or greater were included in the inventory. A total of 37 trees were included in the inventory, of which, 12 are located on the parcel and 25 are on the neighboring parcels (see **Plate IS-7**). Five trees are protected by the Sacramento County General Plan policies.

Table IS-11: Protected Trees Identified at the Project Site

Tree #	Species	Common Name	DBH*(inches)	Canopy (Dripline) radius (feet)	Protected? (Yes/No)
107	<i>Quercus lobata</i>	Valley oak	18	25	Yes
125	<i>Quercus lobata</i>	Valley oak	29	20	Yes
584	<i>Quercus lobata</i>	Valley oak	7	6	Yes
594	<i>Quercus lobata</i>	Valley oak	8	10	Yes
106	<i>Juglans hindsii</i>	Northern California Black Walnut	20	15	Yes

DISCUSSION OF PROJECT IMPACTS

None of the trees on the project site are proposed for removal and no structures are proposed within the driplines of protected trees. However, since exact improvement or building plans are not known at this time, tree protection measures during construction are recommended to ensure impacts to native trees remain less than significant. Impacts to native trees due to potential encroachment 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.
- Conflict with an applicable plan, policy or regulation for the purpose of reducing the emission of greenhouse gases.

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 2050.¹

SACRAMENTO COUNTY CLIMATE ACTION PLAN

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

THRESHOLDS OF SIGNIFICANCE

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

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

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

¹ 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.

- 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-12. 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-10.

Table IS-12: SMAQMD Thresholds of Significance for Greenhouse Gases

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

PROJECT IMPACTS

CONSTRUCTION-GENERATED GREENHOUSE GAS EMISSIONS

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

OPERATIONAL PHASE GREENHOUSE GAS EMISSIONS

The project is located within a portion of the County where piped natural gas is not available. The modeling used to develop the GHG thresholds did not include individual propane use by residences located outside the urban services area; therefore, BMP 1 is not applicable to this project. The project will implement BMP 2 in its entirety. As such, the project can be compared to the operational screening table. The number of new residences is less than 54, and therefore operational emissions associated with the project are assumed to be less than 1,100 MT of CO₂e per year. Mitigation has been included such that the project will implement BMP 2. The impacts from GHG emissions are ***less than significant with mitigation***.

ENVIRONMENTAL MITIGATION MEASURES

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

As the applicant, or applicant's representative, for this project, I acknowledge that project development creates the potential for significant environmental impact and agree to

implement the mitigation measures listed below, which are intended to reduce potential impacts to a less than significant level.

Applicant _____ Date: _____

MITIGATION MEASURE A: BASIC CONSTRUCTION EMISSIONS CONTROL PRACTICES

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

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

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

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

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

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

MITIGATION MEASURE B: BURROWING OWL

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

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

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

If construction, grading, or project-related improvements are to commence between February 1 and September 15, focused surveys for Swainson's hawk nests shall be conducted by a qualified biologist within a ½-mile radius of project activities, in accordance with the Recommended Timing and Methodology for Swainson's Hawk Nesting Surveys in California's Central Valley (Swainson's Hawk TAC 2000). To meet the minimum level of protection for the species, surveys should be completed for the two survey periods immediately prior to commencement of construction activities in accordance with the 2000 TAC recommendations. If active nests are found, CDFW shall be contacted to determine appropriate protective measures, and these measures shall be implemented prior to the start of any ground-disturbing activities. If no active nests are found during the focused survey, no further mitigation will be required.

MITIGATION MEASURE D: SWAINSON'S HAWK FORAGING HABITAT

Prior to any site disturbance, such as clearing or grubbing, the issuance of any permits for grading, building, or other site improvements, or recordation of a final map, whichever occurs first, or, if only a rezone is requested, prior to final adoption of the zoning agreement, implement one of the following options to mitigate for the loss of 20.24 acres of Swainson's hawk foraging habitat on the project site:

1. The project proponent shall utilize one or more of the mitigation options (land dedication and/or fee payment) established in Sacramento County's Swainson's Hawk Impact Mitigation Program (Chapter 16.130 of the Sacramento County Code).
2. The project proponent shall, to the satisfaction of the California Fish and Wildlife, prepare and implement a Swainson's hawk mitigation plan that will include preservation of Swainson's hawk foraging habitat.
3. Should the County Board of Supervisors adopt a Swainson's hawk mitigation policy/program (which may include a mitigation fee payable prior to issuance of building permits) prior to the implementation of one of the measures above, the project proponent may be subject to that program instead.

MITIGATION MEASURE E: RAPTOR NEST PROTECTION

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

and Wildlife shall be contacted to determine appropriate avoidance/protective measures. The avoidance/protective measures shall be implemented prior to the commencement of construction within 500 feet of an identified nest.

MITIGATION MEASURE F: NATIVE TREE PROTECTION

All portions of adjacent off-site oak trees that have driplines that extend onto the project site, and all off-site oak trees which may be impacted by utility installation and/or improvements associated with this project, shall be preserved and protected as follows:

- a. 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 each 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 each tree. Removing limbs that make up the dripline does not change the protected area.
- b. Any protected trees on the site that require pruning shall be pruned by a certified arborist prior to the start of construction work. All pruning shall be in accordance with the American National Standards Institute (ANSI) A300 pruning standards and the International Society of Arboriculture (ISA) "Tree Pruning Guidelines."
- c. Temporary protective fencing shall be installed at least one foot outside the driplines of the oak trees prior to the start of construction work, in order to avoid damage to the trees and their root systems. Protective fencing shall be installed at one foot from the limit of work for retaining wall construction. Protective fencing must be maintained through the duration of construction.
- d. No signs, ropes, cables (except those which may be installed by a certified arborist to provide limb support) or any other items shall be attached to the protected trees. Small metallic numbering tags for the purpose of preparing tree reports and inventories shall be allowed.
- e. No vehicles, construction equipment, mobile home/office, supplies, materials or facilities shall be driven, parked, stockpiled or located within the driplines of protected trees.
- f. No grading (grade cuts or fills) shall be allowed within the driplines of oak trees. Grade cuts for the proposed retaining wall shall be performed under direct supervision of a certified arborist.
- g. Drainage patterns on the site shall not be modified so that water collects or stands within, or is diverted across, the dripline of any protected tree.
- h. No trenching shall be allowed within the driplines of protected trees. If it is absolutely necessary to install underground utilities within the dripline of a protected tree, the utility line shall be bored and jacked under the supervision of a certified arborist.

- i. The construction of impervious surfaces within the driplines of protected trees shall be stringently minimized. When it is absolutely necessary, a piped aeration system per County standard detail shall be installed under the supervision of a certified arborist.
- j. No sprinkler or irrigation system shall be installed in such a manner that sprays water or requires trenching within the driplines of protected trees. An above ground drip irrigation system is recommended.
- k. Landscaping beneath oak trees may include non-plant materials such as bark mulch, wood chips, boulders, etc. The only plant species which shall be planted within the driplines of oak trees are those which are tolerant of the natural semi-arid environs of the trees. A list of such drought-tolerant plant species is available from the Office of Planning Environmental Review. Limited drip irrigation approximately twice per summer is recommended for the understory plants.

MITIGATION MEASURE G: NATIVE TREE REMOVAL

If native trees are proposed for removal during the building plan and improvement phase of the Project, then the removal of (number) inches dbh of native trees shall be compensated for by planting in-kind native trees equivalent to the dbh inches lost, based on the ratios listed below, at locations that are authorized by the Environmental Coordinator. On-site preservation of native trees that are less than 6 inches (<6 inches) dbh, may also be used to meet this compensation requirement. Native trees include: valley oak (*Quercus lobata*), interior live oak (*Quercus wislizenii*), blue oak (*Quercus douglasii*), or oracle oak (*Quercus morehus*), 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*).

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

Equivalent compensation based on the following ratio is required:

- 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.
6. Designation of 20-foot root zone radius and landscaping to occur within the radius of trees < 6 inches dbh to be preserved on-site.

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.

Native trees <6 inches dbh to be retained on-site shall have at least a 20-foot radius suitable root zone. The suitable root zone shall not have impermeable surfaces, turf/lawn, dense plantings, soil compaction, drainage conditions that create ponding (in the case of oak trees), utility easements, or other overstory tree(s) within 20 feet of the tree to be preserved. Trees to be retained shall be determined to be healthy and structurally sound for future growth, by an ISA Certified Arborist subject to Environmental Coordinator approval.

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 H: CULTURAL RESOURCES UNANTICIPATED DISCOVERIES

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

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

MITIGATION MEASURE I: UNANTICIPATED DISCOVERIES TCRs

1. If any suspected TCRs are discovered during ground disturbing construction activities, all work shall cease within 100 feet of the find. A Tribal Representative from culturally affiliated tribes shall be immediately notified and shall determine if the find is a TCR (PRC §21074). The Tribal Representative will make recommendations regarding the treatment of the discovery. Preservation in place is the preferred alternative under CEQA and UAIC protocols, and every effort must be made to preserve the resources in place, including through project redesign.
2. Work at the discovery location cannot resume until all necessary investigation and evaluation of the discovery under the requirements of the CEQA, including AB 52, has been satisfied.
3. The contractor shall implement any measures deemed by the CEQA lead agency to be necessary and feasible to preserve in place, avoid, or minimize impacts to the resource, including, but not limited to, facilitating the appropriate tribal treatment of the find, as necessary.

MITIGATION MEASURE J: GREENHOUSE GASES 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 insert project specifics (e.g., 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.
 - 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.
 - If natural gas is utilized for project implementation, alternative onsite or offsite measures shall be incorporated to offset the use of the equivalent of XX MT CO₂e per year from the use of natural gas. If calculations of actual natural gas consumption from the project, prepared by a qualified expert and submitted to the County for verification, demonstrate that the use of natural gas will emit fewer than XX MT CO₂e per year, mitigation will be required only to offset the use of the calculated and verified emissions.
 - If the project proponent opts to pay fees for the retirement of carbon offsets to mitigate for the use of natural gas, then credits retired shall total a minimum of XX MT CO₂e (based on project modeling disclosed within this analysis - XX MT CO₂e per year from the use of natural gas over the typical XX-year lifespan of the facility). Additionally, the following shall apply:
 - Payments shall be made in the full amount to offset XX years of natural gas use (as described above) prior to the issuance of the building permit; or
 - At the discretion of the County, periodic payments may be made, provided the quantities of carbon offsets retired, and the payment periods are specified in a contract entered into between the project proponent, the County, and a County-approved carbon offset program or broker. Periodic payments shall continue for XX years commencing with issuance of the building permit, or until the project Applicant submits updated plans to the County that verify all natural gas appliances have been removed from the building or natural gas supply has been terminated.
 - Carbon offset retirement shall be accomplished through an accredited carbon offset program approved by the County. Prior to the issuance of any building permit that includes the use of natural gas, the project proponent shall provide evidence to the County that carbon offsets in the amounts discussed above have been retired. Such evidence must comply with the requirements described under Reporting and Enforcement Standards below.

Carbon Offset Standards – Eligible Registries, Acceptable Protocols, and Defined Terms

“Carbon offset” shall mean an instrument, credit or other certification verifying the reduction of GHG emissions issued by the Climate Action Reserve, the American Carbon Registry, or Verra (previously, the Verified Carbon Standard). This shall include, but is

not limited to, an instrument, credit or other certification issued by these registries for GHG reduction activities. The project shall neither purchase offsets from the Clean Development Mechanism (CDM) registry nor purchase offsets generated under CDM protocols. Further, no carbon offsets shall originate from international areas, as discussed under Locational Performance Standards, below. Qualifying carbon offsets presented for compliance with this mitigation measure may be used provided that the evidence required by the Reporting and Enforcement Standards below is submitted to the County demonstrating that each registry shall continue its existing practice of requiring the following for the development and approval of protocols or methodologies:

1. Adherence to established GHG accounting principles set forth in the International Organization for Standardization 14064, Part 2 or the World Resources Institute/World Business Council for Sustainable Development Greenhouse Gas Protocol for Project Accounting; and
2. Oversight of the implementation of protocols and methodologies that define the eligibility of carbon offset projects and set forth standards for the estimation, monitoring and verification of GHG reductions achieved from such projects. The protocols and methodologies shall:
 - a. Be developed by the registries through a transparent public and expert stakeholder review process that affords an opportunity for comment and is informed by science;
 - b. Incorporate standardized offset crediting parameters that define whether and how much emissions reduction credit a carbon offset project should receive, having identified conservative project baselines and the length of the crediting period and considered potential leakage and quantification uncertainties;
 - c. Establish data collection and monitoring procedures, mechanisms to ensure permanency in reductions, and additionality and geographic boundary provisions; and
 - d. Adhere to the principles set forth in the program manuals of each of the aforementioned registries; as such manuals are updated from time to time. The current registry documentation includes the Climate Action Reserve's Reserve Offset Program Manual (November 2019) and Climate Forward Program Manual (March 2020); the American Carbon Registry's Requirements and Specifications for the Quantification, Monitoring, Reporting, Verification, and Registration of Project-Based GHG Emissions Reductions and Removals (July 2019); and Verra's Verified Carbon (Standard, Program Guide and Methodology Requirements (September 2019).

The registry-administered protocols and methodologies for the carbon offset project types cited above – including updates to those protocols and methodologies as may occur from

time to time by the registries in accordance with the registry documentation listed in the prior paragraph to ensure the continuing efficacy of the reduction activities – are eligible for use under this mitigation measure, provided that any updated protocols shall be provided for County review as required by Reporting and Enforcement Standards below prior to the County’s acceptance of offsets based on such updated protocols.

Further, any carbon offset used to reduce the project’s GHG emissions shall be a carbon offset that represents the past or forecasted reduction or sequestration of one metric ton of carbon dioxide equivalent that is “not otherwise required” (CEQA Guidelines §15126.4[c][3]). Each carbon offset used to reduce GHG emissions shall achieve additional, real, permanent, quantifiable, verifiable, and enforceable reductions, which are defined for purposes of this mitigation measure as follows:

1. Additional means that the carbon offset is not otherwise required by law or regulation, and not any other GHG emissions reduction that otherwise would occur.
2. Real means that the GHG reduction underlying the carbon offset results from a demonstrable action or set of actions and is quantified under the protocol or methodology using appropriate, accurate, and conservative methodologies that account for all GHG emissions sources and sinks within the boundary of the applicable carbon offset project, uncertainty, and the potential for activity-shifting leakage and market-shifting leakage.
3. Verifiable means that the GHG reduction underlying the carbon offset is well documented, transparent, and set forth in a document prepared by an independent verification body that is accredited through the American National Standards Institute.
4. Permanent means that the GHG reduction underlying the carbon offset is not reversible; or, when GHG reduction may be reversible, that a mechanism is in place to replace any reversed GHG emission reduction.
5. Quantifiable means the ability to accurately measure and calculate the GHG reduction relative to a project baseline in a reliable and replicable manner for all GHG emission sources and sinks included within the boundary of the carbon offset project, while accounting for uncertainty and leakage.
6. Enforceable means that the implementation of the GHG reduction activity must represent the legally binding commitment of the offset project developer to undertake and carry it out.

The protocols and methodologies cited previously establish and require carbon offset projects to comply with standards designed to achieve additional, real, permanent, quantifiable, verifiable, and enforceable reductions. Additionally, the Reporting and Enforcement Standards below ensure that the emissions reductions required by this mitigation measure are enforceable against the project applicant, as the County has authority to hold the project applicant accountable and to take appropriate corrective action if the County determines that any carbon offsets do not comply with the requirements set forth in this mitigation measure.

The above definitions are provided as criteria and performance standards associated with the use of carbon offsets. Such criteria and performance standards are intended only to further construe the standards under CEQA for mitigation related to GHG emissions (see, e.g., CEQA Guidelines §15126.4[a], [c]), and are not intended to apply or incorporate the requirements of any other statutory or regulatory scheme not applicable to the project (e.g., the Cap-and-Trade Program).

Locational Performance Standards

All carbon offsets required to reduce the project's GHG emissions shall originate from the following geographic locations (in order of priority): (1) off-site, unincorporated areas of the County of Sacramento; (2) off-site, incorporated areas of the County of Sacramento; (3) off-site areas within the State of California; and (4) off-site areas within the United States. No carbon offsets shall originate from off-site, international areas. As listed, geographic priorities would focus first on local reduction options to ensure that reduction efforts achieved locally would provide cross-over, co-benefits to other environmental resource areas.

For purposes of implementing this mitigation measure, the County shall require the carbon offsets to adhere to the following locational performance standards in order to reduce the project's operational GHG emissions:

1. The project shall use all feasible available carbon offsets within the County of Sacramento (the first priority is within unincorporated areas of the County and the second priority is within incorporated areas of the County). "Available," for purposes of this subdivision, means that the project applicant provides objective, verifiable evidence to the County documenting that such carbon offsets are available for retirement from carbon offset projects within the subject geography no later than at the time of application for grading permit issuance. The objective, verifiable evidence to be provided includes a market survey report that shall comply with the following content requirements:
 - a. Identification of the carbon registry listings reviewed for carbon offset availability, including the related date of inquiry; and
 - b. Identification of the geographic attributes of carbon offsets that are offered for sale and available for retirement.
2. In the event that a sufficient quantity of carbon offsets is not "available" in the County of Sacramento, the project shall obtain the remaining carbon offsets needed from within the State of California (third priority). For the definition of "available," see subdivision (1) immediately above.
3. In the event that a sufficient quantity of carbon offsets is not "available" in the County of Sacramento or State of California, the project shall obtain the remaining carbon offsets needed from within the United States (fourth priority). For the definition of "available," see subdivision (1) immediately above.

Reporting and Enforcement Standards

Over the course of build out of the project and prior to issuance of requested building permits, the project applicant shall submit reports to the County that identify the quantity of emission reductions required by this mitigation measure, as well as the carbon offsets to be retired to achieve compliance with this measure. For purposes of demonstrating that each offset is additional, real, permanent, quantifiable, verifiable and enforceable, the reports shall include: (i) the applicable protocol(s) and methodologies associated with the carbon offsets, (ii) the third-party verification report(s) and statement(s) affiliated with the carbon offset projects, (iii) the unique serial numbers assigned by the registry(ies) to the carbon offsets to be retired, which serves as evidence that the registry has determined the carbon offset project to have been implemented in accordance with the applicable protocol or methodology and ensures that the offsets cannot be further used in any manner, and (iv) the locational attributes of the carbon offsets. The reports also shall append the market survey report described in the Locational Performance Standards provision above.

If the County determines the project's carbon offsets do meet the requirements of this mitigation measure, the offsets can be used to reduce project GHG emissions and project permits shall be issued. If the County determines the project's carbon offsets do not meet the requirements of this mitigation measure, the offsets cannot be used to reduce project GHG emissions and project permits shall not be issued. Additionally, the County may issue a notice of non-consistency and cease permitting activities in the event the County determines the carbon offsets provided to reduce project GHG emissions are not compliant with the aforementioned standards. In the event of such an occurrence, project permitting activities shall not resume until the project applicant has demonstrated that the previously provided carbon offsets are compliant with the standards herein or has provided substitute carbon offsets achieving the standards of this mitigation measure in the quantity needed to achieve the required emission reduction.

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 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 **\$5,800.00**. This fee includes administrative costs of **\$1,103.00**.

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 site is zoned AG-80 and currently has no residences on site. The project proposes to divide two parcels totaling 20-acres into four new approximately 5 acre-lots and rezone to AR-5. The project is consistent with environmental policies of the Sacramento County General Plan, Southeast Herald Community Plan, and Sacramento County Zoning Code. Refer to the Land Use discussion in the Environmental Effects section above.
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 proposal will result in some increases in density above existing designations but is within an area of agricultural-residential 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.

	Potentially Significant	Less Than Significant with Mitigation	Less Than Significant	No Impact	Comments
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 will convert 16.60 acres of Farmland of Local Importance (as noted on the current Sacramento County Important Farmland Map published by the California Department of Conservation (2022)) to non-agricultural uses. This conversion of agricultural land does not exceed the significance threshold of 50 acres established by the Sacramento County General Plan Policy AG-5. The Sacramento County Agricultural Commission reviewed the project and commented that even through the land use plans identify a denser use, there is a loss of agricultural productivity. Ultimately, the Commission approved the project. The project will not result in the conversion of Prime Farmland, Unique Farmland, Farmland of Statewide Importance. Nor will the project exceed the County's threshold for the loss of Farmland of Local Importance. Impacts are less than significant.
b. Conflict with any existing Williamson Act contract?			X		There is a Williamson Act contract in effect for the project site. The contract has been in Nonrenewal since 2012. Therefore, the project does not conflict with the provisions of the Williamson Act

	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 in the project vicinity, the surrounding parcels are all zoned AG-5. The addition of four agricultural-residential zoned parcels will not conflict with surrounding existing agricultural uses.
4. AESTHETICS - Would the project:					
a. Substantially alter existing viewsheds such as scenic highways, corridors or vistas?				X	The project site is located 13.4 miles east of State Highway 160, a designated scenic highway. Therefore, 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 surrounding topography is flat, and parcels consists of open agricultural pastureland and single-family residences. Development of the site with four new single-family residences would be consistent with the planned development and zoning of the site. It is acknowledged that aesthetic impacts are subjective and may be perceived differently by various affected individuals. However, 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.

	Potentially Significant	Less Than Significant with Mitigation	Less Than Significant	No Impact	Comments
c. If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?				X	The project is not located in an urbanized area.
d. Create a new source of substantial light, glare, or shadow that would result in safety hazards or adversely affect day or nighttime views in the area?			X		The project will not result in a new source of substantial light, glare or shadow that would result in safety hazards or adversely affect day or nighttime views in the area.
5. AIRPORTS - Would the project:					
a. Result in a safety hazard for people residing or working in the vicinity of an airport/airstrip?				X	The project occurs outside of any identified public or private airport/airstrip safety zones.
b. Expose people residing or working in the project area to aircraft noise levels in excess of applicable standards?				X	The project occurs outside of any identified public or private airport/airstrip noise zones or contours.
c. Result in a substantial adverse effect upon the safe and efficient use of navigable airspace by aircraft?				X	The project does not affect navigable airspace.
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.

	Potentially Significant	Less Than Significant with Mitigation	Less Than Significant	No Impact	Comments
6. PUBLIC SERVICES - Would the project:					
a. Have an adequate water supply for full buildout of the project?			X		Private wells would be required to provide potable water to future development. As proposed, the project could result in the addition of up to four new water wells to serve the project. The introduction of four wells would add incrementally to a documented decline in the groundwater table in the County. The Consumnes Subbasin Groundwater Sustainability Plan was drafted in consultation with the Sacramento County General Plan Land Use designations. The Project is consistent with the Agricultural Residential designation and the addition of four groundwater wells would be consistent density with what was considered for the Groundwater Sustainability Plan. See Drainage and Hydrology section discussion above.
b. Have adequate wastewater treatment and disposal facilities for full buildout of the project?			X		The project will not require wastewater services. Each parcel will have its own septic system. The applicant will be required to secure permits from the County's Environmental Management Division (EMD) at the time of construction.
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.

	Potentially Significant	Less Than Significant with Mitigation	Less Than Significant	No Impact	Comments
d. Result in substantial adverse physical impacts associated with the construction of new water supply or wastewater treatment and disposal facilities or expansion of existing facilities?			X		The project will not require construction or expansion of new water supply, wastewater treatment, or wastewater disposal facilities. The project will rely on septic systems.
e. Result in substantial adverse physical impacts associated with the provision of storm water drainage facilities?			X		The project does not require the construction of storm drainage facilities.
f. Result in substantial adverse physical impacts associated with the provision of electric or natural gas service?			X		Minor extension of electrical utility lines would be necessary to serve the proposed project. Existing electric 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.

	Potentially Significant	Less Than Significant with Mitigation	Less Than Significant	No Impact	Comments
h. Result in substantial adverse physical impacts associated with the provision of public school services?			X		The project would result in minor increases to student population; however, the increase would not require the construction/expansion of new unplanned school facilities. Established case law, <i>Goleta Union School District v. The Regents of the University of California</i> (36 Cal-App. 4 th 1121, 1995), indicates that school overcrowding, standing alone, is not a change in the physical conditions, and cannot be treated as an impact on the environment.
i. Result in substantial adverse physical impacts associated with the provision of park and recreation services?			X		The project will result in increased demand for park and recreation services, but meeting this demand will not result in any substantial physical impacts.
7. TRANSPORTATION - Would the project:					
a. Conflict with or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b) – measuring transportation impacts individually or cumulatively, using a vehicles miles traveled standard established by the County?			X		The Sacramento County Department of Transportation issued comments that the project will generate less than 237 daily trips and therefore, does not require a Vehicle Miles Traveled analysis. Refer to the Transportation discussion in the Environmental Effects section above.
b. Result in a substantial adverse impact to access and/or circulation?			X		The project will be required to comply with applicable access and circulation requirements of the County Improvement Standards and the Uniform Fire Code. Upon compliance, impacts are less than significant.

	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 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.

	Potentially Significant	Less Than Significant with Mitigation	Less Than Significant	No Impact	Comments
8. AIR QUALITY - Would the project:					
a. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable federal or state ambient air quality standard?		X			The project is within the screening criteria for construction related impacts related to air quality. The project site is less than 35 acres and does not involve buildings more than 4 stories tall; demolition activities; significant trenching activities; an unusually compact construction schedule; cut-and-fill operations; or, import or export of soil materials requiring a considerable amount of haul truck activity. Basic Construction Emissions Control Practices have also been included as a mitigation measure with which the project must comply. The project meets the Sacramento Metropolitan Air Quality Management District's screening criteria for PM ₁₀ and PM _{2.5} and Ozone precursors. Compliance with existing dust abatement rules and standard construction mitigation for vehicle particulates will ensure that construction air quality impacts are less than significant.
b. Expose sensitive receptors to pollutant concentrations in excess of standards?			X		See Response 8.a.
c. Create objectionable odors affecting a substantial number of people?			X		The project will not generate objectionable odors.

	Potentially Significant	Less Than Significant with Mitigation	Less Than Significant	No Impact	Comments
9. NOISE - Would the project:					
a. Result in generation of a substantial 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. Project construction will result in a temporary increase in ambient noise levels in the project vicinity. This impact is less than significant due to the temporary nature of these activities, limits on the duration of noise, and evening and nighttime restrictions imposed by the County Noise Ordinance (Chapter 6.68 of the County Code).
b. 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. Standard construction equipment and techniques do not produce excessive groundborne vibration, and project impacts are less than significant.

	Potentially Significant	Less Than Significant with Mitigation	Less Than Significant	No Impact	Comments
10. HYDROLOGY AND WATER QUALITY - Would the project:					
a. Substantially deplete groundwater supplies or substantially interfere with groundwater recharge?			X		The project will incrementally add to groundwater consumption; however, the singular and cumulative impacts of the proposed project would not result in a significant impact on existing groundwater levels. Refer to Public Services Section above.
b. Substantially alter the existing drainage pattern of the project area and/or increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?			X		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.
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).

	Potentially Significant	Less Than Significant with Mitigation	Less Than Significant	No Impact	Comments
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 was reviewed by Sacramento County Department of Water Resources – Drainage Section. It was determined that the project will not require any onsite or offsite storm drainage systems.

	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:					

	Potentially Significant	Less Than Significant with Mitigation	Less Than Significant	No Impact	Comments
a. Directly or indirectly cause potential substantial adverse effects, including risk of loss, injury or death involving rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?			X		Sacramento County is not within an Alquist-Priolo Earthquake Fault Zone. Although there are no known active earthquake faults in the project area, the site could be subject to some ground shaking from regional faults. The Uniform Building Code contains applicable construction regulations for earthquake safety that will ensure less than significant impacts.
b. Result in substantial soil erosion, siltation or loss of topsoil?			X		Compliance with the County's Land Grading and Erosion Control Ordinance will reduce the amount of construction site erosion and minimize water quality degradation by providing stabilization and protection of disturbed areas, and by controlling the runoff of sediment and other pollutants during the course of construction.
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, soil expansion, liquefaction or collapse?				X	Pursuant to Title 16 of the Sacramento County Code and the Uniform Building Code, a soils report will be required prior to building construction. If the soils report indicates that soils may be unstable for building construction then site-specific measures (e.g., special engineering design or soil replacement) must be incorporated to ensure that soil conditions will be satisfactory for the proposed construction.

	Potentially Significant	Less Than Significant with Mitigation	Less Than Significant	No Impact	Comments
d. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available?			X		All septic systems must comply with the requirements of the County Environmental Management Department, Environmental Health Division, as set forth in Chapter 6.32 of the County Code. Compliance with County standards will ensure impacts are less than significant.
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:					
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 and a 5-mile buffer surrounding provide habitat for 19 special-status plants and 22 special-status wildlife species with potential to be present within the geographic region. Mitigation is included to reduce impacts to less than significant levels. Refer to the Biological Resources discussion in the Environmental Effects section above.

	Potentially Significant	Less Than Significant with Mitigation	Less Than Significant	No Impact	Comments
b. Have a substantial adverse effect on riparian habitat or other sensitive natural communities?			X		No sensitive natural communities occur on the project site, nor is the project expected to affect natural communities off-site.
c. Have a substantial adverse effect on streams, wetlands, or other surface waters that are protected by federal, state, or local regulations and policies?				X	No protected surface waters are located on or adjacent to the project site.
d. Have a substantial adverse effect on the movement of any native resident or migratory fish or wildlife species?		X			Resident and/or migratory wildlife may be displaced by project construction; Mitigation has been included to reduce these impacts to a less than significant level. Refer to the Biological Resources discussion in the Environmental Affects section above.
e. Adversely affect or result in the removal of native or landmark trees?		X			Native trees occur on the project site and may be affected by on and/or off-site construction. Mitigation is included to ensure impacts are 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 required to comply with the Swainson's Hawk Ordinance and thereby, suitable land is preserved in Sacramento County. The project will be required to pay into the Swainson's Hawk Mitigation Program to offset the conversion of foraging habitat to residential uses.

	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. Although the project is located within the South Sacramento Habitat Conservation Plan, it is not within the Urban Development Area and therefore not covered by the SSHCP.
13. CULTURAL RESOURCES - Would the project:					
a. Cause a substantial adverse change in the significance of a historical resource?			X		No historical resources would be affected by the proposed project.
b. Have a substantial adverse effect on an archaeological resource?			X		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. Nonetheless, unanticipated discovery mitigation will ensure impacts to buried cultural resources 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 included to ensure appropriate treatment should remains be uncovered during project implementation.

	Potentially Significant	Less Than Significant with Mitigation	Less Than Significant	No Impact	Comments
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		The county submitted a Sacred Lands File Search (SLFS) request to the Native American Heritage Commission (NAHC) on December 5, 2023. On December 15, 2023, the NAHC responded that there was a negative SLFS for the project site. In accordance with Assembly Bill (AB) 52, codified as section 21080.3.1 of CEQA, formal notification letters were sent to those tribes who had previously requested to be notified of Sacramento County projects on December 6, 2024. One response was received; however, a request for formal consultation was waived if the County would include inadvertent discovery treatment plan. The County agreed to include the suggested mitigation. With the included mitigation, impacts to Tribal Cultural Resources would be less than significant.
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.

	Potentially Significant	Less Than Significant with Mitigation	Less Than Significant	No Impact	Comments
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 in or next to a State Responsibility Area (SRA) or on lands classified as very high fire hazard severity zones. The project is located within a rural residential area and compliance with current Building Code regulations for fire suppression will reduce the risk to persons or structures to less than significant.

	Potentially Significant	Less Than Significant with Mitigation	Less Than Significant	No Impact	Comments
16. ENERGY – Would the project:					
a. Result in potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction?			X		While the project will 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 applicable SMAQMD GHG Tier 1 BMPs. As such, the project screens out of further analysis and impacts are less than significant. See the GHG discussion in the Environmental Effects section above.
b. Conflict with an applicable plan, policy or regulation for the purpose of reducing the emission of greenhouse gases?			X		While the project will 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.

SUPPLEMENTAL INFORMATION

LAND USE CONSISTENCY	Current Land Use Designation	Consistent	Not Consistent	Comments
General Plan	Agricultural Residential	Yes		
Community Plan	Agricultural-Residential-5	Yes		
Land Use Zone	AG 80		No	With approval of the requested Rezone to AR-5, the project will be consistent with the land use zone.

INITIAL STUDY PREPARERS

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Administrative Support:	Justin Maulit

APPENDICES

Appendix A – Arborist Report

Appendix B – Sacramento County Department of Transportation Trip Analysis

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

The direct link is:

<https://planningdocuments.saccounty.net/projectdetails.aspx?projectID=8941&communityID=4>

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