



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:** PLNP2023-00002
- 2. Title and Short Description of Project:** Lismore Place Subdivision Map

The Proposed Project is to divide the existing two parcels totaling 3.6 acres, into 10 residential lots with access from a private road. Construction associated with the Proposed Project includes demolition of the existing two dwellings on the site.
- 3. Assessor's Parcel Number(s):** 253-0182-041-0000 and -053
- 4. Location of Project:** The project is located at 8840 Phoenix Avenue, approximately 780 feet west of the intersection of Hazel Avenue and Phoenix Avenue, in the Fair Oaks community of unincorporated Sacramento County.
- 5. Project Applicant:** Stukam Consulting Engineers, Inc.
Contact: Fareed Siddiqui
11344 Coloma Road
Gold River, CA 95670
- 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**

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APPENDICES

- Appendix A: Arborist Report and Tree Inventory Summary for 8840 Phoenix Avenue. California Tree and Landscaping Consulting Inc. (CaTLC). July 27, 2022
- Appendix B: Biological Resource Assessment. Salix Consulting, Inc. December 2023.
- Appendix C: Phase I Environmental Site Assessment (ESA). Gularte & Associates, Inc. June 12, 2014.
- Appendix D: Cultural Resource Report. Peak & Associates, Inc. November 27, 2023.

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

The direct link is:
<https://planningdocuments.saccounty.net/ViewProjectDetails.aspx?ControlNum=PLNP2023-00002>

COUNTY OF SACRAMENTO
PLANNING AND ENVIRONMENTAL REVIEW
INITIAL STUDY

PROJECT INFORMATION

PROJECT TITLE: Lismore Place Subdivision Map

CONTROL NUMBER: PLNP2023-00002

LEAD AGENCY: County of Sacramento
827 7th Street, Room 225
Sacramento, CA 95814

PROJECT SPONSOR: Stukam Consulting Engineers, Inc.
11344 Coloma Road
Contact: Fareed Siddiqui
Gold River, CA 95670

LOCATION: The project is located at 8840 Phoenix Avenue, approximately 780 feet west of the intersection of Hazel Avenue and Phoenix Avenue, in the Fair Oaks community of unincorporated Sacramento County.

ASSESSOR'S PARCEL NUMBER: 253-0182-041-0000 and -053

GENERAL PLAN DESIGNATION: LDR - Low Density Residential

ZONING: RD-3 - Low Density Single-Family Residential

PROJECT DESCRIPTION

The Proposed Project is to divide the existing two parcels totaling 3.54 acres, into 10 residential lots with access from a private road. Construction associated with the Proposed Project includes demolition of the existing two dwellings on the site.

The project consists of the following entitlements:

1. A **Tentative Subdivision Map** to allow the division of two parcels totaling 3.54 acres, zoned RD-3, into 10 residential lots.
2. A **Special Development Permit** to allow the Proposed Project to deviate from the following development standards:
 - Public Street Frontage (Section 5.4.2.B, Table 5.7.A): up to two lots may be served by a private drive without meeting the public street frontage requirement. As proposed, the 10-lot subdivision would be served by a private street.

3. A **Design Review** to determine substantial compliance with the Sacramento County Countywide Design Guidelines (Design Guidelines).

The proposed subdivision will result in the following lot sizes:

- Lot 1 would be 27,174 sq.ft.
- Lot 2 would be 15,387 sq.ft.
- Lot 3 would be 13,866 sq.ft.
- Lot 4 would be 13,486 sq.ft.
- Lot 5 would be 17,204 sq.ft.
- Lot 6 would be 11,450 sq.ft.
- Lot 7 would be 16,614 sq.ft.
- Lot 8 would be 14,071 sq.ft.
- Lot 9 would be 12,655 sq.ft.
- Lot 10 would be 14,053 sq.ft.

SURROUNDING LAND USES AND SETTING

The parcels are 3.54-acres in size and are located at 8840 Phoenix Avenue, in the Fair Oaks community. The site is currently developed with two existing abandoned single-family dwellings and a shed, which are proposed to be removed.

The surrounding area is developed with single-family residential uses in all directions with a zoning designation and Community Plan land use designation of Residential Density 3 (RD-3). With exception to the south where the parcels contain a zoning designation and Community Plan land use designation of RD-2. The subject site and surrounding parcels are designated Low Density Residential (LDR) on the General Plan Land Use Diagram.

Plate 1: Site Map Aerial View

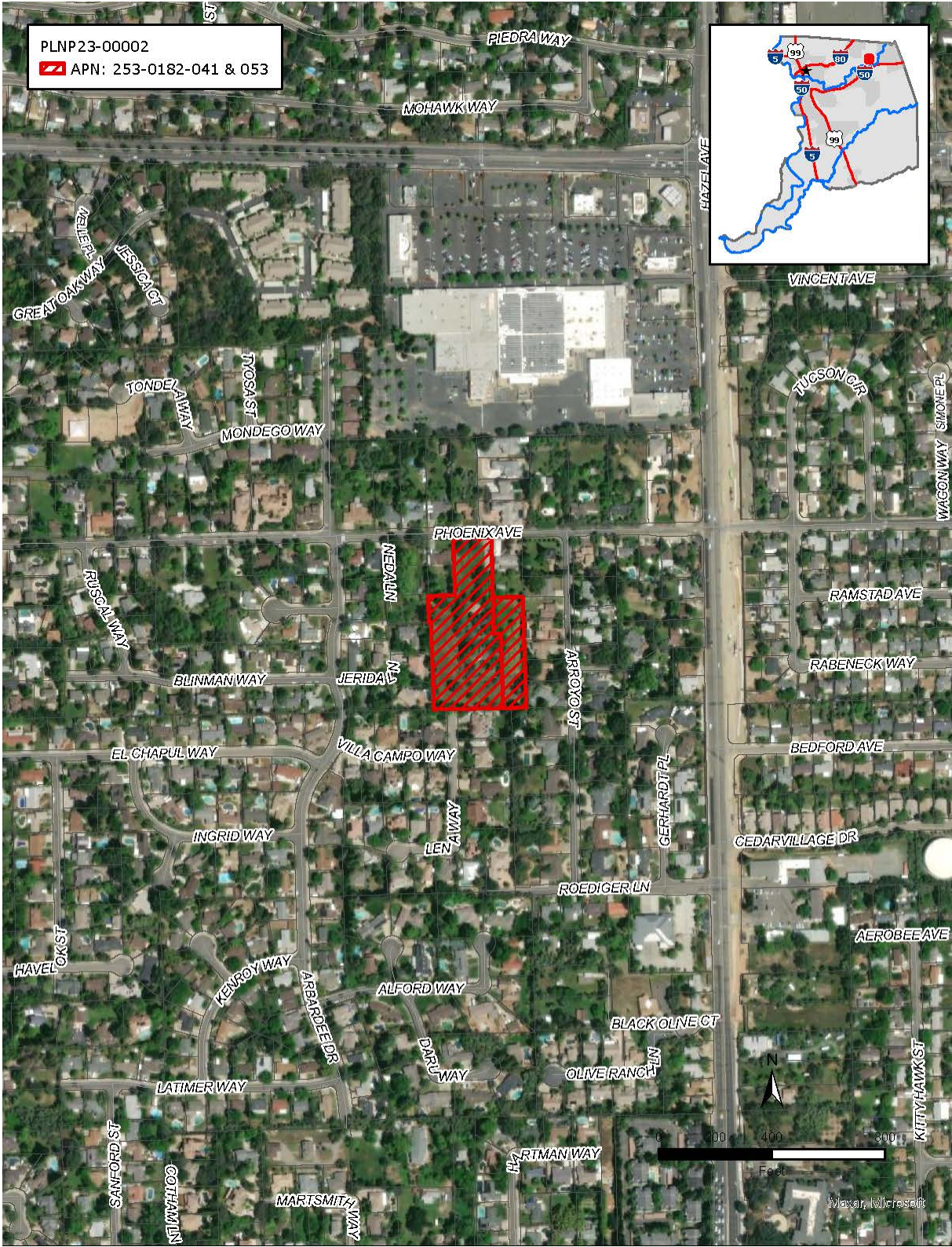


Plate 2: Surrounding Zoning District

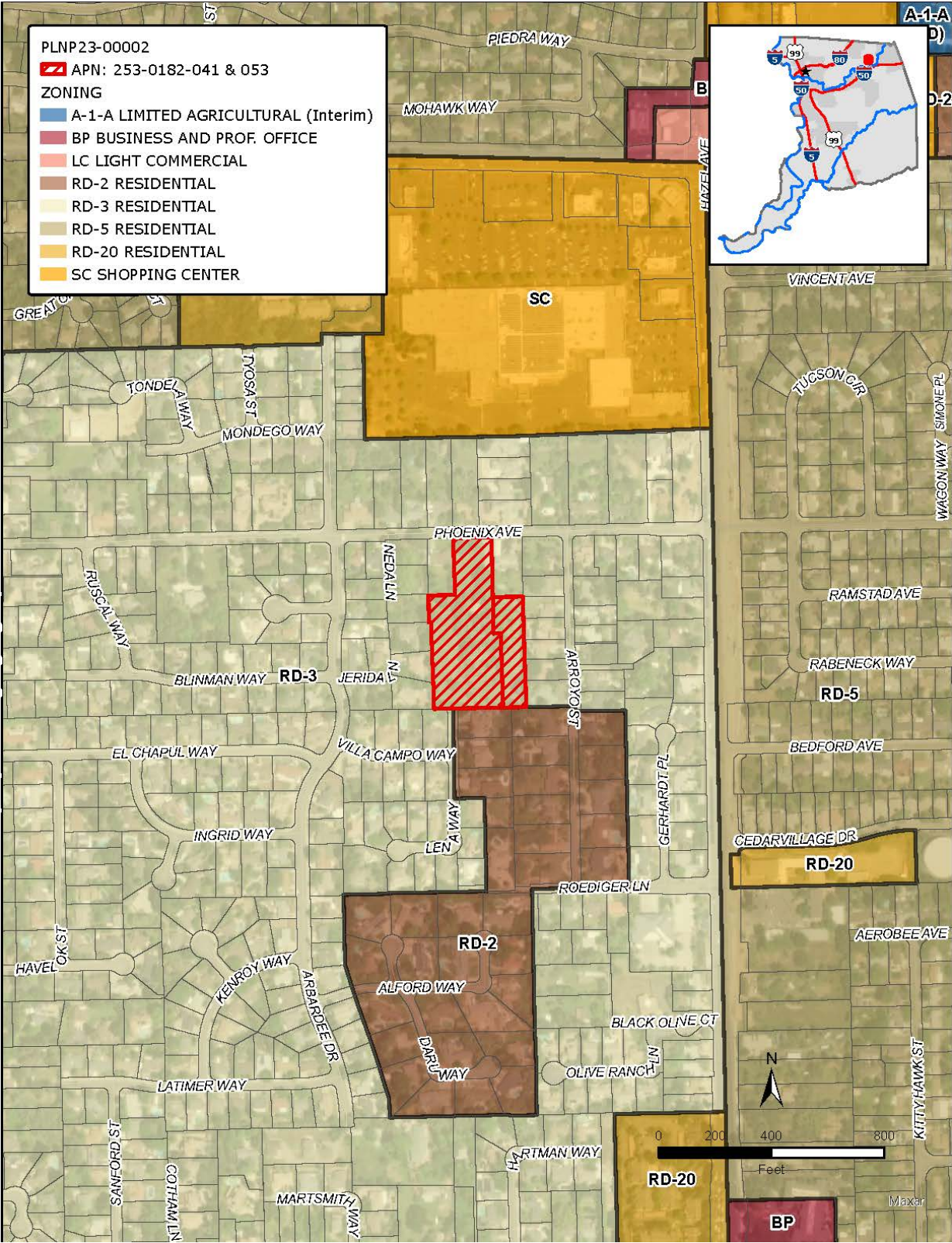
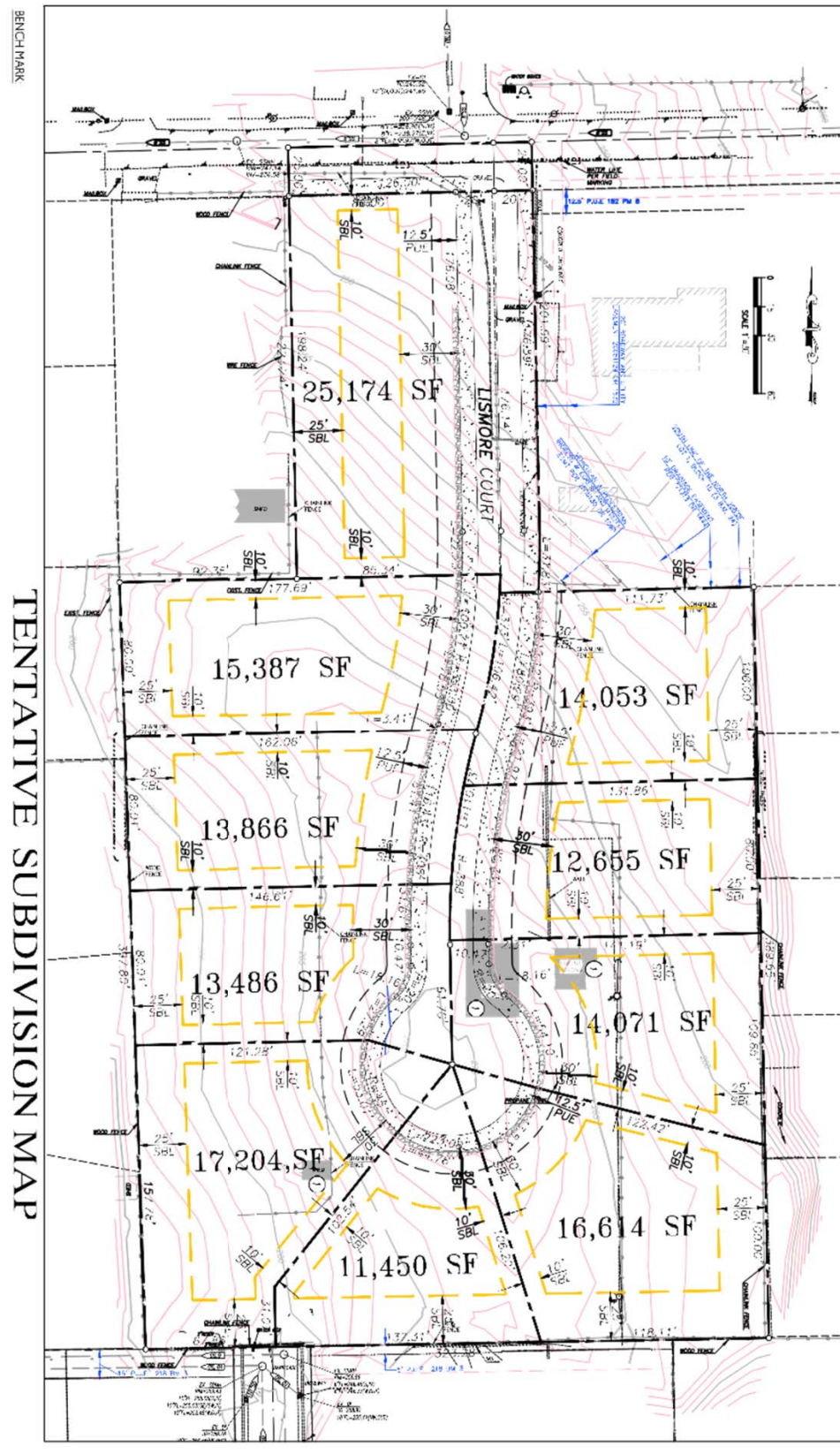


Plate 3: Site Map



OTHER PUBLIC AGENCIES WHOSE APPROVAL IS REQUIRED

None required.

ENVIRONMENTAL 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 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** indicates that a project will have an impact, but the impact is considered minor.
4. **No Impact** indicates that a project does not impact the particular resource.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

I. AESTHETICS

Except as provided in Public Resources Code Section 21099, would the project:	Potentially Significant	Less than Significant with Mitigation	Less than Significant	No Impact
a. Have a substantial adverse effect on a scenic vista?	☐	☐	☐	☒
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☐	☒
c. In nonurbanized areas, substantially degrade the existing visual character or quality of public views ¹ of the site and its surroundings? If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	☐	☐	☒	☐
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☒	☐
Notes: ¹ Public views are those that are experienced from a publicly accessible vantage point.				

ENVIRONMENTAL SETTING

The project site is a 2.83-acre plot of land located within the urbanized area of the Fair Oaks community in unincorporated Sacramento County. The surrounding area is entirely single-family residential land uses, and a commercial land use is situated approximately 350 feet to the north. The project site is not within the vicinity of any scenic highways, corridors, or vistas.

IMPACT DISCUSSION

a. Would the project have a substantial adverse effect on a scenic vista?

The project does not occur in the vicinity of any scenic highways, corridors, or vistas. Therefore, there is **no impact**.

b. Would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

The project is located in an urbanized area and does not contain scenic resources. **No impact** will occur.

c. Would the project, in nonurbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?

It is acknowledged that aesthetic impacts are subjective and may be perceived differently by various affected individuals. The Proposed Project involves a deviation from County standards

due to the installation of a private access drive for the ten residential homes. The Design Review Advisory Committee (DRAC) reviewed the Proposed Project plan set on November 1, 2024, and found the Proposed Project consistent with County guidelines. All three present committee members recommended approval. Given the urbanized environment in which the project is proposed and given that the Proposed Project consists of single-family development similar to the surrounding existing environment, it is concluded that the project would not substantially degrade the visual character or quality of the project site or vicinity. Therefore, there is a ***less than significant impact***.

d. Would the project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

The development of ten new residential houses and a road for access would be consistent with the surrounding land use and would not create a new source of substantial light or glare. The neighborhoods directly south and southeast of the project site are developed with streetlights, in addition to the entirety of Hazel Avenue to the east. Due to the close proximity of numerous streetlights to the project site, the ten new residential houses will have an incremental effect on the area. In addition, any streetlights installed would be in accordance with County standards. Therefore, there is a ***less than significant impact***.

ENVIRONMENTAL MITIGATION MEASURES

No mitigation required.

II. AGRICULTURE AND FORESTRY RESOURCES

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board.				
	Potentially Significant	Less than Significant with Mitigation	Less than Significant	No Impact
Would the project:				
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☒
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☒
c. Introduce incompatible uses in the vicinity of existing agricultural uses?	☐	☐	☐	☒
d. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Government Code Section 51104(g))?	☐	☐	☐	☒
e. Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒
f. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?	☐	☐	☐	☒

ENVIRONMENTAL SETTING

The project area is zoned for residential land use as it is in the RD-3 (Low Density Single-Family Residential) zoning district. The Proposed Project and the surrounding parcels are not zoned for agricultural use. The designated zoning classifications in the Proposed Project vicinity include SC (Shopping Center), RD-20 (High Density Multifamily Residential), and LC (Light Commercial).

IMPACT DISCUSSION

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

There are no lands designated as prime farmland, unique farmland, or farmland of statewide importance located with the Proposed Project vicinity. No conversion of Prime Farmland, Unique Farmland, or Farmland of State Importance would result from the proposed project. There would be **no impact**.

b. Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?

There are no parcels zoned for agricultural use in the immediate or surrounding area of the proposed project. Nor are the immediate or surrounding regions of the Proposed Project enrolled in Williamson Act contracts. Therefore, there would be **no impact**.

c. Would the project introduce incompatible uses in the vicinity of existing agricultural uses?

The Proposed Project site and its surrounding parcels are not zoned for agricultural use. There would be **no impact**.

d. Would the project conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Government Code Section 51104(g))?

There are no land uses within or next to the Proposed Project site that are designated as forestland or timberland. Therefore, there would be **no impact**.

e. Would the project result in the loss of forest land or conversion of forest land to non-forest use?

The Proposed Project site and its surrounding area do not contain any designated forestland. Therefore, the project would not result in any loss of forestland or its conversion to non-forest uses. There would be **no impact**.

f. Would the project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?

The Proposed Project does not involve any changes or alterations to the existing environment that could result in the conversion of farmland to non-agricultural use or forestland to non-forest use, as no farmland or forestland exists in the immediate or surrounding area of the proposed project. Therefore, there would be **no impact**.

ENVIRONMENTAL MITIGATION MEASURES

No mitigation required.

III. AIRPORTS

	Potentially Significant	Less than Significant with Mitigation	Less than Significant	No Impact
Would the project:				
a. Result in a safety hazard for people residing or working in the vicinity of an airport/airstrip?	☐	☐	☐	☒
b. Expose people residing or working in the project area to aircraft noise levels in excess of applicable standards?	☐	☐	☐	☒
c. Result in a substantial adverse effect upon the safe and efficient use of navigable airspace by aircraft?	☐	☐	☐	☒
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?	☐	☐	☐	☒

ENVIRONMENTAL SETTING

The Proposed Project is not in the vicinity of an airport or airstrip. The closest airport to the Proposed Project is Mather Field, approximately 6.5 miles southwest.

IMPACT DISCUSSION

a. Would the project result in a safety hazard for people residing or working in the vicinity of an airport/airstrip?

The Proposed Project is not in the vicinity of an airport or airstrip and therefore would not result in a safety hazard for the people residing or working within its vicinity. There would be **no impact**.

b. Would the project expose people residing or working in the project area to aircraft noise levels in excess of applicable standards?

The Proposed Project is not in the vicinity of an airport or airstrip and therefore would not expose existing and new residents to substantial aircraft noise levels. There would be **no impact**.

c. Would the project result in a substantial adverse effect upon the safe and efficient use of navigable airspace by aircraft?

The Proposed Project is not in the vicinity of an airport or airstrip and therefore would not result in a substantial adverse effect upon the safe and efficient use of navigable airspace by aircraft. There would be **no impact**.

d. Would the project 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?

The Proposed Project is not in the vicinity of an airport or airstrip and therefore would not disrupt air traffic patterns. There would be ***no impact***.

ENVIRONMENTAL MITIGATION MEASURES

No mitigation required.

IV. AIR QUALITY

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

ENVIRONMENTAL SETTING

The Proposed Project site is located in the Sacramento Valley Air Basin (SVAB). Within the SVAB, the Sacramento Metropolitan Air Quality Management District (SMAQMD) is responsible for ensuring that emission standards are not violated. With respect to regional air quality, the SMAQMD region, including Sacramento County, is currently designated as nonattainment for the National Ambient Air Quality Standards (NAAQS) and the California Ambient Air Quality Standards (CAAQS) for ozone, and nonattainment for the NAAQS for 24-hour PM_{2.5}, and the CAAQS for PM₁₀.

Table IS-1: Air Quality Standards Attainment Status

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

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

1. Per Health and Safety Code (HSC) § 40921.59(c), the classification is based on 1989-1001 data, and therefore does not change.
2. Air Quality meets Federal 1-hour Ozone standard (77 FR 64036). EPA revoked this standard, but some associated requirements still apply. The SMAQMD attained the standard in 2009.
3. For 1997, 2008 and the 2015 Standard.
4. Cannot be classified
5. Designation was made as part of EPA's designations for the 2010 SO₂ Primary National Ambient Air Quality Standard – Round 3 Designation in December 2017
* Designations based on information from <http://www.arb.ca.gov/desig/changes.htm#reports>
Source: SMAQMD. "Air Quality Pollutants and Standards". Web. Accessed: December 3, 2018.
<http://airquality.org/air-quality-health/air-quality-pollutants-and-standards>

Table IS-2: 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.

Table IS-3: 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}	Incidences Across the 5-Air-District Region Resulting from Project Emissions (per year) ²	Percent of Background Health Incidences Across the 5-Air-District Region ³	Total Number of Health Incidences Across the 5-Air-District Region (per year) ⁴
		(Mean)	(Mean)		
Respiratory					
Emergency Room Visits, Asthma	0 - 99	0.93	0.86	0.0047%	18419
Hospital Admissions, Asthma	0 - 64	0.059	0.055	0.0030%	1846
Hospital Admissions, All Respiratory	65 - 99	0.38	0.34	0.0017%	19644
Cardiovascular					
Hospital Admissions, All Cardiovascular (less Myocardial Infarctions)	65 - 99	0.21	0.19	0.00079%	24037
Acute Myocardial Infarction, Nonfatal	18 - 24	0.000077	0.000070	0.0018%	4
Acute Myocardial Infarction, Nonfatal	25 - 44	0.0067	0.0063	0.0021%	308
Acute Myocardial Infarction, Nonfatal	45 - 54	0.017	0.016	0.0022%	741
Acute Myocardial Infarction, Nonfatal	55 - 64	0.029	0.028	0.0022%	1239

Acute Myocardial Infarction, Nonfatal	65 - 99	0.13	0.12	0.0024%	5052
Mortality					
Mortality, All Cause	30 - 99	2.5	2.3	0.0051%	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-4: Ozone Health Risk Estimates

Ozone Endpoint	Health	Age Range ¹	Incidences Across the Reduced Sacramento 4-km Modeling Domain Resulting from Project Emissions (per year) ^{2,5}	Incidences Across the 5-Air-District Region Resulting from Project Emissions (per year) ²	Percent of Background Health Incidences Across the 5-Air-District Region ³	Total Number of Health Incidences Across the 5-Air-District Region (per year) ⁴
			(Mean)	(Mean)		
Respiratory						
Hospital Admissions, All Respiratory		65 - 99	0.090	0.073	0.00037%	19644
Emergency Room Visits, Asthma	Room	0 - 17	0.34	0.28	0.0049%	5859
Emergency Room Visits, Asthma	Room	18 - 99	0.60	0.50	0.0040%	12560

Mortality						
Mortality, Accidental	Non-	0 - 99	0.057	0.049	0.00016%	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 <i>Guidance to Address the Friant Ranch Ruling for CEQA Projects in the Sac Metro Air District</i> .						

Table IS-5 Construction Emissions Criteria Pollution

	NO _x	PM ₁₀	PM _{2.5}
Average Daily (Unmitigated)	6.86 lb/day	0.48 lb/day	0.34 lb/day

*IMPACT DISCUSSION**a. Would the project conflict with or obstruct implementation of the applicable air quality plan?*

The project does not exceed the screening thresholds established by the Sacramento Metropolitan Air Quality Management District and will not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment (refer to the discussion in (b) below for more detail). Therefore, there is a ***less than significant impact***.

*b. Would the project result in cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?*Construction:

Construction associated with the Proposed Project includes demolition of the existing two dwellings on the site, then grading and utility extensions and finally construction of dwellings on each lot. Because the project includes demolition, the California Emissions Estimator Model (CalEEMod) was utilized to determine the construction related emissions associated with the Proposed Project. The model utilized standard assumptions and a construction date of March 2026. The average daily emissions of NO_x, PM₁₀, and PM_{2.5} were below the significant

thresholds. The results are shown in **Table IS-5**. Although construction related emissions will be below the significance threshold, the SMAQMD Guide includes a list of Basic Construction Emissions Control Practices that should be implemented on all projects, regardless of size. This requirement has been included as Mitigation Measure AQ-1. Furthermore, dust abatement practices are required pursuant to SMAQMD Rule 403 and California Code of Regulations, Title 13, Sections 2449(d)(3) and 2485; the SMAQMD Guide lays out the basic practices needed to comply. Therefore, compliance with existing dust abatement rules and Mitigation Measure AQ-1 for standard construction mitigation for vehicle particulates, will ensure that construction air quality impacts are ***less than significant with mitigation***.

Operational:

For ozone precursor emissions, the screening table in the SMAQMD Guide allows users to screen out projects that include up to 485 new single family dwelling units for residential projects. For particulate matter emissions, the screening table allows users to screen out projects that include up to 1,000 new single family dwelling units for residential projects. The Proposed Project consists of ten (10) new single-family dwelling units, and therefore falls below these screening thresholds. Impacts related to operational emissions are ***less than significant***.

c. Would the project expose sensitive receptors to substantial pollutant concentrations?

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

Both the Minor Project Health Screening Tool and Strategic Area Project Health Screening Tool are based on the maximum thresholds of significance adopted within the five air district regions contemplated within SMAQMD's Guidance to Address the Friant Ranch Ruling for CEQA Projects in the Sac Metro Air District (SMAQMD's Friant Guidance; October 2020). The air district thresholds considered in SMAQMD's Friant Guidance included thresholds from SMAQMD as well as the El Dorado County Air Quality Management District, the Feather River Air Quality Management District, the Placer County Air Pollution Control District, and the Yolo Solano Air Quality Management District. The highest allowable emission rates of NO_x, ROG, 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).

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-3** and **Table IS-4**. Also, there are no sensitive receptors (i.e., schools, nursing homes, hospitals, daycare centers, etc.) adjacent to the project site. Therefore, there is **no impact**.

d. Would the project result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

The project will not generate objectionable odors; therefore, there is **no impact**.

ENVIRONMENTAL MITIGATION MEASURES

AQ-1: Basic Construction Emissions Control Practices

V. BIOLOGICAL RESOURCES

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

ENVIRONMENTAL SETTING

The Proposed Project area is an urban native tree and annual grassland infill lot located in the transition from the Sacramento Valley to the Sierra foothills. Approximately 1.9 acres of the Proposed Project is mapped as urban woodland, and 1.6 acres make up the annual grassland cover type. The Proposed Project area is surrounded by fragmented roads, suburban residential uses, and commercial uses and is subject to indirect effects from surrounding land uses. The American River is located approximately 1.5 miles southeast from the project site.

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 of 1918, which states “unless and except as permitted by regulations, it shall be unlawful at any time, by any means or in any manner, to pursue, hunt, take, capture, kill, attempt to take, capture, or kill” a migratory bird. Section 3(19) of the Federal Endangered Species Act defines the term “take” means to harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect, or to attempt to engage in any such conduct. Causing a bird to abandon an active nest may cause harm to egg(s) or chick(s) and is therefore considered “take.”

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

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.

Local Regulations

County of Sacramento General Plan

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

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

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

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

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

CO-137. Mitigate for the loss of native trees for road expansion and development consistent with General Plan policies and/or the County Tree Preservation Ordinance.

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

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

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

The 15-year shade cover values for tree species referenced in policy CO-145 are also referenced by the Sacramento County Zoning Code and Countywide Design Guidelines. A list of over 80 trees, with the expected shade cover values as estimated for a 15-year mature tree, is available on Planning and Environmental Review's website on the [CEQA/NEPA Overview](#), webpage, under Popular Links in the side panel, and clicking on the [15-Year Shade Cover Values link](#). Policy CO-146 references the Greenprint program, which is run by the Sacramento Tree Foundation and has a goal of planting five million trees in the Sacramento region. Methodology.

Salix Consulting, Inc. prepared a Biological Resource Assessment in December 2023, for the subject project (Appendix B). The following analysis is based upon the submitted Biological Resource Assessment.

Special Status Plant Species

Table IS-6 provides a list of the special status plant species with potential to occur based upon the available data from U.S. Fish and Wildlife Services (USFWS) Information for Planning and Consultation (IPaC), and the California Natural Diversity Data Base (CNDDB). The table describes their regulatory status, habitat, and potential for occurrence on the project site.

Table IS-6: Special Status Plant Species and Potential for Occurrence

Species	Status [1]			Habitat and Blooming Period	Potential for Occurrence [2]
	USFWS	CDFW	CRPR		
Dwarf downingia <i>Downingia pusilla</i>	–	–	2B.2	An annual herb found in mesic valley and foothill grassland and vernal pools from 3 to 1,500 feet elevation. Blooms March - May (CNPS 2020).	Not expected to occur. The site lacks aquatic habitat.
Pincushion navarretia <i>Navarretia myersii</i> ssp. <i>myersii</i>	–	–	1B.1	Relatively deep and wet vernal pools below 3,000 feet elevation. Blooms April – June (CNPS 2020).	Not expected to occur. The site lacks aquatic habitat.
Sacramento Orcutt grass <i>Orcuttia viscida</i>	E	E	1B.1	Vernal pools; 98 to 328 feet elevation. Blooms April–July (CNPS 2020).	Not expected to occur. No habitat on-site. The project site is not in or near designated critical habitat for Sacramento Orcutt grass.

Table IS-6: Special Status Plant Species and Potential for Occurrence

Species	Status [1]			Habitat and Blooming Period	Potential for Occurrence [2]
	USFWS	CDFW	CRPR		
Sanford's arrowhead <i>Sagittaria sanfordii</i>	—	—	1B.2	Shallow freshwater marshes, swamps, drainage channels; below 2,200 feet elevation. Blooms May–October (CNPS 2020).	Not expected to occur. The site lacks late-season shallow water.

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

[1] Legal Status Definitions

U.S. Fish and Wildlife Service:

E Endangered (legally protected)

T Threatened (legally protected)

California Department of Fish and Game:

E Endangered (legally protected)

California Rare Plant Ranks:

1B Plant species considered rare or endangered in California and elsewhere (protected under CEQA, but not legally protected under ESA or CESA)

[2] Plant species considered rare or endangered in California but more common elsewhere (protected under CEQA, but not legally protected under ESA or CESA)

CRPR Extensions:

1 Seriously endangered in California (>80% of occurrences are threatened and/or high degree and immediacy of threat)

2 Fairly endangered in California (20 to 80% of occurrences are threatened)

Special Status Wildlife Species

Table IS-7 provides a list of the special status wildlife species with potential to occur based upon the available data from USFWS' IPaC, and CNDDDB. The table describes their regulatory status, habitat, and potential for occurrence on the project site.

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

Species	Status[1]			
	Federal	State	Habitat	Potential for Occurrence
Invertebrates				
Vernal pool fairy shrimp <i>Branchinecta lynchi</i>	T	—	Vernal pools and other seasonal wetlands in valley and foothill grasslands. Tends to occur in smaller wetland features (less than 0.05 acre in size) (USFWS 1994).	Not expected to occur. The site lacks aquatic features.

Species	Status[1]			
	Federal	State	Habitat	Potential for Occurrence
Vernal pool tadpole shrimp <i>Lepidurus packardii</i>	E	–	Vernal pools and other seasonal wetlands in valley and foothill grasslands that pond for sufficient duration to allow the species to complete its life cycle. Typically found in ponds ranging from 0.1 to 80 acres in size (USFWS 1994).	Not expected to occur. The site lacks aquatic features. The nearest occurrence is located over 5 miles south of the site.
Reptiles				
Western pond turtle <i>Emys marmorata</i>	–	SC	Forage in ponds, marshes, slow-moving streams, sloughs, and irrigation/drainage ditches; nest in nearby uplands with low, sparse vegetation.	Not expected to occur. No suitable aquatic habitat for foraging.
Western spadefoot <i>Spea hammondi</i>	–	SC	Vernal pools and other seasonal ponds with a minimum three-week inundation period in valley and adjacent foothill grasslands.	Not expected to occur. The site lacks aquatic features.
Birds				
Burrowing owl <i>Athene cunicularia</i> (burrow sites)	–	SC	Nests and forages in grasslands, agricultural lands, open shrublands, and open woodlands with existing ground squirrel burrows or friable soils. Suitable burrow sites consist of short, herbaceous vegetation with only sparse cover of shrubs or taller herbs (Shuford and Gardali 2008: 221).	Not expected to occur. The 0.71-acre project site is located within a residential neighborhood which does not contain habitat for the species. The nearest occurrence is located over 5 miles south of the site.
Golden eagle <i>Aquila chrysaetos</i>			Nests in large, old-growth, or dominant live tree with open branchwork, especially ponderosa pine. Nests most frequently in stands with less than 40% canopy, but usually some foliage shading the nest (Call 1978). Often chooses largest tree in a stand on which to build stick platform nest. Nest located 16-61 m (50-200 ft) above ground, usually below tree crown. Species of tree apparently not so important as height and size. Nest usually located near a permanent water source	Not expected to occur. The site lacks suitable nesting habitat. The nearest occurrence is located over 5 miles south of the site.

Species	Status[1]			
	Federal	State	Habitat	Potential for Occurrence
Swainson's hawk <i>Buteo swainsoni</i>	–	T	Forages in grasslands and agricultural lands; nests in riparian and isolated trees.	Not expected to occur. The trees on the project site are not large enough to support nesting raptors, and no nests were observed. Further, the 0.71-acre parcel is located in a residential neighborhood and does not provide forging habitat. The site is located approximately 1.9 miles northwest of the American River. There are 4 occurrences within the CNDDDB search area; the nearest occurrence is located 1.31 miles southwest of the site along the American River.
Tricolor blackbird <i>Agelaius tricolor</i>	-	T	Tricolor foraging habitats in all seasons include pastures, dry seasonal pools, agricultural fields. They nest mainly in dense vegetation near open water.	Not expected to occur. The site does not contain suitable nesting habitat. The nearest occurrence is located over 5 miles south of the site.
Mammals				
American badger <i>Taxidea taxus</i>	–	SC	Suitable habitat occurs in the drier open stages of most shrub, forest, and herbaceous habitats with friable soils. Badgers are generally associated with treeless regions, prairies, parklands, and cold desert areas.	Not expected to occur. No suitable habitat. The 0.71-acre parcel is located in a residential neighborhood and is unlikely to provide forging habitat. The nearest occurrence is located over 5 miles south of the site.
Pallid bat <i>Antrozous pallidus</i>	–	SC	Bat that occurs throughout California except for the high Sierra Nevada and the northern Coast Ranges. Habitats include grasslands, shrublands, woodlands, and forests from sea level to 6,000 feet. Most common in open, dry habitats with rocky areas for roosting; roosts also include cliffs, abandoned buildings, bird boxes, and under bridges. Pallid bats are very sensitive to disturbance of roosting sites (Bolster et al. 1998).	Not expected to occur. The parcel is located within an urbanized area and is not likely to be used as roosting habitat. There are no historic occurrences within the CNDDDB search area.

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

[1] Legal Status Definitions

U.S. Fish and Wildlife Service:

E -Endangered (legally protected)

T -Threatened (legally protected)

California Department of Fish and Game:

E -Endangered (legally protected) SC -Species of Special Concern

T -Threatened (legally protected) SA -Special Animal

IMPACT DISCUSSION

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

SPECIAL STATUS PLANTS

As shown in **Table IS-6**, special status plant species are not expected to occur onsite. Impacts to rare plant species are ***less than significant***.

SPECIAL STATUS WILDLIFE

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.

The Proposed Project site offers limited potential for bird nesting, primarily due to habitat fragmentation and the indirect impacts of the surrounding suburban residential environment. The site is located approximately 1.50 miles southeast of the American River. However, there are multiple known occurrences of nesting raptors within the CNDDDB search area with the majority occurring along the American River.

Overall, the project area has limited potential for bird nesting due to the habitat fragmentation and nearby suburban development. However, due to the nature of the project, impacts to nesting raptors may occur during construction. Any potential impact on nesting birds would likely result from temporary heavy equipment use and tree removal. In accordance with the Migratory Bird Treaty Act of 1918, mitigation is included to avoid potential impacts to nesting raptors. Mitigation Measures BIO-1 and BIO-2 involves pre-construction nesting surveys to identify any active nests and to implement avoidance measures if nests are found – if construction will occur during the nesting season of March 1 to September 15. The purpose of the survey requirement is to ensure that construction activities do not agitate or harm nesting raptors, potentially resulting in nest abandonment or other harm to nesting success. If nests are found, the developer is required to contact California Fish and Wildlife to determine what measures need to be implemented in order to ensure that nesting raptors remain undisturbed. The measures selected will depend on many variables, including the distance of activities from the nest, the types of activities, and whether the landform between the nest and activities

provides any kind of natural screening. If no active nests are found during the focused survey, no further mitigation will be required. Impacts to nesting raptors are ***less than significant with mitigation***.

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

The site does not contain any streams, ponds, or riparian habitat. The closest riparian habitat or other sensitive natural community is the American River, located approximately 1.5 miles southeast from the project site. Therefore, there is ***no impact***.

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

The property was assessed for aquatic resources, including wetlands like vernal pools or seasonal wetlands, marshes, and streams by Salix Consulting Inc., on November 9, 2023. The evaluation found no signs of aquatic resources on the property, and none are present. The closest vernal pool is 0.66 miles southeast. There is no connectivity to this area of habitat. Therefore, there would be ***no impact***.

- d. Would the project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?*

Trees in the project vicinity provide potential nesting habitat for migratory birds. The trees on the project site provide suitable nesting habitat and are proposed for removal. In order to ensure active nests are not removed or nesting pairs are agitated by site construction, in accordance with The Migratory Bird Treaty Act of 1918, mitigation requiring preconstruction nesting surveys and consultation with the California Department of Fish and Wildlife is recommended. Impacts to migratory birds are ***less than significant with mitigation***.

- e. Would the project adversely affect or result in the removal of native or landmark trees?*

Methodology

The applicant provided an Arborist Report and Tree Inventory Summary prepared by California Tree and Landscaping Consulting Inc. (CalTLC) dated July 27, 2022 (Appendix A). The Arborist Report identified the tree species, number of stems, diameter at breast height (dbh), average canopy (dripline radius), structure/vigor and overall health condition, dripline environment, and notable characteristics, including specific location of overhanging off-site trees. A total of 103 trees were inventoried and evaluated. Forty-six of the identified trees are native tree species and the remaining 57 trees are non-native ornamental species. Of the 103 total trees evaluated, 8 are located outside of the subject property. There are no protected oaks off-site.

Native Trees

The report identified forty-six native trees. Of the 46 native trees, 38 are considered protected native tree species in accordance with the Sacramento County Tree Ordinance. The eight non-protected native trees on the Proposed Project site have either a dbh of less than six inches for one trunk or a multi-trunked native oak tree having an aggregate diameter of less than ten

inches. The trees on-site range in conditions from poor to fair. PER staff conducted a site visit to verify report findings on March 21, 2024.

Native Oak Tree Impacts

The proposed site plan currently includes building footprints for the ten new parcels. The applicant is proposing to remove 13 native oak trees located on the project site. Of the 13 native oaks to be removed, six were found to be in poor condition with a total diameter of 50 inches. The six native oak trees were excluded from the native tree mitigation due to their declining health. There are 7 protected oak trees to be removed in fair condition with a total diameter of 96 inches, which were included in the native tree removal mitigation (BIO-3). Tree removal is proposed as a result of grading activities, placement of infrastructure, and construction of homes.

Consistent with County policy, Mitigation Measure BIO-3 requires replacement of native oak trees removed by planting in-kind native trees equivalent to the dbh inches lost. Project impacts associated with the removal of protected native oak trees are ***less than significant with mitigation***.

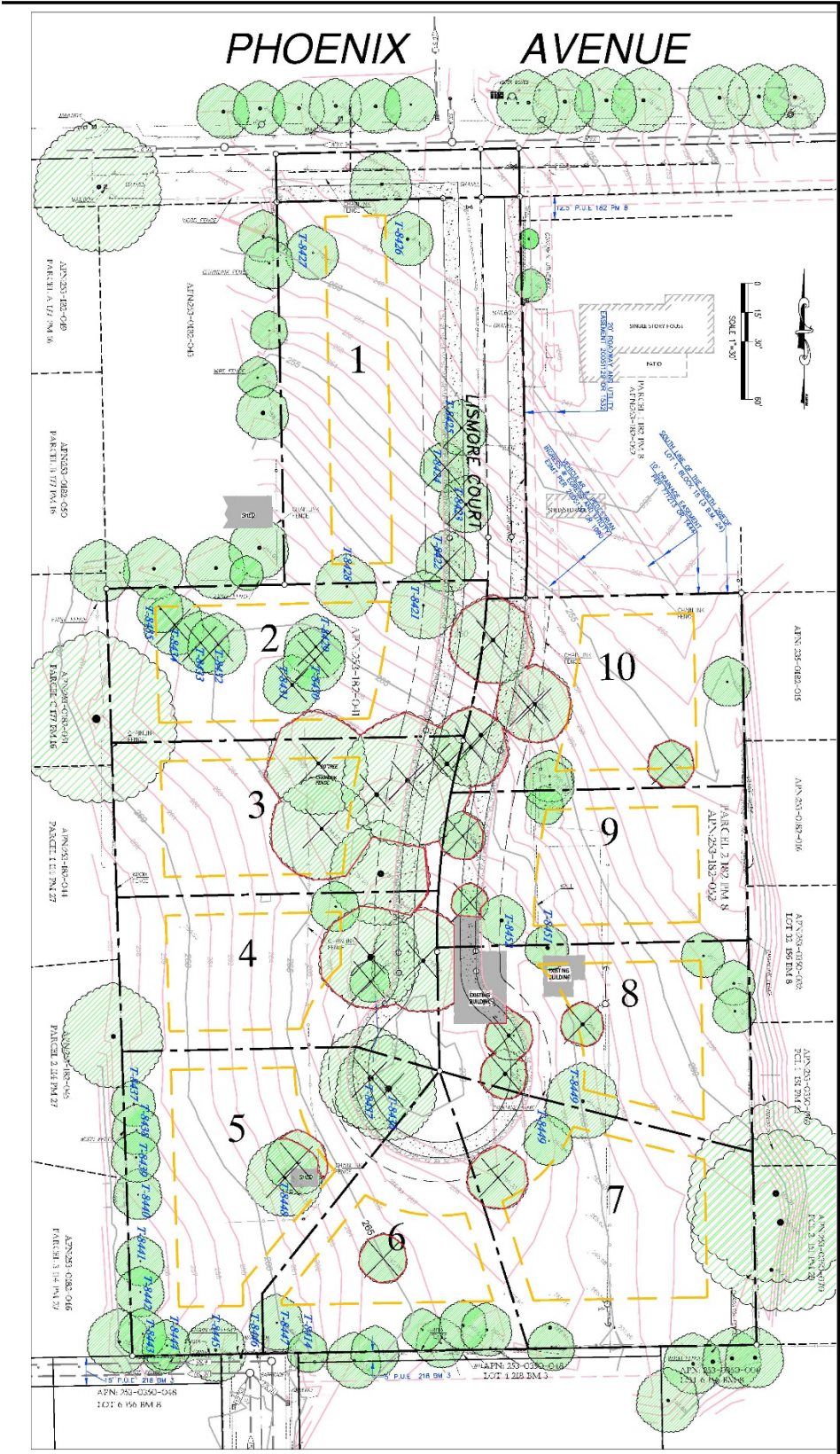
Non-Native Tree Impacts

There are 57 non-native trees identified with the proposed project site. The 57 non-native trees have been identified to range from poor to fair conditions. PER staff conducted a site visit to verify these findings on March 21, 2024.

On-Site Non-Native Trees to Be Removed

The applicant is proposing to remove 24 non-native trees located on the project site. The 24 non-native trees proposed for removal, consisting of various species of trees, do not meet the definition of a protected tree (either due to species or size); however, they do comprise as tree canopy. The trees are proposed for removal due to grading activities, placement of infrastructure, and home construction. **Plate IS-4** illustrates the total loss of non-native tree canopy. The arborist's report, which mapped the entire tree dripline, was used to calculate the total canopy loss. Non-native trees designated for removal are marked in red and labeled with an 'X'. The total tree canopy loss was determined to be 17,250 square-feet, requiring mitigation by creation of new tree canopy equivalent to the acreage of non-native tree canopy removed.

Plate IS-4: Non-Native Tree Canopy Total Loss



Project impacts to non-protected trees are expected to be ***less than significant with mitigation***.

f. Would the project conflict with any local policies or ordinances protecting biological resources?

With the implementation of Mitigation Measures BIO-1, BIO-2, BIO-3, and BIO-4, the project is consistent with local policies/ordinances protecting biological resources. The project site has a total of 103 trees. Forty-six of the identified trees are native tree species and the remaining 57 trees are non-native ornamental species. Mitigation Measures BIO-1, BIO-2, BIO-3, and BIO-4 ensure that the loss of urban benefit to the project site and surrounding parcels are addressed. Therefore, impacts are ***less than significant***.

Refer to parts a. and e. above for further discussion.

g. Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

The Proposed Project site is not within a Habitat Conservation Plan and no known conflicts with any approved plan for the conservation of habitat. Therefore, there is ***no impact***.

ENVIRONMENTAL MITIGATION MEASURES

Mitigation Measure BIO-1: Raptor Nest Protection

Mitigation Measure BIO-2: Migratory Bird Nest Protection

Mitigation Measure BIO-3: Native Tree Removal

Mitigation Measure BIO-4: Non-Native Tree Canopy

VI. CULTURAL RESOURCES

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

ENVIRONMENTAL SETTING

The project site contains two buildings, both very small residences, built close together and approximately at the same time due to their appearance. The Sacramento County Assessor identifies the existing buildings with a construction date of 1939. The project, as it stands, would require the demolition of both buildings.

IMPACT DISCUSSION

a. Would the project cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5?

The existing buildings do not qualify as a significant historical resource. The buildings are not associated with any specific, significant contribution, associated with important persons in the past, embody unique traits, historical value, or artistic significance. It also does not have significant potential for undiscovered deposits. The existing buildings are decaying residential homes with no specific type and minimal integrity. Therefore, there would be **no impact**.

b. Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?

Peak & Associates, Inc. conducted a field inspection of the project area on October 30, 2023. No historical or prehistoric features, artifacts, or resources were observed during the survey. The project site does not contain recorded indigenous-period/ethnographic-period or historic-period cultural resources. Archeologists locate indigenous-period/ethnographic-period sites along streams for this part of the County. The project site is located approximately 1.6 miles north of the American River. Due to the existing environmental setting, there is a low potential for locating indigenous-period/ethnographic-period cultural resources within the Proposed Project area. Therefore, there would be a **less than significant impact**.

c. Would the project disturb any human remains, including those interred outside of dedicated cemeteries?

The project is unlikely to impact human remains buried outside of formal cemeteries; however, if human remains are encountered during construction, mitigation is included specifying how to

comply with CEQA Guidelines Section 15064.5 (e), Sections 5097.97 and 5097.98 of the State Public Resources Code, and Section 7050.5 of the State Health and Safety Code. Therefore, with mitigation, project impacts to cultural resources will be ***less than significant***.

ENVIRONMENTAL MITIGATION MEASURES

Mitigation Measure CUL-1: Cultural Resources Unanticipated Discoveries

VII. ENERGY

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

ENVIRONMENTAL SETTING

The Sacramento Municipal Utility District (SMUD) is the primary provider of electric service in the planning area. Pacific Gas and Electric Company (PG&E) provides natural gas to all customers in the Fair Oaks community.

The California Building Standards Code, Title 24, applies to all building occupancies, and related features and equipment, throughout California. The California Green Building Standards Code (CALGreen Code) is a subsection of Title 24 which mandates green building standard code for all buildings within the State.

IMPACT DISCUSSION

a. Would the project result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?

While the project will introduce ten new homes and increase energy consumption, compliance with Title 24, CALGreen Code, will ensure that all project energy efficiency requirements are met, resulting in **less than significant impacts**.

b. Would the project conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

The project will comply with Title 24, CALGreen Code, for all project efficiency requirements. Therefore, there would be a **less than significant impact**.

ENVIRONMENTAL MITIGATION MEASURES

No mitigation required.

VIII. GEOLOGY AND SOILS

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

ENVIRONMENTAL SETTING

The project site is located on a nearly flat alluvial plain in the central Sacramento Valley. Sacramento County is not within the Alquist-Priolo Earthquake Fault Zone, or any other known faults. The nearest fault is the Willows Fault Zone, approximately 12 miles southwest of the project site.

According to the USDA Soil Survey (2018), the soil type of the Proposed Project area is Orangevale-Kaseberg-Urban land complex. The composition of the soil consists of 45 percent

Orangevale, 25 percent Kaseberg, 15 percent Urban land, and 15 percent minor components. This combination of soil types are characterized as well drained with no frequency of flooding or ponding.

IMPACT DISCUSSION

a. Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:

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

Sacramento County is not located within an Alquist-Priolo Earthquake Fault Zone. While there are no identified active earthquake faults in the project area, the site may still experience some ground shaking due to regional faults. The Uniform Building Code includes construction regulations for earthquake safety to ensure that impacts remain **less than significant**.

- ii. Strong seismic ground shaking?*

The project site is not within the close vicinity of a known earthquake fault and therefore would have **no impact**.

- iii. Seismic-related ground failure, including liquefaction?*

The project site is not located near any known earthquake faults and therefore would have **no impact**.

- iv. Landslides?*

There are no steep slopes at the project site or in the project vicinity where landslides could occur. Therefore, there would be **no impact**.

b. Would the project result in substantial soil erosion or the loss of topsoil?

Compliance with the County's Land Grading and Erosion Control Ordinance (County Code Title 16, Chapter 16.44) 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. Therefore, there would be a **less than significant impact**.

c. Would the project be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?

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. Therefore, there would be a ***less than significant impact***.

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

The Proposed Project would not be situated on expansive soil, thus posing no significant direct or indirect risks to life or property. Therefore, there would be ***no impact***.

e. Would the project have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?

The Proposed Project location is surrounded by urban development with existing sewer lines. The proposed homes would be required to connect to the existing sewer lines. All adjacent parcels are developed as residential units with adequate wastewater disposal systems. Therefore, there would be ***no impact***.

f. Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

No known paleontological resources (e.g. fossil remains) or sites occur at the project location. Therefore, there would be ***no impact***.

ENVIRONMENTAL MITIGATION MEASURES

None recommended.

IX. GREENHOUSE GAS EMISSIONS

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

ENVIRONMENTAL SETTING

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

County of Sacramento Climate Action Planning

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

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.

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:

- 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.
 - o 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)
 - o 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-8**. 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-8.

Table IS-8: 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
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IMPACT DISCUSSION

- a. *Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?*

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. Mitigation Measure AQ-1 is required, and it includes minimizing idling and compliance with the CARB's off-road diesel fleet regulation, which will minimize equipment exhaust during construction. As such, GHG emissions associated with construction are considered ***less than significant***.

Operational Phase Greenhouse Gas Emissions

The project will implement BPM 1 and BMP 2 in its entirety. As such, the project can be compared to the operational screening table. The operational emissions associated with the project are less than 1,100 MT of CO₂e per year. Mitigation has been included such that the project will implement BMP 1 and BMP 2. The impacts from GHG emissions are ***less than significant with mitigation***.

- b. *Would the project conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?*

The project is consistent with County policies adopted for the purpose of reducing the emission of greenhouse gases; therefore, there would be a ***less than significant impact***.

ENVIRONMENTAL MITIGATION MEASURES

Mitigation Measure GHG-1: Greenhouse Gases

X. HAZARDS AND HAZARDOUS MATERIALS

	Potentially Significant	Less than Significant with Mitigation	Less than Significant	No Impact
Would the project:				
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☒	☐
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	☒	☐
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☐	☒
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code § 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☒	☐
e. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒
f. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	☐	☐	☐	☒

ENVIRONMENTAL SETTING

The project site is located within the urbanized Fair Oaks community. The Proposed Project is within the San Juan School District. The closest school is Orangevale Open Elementary, approximately 0.6 miles north. The closest open cleanup program site is Madison Mall, located just beyond the 1000-foot buffer from the project site. The cleanup site is for tetrachloroethylene (PCE) at a former dry-cleaning operation in 1975. Remediation at this site has been ongoing since 1999.

Historical aerial photographs dating back to 1937 indicate that the project site was within a rural community, surrounded by agricultural parcels, mostly consisting of fruit orchards. Between 1957 and 1964 there seems to be a residential unit on the northern border of the proposed site adjacent to Phoenix Avenue and the surrounding parcels remain very rural in nature. By 1971, there is a very clear indication of a residential house, and the surrounding parcels also have residential construction. A small grove of trees is visible on the northern portion of the proposed project. By 1998, the small grove of trees is removed and appears as it is today.

IMPACT DISCUSSION

- a. Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?*

Construction of the Proposed Project would not create significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials. Construction activities would include the use of hazardous materials typical of construction (i.e., fuel and lubricants for construction equipment). These materials are not considered acutely hazardous. All handling, storage, and disposal of these materials are regulated by the California Department of Toxic Substances Control, USEPA, and the Sacramento Metropolitan Fire District. Construction of the Proposed Project would also involve the excavation and transport of demolished materials (e.g., asphalt and concrete). The transport and disposal of construction-related hazardous materials would comply with applicable health and safety laws and regulations. Therefore, construction activities would not create a substantial hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials, and impacts would be **less than significant**.

- b. Would the project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?*

Gularte & Associates, Inc. prepared a Phase I Environmental Site Assessment (ESA) on June 12, 2014, for the subject project (Appendix C). The Proposed Project site has been used historically as residential and light agriculture and the neighboring parcels have been used for agricultural purposes. Previous activities in the adjacent orchards may have resulted in pesticide or herbicide overspray onto the subject site. However, these substances are generally unstable and short-lived, breaking down into non-hazardous byproducts when exposed to heat, sunlight, and moisture. The small grove of orchards on the Proposed Project site, and other agricultural uses within the surrounding parcels, have not been present for approximately 27 years from the time construction would commence. The ESA concluded that there are no indications of hazardous materials impact to the site, either as a result of past or present activities on the site, or from adjacent present or past site uses. Additionally, due to the length of time, a substantial concentration of hazardous material within the soil is not likely to occur. Therefore, the impact is **less than significant**.

- c. Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?*

The project is not within a one-quarter mile of an existing or proposed school; therefore, there would be **no impact**.

- d. Would the project be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code § 65962.5 and, as a result, would it create a significant hazard to the public or the environment?*

GeoTracker and EnviroStor were referenced, and the project site is not located on a known hazardous materials site. The open cleanup program directly outside of the 1000-foot buffer was listed on GeoTracker; however, the cleanup program will not directly impact the division of the two parcels into 10 residential lots; therefore, there would be **no impact**.

e. Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

The project would not interfere with any known emergency response or evacuation plan; therefore, there would be **no impact**.

f. Would the project expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?

The project is within the urbanized area of the unincorporated County. There is no significant risk of loss, injury, or death to people or structures associated with wildland fires. Therefore, there would be **no impact**.

ENVIRONMENTAL MITIGATION MEASURES

No mitigation required.

XI. HYDROLOGY AND WATER QUALITY

	Potentially Significant	Less than Significant with Mitigation	Less than Significant	No Impact
Would the project:				
a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	☐	☐	☒	☐
b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	☐	☐	☒	☐
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:				
i. result in a substantial erosion or siltation on- or off-site;	☐	☐	☐	☒
ii. substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;	☐	☐	☒	☐
iii. create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	☐	☐	☒	☐
iv. impede or redirect flood flows?	☐	☐	☐	☒
d. Develop in an area that is subject to 200 year urban levels of flood protection (ULOP)?	☐	☐	☐	☒
e. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	☐	☐	☐	☒
f. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☐	☐	☐	☒

ENVIRONMENTAL SETTING

The Sacramento County Department of Water Resources Drainage Division is the main agency responsible for managing stormwater drainage and flood control in unincorporated Sacramento County, including the project area. Water supply is served by the Fair Oaks Water District. The existing drainage system within the project area consists of roadside drainages that allow water to flow into existing culverts, canals, and streams.

The project site is not located within a flood hazard zone. According to the Federal Emergency Management Agency (FEMA) National Flood Hazard Layer, the project area is within Zone X, area of minimal flood hazard or area with reduced flood risk due to levee.

IMPACT DISCUSSION

a. Would the project violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?

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. The Construction General Permit is issued by the State Water Resources Control Board (<http://www.waterboards.ca.gov/stormwtr/construction.html>) and enforced by the Central Valley Regional Water Quality Control Board. Coverage is obtained by submitting a Notice of Intent (NOI) to the State Board prior to construction. The General Permit 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 NOI has been filed and must submit a copy of the SWPPP. Although the County has no enforcement authority related to the Construction General Permit, the County is required by its Municipal Stormwater Permit to verify that SWPPPs include six minimum components.

During the wet season (October 1 – April 30), 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 Construction General Permit. During the rest of the year, typically erosion controls are not required, except in the case of predicted rain.

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 Central Valley Regional Water Quality Control Board.

Project compliance with requirements outlined above, as administered by the County Municipal Services Agency and the Central Valley Regional Water Quality Control Board will ensure that project-related erosion and pollution impacts are less than significant.

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. Therefore, the impact is **less than significant**.

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

The project would be served by Fair Oaks Water District. The water purveyor does not rely solely on groundwater. The increase of ten single-family homes, developed at a density consistent with the zoning, does not represent a significant increase in water usage. Therefore, the impacts are **less than significant**.

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

i. result in a substantial erosion or siltation on- or off-site;

The Proposed Project would not alter the course of a water body, nor would it alter the existing site drainage pattern. The site drainage is not expected to result in substantial on or off-site siltation or erosion. Therefore, there is **no impact**.

ii. substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;

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**.

- iii. *create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or*

The project would not create or contribute runoff that would exceed the capacity of existing or planned stormwater drainage systems. The project will connect to an existing storm drain system. Adequate on-site drainage improvements will be required pursuant to the Sacramento County Floodplain Management Ordinance and Improvement Standards. Therefore, the impact is **less than significant**.

- iv. *impede or redirect flood flows?*

The Proposed Project site is not within a floodplain or a local flood hazard area and would therefore not impede or redirect flood flows. There is **no impact**.

- d. *Would the project develop in an area that is subject to 200-year urban levels of flood protection (ULOP)?*

The project is not located in an area subject to 200-year urban levels of flood protection (ULOP). Therefore, there is **no impact**.

- e. *Would the project in flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?*

The Proposed Project site is not within a flood hazard zone. The Pacific Ocean is approximately 118 miles to the west; therefore, there would not be a risk of tsunami. There are no large bodies of water near the project site that would result in seiche hazards nor is the project region subjected to strong seismic ground shaking. Therefore, the Proposed Project would not risk the release of pollutions due to project inundation and there would be **no impact**.

- f. *Would the project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?*

The Proposed Project would not conflict with or obstruct implementation of the regional Basin Plan and therefore would have **no impact**.

ENVIRONMENTAL MITIGATION MEASURES

No mitigation required.

XII. LAND USE AND PLANNING

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

ENVIRONMENTAL SETTING

The project site falls within the boundaries of the Fair Oaks Community Plan. The project site is zoned Low Density Single-family Residential (RD-3), and the surrounding land use is single family residential zoned RD-2 and RD-3.

*IMPACT DISCUSSION**a. Would the project physically divide an established community?*

The Proposed Project would not divide an established community. The surrounding parcels are all zoned as residential. Therefore, there would be **no impact**.

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

The Proposed Project would not result in a significant environmental impact due to any conflicts with land use plans, policies, or regulations aimed at avoiding or mitigating environmental effects. Therefore, there would be **no impact**.

ENVIRONMENTAL MITIGATION MEASURES

No mitigation required.

XIII. MINERAL RESOURCES

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

ENVIRONMENTAL SETTING

The California Surface Mining and Reclamation Act (SMARA) requires the California Geological Survey to classify the regional significance of mineral resources and create mineral land classification reports. The Proposed Project site is located in an MRZ-1, classified as areas of no mineral significance. There are no mining operations within the proposed project's vicinity.

IMPACT DISCUSSION

a. Would the project result in the loss of availability of a known mineral resource that would be a value to the region and the residents of the state?

The Proposed Project site is surrounded by urban development and is not classified as an area containing mineral resources. The Proposed Project would not result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the State. Therefore, there would be **no impact**.

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

There are no resource recovery sites delineated on any local government plan, specific plan, or land use plan. The Proposed Project is not located near a mineral resource recover site delineated by the General Plan or any other applicable land use plan. Therefore, there would be **no impact**.

ENVIRONMENTAL MITIGATION MEASURES

No mitigation required.

XIV. NOISE

	Potentially Significant	Less than Significant with Mitigation	Less than Significant	No Impact
Would the project:				
a. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☐	☒	☐
b. Generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☒	☐

ENVIRONMENTAL SETTING

The current noise environment in the project area is mainly influenced by surface transportation noise from vehicular traffic on Hazel Avenue and Phoenix Avenue. Existing commercial uses near the Proposed Project site also contribute to the noise environment due to loading dock operations, vehicle movements in the parking lot, and verbal communications between consumers. Intermittent noise from the surrounding residential houses also contribute to the existing noise environment.

IMPACT DISCUSSION

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

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). Therefore, there is a **less than significant impact**.

b. Would the project generation of excessive groundborne vibration or groundborne noise levels?

The project will not involve the use of pile driving or other methods that would produce excessive groundborne vibration or noise levels at the property boundary. A **less than significant** impact will result.

ENVIRONMENTAL MITIGATION MEASURES

No mitigation required.

XV. POPULATION AND HOUSING

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

ENVIRONMENTAL SETTING

The Proposed Project site is located in the Fair Oaks Community and is designated as RD-3 (Low Density Single-Family Residential). The surrounding parcels are developed for residential and commercial use.

IMPACT DISCUSSION

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

The project proposal is consistent with existing land use designations and will neither directly nor indirectly induce substantial unplanned population growth. A **less than significant** impact will result.

b. Would the project displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

The project will result in the removal of the existing houses; however, future development will create ten new houses and thus will not displace substantial amounts of existing housing. There will be a **less than significant impact**.

ENVIRONMENTAL MITIGATION MEASURES

No mitigation required.

XVI. PUBLIC SERVICES

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

ENVIRONMENTAL SETTING

The Proposed Project is located within the Fair Oaks community. It is served by the Sacramento Metropolitan Fire District and the Sacramento County Sheriff's Department. The Proposed Project site would fall within the San Juan School District. Neighborhood and community parks are serviced by the Fair Oaks Recreation and Park district.

IMPACT DISCUSSION

a. *Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services:*

Fire protection?

The project site is currently served by the Sacramento Metropolitan Fire District. The ten future houses would continue to be served by this provider and would not increase the need for additional fire-fighting personnel, facilities, or equipment. Thus, there would be **no impact**.

Police protection?

The project site is currently served by the Sacramento County Sheriff's Department. The future houses would continue to be served by this provider and would not increase the need for additional police personnel, facilities, or equipment. Thus, there would be **no impact**.

Schools?

The Proposed Project is within the San Juan School District. The closest schools are Orangevale Open Elementary, approximately 0.6 miles north, Andrew Carnegie Middle, approximately 0.8 miles north, and Bella Vista High, approximately 1.1 miles northwest. The future houses would utilize these schools and would not substantially increase the need for additional teaching personnel, facilities, or equipment. Thus, there would be a ***less than significant impact***.

Parks?

The project is within the Fair Oaks Recreation and Park district. There are several neighborhood and community parks within close vicinity to the project site. The future development of ten houses would not substantially increase the need for park personnel, facilities, or equipment. Thus, there would be ***less than significant impact***.

See the Recreation discussion below for further information.

Other public facilities?

There are a few public services within close vicinity of the project site. The future development of ten houses would not substantially increase the need for additional personal, facilities, or equipment. Thus, there would be a ***less than significant impact***.

ENVIRONMENTAL MITIGATION MEASURES

No mitigation required.

XVII. RECREATION

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

ENVIRONMENTAL SETTING

The project site is within the urbanized area of the Fair Oaks community. The project is within the Fair Oaks Recreation and Park district. There are three neighborhood and community parks within close vicinity to the project site: Phoenix Park, Little Pheonix Park, and Miller Park. Also, both the American River Parkway – Sailor Bar Area and the Folsom Lake State Recreation Area – Mississippi Bar are approximately 1.0 miles south and southeast, respectively, from the project site.

IMPACT DISCUSSION

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

The project consists of the division of two parcels into 10 residential lots. The construction of new housing would generate new residents who would increase the use of existing facilities. However, the three neighborhood and community parks have an approximate total of 85 acres of open space. The American River Parkway – Sailor Bar Area and the Folsom Lake State Recreation Area – Mississippi Bar open space areas have a total of over 1,000 acres; therefore, the future residents would have access to several different parks and recreational facilities without causing a substantial physical deterioration of the facilities or causing it to be accelerated. Therefore, there would be a **less than significant impact**.

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

The proposed residential homes would not require the construction or expansion of recreational facilities which would have an adverse physical effect on the environment. The project site is within close vicinity to multiple open spaces and recreational facilities which would be able to sustain the new population. Therefore, there would be a **less than significant impact**.

ENVIRONMENTAL MITIGATION MEASURES

No mitigation required.

XVIII. TRANSPORTATION

	Potentially Significant	Less than Significant with Mitigation	Less than Significant	No Impact
Would the project:				
a. Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	☐	☐	☒	☐
b. Conflict or be inconsistent with CEQA Guidelines § 15064.3, subdivision (b) – measuring transportation impacts individually or cumulatively, using a vehicles miles traveled standard established by the County?	☐	☐	☒	☐
c. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☐	☒
d. Result in inadequate emergency access?	☐	☐	☐	☒

ENVIRONMENTAL SETTING

The project site is located within the urbanized Fair Oaks community along Phoenix Avenue. The primary access to the existing infrastructure on Phoenix Avenue is vehicular transportation. Phoenix Avenue is not developed with sidewalks for pedestrians, nor does it have a designated bike lane. The nearest public bus stop is 800 feet west of the project site at the intersection of Phoenix Avenue and Hazel Avenue.

Regulatory Setting

VMT Analysis

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

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

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

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

The Department of Transportation (DOT) reviewed the Proposed Project to determine whether the project would require a VMT analysis. DOT staff, Gary Gasperi, prepared a Trip Generation Table (**Table IS-9**) comparing the existing use, zoning, and the proposed use.

Table IS-9: Trip Generation Table

Condition	Zoning or Use	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	N/A	0 N/A	0	0 N/A	0	0 N/A	0	N/A
Existing Zoning	RD-3/ 10 DU	ITE (210)	N/A	121	N/A	9	N/A	11	Fitted Curve
Proposed Use	Single Family 3 DU	ITE (210)	N/A	121	N/A	9	N/A	11	Fitted Curve
Proposed Use Total				121		9		11	
Increase in Trips from Existing to Proposed Use				121		9		11	
NOTES: VTE = Vehicle Trip Ends / DU = Dwelling Unit ITE = Institute of Transportation Engineers, Trip Generation, 11th Edition (Land Use No.)									

IMPACT DISCUSSION

a. Would the project conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?

The project consists of the division of two existing parcels totaling into 10 new residential lots with access from a private road. The future residents would access their property through Phoenix Avenue. As part of the project, necessary street and pedestrian improvements will be installed in compliance with adopted standards. Although this would result in additional trips along Phoenix Avenue, it would not impede existing transportation access. The project would not conflict with the existing program, plan, ordinance or policy addressing the circulation system. Therefore, there would be a ***less than significant impact***.

- b. Would the project conflict or be inconsistent with CEQA Guidelines § 15064.3, subdivision (b) – measuring transportation impacts individually or cumulatively, using a vehicles miles traveled standard established by the County?*

SacDOT has developed screening criteria for development projects. The proposed project is defined as a “Small Project” – single family detached housing of 20 units or less. The thresholds of significance for small projects are considered to generate less than 237 average daily traffic (ADT). As shown in **Table IS-8**, the Proposed Project would result in 121 new daily trips for a total trip count of 121 trips including the existing use. Since the project generates less than 237 new daily trips, a VMT analysis is not warranted. Further, the addition of 121 new daily trips does not result in a substantial increase in VMT and impacts are **less than significant**.

- c. Would the project substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?*

The project does not add dangerous curves, introduce transportation facilities where there is inadequate site distance, or otherwise increases any hazards. Associated sidewalk, curb, and gutters would also be constructed. Sidewalks, curbs, and gutter work would be conducted in accordance with Sacramento County Improvement Standards. Therefore, there would be **no impact**.

- d. Would the project result in inadequate emergency access?*

The development of the ten new houses with access from a private road requires adequate fire access roadway for all emergency responders. Sac Metro has reviewed the proposal and submitted comments and conditions outlining fire access standards, which will be reviewed prior to final map recordation, improvement plans and building permits. Compliance with Sac Metro requirements will ensure that the project would not result in inadequate emergency access and would have **no impact**.

ENVIRONMENTAL MITIGATION MEASURES

No mitigation required.

XIX. TRIBAL CULTURAL RESOURCES

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

ENVIRONMENTAL SETTING

Under PRC Section 21084.3, public agencies shall, when feasible, avoid damaging effects to any tribal cultural resource. California Native American tribes traditionally and culturally affiliated with a geographic area may have expertise concerning their tribal cultural resources (21080.3.1(a)).

Regulatory Setting

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.

IMPACT DISCUSSION:

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

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

There is no evidence indicating the presence of tribal cultural resources near the project site. Peak & Associates, Inc. submitted a Sacred Lands File Search (SLFS) request to the Native American Heritage Commission (NAHC). On November 22, 2023, the NAHC responded that there was a negative SLFS for the project site (Appendix D). A request for consultation was not received by the tribes. Therefore, there is **no impact**.

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

There is no information suggesting that there are any tribal cultural resources in the vicinity of the project site. Mitigation Measure CUL-1 will ensure proper evaluation and management of unanticipated discoveries of potential tribal cultural resources (TCRs), archaeological, or cultural resources that may occur during the project's ground-disturbing activities. Therefore, there is a **less than significant impact with mitigation**.

ENVIRONMENTAL MITIGATION MEASURES

No additional mitigation required. Refer to Mitigation Measure CUL-1: Cultural Resources Unanticipated Discoveries for required mitigation.

XX. UTILITIES AND SERVICE SYSTEMS

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

ENVIRONMENTAL SETTING

Within the Proposed Project area, there are different agencies that provide utility services to the community. The Fair Oaks Water District provides the primary water service. Sacramento Area Sewer District (SacSewer) provides wastewater conveyance and treatment services to the residential, industrial, and commercial customers within the Proposed Project area. Sacramento County Department of Water Resources (DWR) is responsible for drainage operations and maintenance. The Sacramento Municipal Utility District (SMUD) is the primary provider of electric service and Pacific Gas and Electric Company (PG&E) provides natural gas.

IMPACT DISCUSSION

a. *Would the project require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or*

telecommunications facilities, the construction or relocation of which could cause significant environmental effects?

Minor extension of infrastructure and utility lines would be necessary to service the proposed project. Existing facilities are situated within existing roadways and other developed areas. Also, all extensions would exist within the perimeters of the proposed development site. No significant new impacts would result; therefore, there would be a **less than significant impact**.

- b. Would the project have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?*

The water service provider (Fair Oaks Water District) has adequate capacity to serve the water needs of the proposed project. A **less than significant impact** will result.

- c. Would the project result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?*

SacSewer has adequate wastewater treatment and disposal capacity to service the proposed project. A **less than significant impact** will result.

- d. Would the project generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?*

The Kiefer Landfill has the capacity to accommodate solid waste until the year 2050. A **less than significant impact** will result.

- e. Would the project result in substantial adverse physical impacts associated with the provision of storm water drainage facilities?*

Minor extension of infrastructure would be necessary to serve the proposed project. Existing stormwater drainage facilities are located within existing roadways and other developed areas, and the extension of facilities would take place within areas already proposed for development as part of the project. No significant new impacts would result from stormwater facility extension. Therefore, there would be a **less than significant impact**.

- f. Would the project result in substantial adverse physical impacts associated with the provision of electric or natural gas service?*

A minor extension of utility lines will be needed for the proposed project. The existing utility lines run along current roadways and developed areas, and the extensions will occur within regions already planned for development. This utility extension is not anticipated to create any significant new impacts; therefore, there would be a **less than significant impact**.

- g. Would the project comply with federal, state, and local management and reduction statutes and regulations related to solid waste?*

The project site is located within the Sacramento County Waste Management and Recycling service area. The Proposed Project would have solid waste and recycling services and would

be subject to federal, state, and local management and reduction statutes and regulations. Therefore, there would be a ***less than significant impact***.

ENVIRONMENTAL MITIGATION MEASURES

No mitigation needed.

XXI. WILDFIRE

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

ENVIRONMENTAL SETTING

The project site is located within the urbanized area of Fair Oaks community and is managed by the Sacramento Metropolitan Fire District (Sac Metro). The project site is not within a designated high fire hazard severity zone or state responsible areas (SRAs) set forth by the California Department of Forestry and Fire Protection (CAL FIRE).

IMPACT DISCUSSION

a. Would the project substantially impair an adopted emergency response plan or emergency evacuation plan?

The project site is not in a very high or high fire hazard severity zone and would not impair the emergency response plan or evacuation plan. The project site plan includes adequate fire access roadway for all emergency responders and fire hydrants which are in compliance with Sac Metro standards. Therefore, there would be **no impact**.

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

The project is not within SRAs or a very high or high severity zone. Development of ten new houses would not increase the existing fire hazard, which is very low due to the developed nature of the surrounding project area. The new houses would continue to be served by existing Sacramento County fire stations; therefore, there would be **no impact**.

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

The project site is not located in an SRA nor is it classified as a very high or high fire hazard severity zone. Development of ten new houses would not increase the existing fire hazard, which is very low due to the developed nature of the surrounding project area. The new houses would continue to be served by existing Sacramento County fire stations. The development of the ten new houses requires adequate fire access roadway for all emergency responders and fire hydrants which are in compliance with Sac Metro standards. Sac Fire will evaluate improvement plans and building permit proposals to ensure that facilities are properly implemented and meet the required standards. Therefore, there would be a ***less than significant impact***.

- d. *Would the project expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?*

The project site is within the urbanized areas of the community of Fair Oaks. The project site is generally flat and not within a very high or high fire hazard severity zone. Therefore, the project would not result in exposure of people or structures to significant risks from flooding or landslides following a wildfire and would have ***no impact***.

ENVIRONMENTAL MITIGATION MEASURES

No mitigation required.

XXII. MANDATORY FINDINGS OF SIGNIFICANCE

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

IMPACT DISCUSSION

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

As discussed in Section V. (Biological Resources), potential impacts were identified to nesting migratory birds and raptor species, as well as the removal of both native and non-native oak trees. These impacts will be **less than significant with mitigation**.

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

No past, present, or foreseeable future projects in the vicinity of the project area have been identified that would combine with the project to cause cumulative impacts. The Proposed Project is an infill parcel that is consistent with the guidelines of the General Plan. Therefore, there is a low likelihood of contributing to cumulative impacts, as the surrounding area is already fully developed. The Proposed Project consists of a division of two existing parcels into 10

residential lots with access from a private road where there are potential impacts to air quality, biological resources and cultural resources. These impacts have been mitigated to less than significance and do not represent incremental effects that would be cumulatively considerable. Therefore, there is a ***less than significant impact***.

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

No substantial adverse effects, either directly or indirectly affecting human beings, were identified. Therefore, there is a ***less than significant impact***.

ENVIRONMENTAL MITIGATION MEASURES

Mitigation Measures AQ-1, BIO-1, BIO-2, BIO-3, BIO-4, CUL-1, and GHG-1 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: Original Signature on File Date: 1/9/25

MITIGATION MEASURES

MITIGATION MEASURE AQ-1: BASIC CONSTRUCTION EMISSIONS CONTROL PRACTICES

The following Basic Construction Emissions Control Practices are considered feasible for controlling fugitive dust from a construction site. The practices also serve as best management practices (BMPs), allowing the use of the non-zero particulate matter significance thresholds. Control of fugitive dust is required by District Rule 403 and enforced by District staff.

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

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

- Minimize idling time either by shutting equipment off when not in use or reducing the time of idling to 5 minutes [California Code of Regulations, Title 13, sections 2449(d)(3) and

2485]. Provide clear signage that posts this requirement for workers at the entrances to the site.

- Provide current certificate(s) of compliance for CARB's In-Use Off-Road Diesel-Fueled Fleets Regulation [California Code of Regulations, Title 13, sections 2449 and 2449.1]. For more information contact CARB at 877-593-6677, doors@arb.ca.gov, or www.arb.ca.gov/doors/compliance_cert1.html.
- Maintain all construction equipment in proper working condition according to manufacturer's specifications. The equipment must be checked by a certified mechanic.

MITIGATION MEASURE BIO-1: 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 Fish and Wildlife shall be contacted to determine appropriate avoidance/protective measures. The avoidance/protective measures shall be implemented prior to the commencement of construction within 500 feet of an identified nest.

MITIGATION MEASURE BIO-2: MIGRATORY BIRD NEST PROTECTION

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

1. If construction activity (which includes clearing, grubbing, or grading) is to commence within 50 feet of nesting habitat between February 1 and September 15, a survey for active migratory bird nests shall be conducted no more than 14 days prior to construction by a qualified biologist.
2. Trees slated for removal shall be removed during the period of September through January, in order to avoid the nesting season. Any trees that are to be removed during the nesting season, which is February through August, shall be surveyed by a qualified biologist and will only be removed if no nesting migratory birds are found.
3. If active nest(s) are found in the survey area, a non-disturbance buffer, the size of which has been determined by a qualified biologist, shall be established and maintained around the nest to prevent nest failure. All construction activities shall be avoided within this buffer area until a qualified biologist determines that nestlings have fledged, or until September 1.

MITIGATION MEASURE BIO-3: NATIVE TREE REMOVAL

The removal of 96 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 96 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 BIO-4: NON-NATIVE TREE CANOPY

Removal of approximately 17,250 square-feet of non-native tree canopy for development (exact amount to be determined prior to the approval of grading plan or improvement Plan, which ever shall occur first) shall be mitigated by creation of new tree canopy equivalent to the acreage of non-native tree canopy removed. Prior to tree removal have a replacement plan. Prior to final building inspection have mitigation tree planted. New tree canopy acreage shall be calculated using the Sacramento County Department of Transportation 15-year shade cover values for tree species. Preference is given to on-site mitigation, but if this is infeasible, then funding shall be contributed to the Sacramento Tree Foundation's Greenprint program in an amount proportional to the tree canopy lost (as determined by the 15-year shade cover calculations for the tree species to be planted through the funding, with the cost to be determined by the Sacramento County Tree Foundation).

MITIGATION MEASURE CUL-1: 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 GHG-1: GREENHOUSE GASES

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

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

- BMP 1: No natural gas: Projects shall be designed and constructed without natural gas infrastructure.
- BMP 2: Electric vehicle ready: Projects shall meet the current CalGreen Tier 2 standards, except all EV Capable spaces shall instead be EV Ready.
 - o 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.

MITIGATION MEASURE COMPLIANCE

Comply with the Mitigation Monitoring and Reporting Program (MMRP) for the Lismore Place Subdivision Map 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 **\$6,000.00**. 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.

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