



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:** PLNP2023-00101
- 2. Title and Short Description of Project:** 6809 Fleming Tentative Parcel Map
A Tentative Parcel Map to divide a single 1.52-acre RD-5 lot, in the Stockton Boulevard NPA, into four residential lots; a Special Development Permit to allow the proposed project to deviate from: Public Street Frontage, Minimum Lot Width for RD-5 zoning district and Minimum Rear Yard requirements; and a Design Review.
- 3. Assessor's Parcel Number(s):** 051-0120-005-0000
- 4. Location of Project:** The project is located at 6809 Fleming Avenue approximately 435 feet east of Stockton Boulevard and approximately 495 feet west of Del Coronado Way in the South Sacramento Community.
- 5. Project Applicant:** Prem Singh, *Prem Construction and Landscape*
- 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

[Original Signature on File]

Julie Newton

Environmental Coordinator

County of Sacramento, State of California

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APPENDICES

Appendix A: Madrone Ecological Consulting. September 21, 2023. 6809 Fleming Avenue South Sacramento Habitat Conservation Plan Biological Survey Report

Appendix B: Cory Kinley. September 30, 2023. Arborist Report: 6809 Fleming Avenue, Sacramento

Appendix C: South Sacramento Habitat Conservation Plan Avoidance and Minimization Measures

Due to the length, Appendixes A, B and C 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.gov>

The direct link is: <https://planningdocuments.saccounty.gov/ViewProjectDetails.aspx?ControlNum=PLNP2023-00101>

COUNTY OF SACRAMENTO
PLANNING AND ENVIRONMENTAL REVIEW
INITIAL STUDY

PROJECT INFORMATION

PROJECT TITLE: 6809 Fleming Tentative Parcel Map

CONTROL NUMBER: PLNP2023-00101

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

PROJECT SPONSOR: Prem Singh
Prem Construction and Landscape
6825 Fleming Avenue
Sacramento, CA 95828

LOCATION: The project is located at 6809 Fleming Avenue approximately 435 feet east of Stockton Boulevard and approximately 495 feet west of Del Coronado Way in the South Sacramento Community (Plate IS-1).

ASSESSOR'S PARCEL NUMBER: 051-0120-005-0000

GENERAL PLAN DESIGNATION: LDR - Low Density Residential

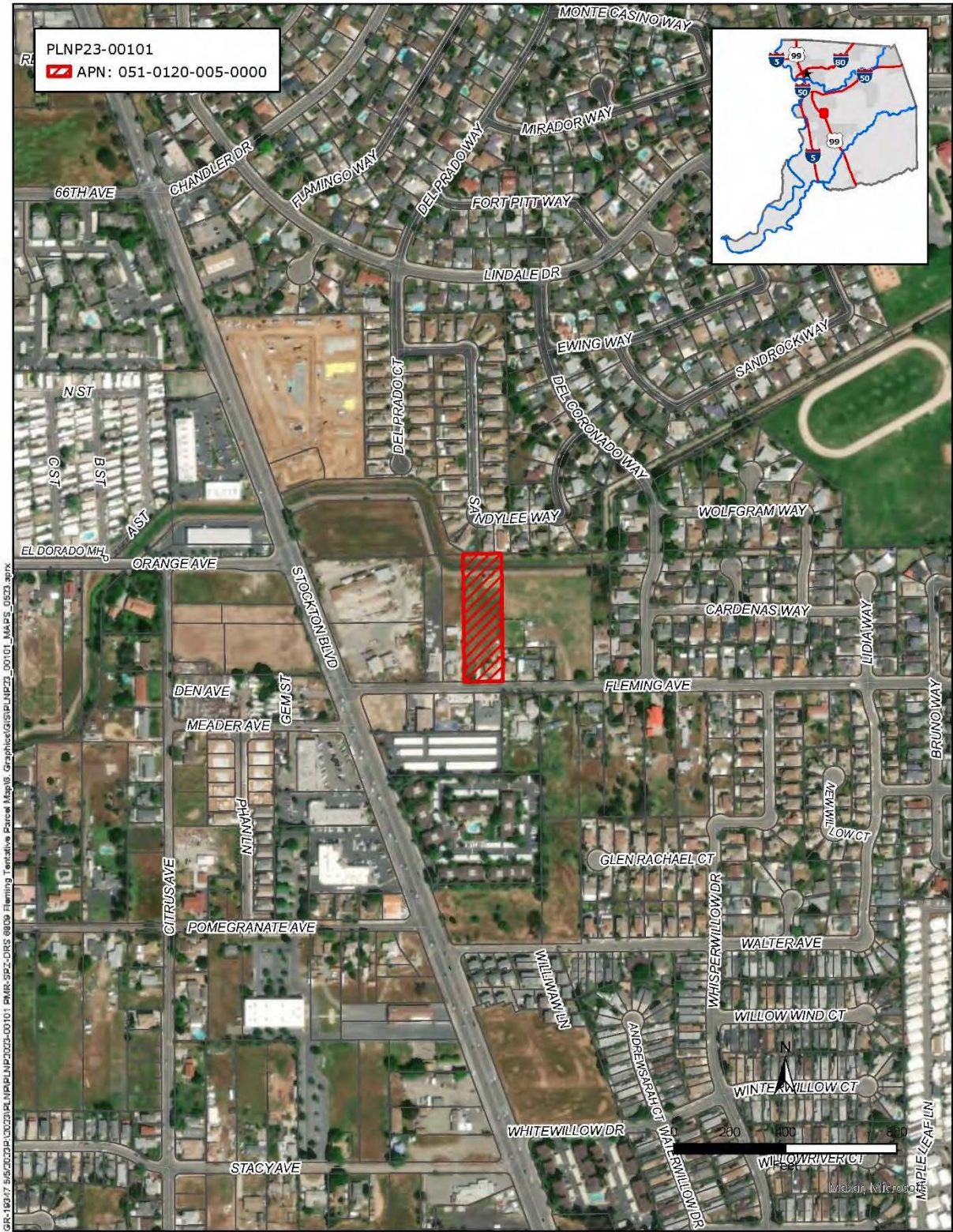
ZONING: RD-5 (NPA) - Low Density Single-Family Residential/Neighborhood Preservation Area

PROJECT DESCRIPTION

Details of Request:

- 1) A **Tentative Parcel Map** to divide a single RD-5 lot, in the Stockton Boulevard NPA, from a 1.52-acre lot into four residential lots (0.17-, 0.12-, 0.12-, and 0.87-acre) (Plate IS-2).
- 2) A **Special Development Permit** to allow the proposed project to deviate from the following development standards:
 - a) Public Street Frontage (Section 5.4.2.B, Table 5.7.A): up to two lots may be served by a private drive without meeting the public street frontage requirement.
 - As proposed, three lots (Parcels 2, 3, and 4) would be accessed via a 20-ft wide private drive.
 - b) Minimum Lot Width for RD-5 zoning district (SZC § 5.4.2.B, Table 5.7.A): Single-family residences on interior lots have a minimum lot width of 52-ft.
 - Proposed Parcels 2 and 3 would both have lot widths of 45-ft, which are 7-ft less than the minimum (87% of minimum).

Plate IS-1: Project Location



Initial Study



PLNP2023-00101

- c) **Minimum Rear Yard** (SZC § 5.4.2.C, Table 5.7.C): Lot depths less than or equal to 125-ft: 20% of the average lot depth.
 - Proposed Parcel 1 would have a lot depth of 65-ft which requires a minimum of 13-ft deep rear yard setback. As proposed, Parcel 1 would have a 10-ft deep rear yard setback, which is 3-ft less than the minimum (77% of minimum).
- 3) A **Design Review** to determine substantial compliance with the *Sacramento County Countywide Design Guidelines* (Design Guidelines).

The project would result in four residential units consisting of the existing unit on Parcel 1 and construction of three new units with one on each of the remaining parcels. During development of the new housing units the existing out buildings may be removed or relocated.

SURROUNDING LAND USES AND SETTING

The project site is located at 6809 Fleming Avenue in the South Sacramento Community and is currently developed with an existing single-family dwelling. The surrounding land uses are predominately single family residential. The northern portion of the lot is cut by Florin Creek and a public bike path, all encompassed within a 75-ft wide bike path and drainage easement.

The project is within the Stockton Boulevard Neighborhood Preservation Area (NPA) (530-90). The Stockton Boulevard Neighborhood Preservation Area's intent and purpose is to provide for a suitable use of property within the defined NPA boundary (§ 501-91.1), located on both sides of Stockton Boulevard at Fleming Avenue, while at the same time protecting and preserving existing low and medium density residential neighborhoods on adjoining properties from adverse and incompatible existing and proposed heavy and light commercial uses.

OTHER PUBLIC AGENCIES WHOSE APPROVAL IS REQUIRED

South Sacramento Habitat Conservation Plan via Sacramento County (local land use authority) SSHCP Permit.

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 the project will have an impact, but the impact is considered minor.
4. **No Impact** indicates that the project does not have an impact on 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 with Mitigation" as indicated by the checklist on the following pages.

- | | | |
|--|---|--|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture and Forestry Resources | <input type="checkbox"/> Airports |
| <input checked="" type="checkbox"/> Air Quality | <input checked="" type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources |
| <input type="checkbox"/> Energy | <input type="checkbox"/> Geology and Soils | <input type="checkbox"/> Greenhouse Gas Emission |
| <input type="checkbox"/> Hazards and Hazardous Materials | <input checked="" type="checkbox"/> Hydrology and Water Quality | <input type="checkbox"/> Land Use and Planning |
| <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Noise | <input type="checkbox"/> Population and Housing |
| <input type="checkbox"/> Public Services | <input type="checkbox"/> Recreation | <input type="checkbox"/> Transportation |
| <input type="checkbox"/> Tribal Cultural Resources | <input type="checkbox"/> Utilities and Service Systems | <input type="checkbox"/> Wildfire |

DETERMINATION

On the basis of this initial evaluation:

- ☐ The proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☒ Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☐ The proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ The proposed project MAY have a “potentially significant impact” or “potentially significant unless mitigated” impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- ☐ Although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Notes: ¹ Public views are those that are experienced from a publicly accessible vantage point.				

ENVIRONMENTAL SETTING

The project site consists of an existing residence and open land. The project site is within an urbanized area, surrounded by commercial and residential uses. A channelized section of Florin Creek crosses the northern portion of the property and further north are many single-family homes. To the immediate east and west there are single family homes and open space. Further to the east are more residences and to the west there are commercial and industrial uses along Stockton Boulevard. None of the roadways surrounding the area are designated as scenic highways.

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

It is acknowledged that aesthetic impacts are subjective and may be perceived differently by various affected individuals. Nonetheless, given the urbanized character of the project site and similar parcels sizes surrounding the proposed project, it is concluded that the project would not substantially degrade the visual character or quality of the project site or vicinity. Impacts would be **less than significant**.

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

There are no state scenic highways near the site. **No Impact.**

- 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?*

The project is in an urbanized area and will be required to comply with the County's design guidelines; therefore, there would be no conflict with applicable regulations. Impacts would be ***less than significant***.

- 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 project would generate additional light, coming from both interior (i.e., room lighting) and exterior (security and landscaping) lights, but would not be a source of substantial light, and typical materials used in home construction would not result in the generation of glare. Furthermore, as the area is developed with similar residential uses, the addition of the project will not adversely affect nighttime views in the area. Impacts from light and glare would be ***less than significant***.

ENVIRONMENTAL MITIGATION MEASURES

None recommended.

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Introduce incompatible uses in the vicinity of existing agricultural uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

ENVIRONMENTAL SETTING

The project site is within an urbanized area, consisting mostly of low-density residential uses and commercial/industrial uses along Stockton Boulevard. The project site contains one residential unit in the southern portion of the property with a channeled section of Florin Creek on the northern boundary. Currently, most of the site is open undeveloped land containing stored materials with grassland in the northern portion. The adjacent properties are residential units with commercial/industrial uses to the west, along Stockton Boulevard.

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?*

The land of the project site and the surrounding area is identified as Urban & Built-Up Land per the Farmland Mapping and Monitoring Program. Therefore, implementation of the parcel division and the construction of the project would not convert any identified farmland. **No Impact.**

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

The area is not zoned for agricultural use and there are no Williamson Act contracts on the project site or in the surrounding area. **No Impact.**

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

The area surrounding the project is identified as Urban & Built-Up Land and is identified as urban. There are no existing agricultural uses that would be impacted. **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 lands zoned as forest land in the area. **No Impact.**

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

There are no lands zoned as forest land in the area. **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?*

See responses II(a) and II(d). **No Impact.**

ENVIRONMENTAL MITIGATION MEASURES

None recommended.

III. AIRPORTS

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

ENVIRONMENTAL SETTING

The project site is within an area of residential development and open space. The nearest airport to the project site is Sacramento Executive Airport (Executive) located approximately 3.6 miles northwest of the project.

IMPACT DISCUSSION

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

The nearest airport is approximately 3.6 miles northwest. The project is outside of Executive's safety zones and 60dB noise contour. **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 project is outside of Executive's 60dB noise contour and therefore would not expose people to aircraft noise in excess of applicable standards. **No Impact.**

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

The project is development of a parcel map and associated residences outside of the airport safety zones. **No Impact** on navigable airspace.

- 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?*

Project would not result in changes to airport operations that would result in changes to the air traffic patterns. **No Impact.**

ENVIRONMENTAL MITIGATION MEASURES

None recommended.

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

ENVIRONMENTAL SETTING

Air quality in Sacramento County is regulated by several agencies, which include the U.S. Environmental Protection Agency (EPA), California Air Resources Board (ARB), and Sacramento Metropolitan Air Quality Management District (SMAQMD). Each of these agencies develops rules and/or regulations to attain the goals or directives imposed upon them through legislation.

The proposed project site is within the Sacramento Valley Air Basin (SVAB). The SVAB's frequent temperature inversions result in a relatively stable atmosphere that increases the potential for pollution. Sacramento County is within the Sacramento Federal Nonattainment Area (SFNA) planning boundaries for ozone PM_{2.5} and PM₁₀. The Federal and California Clean Air Acts require Air Quality Plans that consist of attainment plans and maintenance plans. Attainment plans must show how the region will attain an air pollutant standard by a certain date and maintenance plans must demonstrate how the region will continue to maintain compliance with a standard. The most recent State Implementation Plan for Ozone was adopted in September 2023.¹ The Sacramento Metropolitan Air Quality Management District (SMAQMD) is responsible for ensuring that emission standards are not violated. Project related air emissions would have a significant effect if they would result in concentrations that either violate an ambient air quality standard or contribute to an existing air quality violation (Table IS-1).

¹ <https://www.airquality.org/businesses/air-quality-plans>, retrieved 1/13/2025

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 ² Standards) Attainment (1 hour standard ²)
Particulate Matter 10 Micron	Non-Attainment (24 hour Standard and Annual Mean)	Attainment (24 hour standard)
Particulate Matter 2.5 Micron	Attainment (Annual Standard)	Non-Attainment (24 hour Standard) and Attainment (Annual)
Carbon Monoxide	Attainment (1 hour and 8 hour Standards)	Attainment (1 hour and 8 hour Standards)
Nitrogen Dioxide	Attainment (1 hour Standard and Annual)	Unclassified/Attainment (1 hour and Annual)
Sulfur Dioxide ⁴	Attainment (1 hour and 24 hour Standards)	Attainment/unclassifiable ⁵
Lead	Attainment (30 Day Standard)	Attainment (3-month rolling average)
Visibility Reducing Particles	Unclassified (8 hour Standard)	No Federal Standard
Sulfates	Attainment (24 hour Standard)	No Federal Standard
Hydrogen Sulfide	Unclassified (1 hour Standard)	No Federal Standard

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

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

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

4. Cannot be classified

5. Designation was made as part of EPA's designations for the 2010 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: January 2, 2025. <http://airquality.org/air-quality-health/air-quality-pollutants-and-standards>

SACRAMENTO METROPOLITAN AIR QUALITY RULES AND REGULATIONS

All projects are subject to SMAQMD Rules and Regulations in effect at the time of construction. A full list of the District's Rules and Regulations can be found online at their Rules & Regulations webpage at <https://www.airquality.org/Businesses/Rules-Regulations#09>. Examples of several SMAQMD Rules applicable to the proposed project include Rule 201 – General Permit Requirements, Rule 403 – Fugitive Dust, Rule 422 – Architectural Coatings and Rule 902 – Asbestos (applicable for demolition of buildings).

Because the Sacramento Valley Air Basin is in non-attainment for ozone, PM₁₀ and PM_{2.5}, the SMAQMD requires all projects implement the District's Basic Construction Emission Control Practices (also known as Best Management Practices – BMPs). Compliance and implementation of the BMPs allows for proposed projects to utilize the District's Significance Thresholds for construction and operational emissions, as shown in Table IS-2. Otherwise, without the BMPs, any emission above zero pounds per day would be considered significant and inconsistent with SMAQMDs air quality plans.

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.					

SMAQMD has developed a screening level to assist in determining if NO_x emissions (an ozone precursor) from constructing a project in Sacramento County will exceed SMAQMD's construction significance thresholds. The screening level was developed by the SMAQMD, using default construction inputs into the California Emissions Estimator Model (CalEEMod). Based on the modeling, projects that are 35 acres or less in size and meet the criteria listed below are generally considered to not exceed construction NO_x emissions.

Furthermore, construction projects that incorporate BMPs, do not exceed the screening level of 35 acres or more in size, and meets all the limitations listed below, will be considered to have a less than significant impact on air quality, as it relates to both ozone precursors (NO_x) and particulate matter (PM_{2.5} and PM₁₀). The limitations stipulate that the project cannot include any of the following:

- Include buildings more than four (4) stories tall;
- Include demolition activities;
- Include major trenching activities;

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

Similarly, SMAQMD has developed screening levels to assist in determining ozone and particular matter from operation of a project in Sacramento County will exceed SMAQMD's operational significance thresholds. For residential projects these criteria are based on the number of dwelling units.

IMPACT DISCUSSION

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

Regardless of a project's significance determination under CEQA, all projects must implement SMAQMD's Basic Construction Emission Control Practices (aka BMPs). Provided the proposed project implements the BMPs, the screening level described in the regulatory setting above can be used to determine if the project will exceed the SMAQMD significance threshold shown in Table IS-2.

The project is below the SMAQMD screening criteria as the site is less than 35 acres and the construction of the project does not involve buildings more than 4 stories tall; significant trenching activities; an unusually compact construction schedule; cut-and-fill operations; or, import or export of soil materials requiring a considerable amount of haul truck activity. Although it is possible that some of the existing outbuildings may be removed during the development of the project site, the emissions generated by the removal of small structures would not generate significant emissions. Even with the potential demolition of the outbuildings, construction associated with the project does not exceed the screening thresholds established by the SMAQMD. Projects that are below the significance thresholds established by SMAQMD are considered to be consistent with SMAQMD's air quality plans to attain federal and state ambient air quality standards. However, this conclusion requires implementation of the BMPs; therefore, Mitigation Measure AQ-1 requiring implementation of SMAQMD's BMP has been included ensure that the project does not conflict or obstruct implementation of adopted State Implementation Plans or other air quality standards. Likewise, the operations of the project as discussed below would be below the threshold of significance and therefore would not conflict with state plans or other air quality standards. Therefore, impacts are ***less than significant with mitigation***.

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?

As discussed in (a) above, with implementation of Mitigation Measure AQ-1, the project will not exceed the screening thresholds established by SMAQMD for construction emissions. Construction of the project will not result in a considerable net increase in any criteria pollutant for which the region is in non-attainment.

Furthermore, SMAQMD has established screening levels for ozone precursors and particulate matter emissions related to operations of a project. The operational screening levels are based on the maximum size of certain types of projects (e.g., residential, retail, schools, etc.) to determine if the operational component of a proposed project will exceed the significance thresholds shown in Table IS-2. Per the operational screening levels, single family residential projects that are less than 485 dwelling units will not exceed thresholds related to ozone precursor emission and residential projects that are less than 1,000 dwelling units will not exceed thresholds for particulate matter (PM_{2.5} and PM₁₀). Since the proposed project consists of three new single-family dwelling units, the project is below the operational screening levels and as such, will not exceed SMAQMD's significance thresholds and will not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment. Impacts are *less than significant*.

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

All criteria air pollutants can have human health effects at certain concentrations. Air districts develop region-specific CEQA thresholds of significance in consideration of existing air quality concentrations and attainment designations under the national ambient air quality standards (NAAQS) and California ambient air quality standards (CAAQS). The NAAQS and CAAQS are informed by a wide range of scientific evidence, which demonstrates that there are known safe concentrations of criteria air pollutants. Because the NAAQS and CAAQS are based on maximum pollutant levels in outdoor air that would not harm the public's health, and air district thresholds pertain to attainment of these standards, the thresholds established by air districts are also protective of human health. Sacramento County is currently in nonattainment of the NAAQS and CAAQS for ozone. Projects that emit criteria air pollutants in exceedance of Sacramento Metropolitan Air Quality Management District's (SMAQMD) thresholds would contribute to the regional degradation of air quality that could result in adverse human health impacts.

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

HEALTH EFFECTS SCREENING

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

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

PM₁₀, and PM_{2.5} from the five air districts is 82 pounds per day (lbs/day) for all four pollutants. Thus, the Minor Project Health Screening Tool is intended for use by projects that would result in emissions at or below 82 lbs/day, while the Strategic Area Project Health Screening Tool is intended for use by projects that would result in emissions between two and eight times greater than 82 lbs/day. The Strategic Area Project Screening Model was prepared by SMAQMD for five locations throughout the Sacramento region for two scenarios: two times and eight times the threshold of significance level (2xTOS and 8xTOS). The corresponding emissions levels included in the model for 2xTOS were 164 lb/day for ROG and NO_x, and 656 lb/day under the 8xTOS for ROG and NO_x (SMAQMD 2020).

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

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

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

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.

Table IS-3: PM_{2.5} Health Risk Estimates

PM_{2.5} Health Endpoint	Age Range¹	Incidences Across the Reduced Sacramento 4-km Modeling Domain Resulting from Project	Incidences Across the 5-Air-District Region Resulting from Project Emissions (per year)²	Percent of Background Health Incidences Across the 5-Air-District Region³	Total Number of Health Incidences Across the 5-Air-District Region (per year)⁴

		Emissions (per year) ^{2,5}			
		(Mean)	(Mean)		
Respiratory					
Emergency Room Visits, Asthma	0 - 99	1.0	0.96	0.0052%	18419
Hospital Admissions, Asthma	0 - 64	0.068	0.063	0.0034%	1846
Hospital Admissions, All Respiratory	65 - 99	0.33	0.29	0.0015%	19644
Cardiovascular					
Hospital Admissions, All Cardiovascular (less Myocardial Infarctions)	65 - 99	0.18	0.17	0.00069%	24037
Acute Myocardial Infarction, Nonfatal	18 - 24	0.000087	0.000080	0.0021%	4
Acute Myocardial Infarction, Nonfatal	25 - 44	0.0077	0.0072	0.0024%	308
Acute Myocardial Infarction, Nonfatal	45 - 54	0.019	0.018	0.0025%	741
Acute Myocardial Infarction, Nonfatal	55 - 64	0.032	0.030	0.0024%	1239
Acute Myocardial Infarction, Nonfatal	65 - 99	0.12	0.11	0.0021%	5052
Mortality					
Mortality, All Cause	30 - 99	2.2	2.0	0.0044%	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 Health Endpoint	Age Range ¹	Incidences Across the Reduced Sacramento 4-km Modeling Domain Resulting from Project Emissions (per year) ^{2,5} (Mean)	Incidences Across the 5-Air-District Region Resulting from Project Emissions (per year) ² (Mean)	Percent of Background Health Incidences Across the 5-Air-District Region ³	Total Number of Health Incidences Across the 5-Air-District Region (per year) ⁴
Respiratory					
Hospital Admissions, All Respiratory	65 - 99	0.080	0.065	0.00033%	19644
Emergency Room Visits, Asthma	0 - 17	0.43	0.37	0.0063%	5859
Emergency Room Visits, Asthma	18 - 99	0.67	0.58	0.0046%	12560
Mortality					
Mortality, Non-Accidental	0 - 99	0.050	0.043	0.00014%	30386
Notes:					
<ol style="list-style-type: none"> 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>. 					

Again, it is important to note that the "model outputs are derived from the numbers of people who would be affected by [the] project due to their geographic proximity and based on average population through the Five-District-Region. The models do not take into account population subgroups with greater vulnerabilities to air pollution, except for ages for certain endpoints" (SMAQMD 2020). Therefore, it would be misleading to correlate the levels of criteria air pollutant and precursor emissions associated with project implementation to specific health outcomes. While the effects noted above could manifest in individuals, actual effects depend on factors specific to each individual, including life stage (e.g., older adults are more sensitive),

preexisting cardiovascular or respiratory diseases, and genetic polymorphisms. Even if this specific medical information was known about each individual, there are wide ranges of potential outcomes from exposure to ozone precursors and particulates, from no effect to the effects listed in the tables. Ultimately, the health effects associated with the project, using the SMAQMD guidance “are conservatively estimated, and the actual effects may be zero” (SMAQMD 2020).

CONCLUSION: CRITERIA POLLUTANT HEALTH RISKS

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

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

Residential development typically does not generate odors that would adversely affect substantial number of people. Impacts would ***less than significant***.

ENVIRONMENTAL MITIGATION MEASURES

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. Control of fugitive dust is required by SMAQMD Rule 403 and enforced by SMAQMD staff. Prior to issuing grading or construction permits the County shall verify the following measures are specified on construction contracts and/or construction documentation.

- 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 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.
- Minimize idling time by either shutting equipment off when not in use or reducing time of idling to 5 minutes. Provide clear signage that posts this requirement for workers at the entrances to the site; and

- Maintain all construction equipment in proper working condition according to manufacturer's specifications. The equipment must be checked by a certified mechanic and determine to be running in proper condition before it is operated.

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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Adversely affect or result in the removal of native or landmark trees?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Conflict with any local policies or ordinances protecting biological resources?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

REGULATORY SETTING

FEDERAL REGULATIONS

FEDERAL ENDANGERED SPECIES ACT

The Federal Endangered Species Act (FESA) of 1973 protects species that are federally listed as endangered or threatened with extinction. FESA prohibits the unauthorized “take” of listed wildlife species. Take includes harassing, harming, pursuing, hunting, shooting, wounding, killing, trapping, capturing, or collecting wildlife species or any attempt to engage in such activities. Harm includes significant modifications or degradations of habitats that may cause death or injury to

protected species by impairing their behavioral patterns. Harassment includes disruption of normal behavior patterns that may result in injury to or mortality of protected species. Civil or criminal penalties can be levied against persons convicted of unauthorized “take.” In addition, FESA prohibits malicious damage or destruction of listed plant species on federal lands or in association with federal actions, and the removal, cutting, digging up, damage, or destruction of listed plant species in violation of state law. FESA does not afford any protections to federally listed plant species that are not also included on a state endangered species list on private lands with no associated federal action.

MIGRATORY BIRD TREATY ACT

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

STATE REGULATIONS

STATE ENDANGERED SPECIES ACT

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

CALIFORNIA FISH AND GAME CODE, SECTION 3503.5 - RAPTOR NESTS

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

LOCAL REGULATIONS

COUNTY OF SACRAMENTO GENERAL PLAN

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

NATIVE AND NON-NATIVE TREES

Native Oak Trees

The Sacramento County General Plan Conservation Element contains several policies aimed at preserving native trees 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 County Tree Preservation Ordinance.
- 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.

Conservation and preservation of native oaks is the primary intent of these policies. When development requires removal of native oaks, compensation for tree loss may be achieved by on or off-site replacement or payment into a Tree Preservation Fund pursuant to County policy.

Non-Native Trees

In addition to the above policies for native oak trees, the Sacramento County General Plan Conservation Element and Environmental Justice Element contain several policies aimed at preserving urban canopy within the County. These are:

- CO-145. Removal of non-native tree canopy for development shall be mitigated by creation of new tree canopy equivalent to the acreage of non-native tree canopy removed. New tree canopy shall be calculated using the 15-year shade cover values for tree species.
- CO-146. If new tree canopy cannot be created on-site to mitigate for the nonnative 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.
- EJ-23. The County will achieve equitable tree canopy in EJ communities. (Note: This policy requires an extra 25 percent tree replacement within the same EJ community as the impact).

SOUTH SACRAMENTO COUNTY HABITAT CONSERVATION PLAN (SSHCP)

The SSHCP is a regional approach to addressing development, habitat conservation, and agricultural lands within the south Sacramento County region, including the cities of Galt and Rancho Cordova. The specific geographic scope of the SSHCP includes U.S. Highway 50 to the north, the Sacramento River levee and County Road J11 (connects the towns of Walnut Grove and Thornton, it is known as the Walnut Grove-Thornton Road) to the west, the Sacramento County line with El Dorado and Amador counties to the east, and San Joaquin County to the south. The SSHCP Project area excludes the City of Sacramento, the City of Folsom, the City of Elk Grove, most of the Sacramento-San Joaquin Delta, and the Sacramento community of Rancho Murieta.

The SSHCP covers 28 different species of plants and wildlife, including 10 that are state and/or federally-listed as threatened or endangered. The SSHCP has been developed as a collaborative effort to streamline permitting and protect covered species habitat.

On May 15, 2018, the Final SSHCP and EIS/EIR was published in the federal Register for a 30-day review period. Public hearings on the proposed adoption of the final SSHCP, final EIS/EIR, final Aquatic Resources Plan (ARP), and final Implementation Agreement (IA) began in August

2018, and adoption by the County occurred on September 11, 2018. The permit was received on June 12, 2019 from the U.S. Fish and Wildlife Service, July 25, 2019 from the U.S. Army Corps of Engineers, and August 20, 2019 from the California Department of Fish and Wildlife.

ENVIRONMENTAL SETTING

The information for this section is from the *6809 Fleming Avenue South Sacramento Habitat Conservation Plan Biological Survey Report* prepared by Madrone Ecological Consulting (Madrone) dated September 21, 2023 (Appendix A) and *Arborist Report: 6809 Fleming Avenue, Sacramento* prepared by Cory Kinley date September 30, 2023 (Appendix B).

The project site is located within Sacramento County that is surrounded by higher density developed areas. Land use in the immediate vicinity of the project includes low-density and medium-density residential lots. The project site is relatively flat and gently slopes from south to north. The southern portion of the project site contains a single-family home, detached garage/accessory dwelling unit, sheds, a vegetable garden, and an above ground pool. The central and eastern portions of the project site is currently being used to store items including three vehicles, a car hauling trailer, several jet skis and trailers, wooden pallets, firewood, and other various refuse items. To the north of the fenced yard there is a paved multi-purpose path and Florin Creek, which was dry at the time of the survey.

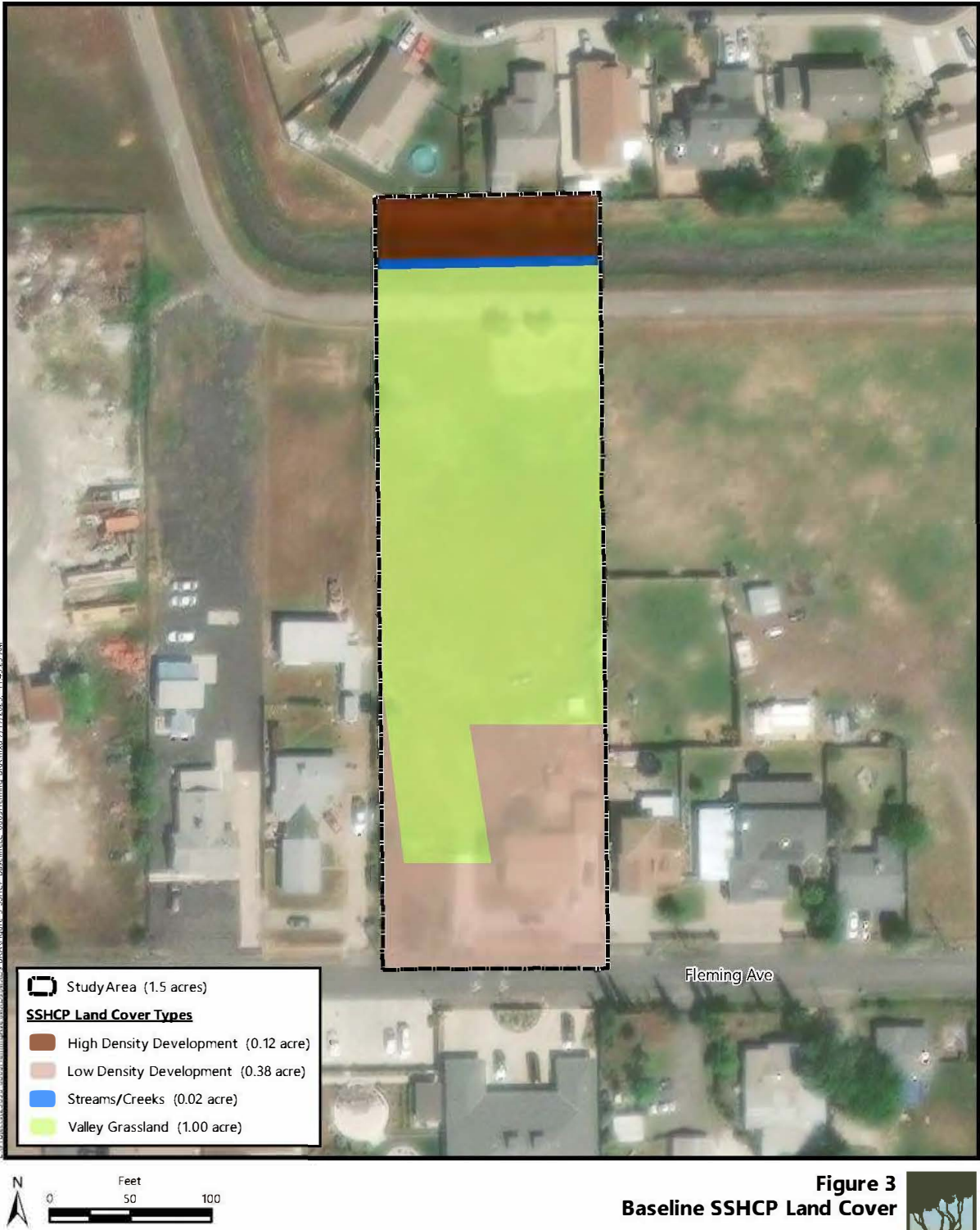
There is a roadside ditch located along Fleming Avenue within the project site. This feature did not contain hydrophytic vegetation, hydric soils, or wetland hydrology and is not an aquatic resource. It appears that this feature only contains water during and shortly after rain events.

The proposed project is in the Urban Development Area (UDA) and considered a covered activity in the SSHCP; therefore, the project must comply with the provisions of the SSHCP and associated permits. In addition, the project is located within the South Sacramento Environmental Justice Community and is subject to the requirements of General Plan Policy EJ-23.

LAND COVER

The SSHCP baseline land cover map shows that the project area supports low-density development, valley grassland, stream/creek, and high-density development (Plate IS-3). Because the SSHCP baseline land cover mapping was largely conducted in 2004 via analyzing aerial imagery at a very large scale, Madrone's survey included "ground truthing" the accuracy of the SSHCP baseline land cover mapping for the project. Madrone's survey found that the project supports areas of low-density development, valley grassland, and stream/creek land cover types. Plate IS-4 shows the existing land cover types and Table IS-5 summarizes the difference between the baseline finding and the existing (ground-truthed) SSHCP land covers for the project.

Plate IS-3: Baseline Land Covers



Aerial Source: Maxar GE01, 12 April 2022

Plate IS-4: Existing Land Covers

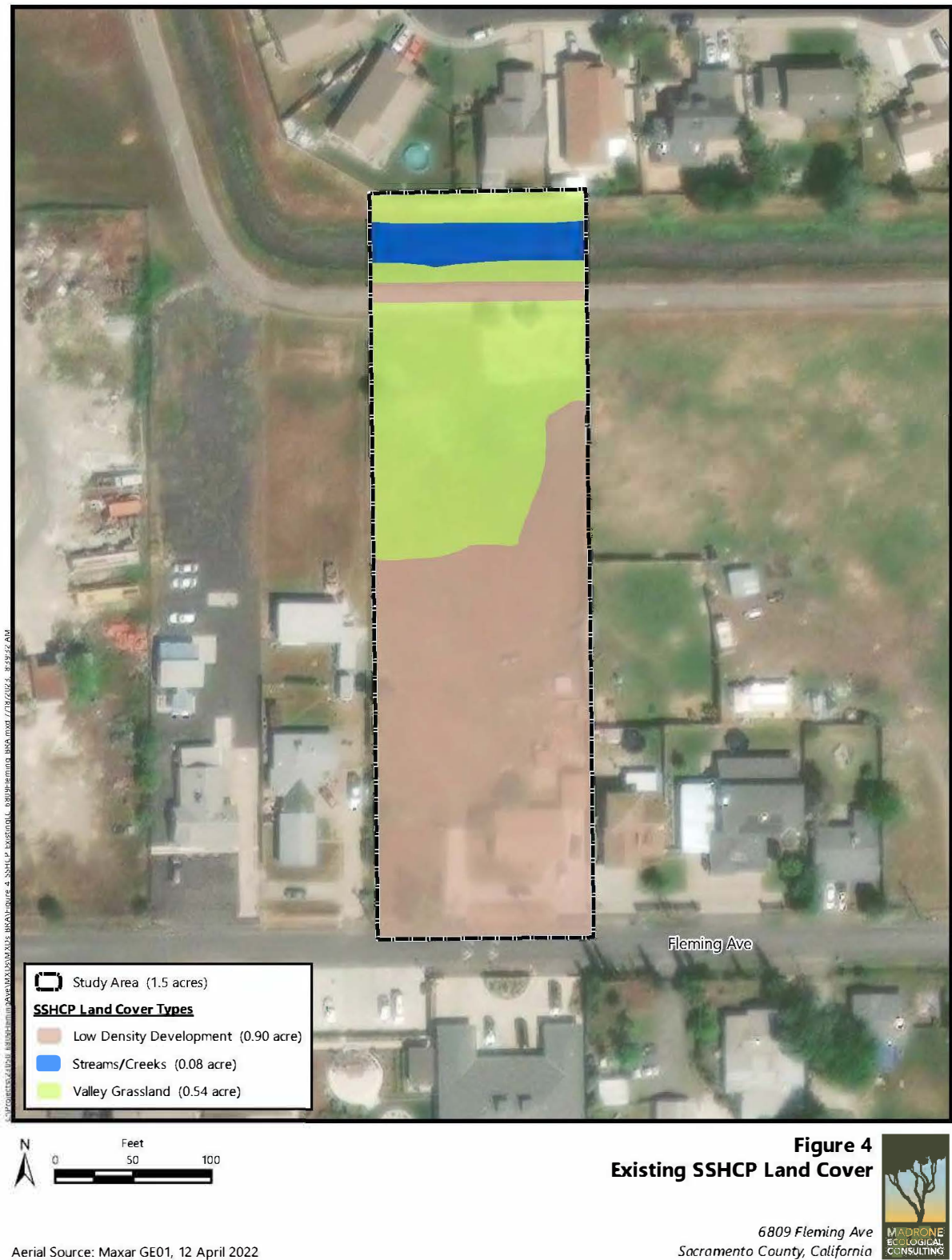


Table IS-5: Baseline and Existing Land Covers

Type	Baseline (acres)	Existing (acres)
<i>Natural Land Covers</i>		
Valley Grassland	1.0	0.54
Stream/Creek	0.02	0.08
Total	1.02	0.62
<i>Developed/Non-Habitat Land Covers</i>		
Low-Density Development	0.38	0.90
High-Density Development	0.12	0.00
Total	0.50	0.90
Grand Total	1.52	1.52

SPECIAL STATUS SPECIES

The SSHCP designates areas of modeled habitat for the SSHCP covered species. Modeled habitat designations shown in the SSHCP are based on: each covered species' needs for breeding, foraging, and shelter at each life history stage; information from Plan Area species surveys; documented species occurrences within the Plan Area; and information on species range, including soil type associations and elevation limits. This information was used to generate a map-based model of potential covered species' habitat distribution. The SSHCP notes that "covered species may associate with a land cover at varying degrees of frequency over its lifetime due to seasonal habitat changes (i.e., wet and dry season, crop rotations, irrigation/flooding, food availability), and seasonal changes in a covered species life history and habitat needs."

Madrone queried the SSHCP modeled species habitat for the project site. Table IS-6 summarizes the results of the query and whether the project could affect modeled species habitat.

Table IS-6: SSHCP Modeled Habitat and Potential Impacts for the Study Area

Covered Species with Modeled Habitat in Project Area	Associated SSHCP Land Cover in Project Area	Potential Impacts in the Project Area
Sanford's arrowhead	Stream/creek	None. The project will not affect any areas of stream/creek (Florin Creek)
Western spadefoot toad	Stream/creek (aquatic), valley grassland (upland)	None. The project will not affect any areas of stream/creek (Florin Creek) or valley grassland.
Western pond turtle	Stream/creek (aquatic), valley grassland (upland)	None. The project will not affect any areas of stream/creek (Florin Creek) or valley grassland.
Tricolored blackbird	Valley grassland (foraging and nesting)	None. The project will not affect any areas of valley grassland.
Burrowing owl	Valley grassland (wintering)	None. The project will not affect any areas of valley grassland.

Covered Species with Modeled Habitat in Project Area	Associated SSHCP Land Cover in Project Area	Potential Impacts in the Project Area
Ferruginous hawk	Valley grassland (foraging)	None. The project will not affect any areas of valley grassland.
Swainson's hawk	Valley grassland (foraging)	None. The project will not affect any areas of valley grassland.
Northern harrier	Valley grassland (foraging)	None. The project will not affect any areas of valley grassland.
White-tailed kite	Valley grassland (foraging)	None. The project will not affect any areas of valley grassland.
Loggerhead shrike	Valley grassland (foraging)	None. The project will not affect any areas of valley grassland.
Western red bat	Stream/creek valley grassland (foraging)	None. The project will not affect any areas of valley grassland.
American badger	Valley grassland (entire lifecycle)	None. The project will not affect any areas of valley grassland.

NESTING MIGRATORY BIRDS

Any project activity that may result in the injury or mortality of native migratory birds, including eggs and nestlings, would be prohibited under the MBTA. While the SSHCP provides preventative Avoidance and Minimization Measures (AMMs) for migratory birds that are SSHCP covered species, it does not provide guidance for avoiding impacts to other species not covered by the plan. Construction activity could disrupt nesting migratory birds, which could result in a violation of the MBTA.

TREES

The biology report identified a total of ten trees within the project area including seven nonnative trees consisting of plum, ash, olive, and crape myrtle. Two small native northern California black walnut (diameter less than 4 inches) and one interior live oak were also identified in the project site (Plate IS-5).

The project area is within an urban community, lined with residential homes. Landscaping along the roadway consists of ornamental and native trees, shrubs, and turf, typical of front, side, and backyard plantings. A tree inventory was completed by Arborist Cory Kinley (WE9717A) September 30, 2023. One native oak was identified which is to be retained and as noted the black walnuts are less than 4 inches in diameter they are not protected by the County's Tree Ordinance. The arborist report also identified that four non-native trees will be removed (Plate IS-6 and Table IS-7).

Plate IS-5: Biological Survey Results

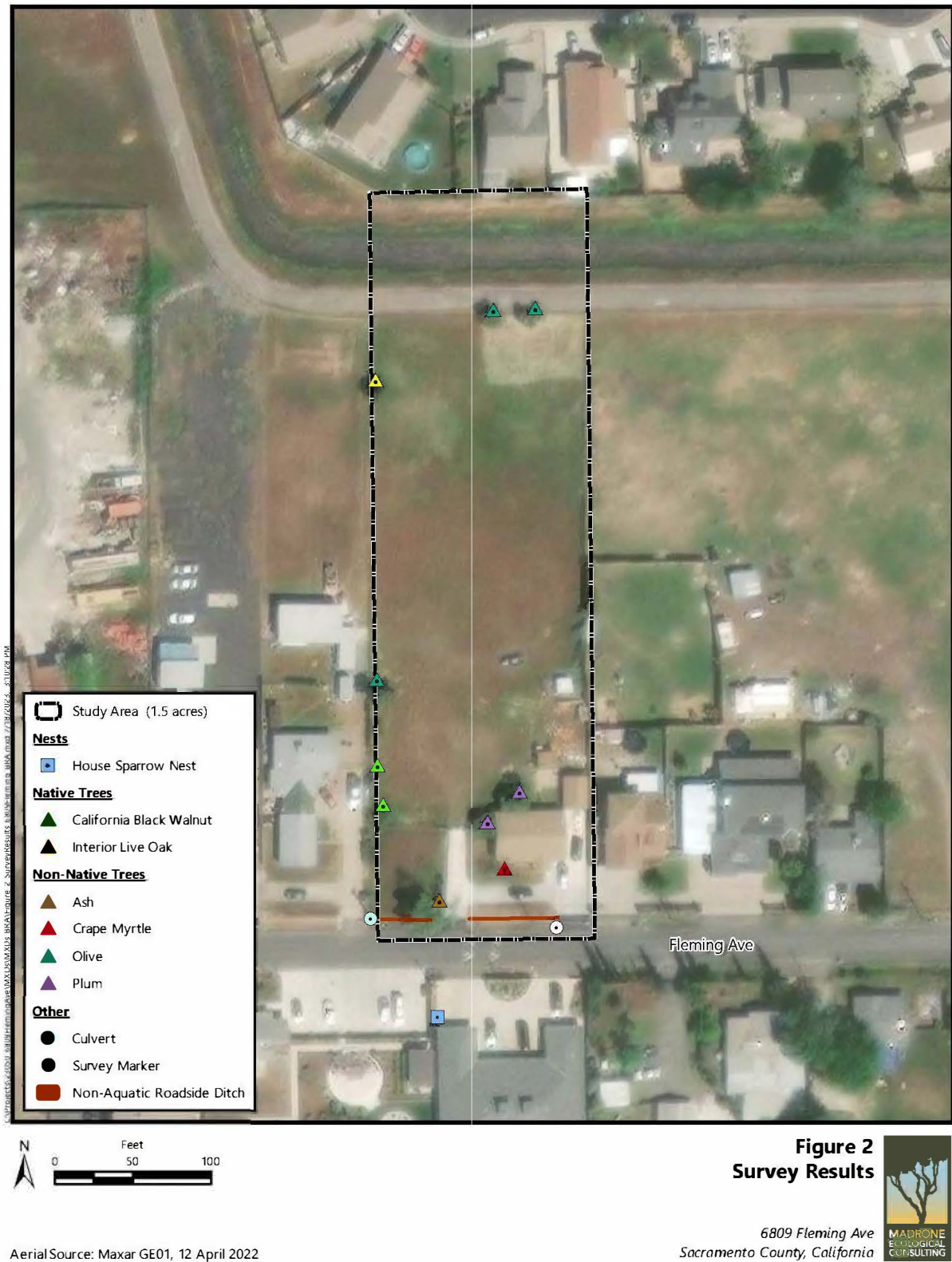


Plate IS-6: Tree Removal and Protection Plan

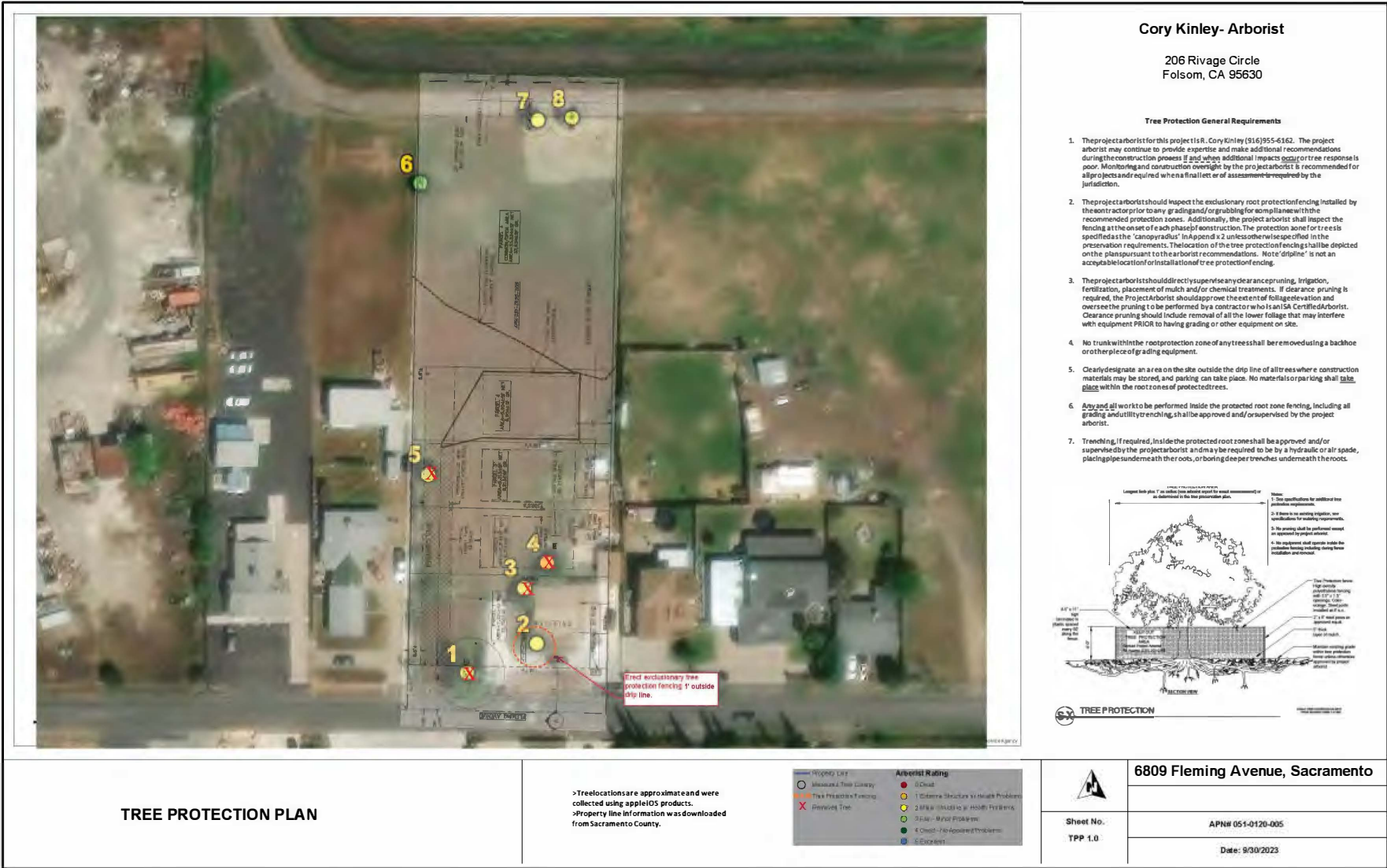


Table IS-7: Tree Inventory

Tree #	Common Name	DBH (Inches)	Dripline (Feet)	Rating	Action	Mitigation
1	Modesto Ash	24	20	Fair	Remove	468.4 sq. ft.
2	Crape Myrtle	12	12	Fair	Retain	NA
3	Prunus (Plum)	7, 5	10	Fair	Remove	181.8 sq. ft.
4	Prunus (Plum)	20	12	Poor	Remove	231.3 sq. ft.
5	Olive	10, 7, 5	10	Fair	Remove	224.2 sq. ft.
6	Coast Live Oak	11	10	Fair-Good	Retain	NA
7	Olive	4, 4, 4, 3, 3	10	Fair	Retain	NA
8	Olive	10	10	Fair	Retain	NA
No Tag	California Black Walnut	<4		No Rating	See below	NA (size)
No Tag	California Black Walnut	<4		No Rating	See below	NA (size)
Total						1105.7 sq ft.*

* The total here is the amount of canopy being removed in accordance with Policy EJ-23 an extra 25 percent canopy replacement is required. Total mitigation of canopy will be 1382.1 square feet.

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?*

ROOSTING BATS AND NESTING MIGRATORY BIRDS

Bats utilize trees and buildings for roosting. If trees are removed and/or buildings demolished at a time when special-status bats (including western red bat, a SSHCP covered species) may be present, the bats could be injured or killed. The one existing residence will remain, but if outbuildings elsewhere on the property need to be removed as part of the project, roosting bats could be injured or killed if they are present at the time of building demolition. Additionally, removal of larger trees, such as the 24-inch DBH ash tree along the southern edge of the parcel boundary, could affect special-status bats if they are using the tree for roosting at the time of its removal.

The biological survey of the project site found that the project would not impact the habitat or impact any special status species; however, with the designed of the fire turn around hammerhead the project could encroach into natural valley grassland land covers (Plate IS-7). Note that Plate IS-7 depicts the buildable area of the future parcels largely located within existing disturbed areas, but this image does not account for the full extent of the roadway. Exact impacts of the future hammerhead turnaround will be determined when improvement plan design is finalized for the roadway.. In addition, given that there will be the removal of some trees, it is possible that bird species covered by the MBTA and possibly roosting bats, may be affected. Mitigation has been included to perform preconstruction surveys to avoid possible impacts to nesting birds or roosting bats. Impacts would be ***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?*

While Florin Creek traverses the project area this area will be avoided and therefore would not be impacted. Impacts would be ***less than significant***.

- 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?*

No protected wetlands are present on the project site. ***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?*

As discussed above, the removal of some of the non-native trees could impact migratory bird nesting or bat roosting. Mitigation has been recommended to reduce impacts to less than significant. ***Less than significant with mitigation.***

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

There is one native oak tree, and two small black walnuts present on the project site. The oak tree will be retained and is located at the northwestern edge of the property (Tree 6 on Plate IS-6) beyond the development envelope thereby not needing additional protection. While the construction of the access drive will likely impact the black walnuts, given their small size (i.e., less than 4 inches), they are not protected by the County's Tree Protection Ordinance. Impacts to native trees are ***less than significant***.

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

The project will remove four non-native trees. While non-native trees are not protected by the County's Tree Protection Ordinance, the requirement to replace the removal of non-native tree canopy is set forth in Policy CO-145 and Policy EJ-23 requires an extra 25 percent replacement. With the replacement of 1,382.1 square feet of tree canopy as set forth in Mitigation Measure BIO-4 the impacts would be ***less than significant***.

- 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?*

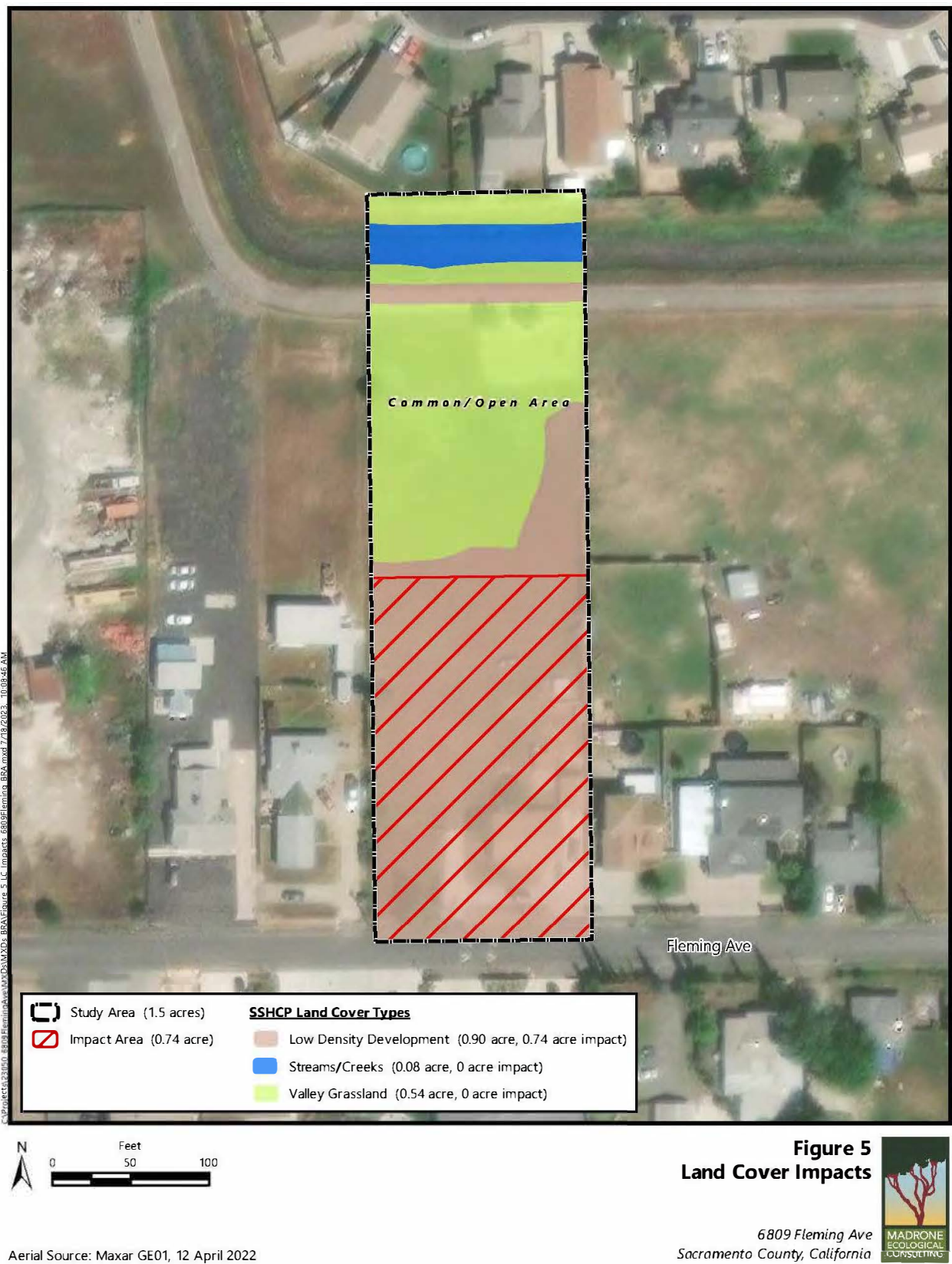
As discussed above, the mapping for the SSHCP Landcovers is illustrated in Plate IS-4. The impacts to land covers are shown on Plate IS-7. Although there is no indication that valley grassland would be impacted the final location of the required fire turn around hammerhead and the required grading thereof may impact a portion of this landcover. Mitigation (BIO-1) has been included to address the potential impacts.

The analysis contained in this section is consistent with the protocol for covered species analysis under the SSHCP. Compliance with the SSHCP will ensure that impacts to covered species and their habitat will be less than significant. The mitigation contained in this chapter

has been structured such that the required mitigation is consistent with the adopted SSHCP mitigation and monitoring protocols.

The applicant will be required to obtain a signed SSHCP authorization form from the Environmental Coordinator for potential impacts to terrestrial and aquatic habitats. Mitigation is included to ensure that the project will comply with the requirements of the SSHCP, including adherence to the Avoidance and Minimization Measures (Appendix C), as well as payment of any applicable fees to support the overall SSHCP Conservation Strategy. The project is consistent with, and aids in the goals set forth in the proposed SSHCP. Impacts with regards to consistency with the proposed SSHCP are ***less than significant***.

Plate IS-7: Impacts to Land Covers



MITIGATION MEASURES

MITIGATION MEASURE BIO-1: PARTICIPATION IN THE SSHCP

To compensate for potential impacts associated with special-status species and biological communities, the applicant shall obtain authorization through the SSHCP and conform with all applicable Avoidance and Minimization Measures (Appendix C), as well as payment of fees necessary to mitigate for impacts to species and habitat prior to construction.

Construction related activities, Special-status species and biological communities include:

- Construction Best Management Practices
- Valley Grassland
- Swainson's Hawk
- Burrowing Owl
- Western red bat
- Florin Creek

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 August 31, a survey for active migratory bird nests shall be conducted no more than 14 days prior to construction by a qualified biologist.
2. Trees slated for removal shall be removed during the period of September through January, in order to avoid the nesting season. Any trees that are to be removed during the nesting season, which is February through August, shall be surveyed by a qualified biologist and will only be removed if no nesting migratory birds are found.
3. If active nest(s) are found in the survey area, a non-disturbance buffer, the size of which has been determined by a qualified biologist, shall be established and maintained around the nest to prevent nest failure. All construction activities shall be avoided within this buffer area until a qualified biologist determines that nestlings have fledged, or until September 1.

MITIGATION MEASURE BIO-3: ROOSTING BAT PROTECTION

If building demolition or removal of the 24-inch ash tree occurs between the months of April through August (the bat pupping season), a qualified biologist shall conduct a pre-removal roosting bat survey no more than 14 days prior to building demolition and/or tree removal. If the pre-demolition/pre-removal survey indicates that no bat roosts are present, or that roosts are inactive or potential habitat is unoccupied, the demolition/removal may commence. If roosting bats are found, exclusion shall be conducted as recommended by the qualified biologist. For tree removal, a two-step process supervised by the qualified biologist may be utilized. Two-step tree removal occurs over two days and involves removal of all branches that do not provide roosting habitat on the first day, and then the next day cutting down the remaining portion of the tree. Building exclusion may include installing passive one-way doors or netting when the bats are not present to prevent reoccupation. Once the bats have been excluded and/or are confirmed to have vacated the roost, tree or building removal may occur.

MITIGATION MEASURE BIO-4: NON-NATIVE TREE CANOPY REPLACEMENT

When developed the project will be removing Trees 1, 3, 4, and 5 which would remove 1,105.7 square feet of non-native canopy. The removal of 1,105.7 square feet of non-native tree canopy for development shall be mitigated by creation of new tree canopy equivalent to 1,382.1 square feet in accordance with Policy EJ-23 that there will be 25 percent increase in tree canopy for the amount of tree canopy removed in an Environmental Justice community. 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 with trees being planted during the development of each home.

VI. CULTURAL RESOURCES

Would the project:	Potentially Significant	Less than Significant with Mitigation	Less than Significant	No Impact
a. Cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Disturb any human remains, including those interred outside of dedicated cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

ENVIRONMENTAL SETTING

The information for this section is from the *Cultural Resources Assessment for the 6809 Fleming Avenue* prepared by Peak & Associates (Peak) dated July 13, 2023.

On June 25, 2023, Peak conducted a field survey of the project site. The archaeologists walked parallel transects spaced no more than three meters apart. The survey found no evidence of prehistoric period resources or historic period resources in the area of potential effect.

IMPACT DISCUSSION

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

Based on the Cultural Resources Assessment the project site does not contain any historical resources. **No Impact.**

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

Although no prehistoric sites were found during the survey, there is a very slight possibility that a site may exist and be totally obscured by vegetation, fill, or other historic activities, leaving no surface evidence. Therefore, mitigation has been recommended to address the inadvertent discovery of Cultural Resources. Impacts would be **less than significant**.

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

No known human remains exist on the project site. Nonetheless, mitigation has been recommended to ensure appropriate treatment should remains be uncovered during project implementation. Impacts would be **less than significant**.

ENVIRONMENTAL MITIGATION MEASURES

CUL-1: UNANTICIPATED DISCOVERY OF CULTURAL RESOURCES

In accordance with PRC Section 21082 and Section 15064.5 of the CEQA Guidelines and [36 CFR 800] of Section 106 of the National Historic Preservation Act (NHPA), if buried cultural resources are discovered during construction, operations shall stop in the immediate vicinity of the find and a qualified archaeologist shall be consulted to determine whether the resource requires further study. The archaeologist shall make recommendations to the lead agency concerning appropriate measures that will be implemented to protect the resources, including but not limited to excavation and evaluation of the finds, consistent with Section 15064.5 of the CEQA Guidelines and 36 CFR 800. Cultural resources could consist of but are not limited to stone, bone, wood, or shell artifacts, or features including hearths, structural remains, or historic dumpsites. In accordance with PRC Section 21082 and Section 15064.5 of the CEQA Guidelines, no further grading or construction activity shall occur within 50 feet of the discovery until the lead agency approves the measures to protect these resources.

In addition, reasonable efforts to avoid, minimize, or mitigate adverse effects to the property shall be taken and the State Historic Preservation Office (SHPO) and Indian tribes with concerns about the property, and the Advisory Council on Historic Preservation (Council) will be notified within 48 hours in compliance with 36 CFR 800.13 (b)(3).

CUL-2: UNANTICIPATED DISCOVERY OF HUMAN REMAINS

In the event of an accidental discovery or recognition of any human remains, PRC Section 5097.98 shall be followed. Once project-related earthmoving begins and if there is a discovery or recognition of human remains, the following steps shall be taken:

1. There shall be no further excavation or disturbance of the specific location or any nearby area reasonably suspected to overlie adjacent human remains until the County Coroner is contacted to determine if the remains are Native American and if an investigation of the cause of death is required. If the coroner determines the remains are Native American, the coroner shall contact the NAHC within 24 hours, and the NAHC shall identify the person or persons it believes to be the "most likely descendant" of the deceased Native American. The most likely descendant may make recommendations to the landowner or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains, and any associated grave goods as provided in PRC Section 5097.98, or
2. Where the following conditions occur, the landowner or his/her authorized representative shall rebury the Native American human remains and associated grave goods with appropriate dignity either in accordance with the recommendations of the most likely descendant or on the project area in a location not subject to further subsurface disturbance:
 - The NAHC is unable to identify a most likely descendent or the most likely descendent failed to make a recommendation within 48 hours after being notified by the commission;
 - The descendent identified fails to make a recommendation; or

- The landowner or his authorized representative rejects the recommendation of the descendent, and the mediation by the NAHC fails to provide measures acceptable to the landowner.

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

ENVIRONMENTAL SETTING

The project site currently contains one single family residential unit. Electricity is provided by Sacramento Municipal Utility District (SMUD) and natural gas by Pacific Gas & Electric (PG&E).

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?*

Implementation of the proposed parcel map would result in the addition of three additional housing units in the area. Construction of the units would be done in accordance with current building code which includes measures for energy conservation. The typical energy use of single family home is not considered wasteful or unnecessary consumption of energy resources. Therefore, subsequent occupation of the units would not result in operational inefficient consumption. Impacts would be ***less than significant***.

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

Compliance with state building codes would ensure the project would not conflict or obstruct state or local plans for renewable energy or energy efficiency. ***No Impact***.

ENVIRONMENTAL MITIGATION MEASURES

None recommended.

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.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii. Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii. Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iv. Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

ENVIRONMENTAL SETTING

The project site is located in the southern Sacramento Valley, on a flat alluvial plain composed of Pleistocene (2.6 million years Before Present [B.P.] to 11,700 years B.P.) and Holocene (11,700 years B.P. and younger) age deposits. These sediments overlie the thick sequence of sedimentary rock units that form the deeply buried bedrock units in the mid-basin areas of the valley. Elevations at the project site range from approximately 20 to 30 feet above mean sea level.

The Sacramento Valley has historically experienced a very low level of seismic activity. The nearest potentially active faults are located approximately 23 miles northeast in the Foothills Fault System, and active faults are located approximately 30 miles northwest in the Dunnigan Hills and 50 miles west in the Coast Ranges.

Based on a review of U.S. Natural Resources Conservation Service soil survey data, the soil in the northern portion of the project site is classified as San Joaquin silt loam, 0 to 3 percent slopes with the southern portion being San Joaquin silt loam, leveled, 0 to 1 percent slopes (Table IS-A).

Table IS-8: Project Area Soil Descriptions

Soil Name	Slope Class	Soil Depth	Drainage	Erosion Potential	Linear Extensibility¹
San Joaquin silt loam, leveled	0-1 percent	Moderately deep	Moderately well drained	Slight	Low
San Joaquin silt loam	0-3 percent	Moderately deep	Moderately well drained	Slight	Low
Source: Custom Soil Resource Report for Sacramento County, California; 6809 Fleming SRTS Project (Natural Resources Conservation Service, 2024)					
Notes:					
¹ Linear extensibility is used to determine the shrink-swell potential of soils.					

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 within an Alquist-Priolo Earthquake Fault Zone. Although there are no known active earthquake faults in the project area, the site could be subject to some ground shaking from regional faults. The Uniform Building Code contains applicable construction regulations for earthquake safety. **No Impact.**

ii. *Strong seismic ground shaking?*

Although there are no known active earthquake faults in the project area, the site could be subject to some ground shaking from regional faults. The Uniform Building Code contains applicable construction regulations for earthquake safety that will ensure **less than significant** impacts.

iii. Seismic-related ground failure, including liquefaction?

Liquefaction happens when ground shaking causes water-saturated, loosely packed soils to lose strength and take on the characteristics of a fluid. Factors contributing to liquefaction include soil type, depth to groundwater, and level and duration of ground shaking. The project area is not within a liquefaction hazard zone, therefore, there would be **no impact**.

iv. Landslides?

The project area is relatively flat, with existing roads and surrounding residential and commercial infrastructure. Additionally, the California Department of Conservation's Earthquake Hazards Zone Application indicates that the project area is not located in a landslide hazard zone (California Department of Conservation, 2022). 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 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. Impacts would be **less than significant**.

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?

The project soils are not unstable, nor would they become unstable as a result of the project. There is no potential for on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse. **No 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 soil types within the project area have low linear extensibility ratings. Therefore, there would be **no impact** from expansive soil.

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 project will be connected to public sewer. **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. Impacts would be **less than significant**.

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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

ENVIRONMENTAL SETTING

Greenhouse gases (GHG), including CO₂, methane (CH₄), and nitrous oxide (N₂O), are naturally occurring atmospheric gases that insulate Earth as part of the greenhouse effect, which is responsible for keeping temperatures on Earth conducive to life. After solar radiation is absorbed by the earth's surface, infrared radiation is emitted into the atmosphere, which is then absorbed by GHGs. Some of the infrared radiation is re-emitted back to the earth's surface, warming the atmosphere. However, human activities such as combustion of fossil fuels, have increasingly emitted excess GHGs into the atmosphere causing the greenhouse effect to intensify and Earth's climate to warm at an unprecedented rate.

The Global Warming Potential (GWP) of GHGs compares the ability of each GHG to trap heat in the atmosphere relative to another gas. GWP is based on several factors, including the relative effectiveness of a gas to absorb infrared radiation and the length of time the gas remains in the atmosphere (its "atmospheric lifetime"). The GWP of each gas is measured relative to CO₂. Therefore, CO₂ has a GWP of one. GHGs with lower emissions rates than CO₂ may still contribute to climate change because they are more effective at absorbing outgoing infrared radiation than CO₂ (i.e., high GWP). For example, N₂O has a GWP of 273, meaning that one ton of N₂O has the same contribution to the greenhouse effect as approximately 273 tons of CO₂. The concept of CO₂ equivalence (CO₂e) is used to account for the different GWP potentials of GHGs. GHG emissions are typically measured in terms of pounds or tons of CO₂e and are often expressed in metric tons (MT) CO₂e.

SACRAMENTO METROPOLITAN AQMD

As discussed in the Air Quality Section, the project area is within the boundaries of the SMAQMD. The SMAQMD has developed greenhouse gas (GHG) thresholds and screening levels to provide a consistent scale to measure the significance of land use development. The thresholds are used to evaluate a project for consistency with statewide GHG reduction targets as established in Assembly Bill (AB) 32, followed by Senate Bill (SB) 32. AB 32 is the Global Warming Solutions Act of 2006. California reached the goals set in AB 32 in 2016. As a follow up to AB 32, SB 32, which requires CARB to ensure state GHG emissions are reduced 40 percent below 1990 levels by 2030, was signed in 2016.

SACRAMENTO COUNTY CLIMATE ACTION PLAN

The County's Climate Action Plan (CAP), adopted by the Board of Supervisors in November 2024, is a comprehensive, multi objective plan that balances environmental, economic, and community

interests for the reduction of GHG emissions. Strategies and measures have been identified in the CAP to meet California's 2020 and 2045 GHG reduction targets. Each measure is supported by implementing actions to reduce GHG emissions generated from current and future activities within the unincorporated areas of the County, including existing County facilities and operations. Upon implementation of the CAP, projects being proposed in unincorporated areas of the County would need to demonstrate compliance with applicable measures and actions.

THRESHOLDS OF SIGNIFICANCE

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

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

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.
 - EV Capable requires the installation of "raceway" (the enclosed conduit that forms the physical pathway for electrical wiring to protect it from damage) and adequate panel capacity to accommodate future installation of a dedicated branch circuit and charging station(s)
 - EV Ready requires all EV Capable improvements plus installation of dedicated branch circuit(s) (electrical pre-wiring), circuit breakers, and other electrical components, including a receptacle (240-volt outlet) or blank cover needed to support future installation of one or more charging stations

Projects that implement BMP 1 and BMP 2 can utilize the screening criteria for operation emissions outlined in Table IS-7. 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-9.

Table IS-9: 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

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. The project is within the screening criteria for construction related impacts related to air quality. Therefore, construction-related GHG impacts are considered ***less than significant***.

Operational Phase Greenhouse Gas Emissions

The project will implement BMP 1 and BMP 2 in its entirety. As such, the project can be compared to the operational screening table for Single Family Housing which has a threshold of 56 dwelling units. The operational emissions associated with the project (3 dwelling units) are less than 1,100 MT of CO₂e per year. Mitigation Measure GHG-1 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 the division of the property into four parcels and the subsequent development of three residential units. Both the construction-generated and operation phase greenhouse

gas emissions would be less than significant. Therefore, the project would be consistent with applicable air quality plans, including the adopted Sacramento County 2024 Climate Action Plan. Therefore, implementation of the project would not conflict with applicable plans, policies, or regulations for reducing GHG emissions and there would be ***no impact***.

ENVIRONMENTAL MITIGATION MEASURES

GHG-1: SMAQMD TIER 1 BEST MANAGEMENT PRACTICES FOR GHG EMISSION REDUCTIONS

The applicant will implement the following:

1. The project is required to incorporate the following Tier 1 Best Management Practices (BMPs)
 - BMP 1: No natural gas: Projects shall be designed and constructed without natural gas infrastructure.
 - BMP 2: Electric vehicle ready: Projects shall meet the current CalGreen Tier 2 standards, except all EV Capable spaces shall instead be EV Ready.
 - EV Capable requires the installation of “raceway” (the enclosed conduit that forms the physical pathway for electrical wiring to protect it from damage) and adequate panel capacity to accommodate future installation of a dedicated branch circuit and charging station(s)
 - EV Ready requires all EV Capable improvements plus installation of dedicated branch circuit(s) (electrical pre-wiring), circuit breakers, and other electrical components, including a receptacle (240-volt outlet) or blank cover needed to support future installation of one or more charging stations.
2. Upon implementation of the CAP, in lieu of the measures above, the project may demonstrate consistency with the CAP by implementing applicable GHG reduction measures and/or demonstrating consistency with performance standards associated with such measures, as outlined in a CAP Consistency Review Checklist adopted by Sacramento County. The CAP Consistency Checklist will ensure that the specified GHG reduction measures applicable to new development projects and performance standards are met.

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

ENVIRONMENTAL SETTING

The southern portion of the project site contains a single-family home, detached garage/accessory dwelling unit, sheds, a vegetable garden, and an above ground pool. The central and eastern portions of the project site is currently being used to store items including three vehicles, a car hauling trailer, several jet skis and trailers, wooden pallets, firewood, and other various refuse items.

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?*

The project is the division of the property into four parcels with the planned development of three new residential units in addition to the existing residence. The existing outbuildings may require removal. The outbuildings may have asbestos or lead paint; as such, compliance with SMAQMD's Rule 902 – Asbestos for the proper testing, handling and disposal of asbestos containing material will ensure worker safety and will limit release into the environment. Lead paint is a concern depending on the age of the building. Lead paint removal is addressed in various California regulations for worker safety and for protection of the environment.

Furthermore, demolition requires issuance of a building permit, which are reviewed by County EMD and SMAQMD for compliance with State laws and regulations.

Additionally, while homes do use and contain hazardous materials such as paints, clearers and fuel these uses do not routinely transport or dispose of hazardous materials. 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?*

See (a) above. Although some hazardous materials are used in maintaining a home (i.e., cleaning products) there would not be a significant hazard to the public as there would be little to no change of an accidental release of hazardous materials. **No Impact.**

- 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 nearest school is David Reese Elementary, located approximately a quarter mile to the northeast. If outbuildings require demolition, compliance with existing regulations (see discussion in (a) above) will ensure the proper handling and disposal of hazardous materials, such as asbestos and lead. Construction and operations of three single-family residential units will not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances or waste. Impacts would be *less than significant*.

- 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?*

The project site is not listed on any hazardous materials sites compiled pursuant to Government Code § 65962.5. **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 consist of the development of three new residents which will need to comply with the fire access requirement set forth by Sac Metro Fire. The project would not create any physical interference nor impair the implementation of any adopted emergency response plan or evacuation plan. Impacts would be *less than significant*.

- 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 site is within the urbanized part of Sacramento County and is more than 12 miles east of the nearest area of moderate wildlife risk. **No Impact.**

ENVIRONMENTAL MITIGATION MEASURES

None recommended.

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii. substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv. impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Develop in an area that is subject to 200 year urban levels of flood protection (ULOP)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

ENVIRONMENTAL SETTING**DRAINAGE**

The project site is located within an area identified on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Panel Number 06067C0306H as having two zones the northern part of the property is within the 100-year floodplain Flood Zone AE that is designated a regulated floodway (Florin Creek). The southern part is within "Zone X". Flood Zone X means the property does not show up as being either a 500-year or a 100-year floodplain

according to FEMA. Flood Zone X is a designation used by FEMA to represent a low-to-moderate risk of flooding (Plate IS-8).

EXISTING CONDITIONS

The project site consists of a single family residence located in the southern portion of the property the area around Florin Creek is open undeveloped land. North of Florin Creek there are additional residences.

PROPOSED CONDITIONS

In correspondence dated January 23, 2024, Sacramento County Department of Water Resources (DWR) staff (Ashley Holt) requested information regarding the effective buildable area with the applicant's resubmitted of the tentative parcel map. Ms. Holt communicated (June 4, 2024) that DWR had no further comments and provided conditions of approval. As shown on the site plan, the development envelopes for the proposed residences are outside of the designated flood zone. The only development that would occur within the flood zone is a portion of the proposed fire department turn around hammerhead.

IMPACT DISCUSSION

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

Construction of the project would disturb more than one acre of soil; therefore, compliance with the State Water Resources Control Board (SWRCB) Construction General Permit requirements would be required, including the preparation of a site-specific Storm Water Pollution Prevention Plan (SWPPP). Erosion and sediment control measures (e.g., stabilized construction entrances, spray-on soil stabilizers, staked or weighted straw wattles or fiber rolls, silt fences, etc.) to prevent construction debris from entering nearby waters (including Chicken Ranch Slough) would be incorporated into the SWPPP. Additionally, construction of the project would comply with the County's Stormwater Ordinance (Section 15.12), which requires implementation of BMPs to the maximum extent practicable to prevent or minimize non-stormwater or pollutant discharge into County waterways during construction. Therefore, construction of the project, with the implementation of the above, would not violate any water quality standards or waste discharge requirements, nor would it substantially degrade surface or ground water quality, and would result in ***less than significant*** impacts.

- 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 will connect to existing water provider whose sources would include both existing surface water sources and potentially from existing groundwater wells. However, the construction and operation of three additional homes would not result in a substantial decrease in groundwater supplies nor interfere with groundwater recharge. Impacts would be ***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;*
 - 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?*

Implementation of the project includes development of three new residences which would result in an increase in impervious surface area. While the project includes the development of new structures, there would be no alteration of existing water features and no construction is proposed in Florin Creek (a designated regulatory floodway by FEMA). During construction there is the potential for erosion from ground disturbing activities. However, as previously discussed compliance with the SWRCB Construction General Permit requirements and the County's Stormwater Ordinance would be required, which would reduce the potential for erosion or siltation. Although construction of the project would result in an increase in impervious surface area, this increase would not result in a substantial increase of runoff water that would increase flooding or exceed the capacity of the existing system. Therefore, implementation of the project would not substantially alter the existing drainage pattern of the project area and would result in ***less than significant*** impacts on erosion, runoff, and flood flows.

- 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 within the 200-year ULOP. ***No Impact.***

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

While the northern portion of the project is within a flood hazard area, this portion of the project site is to remain undeveloped; so if the area were to flood, there would not be a risk in the release of pollutants. The project is not near the ocean or a large body of water subject to tsunami or seiche. Therefore, the project would not be subject to inundation that could release pollutants. The impact to water quality would be ***less than significant.***

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

Construction of the project would include compliance with all regulatory requirements including the development of a site specific SWPPP, adherence to the SWRCB Construction General Permit requirements, and following the conditions in the County's Stormwater Ordinance. Additionally, although the project would result in an increase in impervious surface area, construction and operation of the project would not decrease groundwater supply or

inhibit groundwater recharge. Therefore, implementation of the project would not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan and there would be *no impact*.

ENVIRONMENTAL MITIGATION MEASURES

None recommended.

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

ENVIRONMENTAL SETTING

The project is located within the South Sacramento community. Land use policies and regulations for the area are governed by the Sacramento General Plan, the South Sacramento Community Plan and the Sacramento County Zoning Code. Additionally, the project is within the Stockton Boulevard Neighborhood Preservation Area (NPA) (Plate IS-9). The land use designations for the parcel are Low Density Residential (LDR) and RD-5 respectively for the General Plan and Community Plan (Plate IS-10 and Plate IS-11). The parcel is zoned RD-5 Low Density Residential (NPA) (Plate IS-12).

REGULATORY SETTING

The project is located within the Stockton Boulevard NPA. As presented in the Sacramento County Zoning Code:

It is the intent of the Board of Supervisors in adopting this NPA to provide for a suitable use of property described in Section 501- 91, while at the same time protecting and preserving existing low and medium density residential neighborhoods on adjoining properties from adverse and incompatible existing and proposed heavy and light commercial uses.

Additionally:

Uses permitted in this Neighborhood Preservation Area shall include those permitted in the underlying commercial and residential land use zones as described in Section 3.2.5. Table 3.1 "Allowed Uses" of the Zoning Code of Sacramento County.

IMPACT DISCUSSION

a. Would the project physically divide an established community?

The project is the division of an existing parcel to permit the development of three additional residential units. As the property itself does not create a physical division of the community the subsequent division of the property into four lots would not likewise divide the community.
No Impact.

Plate IS-9: Stockton Boulevard Neighborhood Preservation Area

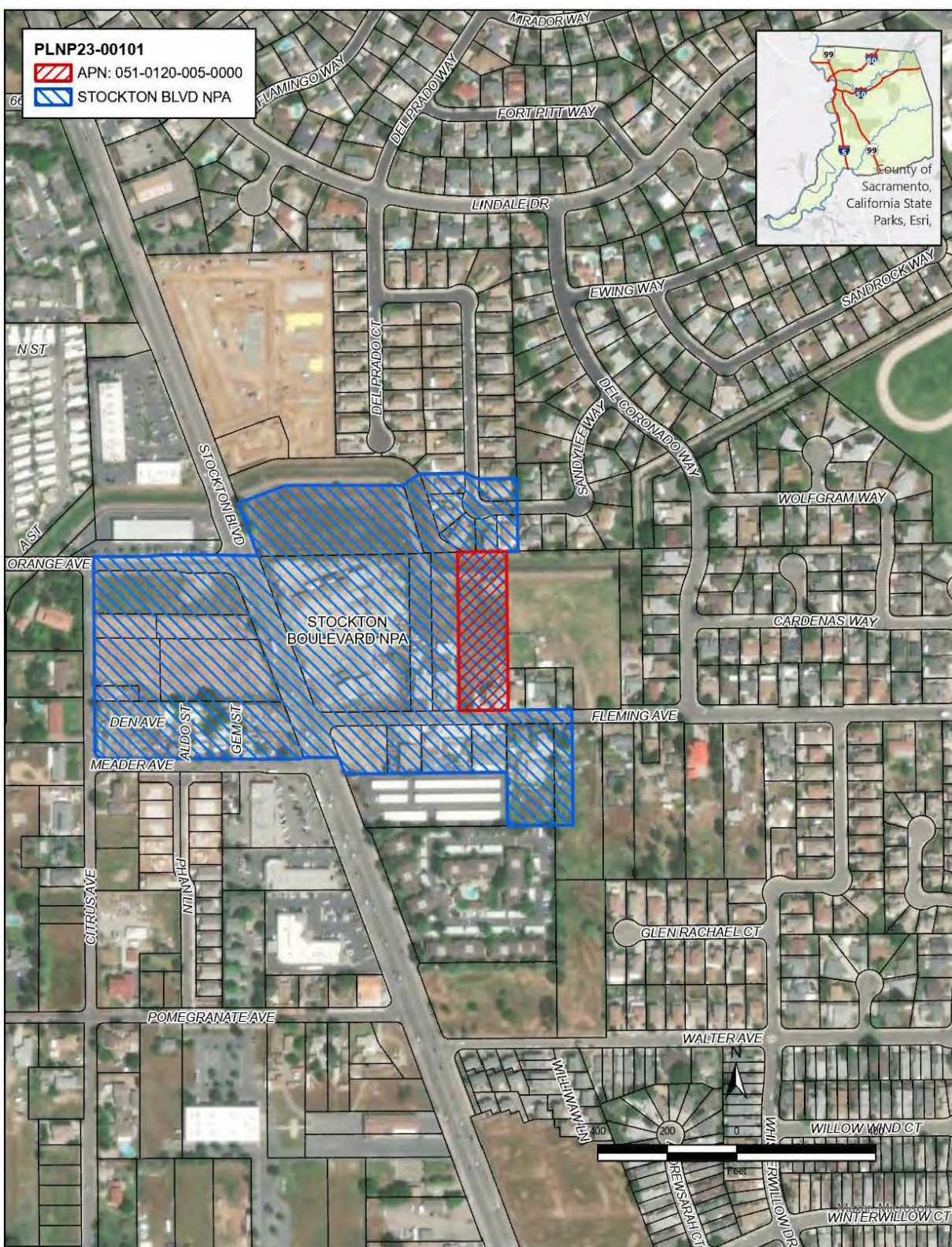


Plate IS-10: General Plan Designations

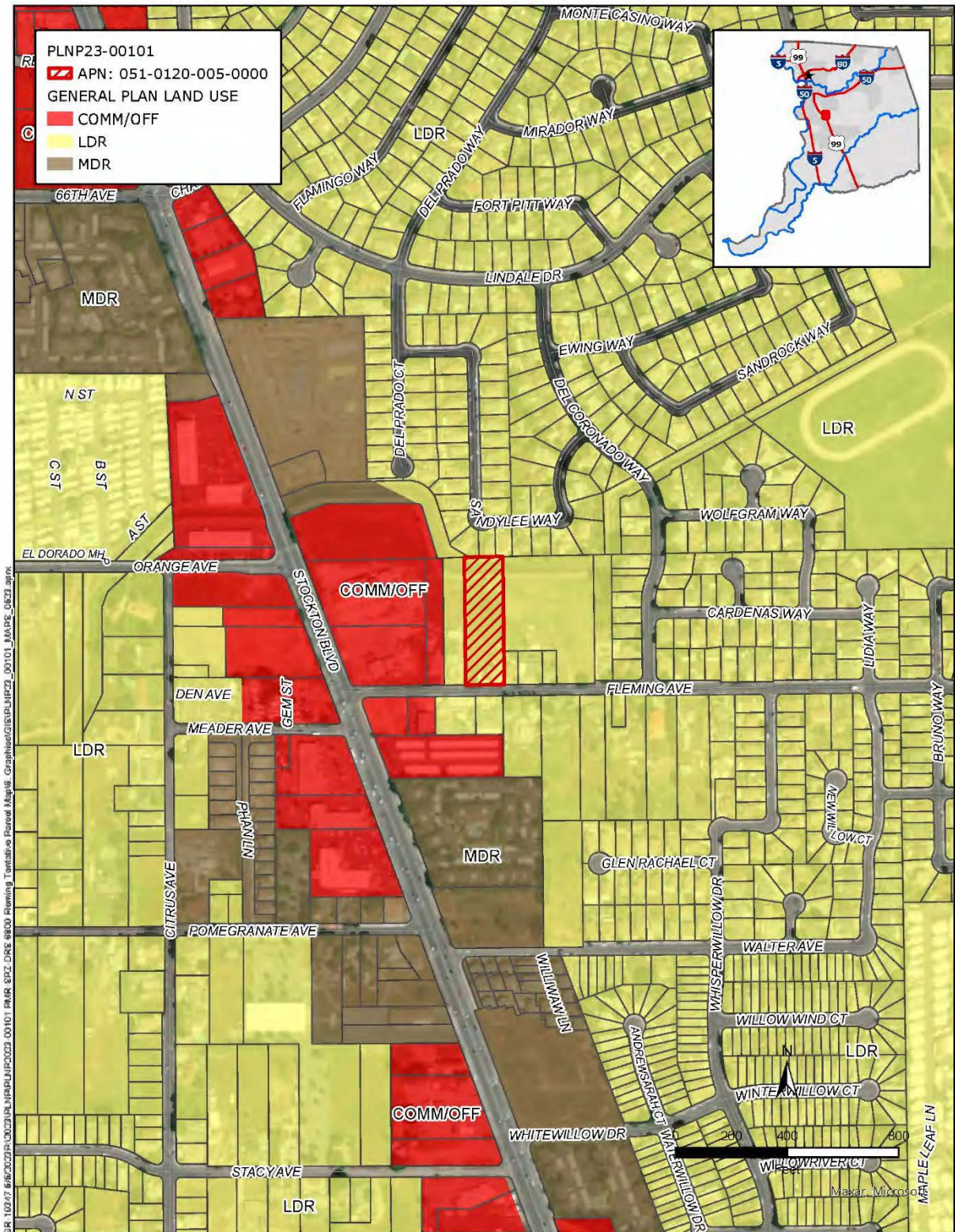


Plate IS-11: South Sacramento Community Plan Designations

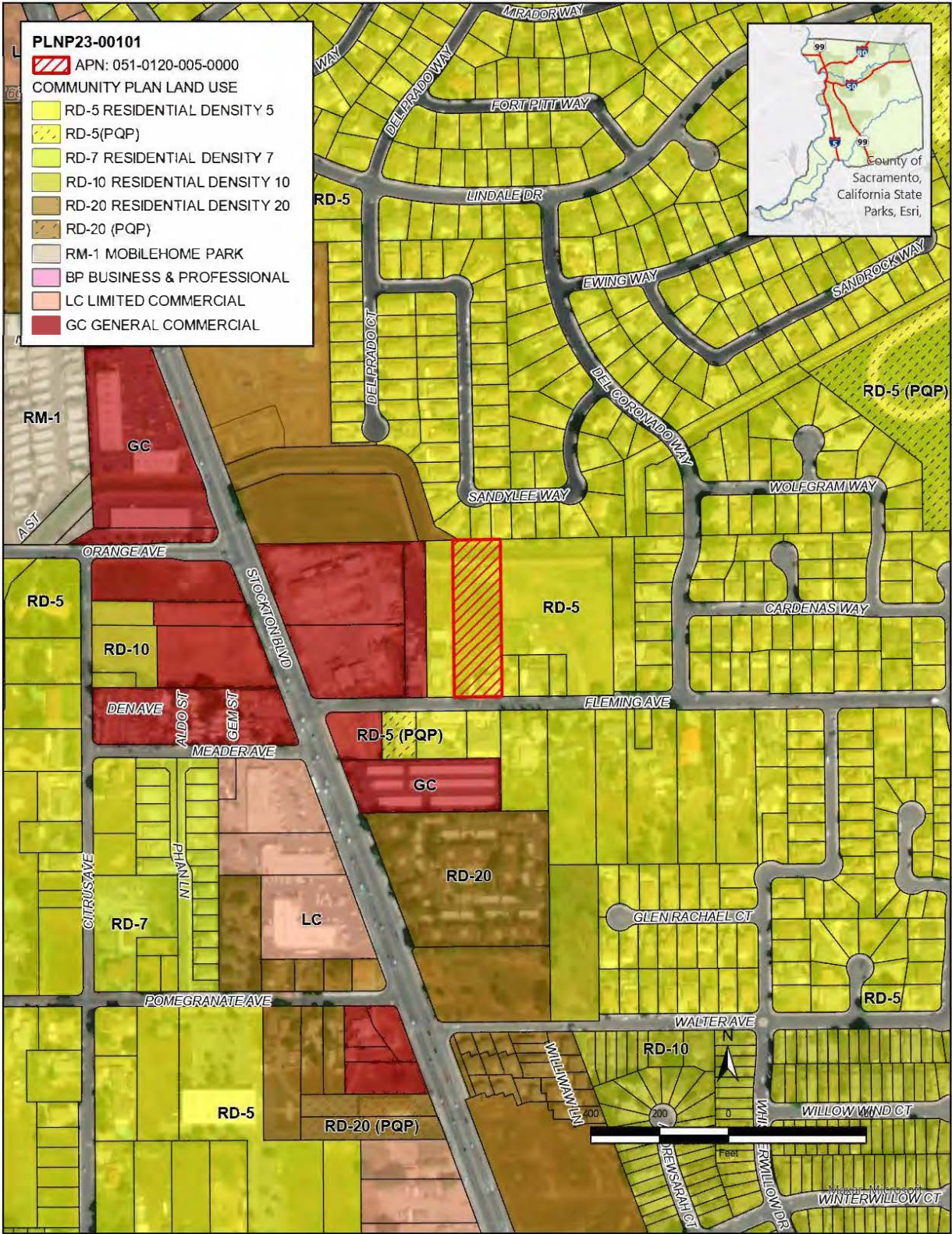
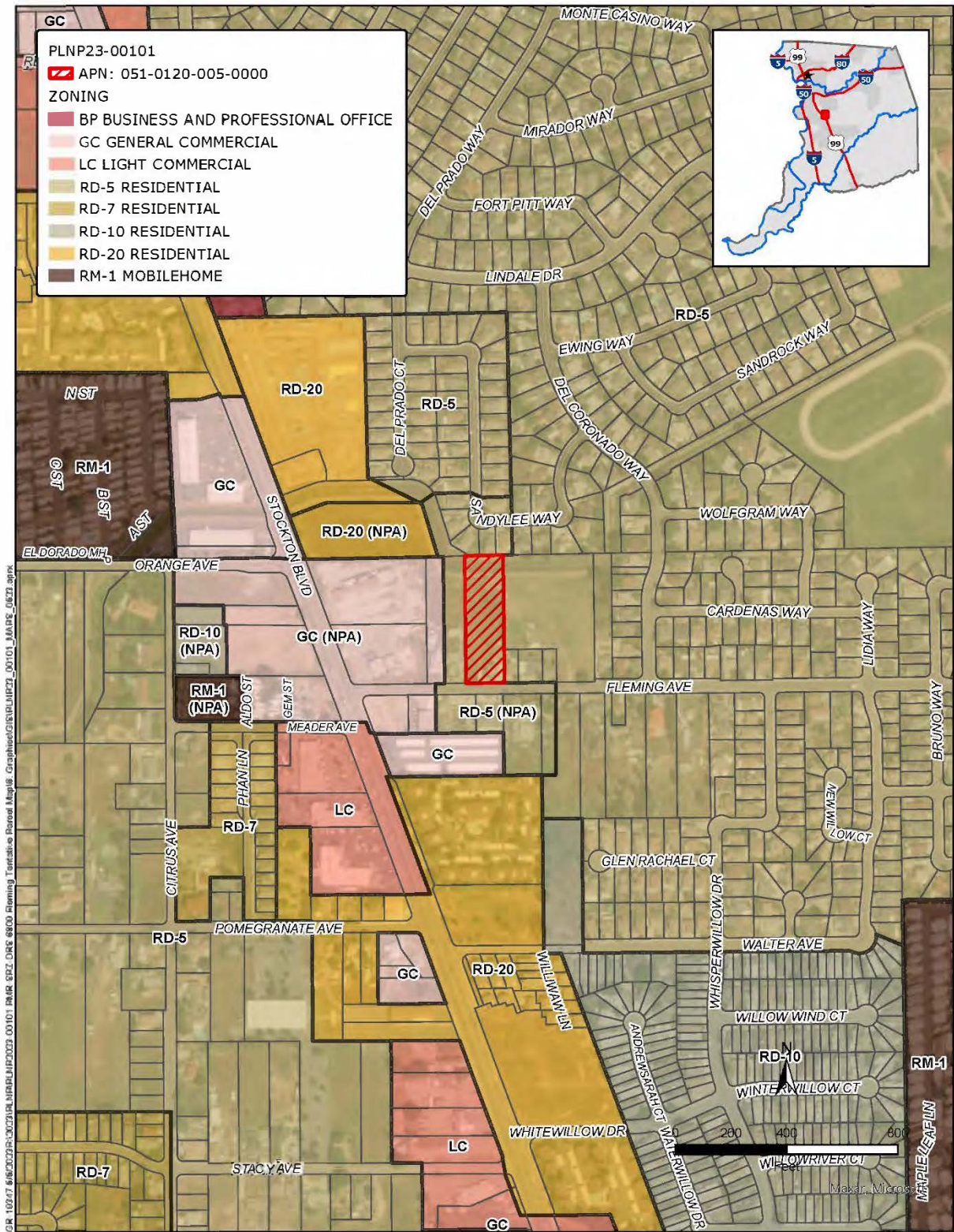


Plate IS-12: Zoning



- 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 project is the division of an existing parcel into four parcels and the subsequent development of three additional single-family residences. As the NPA is in place to preserve existing low and medium density residential neighborhoods, and the project is the development of residential use in an area of residential uses, the project would be consistent with land use plans policies and regulations. Impacts would be ***less than significant***.

ENVIRONMENTAL MITIGATION MEASURES

None recommended.

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

ENVIRONMENTAL SETTING

The project is located in the urbanized area of Sacramento County. Per the General Plan Open Space background document, the site is not with an area identified as having "significant mineral deposits". The site is also not within an area with a Surface Mining Zoned Area overlay.

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 project is not within an area of known mineral resources. Impacts would be *less than significant*.

- 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?*

As there are no known mineral resources present on the site impacts would be *less than significant*.

ENVIRONMENTAL MITIGATION MEASURES

None recommended.

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

ENVIRONMENTAL SETTING

The project site is a residential use with surrounding residential uses. The nearest noise source beyond those associated with housing is the Sac Metro Fire Station located approximately 115 feet west of the project's property line. Noise associated with the stations would be alarm bells or horns and the fire apparatus leaving on emergency calls. Beyond the temporary noise from the station activities, noise levels for the area would be within the standards established by the County.

IMPACT DISCUSSION

- a. *Would the project generate 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?*

Project construction will result in a temporary increase in ambient noise levels in the project vicinity. This impact is ***less than significant*** due to the temporary nature of these activities, limits on the duration of noise, and evening and nighttime restrictions imposed by the County Noise Ordinance (Chapter 6.68 of the County Code).

- b. *Would the project generate 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. Impacts ***less than significant***.

ENVIRONMENTAL MITIGATION MEASURES

None recommended.

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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

ENVIRONMENTAL SETTING

The project site is mostly open land with one residence adjacent to the southern boundary and a channelized section of Florin Creek along the northern boundary to the east and west are residential units. Project site is within The Stockton Neighborhood Preservation Area.

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 zoning of the area is RD-5 and has not been built out and has capacity for additional planned growth. Therefore, the project would not induce unplanned population growth. Impacts would be ***less than significant***.

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

The proposed project is the division of land and the construction of new homes. The existing home on the project would remain. Therefore, the project would not displace existing people or housing requiring the construction of replacement housing. ***No Impact***.

ENVIRONMENTAL MITIGATION MEASURES

None recommended.

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

ENVIRONMENTAL SETTING

Fire protection: The project site is served by Sacramento Metro Fire Department. The two nearest stations are Station 53 located at 6722 Fleming Avenue approximately 215 feet west of the project and Station 50 located at 8830 Gerber Road, approximately 2.7 miles east and south of the project.

Police protection: The project site is served by Sacramento County Sheriff Department. The project is located within the Department's Center Division's District 6. The nearest Sheriff's station is the Florin Service Center & Central Division located at 7000 65th Street which is approximately 1.1 mile to the northwest of the project.

Schools: The closest school to the project site is David Reese Elementary which is 0.2-mile northeast of the project followed by William Daylor High (Continuation), being 0.5-mile northwest of the project and Nathaniel S. Colley Sr. High approximately 1.0-mile southeast of the project. These schools are all within the Elk Grove Unified School District.

Parks: The closest park is Rutter Park located at 7350 Palmer House Drive approximately 0.4-mile east of the project. The next closest parks are Sheldon Park and Hampton Park and Rizal Community Center both to the west of the project site, approximately 0.5-mile 0.6-mile, respectively. All these facilities are part of Southgate Recreation and Park District.

Library: Nearest library to the project is Southgate Library, approximately 0.6-mile northwest of the project.

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? While the proposed project would increase the amount of developed structures in the service area of Stations 53 and 50, it would not require the development of new physical structures or alteration to existing structures to maintain acceptable service ratios, and response times impacts would be ***less than significant***.

Police protection? The development of the project would not require changes to the existing facilities to provide protection to the project. The project is within the existing service area of Sheriff's Central Division and would not require the construction of new facilities to cover the site or affect response times. Impacts would be ***less than significant***.

Schools? The project would result in minor increases to the student population; however, the increase would not require the construction/expansion of new unplanned school facilities. Established case law, *Goleta Union School District v. The Regents of the University of California* (36 Cal-App. 4th 1121, 1995), indicates that school overcrowding, standing alone, is not a change in the physical conditions, and cannot be treated as an impact on the environment. Impact would be ***less than significant***.

Parks? The project would result in minor increases in the population; however, the increase would not require the construction/expansion of new unplanned park facilities. Impacts would be ***less than significant***.

Other public facilities? The project would result in minor increases to the population; however, these new users of libraries, or other public facilities, would not require the development of new facilities. Impacts would be ***less than significant***.

ENVIRONMENTAL MITIGATION MEASURES

None recommended.

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

ENVIRONMENTAL SETTING

The project contains one residential unit- with the implementation of the parcel map the site would contain four units (one existing and three new). The project is in the Southgate Recreation and Park District and the parks near the project include Rutter Park, Sheldon Park and Hampton Park and Rizal Community Center. These parks contain a variety of recreational facilities including baseball and soccer fields, tennis courts, playground, and picnic areas.

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 construction of new housing would increase the number of potential park users. However, the number of new uses that could be generated would not create conditions that would result in substantial physical deterioration of facilities. Impacts would be ***less than significant***.

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

The project is a Tentative Parcel Map that would result in the construction of three new homes. The project does not include the creation of new recreational facilities. The project would neither require nor need new or expanded facilities. Impacts would be ***less than significant***.

ENVIRONMENTAL MITIGATION MEASURES

None recommended.

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

ENVIRONMENTAL SETTING

The project site is located along Fleming Avenue which is identified as a Local roadway with maintained speeds of 25 miles per hour (MPH). Fleming Avenue serves the local residential units surrounding it. To the west, Fleming Avenue connects with Stockton Boulevard which is identified as a Pre – 2030 Thoroughfare with maintained speeds of 40 MPH. The intersection has signal control.

Stockton Boulevard is identified as having Bus Rapid Transit/Hi Bus - Mixed Use Lanes with stops located approximately 0.4 of a mile to the south of Fleming Avenue. In the Bikeway Master Plan, a Bike Lane is proposed for Stockton Boulevard.

Along the south side of Florin Creek, which is north of the project site, there is a bike path that provides connections to the east and west of the project site.

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 is the division of the property into four lots and the development of home on the three new parcels. As shown on Plate IS-2, the northern portion of the project will not be developed, being left vacant. Therefore, the project would not directly impact the existing bike path. The project would not conflict with the future development of bus rapid transit, or the Bikeway Master Plan along Stockton Boulevard. As discussed below, the number of trips generated by the development of new housing would not impact existing circulation along Fleming Avenue or Stockton Boulevard. Overall impacts would be ***less than significant***.

- 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?*

For the purposes of vehicles miles traveled (VMT) analysis the project would be classified as a small project. The threshold for small residential projects is based on a maximum generation of 237 Average Daily Trips (ADT)/day. According to the ITE Trip Generation Manual (10th Edition), 20 single-family homes would generate 237 daily trips. As the project would result in three additional single-family homes, the resulting number of daily trips would be below the 237 ADT threshold established by Sacramento County Department of Transportation guidelines. Therefore, the impacts associated with VMT would be *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 would implement roadway improvement conditions established by the County's Department of Transportation as to the design features of connecting the proposed private street to the public roadway (i.e. Fleming Avenue). The project is the implementation of a Tentative Parcel Map with the subsequent development of single-family residences which would not contain incompatible uses such as the use of farm equipment on public roadways. Therefore, impacts would be *less than significant*.

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

The project would implement the requirements established by Sacramento County Metro Fire. Therefore, the project would not result in inadequate emergency access. Impacts would be *less than significant*.

ENVIRONMENTAL MITIGATION MEASURES

None recommended.

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	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

ENVIRONMENTAL 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 on July 22, 2024. Wilton Rancheria and United Auburn Indian Community declined to consult, and the County received no other requests from the notified tribes.

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)?*

County staff determined, based on the lack of requests to consult, or declining to consult, that there were no tribal cultural resources (TRCs) present on the project site. Therefore, impacts to tribal cultural resources would be ***less than significant***.

- 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?*

County staff determined based on the lack of requests to, or declining to consult, that there were no tribal cultural resources (TRCs) present on the project site. Therefore, impacts to tribal cultural resources would be ***less than significant***.

ENVIRONMENTAL MITIGATION MEASURES

None recommended.

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Result in substantial adverse physical impacts associated with the provision of storm water drainage facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Result in substantial adverse physical impacts associated with the provision of electric or natural gas service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

ENVIRONMENTAL SETTING

The project currently is one single-family residence. The project water is supplied by California American Water with electricity being supplied by Sacramento Municipal Utility District (SMUD) and natural gas by Pacific Gas & Electric (PG&E). Solid waste disposal is Sacramento County Waste Management & Recycling (Kiefer Landfill). The parcel is within the service area of Sacramento Area Sewer District (SacSewer). These utilities providers do not have any current issues in providing services to the existing uses in the area.

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 would be necessary to serve the proposed project. Existing service lines are located within existing roadways and other developed areas, and the extension of lines would take place within areas already proposed for development as part of the project. No significant new impacts would result from service line extension; therefore the impacts would be ***less than significant***.

- 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?*

California American Water has adequate water supplies to serve the project. Impacts would be ***less than significant***.

- 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 indicated there is adequate wastewater treatment and disposal capacity to service the proposed project. Impacts would be ***less than significant***.

- 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 capacity to accommodate solid waste until the year 2050. Implementation of the project would comply with all applicable federal, State, and local solid waste statutes and regulations, including compliance with the CALGreen Code and the County's Construction and Demolition Debris program. There is sufficient landfill capacity available to accommodate the solid-waste disposal needs of the project. Therefore, implementation of the project would not generate waste in excess of state or local standards or in excess of local infrastructure, and impacts related to sufficient landfill capacity would be less than significant. Impacts would be ***less than significant***.

- 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. Impacts would be ***less than significant***.

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

Project is not including natural gas service. For electrical service minor extension of infrastructure would be necessary to serve the proposed project. Existing service lines are located within existing roadways and other developed areas, and the extension of lines would

take place within areas already proposed for development as part of the project. No significant new impacts would result from service line extension. Impacts would be *less than significant*.

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

As discussed above under Item d), implementation of the project would comply with all applicable solid waste statutes and regulations, including CALGreen and Article 6 (Construction and Demolition Debris) of Chapter 6.20, Title 6, of the Sacramento County Code. Therefore, there would be *no impact*.

ENVIRONMENTAL MITIGATION MEASURES

None recommended.

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

ENVIRONMENTAL SETTING

The project is located within the urbanized area of Sacramento County and is within the Local Responsibility Area serviced by Sacramento Metro Fire. The nearest State Responsibility Area rated as a moderate fire risk is more than 12 miles to the east of the project.

IMPACT DISCUSSION

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

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. Impacts are **less than significant**.

- 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 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. Impacts are **less than significant**.

- 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 is required to provide fire department access including an equipment hammerhead turn out. However, this requirement would not result in a change in fire risk, instead improving firefighting access. Impacts are *less than significant*.

- 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 is flat and 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 fire changes to the landscape. Impacts are *less than significant*.

ENVIRONMENTAL MITIGATION MEASURES

None recommended.

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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.)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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, the project has the potential to significantly degrade the quality of the environment. During construction, required tree removal and construction activities may affect migratory birds and roosting bats. Additionally, there is the potential for the removal of non-native trees (which would impact tree canopy). However, Mitigation Measures BIO-1, BIO-2, BIO-3 and BIO-4 would be implemented, and impacts would be reduced to less than significant.

As discussed in Section IX. Greenhouse Gas Emissions, there is potential for the construction of operations of the project would generate greenhouse gases that are potentially significant. However, GHG-1 would be implemented, and impacts would be reduced to less than significant.

- 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. For all the topics discussed in this Initial Study, impacts resulting from implementation of the project would be individually limited and not cumulatively considerable, because the impacts are either temporary in nature (i.e., limited to the construction period) or limited to the project area (e.g., cultural resources). Additionally, for each of the topics analyzed in the Initial Study, the proposed project would have no impacts, less-than-significant impacts, or less-than-significant impacts with mitigation incorporated, and therefore would not substantially contribute to any potential cumulative impacts. Cumulative impacts would be ***less than significant***.

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

The project would result in air emissions during construction of the project. However, Mitigation Measure AQ-1 would be implemented and would reduce this project specific impact to a less-than-significant level. Therefore, implementation of the project would not result in substantial, adverse environmental effects to human beings, either directly or indirectly. Impacts would be ***less than significant***.

ENVIRONMENTAL MITIGATION MEASURES

Mitigation Measures (AQ-1, BIO-1, BIO-2, BIO-3, BIO-4, CUL-1, CUL-2, 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.

MITIGATION MEASURE COMPLIANCE

Comply with the Mitigation Monitoring and Reporting Program (MMRP) for the 6809 Fleming Tentative Parcel Map as follows:

1. It shall be the responsibility of the project applicant to reimburse the County for all expenses incurred in the implementation of the Mitigation Monitoring and Reporting Program (MMRP), including any necessary enforcement actions. The applicant shall pay an initial deposit of **\$4,700.00**, which includes administrative costs of **\$1,097.00**. Over the course of the project, the Office of Planning and Environmental Review will regularly conduct cost accountings and submit invoices to the applicant when the County monitoring costs exceed the initial deposit.
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.

LIST OF PREPARERS

LEAD AGENCY

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Office Manager: Kim Reading

Administrative Support: Justin Maulit

REFERENCES/CITATIONS

Branum, D., Chen, R., Petersen, M., & Wills, C. (2016). *Earthquake Shaking Potential for California*. digitized by the California Department of Conservation. Retrieved December 9, 2024, from <https://www.conservaion.ca.gov/cgs/psha>

California Department of Conservation. (2022). EQ Zapp: California Earthquake Hazards Zone Application. Sacramento, CA. Retrieved December 9, 2024, from <https://www.conservaion.ca.gov/cgs/sh/eqzapp>

U.S. Natural Resources Conservation Service. (2024) Custom Soil Resource Report for Sacramento County, California; 6809 Fleming SRTS Project.

APPENDIX A PROVIDED UNDER SEPARATE COVER

Madrone Ecological Consulting. September 21, 2023. 6809 Fleming Avenue South Sacramento Habitat Conservation Plan Biological Survey Report

APPENDIX B PROVIDED UNDER SEPARATE COVER

**Cory Kinley. September 30, 2023. Arborist Report: 6809
Fleming Avenue, Sacramento**

APPENDIX C PROVIDED UNDER SEPARATE COVER

South Sacramento Habitat Conservation Plan Avoidance and Minimization Measures