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## 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:** PLNP2022-00258
2. **Title and Short Description of Project:** Florian Townhomes  
The project consists of a tentative parcel map to divide a 2.11 acre site into two parcels (1.348 acres and 0.766 acres) for the purpose of developing a 38 unit condominium community. The project requests special development permits to deviate from development standards, a waiver for a parcel map for condominiums and a design review to demonstrate compliance with the Countywide Design Guidelines.
3. **Assessor's Parcel Number(s):** 050-0293-010-0000 and 050-0293-011-0000
4. **Location of Project:** The project is located at 7270 and 7298 Stockton Boulevard at the intersection of 66<sup>th</sup> Avenue and Stockton Boulevard in the South Sacramento community of unincorporated Sacramento County.
5. **Project Applicant:**
6. Said project will not have a significant effect on the environment for the following reasons:
  - a. It will not have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory.
  - b. It will not have the potential to achieve short-term, to the disadvantage of long-term, environmental goals.
  - c. It will not have impacts, which are individually limited, but cumulatively considerable.
  - d. It will not have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly.
7. As a result, thereof, the preparation of an environmental impact report pursuant to the Environmental Quality Act (Division 13 of the Public Resources Code of the State of California) is not required.
8. The attached Initial Study has been prepared by the Sacramento County Planning and Environmental Review Division in support of this Mitigated Negative Declaration. Further information may be obtained by contacting the Planning and Environmental Review Division at 827 Seventh Street, Room 225, Sacramento, California, 95814, or phone (916) 874-6141

Julie Newton

Digitally signed by Julie Newton  
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Date: 2025.06.10 16:36:17 -0700

Julie Newton  
Environmental Coordinator  
County of Sacramento, State of California

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**COUNTY OF SACRAMENTO**  
**PLANNING AND ENVIRONMENTAL REVIEW**  
**INITIAL STUDY**

**PROJECT INFORMATION**

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PROJECT TITLE: Florian Townhomes

CONTROL NUMBER: PLNP2022-00258

LEAD AGENCY: County of Sacramento  
827 7<sup>th</sup> Street, Room 225  
Sacramento, CA 95814

PROJECT SPONSOR: Trafalgar Inc.  
10801 N. Wolfe Road  
Cupertino, CA 95014  
Contact: Stan Gamble

LOCATION: The project is located at 7270 and 7298 Stockton Boulevard, northwest of the intersection of 66<sup>th</sup> Avenue and Stockton Boulevard in the South Sacramento community of unincorporated Sacramento County (reference Plate IS-1).

ASSESSOR'S PARCEL NUMBER: 050-0293-010-0000 and 050-0293-011-0000

GENERAL PLAN DESIGNATION: COMM/OFF (Commercial and Office)

ZONING: LC (Light Commercial)

**PROJECT DESCRIPTION**

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The project requests the following entitlements from the County of Sacramento:

1. A **Tentative Parcel Map** to divide a 2.11-acre site into a 1.348-acre parcel (Lot 1) and a 0.766-acre parcel (Lot 2) for the purpose of developing a 38-unit condominium community (reference Plate IS-2).
2. A **Special Development Permit** to allow the proposed project to deviate from the following development standards:
  - **Frontage Landscape Planter Width (Section 5.2.4.B.2.a):** The requirement for frontage landscape planters is eight feet in width. The proposed project provides a six-foot-wide planter.

- Perimeter Planter (Section 5.2.4.B.3): The standard is for a seven-foot-wide continuous planter along the perimeter of the site, the project as proposed provides a six-foot perimeter planter.
  - Separation of Unit and Driveway/ Parking (Section 5.2.4.F, Table 5.2): The standard is for a minimum of five feet in landscaped separation. The proposed project provides no separation.
  - Front and Side Street Yard Fencing (Section 5.2.5.B.1.a): The standard for front and side street yard fencing is open ornamental fencing. The proposed project provides a six-foot-tall solid wood fencing at front yard and side street yard areas.
  - Front Yard Setback (Section 5.4.3.C, Table 5.8.B): The standard for front yard setback is 26 feet with a PUPFE. The proposed project provides a minimum five-foot setback.
  - Interior Side and Rear Yard Setback (Section 5.4.3.C, Table 5.8.B): The standard for interior side and rear yard setbacks is 15 feet for three story buildings. The project as proposed provides a ten-foot setback at the property's western setback.
  - Side Street Yard Setback (Section 5.4.3.C, Table 5.8.B): The standard for side street yard setback is 21 feet with PUPF. The proposed project provides a 10-foot setback along 66<sup>th</sup> Street.
  - Building Window Offset (Multi-family Design Standards Section 3.5.2.C.4): The standards are for buildings to be designed to offset windows between facing building elevations so that they do not look/align directly into the windows of adjacent buildings on the project site or adjacent parcels. The project as proposed provides windows that face one another throughout the project.
3. A **Waiver for a Parcel Map for Condominiums** per Section 22.20.076 of the Sacramento County Code.
  4. A **Design Review** to determine substantial compliance with the Sacramento County Countywide Design Guidelines (Design Guidelines).

If approved, the project would result in the construction of eight buildings, three-stories in height, totaling 38 condominium units. There are four proposed floor plans which include a garage, four bedroom/three bath with private yard. The proposed development will include landscaping, new curb, gutter, and sidewalks. Minor extension or relocation of existing dry utilities, sewer and stormwater facilities (reference Plate IS-3) will be required to facilitate development.

In addition, the project applicant is in the final process of a boundary line adjustment which will move the southern parcel boundary line of Parcel 050-0293-010 to extend south to connect with the southern parcel boundary of 050-0293-011. With the movement of the parcel line, the resultant parcel would be equal to the area of the proposed project (2.11 acres). To ensure that this boundary line adjustment is effectuated, a Condition of Approval is included requiring the recordation of the boundary line adjustment prior to recordation of the Tentative Parcel Map. The remaining portion of this parcel is not a part of this project and will remain undeveloped.

## **SURROUNDING LAND USES AND SETTING**

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The project site is located within an urban corridor in the South Sacramento community. The project site consists of a portion of two parcels totaling 2.11 acres. Both parcels' eastern boundary lines abut Stockton Boulevard, which is a four-lane public thoroughfare with a shared-center turn lane. Stockton Boulevard has Class I bike lanes along the shoulders and does not have sidewalks. Sacramento Municipal Utility District (SMUD) 16kV overhead powerlines are located along Stockton Boulevard in the dirt shoulder outside of the southbound bike lane. There are several large trees along the eastern property lines.

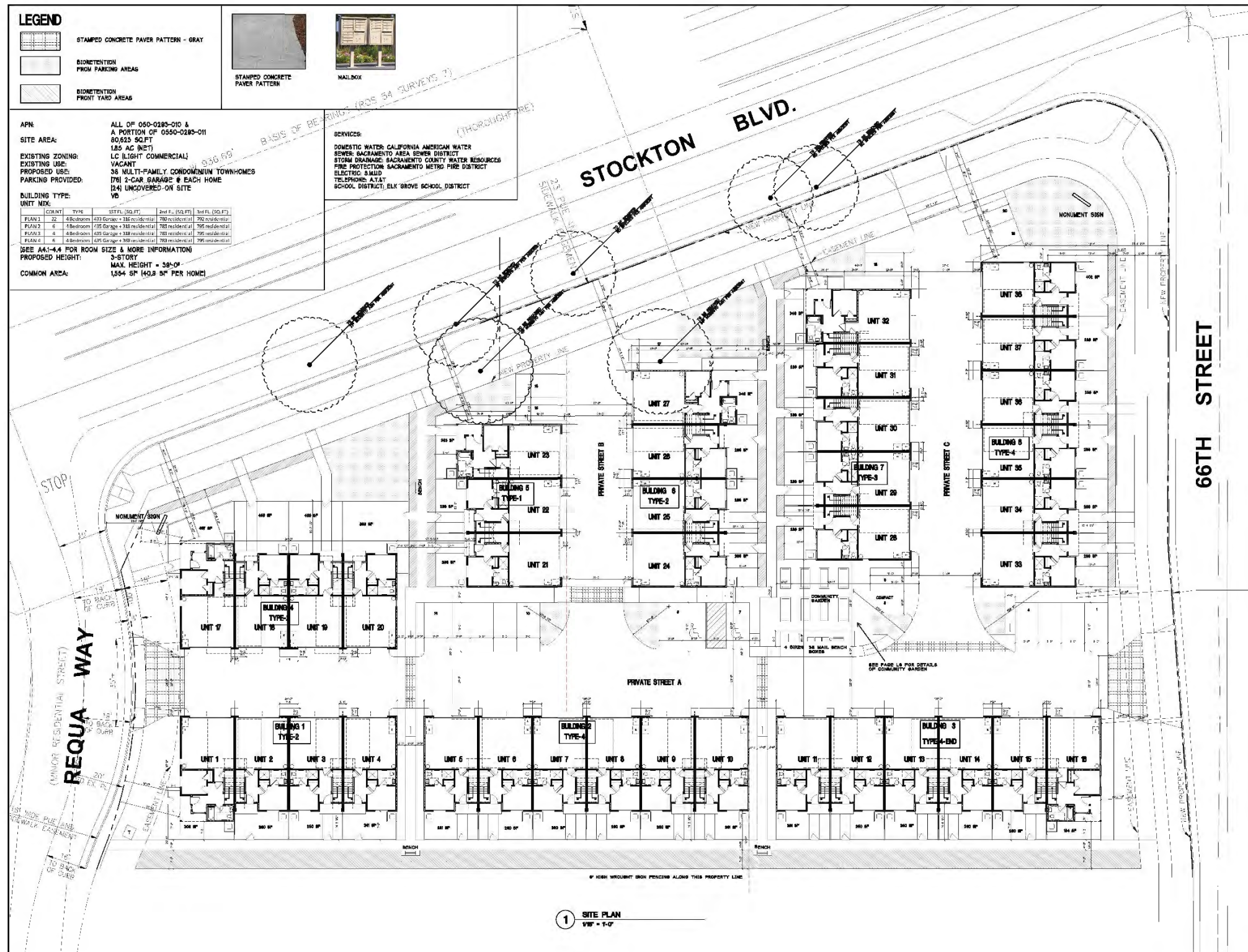
The surrounding development is a mix of commercial, single-family homes, and multi-family apartment complexes. There is a gas station located across from the project site, at the northeast corner of Stockton Boulevard and 66<sup>th</sup> Avenue. To the north of the gas station there is a 1.06-acre undeveloped parcel. Beyond the gas station and undeveloped parcels, are the backyards of nine single-family homes.

To the south, across 66<sup>th</sup> Avenue, there are several two-story, multi-family apartment complexes with wrought iron fencing along 66<sup>th</sup> Avenue. There is one single-family home immediately west of the northern portion of the proposed project site. Because only a portion of the southern parcel (050-0293-011) is proposed for development, the remaining parcel (west of the proposed project) will remain an undeveloped commercial lot. Further west are single-family homes. Properties to the north are primarily developed with single-family homes. However, the parcel immediately north of the proposed project site is developed with a commercial business. There is one school (William Daylor High) and two parks (Hampton Park & Sheldon Park) within half a mile of the project site.





Plate IS-3: Site Plan



**LEGEND**

- STAMPED CONCRETE PAVEMENT PATTERN - GRAY
- BIDIRECTIONAL FROM PARKING AREAS
- BIDIRECTIONAL FRONT YARD AREAS

STAMPED CONCRETE PAVEMENT PATTERN

MAILBOX

APN: ALL OF 050-0285-010 & A PORTION OF 0590-0285-011  
 SITE AREA: 125 AC (NET)  
 EXISTING ZONING: LC (LIGHT COMMERCIAL)  
 EXISTING USE: VACANT  
 PROPOSED USE: 35 MULTI-FAMILY CONDOMINIUM TOWNHOMES  
 PARKING PROVIDED: 1761 2-CAR GARAGE @ EACH HOME  
 124 UNCOVERED-ON SITE  
 BUILDING TYPE: V3  
 UNIT MIX:

PLAN#	TYPE	1ST FL. (SQ. FT.)	2ND FL. (SQ. FT.)	3RD FL. (SQ. FT.)
PLAN 1	2B	433 Garage + 338 residential	780 residential	780 residential
PLAN 2	4	433 Garage + 338 residential	780 residential	780 residential
PLAN 3	4	433 Garage + 338 residential	780 residential	780 residential
PLAN 4	4	433 Garage + 338 residential	780 residential	780 residential

SEE A4-1.4 FOR ROOM SIZE & MORE INFORMATION  
 PROPOSED HEIGHT: 3-STORY  
 MAX. HEIGHT = 38'-0"  
 COMMON AREA: 1354 SF (40.8 SF PER HOME)

SERVICES:  
 DOMESTIC WATER: CALIFORNIA AMERICAN WATER  
 SEWER: SACRAMENTO AREA SEWER DISTRICT  
 STORM DRAINAGE: SACRAMENTO COUNTY WATER RESOURCES  
 FIRE PROTECTION: SACRAMENTO METRO FIRE DISTRICT  
 ELECTRIC & MILD: TELEPHONE AT&T  
 SCHOOL DISTRICT: ELK GROVE SCHOOL DISTRICT

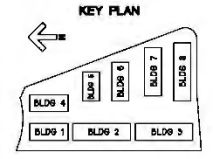
**LPMD Architects**  
 1288 Kifer Road, Unit 205,  
 Sunnyvale, CA 94086  
 Telephone : 408-992-0280  
 Fax : 408-992-0281



PLNP2022-00258

Revisions:

REVISION DATE	OCTOBER 2022
REVISION DATE	DECEMBER 2022



**FLORIAN ROAD TOWNHOMES HOMES**  
 APN: ALL OF 050-0285-010 & A PORTION OF 0590-0285-011  
 7270 & 7286 STOCKTON BLVD  
 SACRAMENTO COUNTY, CALIFORNIA

Project No: DATE: SEPTEMBER 22  
 Sheet No:

**SITE PLAN**

Drawn by: DH  
 Sheet No:

**A1.0**

of Sheets

**OTHER PUBLIC AGENCIES WHOSE APPROVAL IS REQUIRED**

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County of Sacramento Grading Permit/Improvement Plans

County of Sacramento South Sacramento Habitat Conservation Plan Permit Authorization

State of California Water Quality Control Board – Waste Discharge Identification Number

## ENVIRONMENTAL CHECKLIST

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

## 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 checked="" type="checkbox"/> Air Quality                     |
| <input checked="" type="checkbox"/> Biological Resources | <input checked="" type="checkbox"/> Cultural Resources      | <input type="checkbox"/> Energy                                     |
| <input checked="" type="checkbox"/> Geology and Soils    | <input checked="" type="checkbox"/> Greenhouse Gas Emission | <input checked="" type="checkbox"/> Hazards and Hazardous Materials |
| <input 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                           | <input type="checkbox"/> Mandatory Findings of Significance         |

**I. AESTHETICS**

	Potentially Significant	Less than Significant with Mitigation	Less than Significant	No Impact
Except as provided in Public Resources Code Section 21099, would the project:				
a. Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 <sup>1</sup> 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:

<sup>1</sup> Public views are those that are experienced from a publicly accessible vantage point.

***ENVIRONMENTAL SETTING***

The project site is located within an urban corridor of South Sacramento. Both parcels' eastern boundary lines abut Stockton Boulevard, which is a four-lane public thoroughfare with a shared-center turn lane. Stockton Boulevard has Class I bike lanes along the shoulders and does not have sidewalks. Sacramento Municipal Utility District (SMUD) 16kV overhead powerlines are located along Stockton Boulevard in the dirt shoulder outside of the southbound bike lane. In addition, there are several large trees along the eastern property lines.

**LIGHT AND GLARE**

The project site is in the developed, urbanized community of South Sacramento. The level of existing nighttime lighting in the project area is moderate due to the existing surrounding development, which includes residential lighting, streetlights along Stockton Boulevard and 66th Avenue, parking lot lighting, and security lighting.

**SCENIC HIGHWAY**

The project area is not within a viewshed of any designated or eligible scenic highway. River Road (State Route (SR) 160) is the closest state designated scenic highway, approximately 4.5 miles southwest of the project area.

***IMPACT DISCUSSION***

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

**No impact.** The project site is not within a scenic vista or viewshed. The site does not contain any unique geologic features, major waterfalls, unique rock outcroppings, gorges, mountains, or other features that could be regarded as outstanding scenic features.

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

**No impact.** The project site is not within the viewshed of any designated or eligible State or County scenic highway. As described in question a), the project site does not contain any unique geologic features, major waterfalls, unique rock outcroppings, gorges, mountains, or other features that could be regarded as outstanding scenic features.

***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?***

**Less than significant.** The project site is located along an urban corridor in the South Sacramento community of unincorporated Sacramento County. Surrounding land uses are primarily single-family and multi-family homes, with occasional commercial uses along Stockton Boulevard. Multi-family development with 10 or more units are permitted within the LC zoning district. The project is consistent with the existing character of the community and is across from existing multi-family apartment complexes. The project would not conflict with any applicable zoning or other regulations governing scenic quality. The project would benefit the community and add to the visual character with landscaping and sidewalk improvements. Impacts are 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?***

**Less than significant.** All construction would take place during daytime hours and would not require nighttime lighting. Once built, all lighting on the site would be directed downward and shielded to prevent light pollution overflowing onto adjacent properties. Compliance with existing development standards will ensure the project would not adversely affect day or nighttime views. Impacts are less than significant.

### ***ENVIRONMENTAL MITIGATION MEASURES***

None required.

## II. AGRICULTURE AND FORESTRY RESOURCES

<p>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.</p>				
	<b>Potentially Significant</b>	<b>Less than Significant with Mitigation</b>	<b>Less than Significant</b>	<b>No Impact</b>
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 located along a developed urban corridor, primarily developed with residential and commercial uses. According to the CA Dept of Conservation's Important Farmland Map for Sacramento County (2020) the project site is categorized as Urban and Built-Up Lands. There are no agricultural parcels, forest lands, or timberlands within the area.

### **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?**

**No impact.** According to the CA Dept of Conservation's Important Farmland Map for Sacramento County (2020) the project site is categorized as Urban and Built-Up Lands. Neither parcel is categorized as Prime Farmland, Unique Farmland, or Farmland of local or statewide importance. Therefore, the project would not convert any farmland.

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

**No impact.** The project site is located within a developed urban area. There are no agricultural parcels or uses within the area. Neither parcel has an associated Williamson Act contract.

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

**No impact.** The project site is located in an urban area that is primarily developed with residential and commercial uses. There are no agricultural uses in the area. Therefore, the project would not introduce incompatible uses with any agricultural uses.

***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))?***

**No impact.** The project site is located an urban area of the county primarily developed with residential and commercial uses. There are no forest lands or timberlands within five miles of the project site. Neither project parcel is zoned as forest land, timberland, or Timberland Production as defined by Public Resources Code and Government Code. Therefore, no forest land or timberland would be affected, nor is there a conflict with those land use.

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

**No impact.** The project site is located an urban area of the county primarily developed with residential and commercial uses. There are no forest lands or timberlands within five miles of the project site. Neither project parcel is zoned as forest land, timberland, or Timberland Production as defined by Public Resources Code and Government Code. Therefore, no forest land or timberland would be affected, nor is there a conflict with those land use types.

***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?***

**No impact.** The project site is located an urban area of the county primarily developed with residential and commercial uses. There are no agricultural uses or forest land in the area. Therefore, the project would not introduce incompatible uses with any agricultural uses.

***ENVIRONMENTAL MITIGATION MEASURES***

None required.

### III. AIRPORTS

	Potentially Significant	Less than Significant with Mitigation	Less than Significant	No Impact
Would the project:				
a. Result in a safety hazard for people residing or working in the vicinity of an airport/airstrip?	<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 checked="" type="checkbox"/>	<input 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 located within the South Sacramento community of unincorporated Sacramento County. The nearest airport is Sacramento Executive Airport which is located approximately 3.20 miles to the northwest of the site. Mather Airfield is located approximately 6.80 miles to the northeast. The project site is not located in overflight or safety zones of any airport/airstrip, nor is it located within the noise contours. The project would result in the construction of 38-unit condominium development. The proposed three-story structures have a proposed elevation of 39 feet.

#### **IMPACT DISCUSSION**

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

**No impact.** The project site is located within the South Sacramento community of unincorporated Sacramento County. The nearest airport is Sacramento Executive Airport which is located approximately 3.20 miles to the northwest of the site. Mather Airfield is located approximately 6.80 miles to the northeast. The project site is not located in overflight or safety zones of any airport. The project would not result in a safety hazard for people residing or working in the vicinity of an airport/airstrip.

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

**Less than significant.** The project site is located within the South Sacramento community of unincorporated Sacramento County. The nearest airport is Sacramento Executive Airport which is located approximately 3.20 miles to the northwest of the site. Mather Airfield is located approximately 6.80 miles to the northeast. The project site is not located in overflight or safety zones of any airport. The project is not located within the noise contours for either of these airfields. While aircrafts may travel over the area to either of these airports, the project would not

expose people residing or working in the project area to aircraft noise levels in excess of applicable standards. Impacts are less than significant.

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

**No impact.** The project site is not located in overflight or safety zones of any airport/airstrip. The project would result in the construction of a 38-unit condominium development. The three-story structures have a proposed elevation of 39 feet. Therefore, the project would not affect 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?**

**No impact.** The project consists of a 38-unit condominium development. The three-story structures have a proposed elevation of 39 feet. Therefore, the project would not affect navigable airspace nor would it result in a change in air traffic patterns.

**ENVIRONMENTAL MITIGATION MEASURES**

None required.

**IV. AIR QUALITY**

Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations.				
Would the project:	Potentially Significant	Less than Significant with Mitigation	Less than Significant	No Impact
a. Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>

**ENVIRONMENTAL SETTING**

The project site is located within the Sacramento Valley Air Basin (SVAB). Air quality in the Sacramento County portion of the SVAB is regulated by the U.S. Environmental Protection Agency (EPA) at the federal level, the California Air Resources Board (CARB) at the state level, and the Sacramento Metropolitan Air Quality Management District (SMAQMD) at the regional level.

The climate of the SVAB is characterized by hot, dry summers and cool, rainy winters. Average annual rainfall is about 20 inches with snowfall being very rare. Typically, winds transport air pollutants northward out of the SVAB; however, during approximately half of the time from July to September, the wind pattern shifts southward, blowing air pollutants back into the SVAB and exacerbating the concentration of air pollutant emissions in the air basin. In addition, between winter storms, high pressure and light winds contribute to low-level temperature inversions and stable atmospheric conditions, resulting in the concentration of air pollutants.

**CRITERIA AIR POLLUTANTS**

Individual air pollutants at certain concentrations may adversely affect human or animal health, reduce visibility, damage property, and reduce the productivity or vigor of crops and natural vegetation. Six air pollutants have been identified by the EPA and CARB as being of concern both on a nationwide and statewide level: ozone, carbon monoxide (CO), nitrogen dioxide (NO<sub>2</sub>), sulfur dioxide (SO<sub>2</sub>), lead, and particulate matter (PM), which is subdivided into two classes based on particle size—PM equal to or less than 10 micrometers in diameter (PM<sub>10</sub>) and PM equal to or less than 2.5 micrometers in diameter (PM<sub>2.5</sub>). Because the air quality standards for these air pollutants are regulated using human and environment health-based criteria, they are commonly referred to as “criteria air pollutants.” Common sources and health effects of the criteria air pollutants are summarized in Table IS-1.

**Table IS-1: Common Sources and Health Effects of Criteria Air Pollutants**

<b>Pollutants</b>	<b>Sources</b>	<b>Health Effects</b>
Ozone	Atmospheric reaction of organic gases with ozone precursors (nitrogen oxides [NO <sub>x</sub> ] and reactive organic gases [ROG]) in sunlight—ozone precursor emissions from motor vehicle exhaust; stationary combustion; chemical processes; coatings	Aggravation of respiratory and cardiovascular diseases; reduced lung function; increased cough and chest discomfort
Inhalable Particulate Matter (PM <sub>10</sub> )	Stationary combustion of solid fuels; motor vehicles; fugitive dust from construction activities; industrial processes; forest fires	Respiratory symptoms; aggravation of respiratory diseases
Fine Particulate Matter (PM <sub>2.5</sub> )	Stationary combustion of solid fuels; motor vehicles; fugitive dust from construction activities; industrial processes; forest fires	Respiratory symptoms; aggravation of respiratory and cardiovascular diseases; weakened immune system; cancer
Nitrogen Dioxide (NO <sub>2</sub> )	Motor vehicle exhaust; stationary combustion; atmospheric reactions	Aggravation of respiratory illness; development of asthma or respiratory infections
Carbon Monoxide (CO)	Incomplete combustion of fuels and other carbon-containing substances, such as on-road and non-road mobile sources, wood-burning stoves, incinerators, industrial sources, and wildfires	Aggravation of some heart diseases; dizziness, headaches, and fatigue; death at high levels of exposure
Sulfur Dioxide (SO <sub>2</sub> )	Combination of sulfur-containing fossil fuels; smelting of sulfur-bearing metal ore; industrial processes	Aggravation of respiratory diseases; reduced lung function

Pollutants	Sources	Health Effects
Lead	Contaminated soil; metal processing; waste incinerators	Behavioral and hearing disabilities in children; nervous system impairment; decreased kidney function; cardiovascular issues; reproductive problems

Source: EPA 2022, 2023a, 2023b, 2023c, 2023d; World Health Organization 2021.

Health-based air quality standards have been established for criteria air pollutants by EPA at the federal level and by CARB at the state level. These standards are referred to as the national ambient air quality standards (NAAQS) and the California ambient air quality standards (CAAQS), respectively. The NAAQS and CAAQS were established to protect the public with a margin of safety from adverse health impacts caused by exposure to air pollution. Both EPA and CARB designate areas of California as “attainment,” “nonattainment,” “maintenance,” or “unclassified” for the various pollutant standards according to the federal Clean Air Act (CAA) and the California CAA (CCAA), respectively.

Within the SVAB, SMAQMD is responsible for ensuring that air quality standards are not violated. With respect to regional air quality, Sacramento County is designated as nonattainment for the 8-hour ozone and 24-hour PM<sub>2.5</sub> NAAQS. Sacramento County is designated as attainment or unclassified for all other criteria pollutant NAAQS. Sacramento County is currently in nonattainment for the ozone and PM<sub>10</sub> CAAQS and in attainment or unclassified for all other pollutants (SMAQMD 2020a). SMAQMD has established significance thresholds to determine if a proposed project’s emission contribution significantly contributes to regional air quality impacts (Table IS-2).

**Table IS-2: SMAQMD Significance Thresholds**

	ROG <sup>1</sup> (lbs/day)	NO <sub>x</sub> (lbs/day)	CO (µg/m <sup>3</sup> )	PM <sub>10</sub> (lbs/day)	PM <sub>2.5</sub> (lbs/day)
Construction (short-term)	None	85	CAAQS <sup>2</sup>	80 <sup>3*</sup>	82 <sup>3*</sup>
Operational (long-term)	65	65	CAAQS	80 <sup>3*</sup>	82 <sup>3*</sup>

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.

**TOXIC AIR CONTAMINANTS**

Toxic Air Contaminants (TACs) are a set of airborne pollutants that may cause or contribute to an increase in mortality or in serious illness, or that may pose a hazard to human health. The health effects associated with TACs are quite diverse and generally are assessed locally, rather than regionally. TACs can cause long-term health effects such as cancer, birth defects, neurological damage, asthma, bronchitis, or genetic damage; or short-term acute effects, such as eye watering, respiratory irritation (a cough), running nose, throat pain, and headaches.

Public exposure to TACs can result from emissions from normal operations, as well as accidental releases. Stationary sources of TACs include gasoline stations, dry cleaners, and diesel backup generators. On-road motor vehicles and off-road sources, such as construction

equipment and trains, are also common sources of TACs. According to the California Almanac of Emissions and Air Quality (CARB 2013), most of the estimated health risk from TACs can be attributed to relatively few compounds—the most important being diesel particulate matter (DPM). Other TACs for which data are available that currently pose the greatest ambient risk in California are benzene, formaldehyde, hexavalent chromium, 1,3-butadiene, and acetaldehyde.

The greatest potential TAC emissions associated with the proposed project would be related to DPM emissions from off-road and on-road diesel-fueled equipment used for construction activities. DPM differs from other TACs because it is not a single substance, but a complex mixture of hundreds of substances. Although DPM is emitted by diesel-fueled internal combustion engines, the composition of the emissions varies depending on engine type, operating conditions, fuel composition, type of lubricating oil, and presence or absence of an emission control system. Emissions of DPM are forecasted to decline; it is estimated that emissions of DPM in 2035 will be less than half those in 2010, further reducing statewide cancer risk and non-cancer health effects (CARB 2013).

Another potential concern related to air quality is naturally occurring asbestos (NOA), though the project site is not in an area identified with the potential for NOA (California Department of Public Health 2023).<sup>1</sup>

### **SENSITIVE RECEPTORS**

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

Residential areas are considered sensitive receptors to air pollution because residents (including children and the elderly) tend to be at home for extended periods of time, resulting in sustained exposure to any pollutants present. Children and infants are considered more susceptible to health effects of air pollution due to their immature immune systems, developing organs, and higher breathing rates. As such, schools are also considered sensitive receptors, as children are present for extended durations and engage in regular outdoor activities. Industrial and commercial areas are considered the least sensitive to air pollution; exposure periods are relatively short and intermittent because the majority of the workers tend to stay indoors most of the time.

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<sup>1</sup> Asbestos is a term used for several types of naturally occurring fibrous minerals found in many parts of California. When rock containing asbestos is broken or crushed, such as through construction-related ground disturbance or rock quarrying activities where NOA is present, asbestos fibers may be released and become airborne. Exposure to asbestos fibers may result in health issues such as lung cancer, mesothelioma (a rare cancer of the thin membranes lining the lungs, chest, and abdominal cavity), and asbestosis (a non-cancerous lung disease which causes scarring of the lungs). Because asbestos is a known carcinogen, NOA is considered a TAC. NOA is typically associated with fault zones, and areas containing serpentinite or contacts between serpentinite and other types of rocks.

The project site is located adjacent to both single-family and multi-family residential developments. William Daylor High School is located approximately 0.25 miles to the southwest along Orange Avenue. These uses are considered sensitive receptors.

### **IMPACT DISCUSSION**

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

**Less than significant with mitigation.** Air quality plans describe air pollution control strategies to be implemented to bring an area that does not attain the NAAQS or CAAQS into compliance with those standards, or to maintain existing compliance with those standards, pursuant to the requirements of the CAA and CCAA. SMAQMD has adopted air quality plans pursuant to regulatory requirements under EPA and CARB. The 2017 and 2023 regional air quality management plans represent the most recent plans developed to describe and demonstrate how the Sacramento Federal Ozone Nonattainment Area (SFNA) is meeting requirements for ozone under the federal CAA in demonstrating reasonable further progress and attainment of the NAAQS for the 2008 8-hour ozone standard and 2015 8-hour ozone standard, respectively (SMAQMD 2017; SMAQMD 2023a). For particulate matter, SMAQMD developed the PM<sub>2.5</sub> Maintenance Plan and Redesignation Request (SMAQMD 2013) to address how the region attained and would continue to attain the 24-hour PM<sub>2.5</sub> standard and the PM<sub>10</sub> Implementation/Maintenance Plan and Redesignation Request for Sacramento County (SMAQMD 2010).

As documented in the SMAQMD CEQA Guide, the recommended mass emissions thresholds for ozone precursors correlate to the NO<sub>x</sub> and ROG reductions from heavy-duty vehicles and land use project emission reduction requirements committed to in the ozone attainment plans; therefore, projects whose emissions would be less than the recommended thresholds of significance for criteria air pollutants would not conflict with or obstruct implementation of applicable air quality plans related to the attainment of ozone. Similarly, the mass emissions thresholds for PM correlate to the SMAQMD's permitting offset trigger levels, which prevents deterioration of ambient air quality and ensures projects do not worsen the region's attainment status (SMAQMD 2020a). Therefore, projects whose emissions do not exceed the recommended PM thresholds of significance would also not conflict with or obstruct implementation of the applicable air quality plans related to PM.

Table IS-2 presents the current significance thresholds for construction emissions established by SMAQMD. A project with emission rates below these thresholds is generally considered to have a less than significant effect on air quality (SMAQMD 2020b).

To allow the use of non-zero PM<sub>10</sub> and PM<sub>2.5</sub> thresholds of significance, the SMAQMD recommends lead agencies require implementation of the following Basic Construction Emission Control Practices (BCECPs) for all land use development projects (SMAQMD 2020a):

#### **BASIC CONSTRUCTION EMISSION CONTROL PRACTICES**

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

- Cover or maintain at least two feet of free board space on haul trucks transporting soil, sand, or other loose material on the site. Any haul trucks that would be traveling along freeways or major roadways should be covered;
- Use wet power vacuum street sweepers to remove any visible trackout mud or dirt onto adjacent public roads at least once a day. Use of dry power sweeping is prohibited;
- Limit vehicle speeds on unpaved roads to 15 miles per hour (mph);
- All roadways, driveways, sidewalks, and 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.

The proposed project's construction-related activities would be required to comply with SMAQMD rules and regulations established, in part, to ensure implementation of and consistency with strategies and actions of the applicable air quality plans, including but not limited to Rule 401 (Ringlemann Chart), Rule 402 (Nuisance), Rule 403 (Fugitive Dust), Rule 404 (Particulate Matter), and Rule 405 (Dust and Condensed Fumes). As discussed in detail in item b) below, modeled project construction emissions would not exceed the SMAQMD thresholds of significance for any criteria pollutant. However, as noted above, due to the nonattainment status of the SVAB with respect to  $PM_{10}$  and  $PM_{2.5}$ , SMAQMD recommends that all construction projects implement the SMAQMD BCECPs; without incorporation, the project's construction activities could potentially conflict with or obstruct implementation of the SMAQMD's air quality plans for PM. Therefore, the impact would be potentially significant. To ensure the project complies with SMAQMD BCECPs, the BCECPs have been incorporated as mitigation measure AQ-1. 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?***

The nonattainment status of regional pollutants is a result of past and present development within the region, and by its very nature air pollution is largely a cumulative impact. The Sacramento region is in nonattainment for ozone and particulate matter. A single project's emissions may be individually limited but could be cumulatively considerable when considered in combination with past, present, and future emissions sources within the air basin. The SMAQMD has established project-level emissions thresholds of significance for ozone precursors (i.e., ROG and  $NO_x$ ),  $PM_{10}$ , and  $PM_{2.5}$ . If a project's emissions are below the SMAQMD thresholds of significance, the project is not considered to result in a cumulatively considerable contribution to a significant impact on regional air quality (SMAQMD 2020a).

## **CONSTRUCTION EMISSIONS/SHORT-TERM IMPACTS**

**Less than significant.** Short-term air quality impacts are mostly due to dust (PM<sub>10</sub> and PM<sub>2.5</sub>) generated by construction and development activities, and emissions from equipment and vehicle engines (NO<sub>x</sub>) operated during these activities. Dust generation is dependent on soil type and soil moisture, as well as the amount of total acreage involved in clearing, grubbing and grading activities. Clearing and earthmoving activities comprise the major source of construction dust generation, but traffic and general disturbance of the soil also contribute to the problem. Sand, lime or other fine particulate materials may be used during construction and stored on-site. If not stored properly, materials could become airborne during periods of high winds. The effects of construction activities include increased dust fall and locally elevated levels of suspended particulates. PM<sub>10</sub> and PM<sub>2.5</sub> are considered unhealthy because the particles are small enough to inhale and damage lung tissue, which can lead to respiratory problems.

### ***CONSTRUCTION PARTICULATE MATTER EMISSIONS***

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

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

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

The project site is less than 35 acres (2.11 acres), does not involve buildings more than four stories tall, does not involve demolition, does not include significant trenching activity, does not involve cut-and-fill operations, nor will it require import or export of soil materials that will require a considerable amount of haul truck activity. Therefore, the project meets SMAQMD's screening criteria for construction-related particulate matter emissions and does not require further analysis.

### ***CONSTRUCTION NO<sub>x</sub> EMISSIONS***

The SMAQMD Guide currently provides screening criteria for construction-related ozone precursor emissions (NO<sub>x</sub>) similar to those which will be implemented for particulate matter.

Projects that are 35 acres or less in size will generally not exceed the SMAQMD's construction NO<sub>x</sub> thresholds of significance provided that the project does not:

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

The project site is less than 35 acres (2.11 acres), does not involve buildings more than four stories tall, does not involve demolition, does not include significant trenching activity, does not involve cut-and-fill operations, will not require import or export of soil materials that will require a considerable amount of haul truck activity, nor will soil disturbance exceed 15 acres per day. Therefore, the project meets SMAQMD's screening criteria for construction-related NO<sub>x</sub> emissions and does not require further analysis.

The project is below the SMAQMD Guide screening criteria for construction emissions related to both particulate matter and ozone precursors. Impacts are less than significant.

### **OPERATIONAL EMISSIONS/LONG-TERM IMPACTS**

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

Typically, a project must be comprised of large acreages or intense uses to result in significant operational air quality impacts. For ozone precursor emissions, the screening table in the SMAQMD Guide allows users to screen out projects that include up to 810 new dwelling units for Condos and Townhouses. For particulate matter emissions, the screening table allows users to screen out projects that include up to 1,700 new dwelling units for residential projects. The proposed project consists of 38 dwelling units and therefore falls below these screening thresholds. Impacts related to operational emissions are less than significant.

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

**Less than significant.** The proposed project's western boundary is approximately 0.2 miles from the nearest school. However, the project is below the SMAQMD Guide screening criteria for construction emissions related to both particulate matter and ozone precursors. Additionally, the project is well below the screening criteria for operational emissions for particulate matter and ozone precursors. Construction is anticipated to last a short duration and would be required to implement dust and air quality control measures. Therefore, prolonged exposure of sensitive

receptors to substantial pollutant concentrations is not anticipated and would result in a less than significant impact.

### **CRITERIA POLLUTANT HEALTH RISKS**

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

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

### ***HEALTH EFFECTS SCREENING***

To estimate the potential health risks that could result from the operational emissions of ROG, NO<sub>x</sub>, and PM<sub>2.5</sub>, 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<sub>x</sub>, ROG, PM<sub>10</sub>, and PM<sub>2.5</sub> 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<sub>x</sub>, and 656 lb/day under the 8xTOS for ROG and NO<sub>x</sub> (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<sub>2.5</sub> that were estimated using a photochemical grid model (PGM). The concentration estimates of the PGM are then applied to the U.S. Environmental Protection Agency’s Benefits Mapping and Analysis Program (BenMAP) to estimate the resulting health effects from concentration increases. PGMs and BenMAP were developed to assess air pollution and human health impacts over large areas and populations that far exceed the area of an average land use development project. These models were never designed to determine whether emissions generated by an individual development project would affect community health or the date an air basin would attain an ambient air quality standard. Rather, they are used to help inform regional planning strategies based on cumulative changes in emissions within an air basin or larger geography.

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

**DISCUSSION OF PROJECT IMPACTS: CRITERIA POLLUTANT HEALTH RISKS**

Since the project was below the daily operational thresholds for criteria air pollutants, the Minor Project Health Screening Tool was used to estimate health risks. The results are shown in Table IS-3 and Table IS-4.

**Table IS-3: PM<sub>2.5</sub> Health Risk Estimates**

PM <sub>2.5</sub> Health Endpoint	Age Range <sup>1</sup>	Incidences Across the Reduced Sacramento 0 4-km Modeling Domain Resulting from Project Emissions (per year) <sup>2,5</sup>	Incidence s Across the 5-Air-District Region Resulting from Project Emission s (per year) <sup>2</sup>	Percent of Background Health Incidences Across the 5-Air-District Region <sup>3</sup>	Total Number of Health Incidence s Across the 5-Air-District Region (per year) <sup>4</sup>
		(Mean)	(Mean)		
<b>Respiratory</b>					
Emergency Room Visits, Asthma	0 - 99	0.70	0.60	0.0033%	18,419
Hospital Admissions, Asthma	0 - 64	0.045	0.039	0.0021%	1,846
Hospital Admissions, All Respiratory	65 - 99	0.22	0.18	0.0092%	19,644

<b>Cardiovascular</b>						
Hospital Admissions, All Cardiovascular (less Myocardial Infarctions)	65 - 99	0.11	0.097	0.00041%	24,037	
Acute Myocardial Infarction, Nonfatal	18 - 24	0.000055	0.000047	0.0012%	4	
Acute Myocardial Infarction, Nonfatal	25 - 44	0.0050	0.0044	0.0014%	308	
Acute Myocardial Infarction, Nonfatal	45 - 54	0.012	0.011	0.0015%	741	
Acute Myocardial Infarction, Nonfatal	55 - 64	0.020	0.011	0.0015%	1,239	
Acute Myocardial Infarction, Nonfatal	65 - 99	0.070	0.062	0.0012%	5,052	
<b>Mortality</b>						
Mortality, All Cause	30 - 99	1.3	1.1	0.0025%	44,766	

**Notes:**

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

**Table IS-4: Ozone Health Risk Estimates**

Ozone Health Endpoint	Age Range <sup>1</sup>	Incidences Across the Reduced Sacramento 4-km Modeling Domain Resulting from Project Emissions (per year) <sup>2,5</sup>	Incidences Across the 5-Air-District Region Resulting from Project Emissions (per year) <sup>2</sup>	Percent of Background Health Incidences Across the 5-Air-District Region <sup>3</sup>	Total Number of Health Incidences Across the 5-Air-District Region (per year) <sup>4</sup>
		(Mean)	(Mean)		
<b>Respiratory</b>					
Hospital Admissions, All Respiratory	65 - 99	0.036	0.025	0.00013%	19644
Emergency Room Visits, Asthma	0 - 17	0.18	0.13	0.0022%	5859
Emergency Room Visits, Asthma	18 - 99	0.27	0.20	0.0016%	12560
<b>Mortality</b>					
Mortality, Non-Accidental	0 - 99	0.021	0.015	0.00005%	30386

**Notes:**

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

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

### ***CONCLUSION: CRITERIA POLLUTANT HEALTH RISKS***

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

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

**Less than significant.** The predominant source of power for construction equipment is diesel engines. Exhaust odors from diesel engines and emissions associated with the application of architectural coatings may be considered offensive to some individuals. However, the project would not introduce a substantial level of new diesel-powered equipment or architectural coating activity. Taking into consideration the fact that odors would be temporary and disperse rapidly with distance from the source, construction-generated odors would not result in the frequent exposure of receptors to objectionable odor emissions. Furthermore, the project would be required to comply with SMAQMD’s Rule 402 (Nuisance), which place general limitations on odorous substances and nuisances. This regulation would ensure that odors generated by short-term construction would not affect a substantial number of people. Therefore, this impact would be less than significant.

The project would result in 38 condominium units and would not have operational emissions resulting in adverse odors.

### ***ENVIRONMENTAL MITIGATION MEASURES***

#### **Mitigation Measure AQ-1: Air Quality Basic Construction Emissions Control Practices**

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

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

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

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

- Minimize idling time either by shutting equipment off when not in use or reducing the time of idling to 5 minutes [California Code of Regulations, Title 13, sections 2449(d)(3) and 2485]. Provide clear signage that posts this requirement for workers at the entrances to the site.
- Provide current certificate(s) of compliance for CARB's In-Use Off-Road Diesel-Fueled Fleets Regulation [California Code of Regulations, Title 13, sections 2449 and 2449.1]. For more information contact CARB at 877-593-6677, [doors@arb.ca.gov](mailto:doors@arb.ca.gov), or [www.arb.ca.gov/doors/compliance\\_cert1.html](http://www.arb.ca.gov/doors/compliance_cert1.html).
- Maintain all construction equipment in proper working condition according to manufacturer's specifications. The equipment must be checked by a certified mechanic and determined 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
f. Conflict with any local policies or ordinances protecting biological resources?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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**

### ***COUNTY OF SACRAMENTO GENERAL PLAN***

The Sacramento County General Plan Conservation Element contains 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.

### ***SOUTH SACRAMENTO 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 2.11+/-acre site is located in the South Sacramento community, which is just north of Elk Grove, in south Sacramento County, California. The site is within Section 4, in Township 7 North and Range 5 East of the USGS 7.5-minute Florin topographic quadrangle. The project site is located within the South Sacramento Habitat Conservation Plan (SSHCP) area and is considered a covered activity under the SSHCP.

The site consists of two vacant parcels within a developed area vegetated in ruderal grasses and weeds. There are 16 non-native trees of varying sizes that are primarily located in the east and southeast parts of the site. The site is essentially level and is at an elevation of approximately 25 feet above mean sea level and does not contain any aquatic features.

Surrounding land uses in this portion of Sacramento County are primarily residential and commercial. Requa Way borders the north edge of the site, Stockton Boulevard borders the east edge, and 66<sup>th</sup> Avenue borders the south edge. The west edge of the site is bordered by a small home site and the resultant vacant commercial lot.

The project site has been subject to routine mowing and/or disking for weed abatement for decades. Vegetation in the project site is comprised of primarily non-native annual grass and weed species. Some of the relatively larger trees on the site and in proximity to the site are suitable for nesting raptors, including Swainson's hawk. There is a remnant raptor stick nest in one of the trees near the east edge of the site, confirming raptor nesting in the past, most likely by red-tailed hawks (*Buteo jamaicensis*) or red-shouldered hawks (*Buteo lineatus*). Smaller birds, such as songbirds, could potentially nest within the grasslands, shrubs, and trees in the site.

### **SOUTH SACRAMENTO HABITAT CONSERVATION PLAN**

The project must comply with all SSHCP requirements including SSHCP avoidance and minimization measures (AMMs). The SSHCP is a habitat-based plan in which mitigation fees are based on impacts to habitat or land cover rather than impacts to specific species. The land cover types outlined in the baseline map are an interpretation of habitat based on remote sensing analysis over a number of years prior to adoption of the SSHCP. These landcovers are intended to serve as a guide as to what may be present on the project site and are intended to be updated. During the local impact authorization process, land cover area will be refined, and calculation of project mitigation impact fees will be based on project-specific surveys.

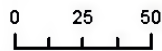
Moore Biological Consultants conducted pedestrian-level biological surveys for the project. The data collected was used to verify land cover types present. Survey efforts confirmed that the project site contains 2.11 acres of Valley Grasslands land cover (Plate IS-3). The Valley Grassland Landcover Type best describes the ruderal grassland vegetation in the site. Grasses including oats (*Avena sp.*), ripgut brome (*Bromus diandrus*), and foxtail barley (*Hordeum murinum*) are dominant grass species. Other grassland species such as vetch (*Vicia sp.*), wild radish (*Raphanus sativa*), filaree (*Erodium botrys*), prickly lettuce (*Lactuca serriola*), and rose clover (*Trifolium hirtum*) are intermixed with the grasses.

Plate IS-4: SSHCP Land Cover Map (verified)



**Figure 4**

Moore Biological  
Consultants



Map Date: 01/17/2023  
Aerial Source: Google Earth (02/21/2022)

**Land Cover**

**Florian Townhomes**

*City of Sacramento, Sacramento County, CA*

## **SURVEYS AND METHODOLOGY**

Moore Biological Consultants (Moore) prepared a biological report for the project (Appendix A). The biological assessment included queries of queries of USFWS' Information for Planning and Consultation (IPaC) and CDFW's California Natural Diversity Database (CNDDDB). The assessment also includes results of pedestrian site surveys for verification of land cover types, habitat presence, and potential species presence in accordance with the SSHCP. Acorn Arboricultural Services, Inc. (Acorn) prepared an arborist report for the project (Appendix B). Significance findings have been based on the impact conclusions of applicable surveys and studies. In the absence of such published documents, the analyses rely on the general definitions of significance.

## **SPECIAL STATUS SPECIES**

The likelihood of a special status species to be present on the project site was determined using the technical studies/documents listed above, and topical literature as cited. The basis for species outlined in Table IS-5 and Table IS-6, which report the likelihood of species occurrence based on habitat presence either on the site or in proximity of the site, survey results and nearby recorded species occurrences. Likelihood of occurrence is rated as Not Expected to Occur, Could Occur, and Known to Occur, which are defined as:

- Not Expected to Occur: Species is unlikely to be present on the project site due to poor habitat quality, lack of suitable habitat features, or restricted current distribution of the species.
- Could Occur: Suitable habitat is available on the project site; however, there are little to no other indicators that the species might be present.
- Known to Occur: The species, or evidence of its presence, was observed on the project site during project surveys, or was otherwise documented.

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

**Table IS-5: Special Status Plant Species and Potential for Occurrence**

Species	Status <sup>1</sup>				Habitat and Blooming Period	Potential for Occurrence <sup>2</sup>
	USFWS	CDFW	CRPR	SSHCP		
Ahart's dwarf rush <i>Juncus leiospermus</i> var. <i>ahartii</i>	-	-	1B.2		An annual herb found in mesic valley and foothill grassland from 100 to 750 feet. Blooms March - May (CNPS 2020).	Not expected to occur. The project site elevation is below the species' known range. There is one recorded occurrence within the CNDDDB search area; however, these occurrences are located 10+ miles northeast of the project site.
Alkali-sink goldfields	-	-	1B	No	An annual herb found in alkali sinks, valley grasslands, and wetlands and riparian habitats. Blooms February – June (CNPS 2024).	Not expected to occur. The site lacks aquatic habitat. There is one recorded occurrence within the CNDDDB search area; however, these occurrences are located approximately 4.09 miles southeast of the project site.
Bogg's Lake hedge-hyssop <i>Gratiola heterosepala</i>	-	E	1B.2	Yes	A state-endangered annual herb found in clay soils along margins of lakes, marshes, swamps, and in vernal pools from 33 to 7,792 feet elevation. Blooms from April - June (CNPS 2020).	Not expected to occur. The site lacks aquatic habitat. There are five recorded occurrence within the CNDDDB search area; however, these occurrences are located 5+ miles southwest of the project site.
Dwarf downingia <i>Downingia pusilla</i>	-	-	2B.2	Yes	An annual herb found in mesic valley and foothill grassland and vernal pools from 3 to 1,500 feet elevation. Blooms March - May (CNPS 2020).	Not expected to occur. Not observed during botanical surveys conducted during blooming period. There are 12 recorded occurrences within the CNDDDB search area; however, these occurrences are located 5+ miles south of the project site.
Heckard's pepper-grass <i>Lepidium latipes</i> var. <i>heckardii</i>	-	-	1B.2	No	An annual herb found in valley grassland and wetland-riparian communities, usually alkaline soils. Blooms March – May (CNPS 2024).	Not expected to occur. Not observed during botanical surveys conducted during blooming period. There is one recorded occurrence within the CNDDDB search area; however, these occurrences are located 8+ miles southwest of the project site.

Species	Status <sup>1</sup>				Habitat and Blooming Period	Potential for Occurrence <sup>2</sup>
	USFWS	CDFW	CRPR	SSHCP		
Legenere <i>Legenere limosa</i>	-	-	1B.1	Yes	Relatively deep and wet vernal pools below 3,000 feet elevation. Blooms April – June (CNPS 2020).	Not expected to occur. No vernal pool habitat onsite. Not observed during botanical surveys conducted during blooming period. There are 17 recorded occurrences within the CNDDDB search area; however, these occurrences are located 4.02 miles southeast of the project site.
Peruvian dodder <i>Cuscuta obtusiflora</i> var. <i>galindulosa</i>	-	-	2B.2	No	Annual herb or vine (parasitic) that occurs in freshwater marshes and swamps. Blooms July – October (CNPS 2024).	Not expected to occur. Site contains no marsh or swamp habitat. There is one recorded occurrence within the CNDDDB search area which is approximately 5.39 miles south of the site.
Sacramento Orcutt grass <i>Orcuttia viscida</i>	E	E	1B.1	Yes	Vernal pools; 98 to 328 feet elevation. Blooms April–July (CNPS 2020).	Not expected to occur. No vernal pool habitat onsite. There are seven occurrences within CNDDDB. The nearest recorded occurrence is approximately 7.2 miles southeast. The project site is not in or near designated critical habitat for Sacramento Orcutt grass.
Saline clover <i>Trifolium hydrophilum</i>	-	-	1B.2	No	Annual her found in wetland-riparian communities in valley and foothill grassland and vernal pools. Blooms April – June (CNPS 2024).	Not expected to occur. Site lacks aquatic habitat. There are four occurrences in CNDDDB. The nearest recorded occurrence is six miles southwest of the site.
Sanford's arrowhead <i>Sagittaria sanfordii</i>	-	-	1B.2	Yes	Shallow freshwater marshes, swamps, drainage channels; below 2,200 feet elevation. Blooms May–October (CNPS 2020).	Not expected to occur. No drainage channels/ditches onsite and site lacks aquatic habitat. Multiple occurrences within one mile of the site, within drainage ditches.
Slender Orcutt grass <i>Orcuttia tenuis</i>	T	E	1B.1	Yes	Annual herb found in vernal pools, often those with gravelly substrate, from 115 to 5,800 ft. Blooms May –October (CNPS 2020).	Not expected to occur. No vernal pool habitat onsite. There are two recorded occurrences within CNDDDB. The nearest recorded occurrence is approximately 7.5 miles southeast.

Species	Status <sup>1</sup>				Habitat and Blooming Period	Potential for Occurrence <sup>2</sup>
	USFWS	CDFW	CRPR	SSHCP		
Woolly rose-mallow <i>Hibiscus lasiocarpus</i> var. <i>occidentalis</i>	-	-	1B.2	No	Perennial herb found in freshwater-marsh, wetlands, and wetland-riparian communities. Blooms June-September (CNPS 2024).	Not expected to occur. No aquatic habitat onsite. The nearest recorded occurrence is approximately 5.78 miles southwest.

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

<sup>1</sup> Legal Status Definitions

U.S. Fish and Wildlife Service:

E Endangered (legally protected)

T Threatened (legally protected)

California Rare Plant Ranks:

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

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

CRPR Extensions:

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

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

**Table IS-6: Special Status Wildlife and Potential for Occurrence**

Species	Listing Status <sup>1</sup>			Habitat	Potential for Occurrence <sup>3</sup>
	Federal	State	SSHCP <sup>2</sup>		
<b>Insects</b>					
Crotch's bumble bee <i>Bombus crotchii</i>	-	C	No	Open grassland and scrub; nests underground. Food plants include <i>Asclepias</i> , <i>Chaenactis</i> , <i>Lupinus</i> , <i>Medicago</i> , <i>Phacelia</i> , and <i>Salvia</i> (CDFW 2023).	Not expected to occur. Site is covered in tall grasses and plants to feed on are not present. No known occurrences with CNDDDB search area.
Monarch butterfly <i>Danaus plexippus</i>	C	-	-	Found in a variety of habitats with flowering plants, from urban gardens to open fields to roadside ditches. Requires milkweed ( <i>Asclepias</i> spp.) for breeding habitat. Overwintering habitat is primarily along the Pacific Coast and includes eucalyptus ( <i>Eucalyptus</i> spp.), Monterey pines ( <i>Pinus radiata</i> ), and Monterey cypress ( <i>Hesperocyparis macrocarpa</i> ) trees.	Low Potential. May be found foraging on flowering plants within the project site; however, there are no milkweed or suitable overwintering trees present onsite.
Ricksecker's water scavenger beetle <i>Hydrochara rickseckeri</i>	-	-	Yes	Inhabits seasonal wetlands, including vernal pools.	Not expected to occur. The site lacks aquatic habitat. There is one occurrence located nearly 8 miles northeast of the site.
Valley elderberry longhorn beetle <i>Desmocerus californicus californicus</i>	T	-	Yes	Endemic to elderberry shrubs ( <i>Sambucus</i> spp.) occurring in riparian habitat in the Sacramento and San Joaquin Valleys, riparian habitats in the Sacramento and San Joaquin Valleys (USFWS 2023).	Not expected to occur. The site does not contain elderberry shrubs.
<b>Invertebrates</b>					
California linderiella <i>Linderiella occidentalis</i>	-	-	Yes	Inhabit shallow vernal pools and other seasonal wetlands.	Not expected to occur. There are no aquatic features onsite.
Midvalley fairy shrimp <i>Branchinecta mesovallensis</i>	-	-	Yes	Inhabit shallow vernal pools, vernal swales, and	Not expected to occur. There are no

Species	Listing Status <sup>1</sup>			Habitat	Potential for Occurrence <sup>3</sup>
	Federal	State	SSHCP <sup>2</sup>		
				various artificial ephemeral wetland habitats in the Sacramento (SSHCP 2018).	aquatic features onsite.
Vernal pool fairy shrimp <i>Branchinecta lynchi</i>	T	–	Yes	Vernal pools and other seasonal wetlands in valley and foothill grasslands. Tends to occur in smaller wetland features (less than 0.05 acre in size) (USFWS 1994).	Not expected to occur. There are no aquatic features onsite.
Vernal pool tadpole shrimp <i>Lepidurus packardii</i>	E	–	Yes	Vernal pools and other seasonal wetlands in valley and foothill grasslands that pond for sufficient duration to allow the species to complete its life cycle. Typically found in ponds ranging from 0.1 to 80 acres in size (USFWS 1994).	Not expected to occur. There are no aquatic features onsite.
<b>Amphibians and Reptiles</b>					
Giant garter snake <i>Thamnophis gigas</i>	T	T	Yes	Slow-moving streams, sloughs, ponds, marshes, inundated floodplains, rice fields, and irrigation/drainage ditches on the Central Valley floor with mud bottoms, earthen banks, emergent vegetation, abundant small aquatic prey and absence or low numbers of large predatory fish. Also require upland refugia not subject to flooding during the snake's inactive season.	Not expected to occur. The site lacks aquatic habitat suitable for the species; moreover, there is no suitable aquatic habitat nearby.
Western pond turtle <i>Emys marmorata</i>	–	SC	Yes	Forage in ponds, marshes, slow-moving streams, sloughs, and irrigation/drainage ditches; nest in nearby uplands with low, sparse vegetation.	Not expected to occur. No suitable aquatic habitat
Western spadefoot <i>Spea hammondi</i>	–	SC	Yes	Vernal pools and other seasonal ponds with a minimum three-week inundation period in valley and adjacent foothill grasslands.	Not expected to occur. Site lacks suitable aquatic habitat.
<b>Birds</b>					

Species	Listing Status <sup>1</sup>			Habitat	Potential for Occurrence <sup>3</sup>
	Federal	State	SSHCP <sup>2</sup>		
Burrowing owl <i>Athene cucularia</i> (burrow sites)	-	C	Yes	Nests and forages in grasslands, agricultural lands, open shrublands, and open woodlands with existing ground squirrel burrows or friable soils. Suitable burrow sites consist of short, herbaceous vegetation with only sparse cover of shrubs or taller herbs (Shuford and Gardali 2008: 221).	Not expected to occur. The entire project site is covered in tall grasses. There are 28 CNDDDB records within the search area. The nearest occurrence is located 1.74 miles northeast of the site.
Cooper's hawk <i>Accipiter cooperi</i>	-	-	Yes	Nests in a wide variety of woodland and forest habitats. Dense stands of live oak, deciduous riparian or other forest habitats near water are preferred. Nests are placed in deciduous trees in crotches 10-80 ft above the ground (CWHR 2019).	Not expected to occur. The site does not contain dense stands of trees and is not immediately adjacent to a riparian feature or aquatic habitat. There are five recorded occurrences within the CNDDDB search area with the nearest occurrence located 3.77 miles to the southeast.
Ferruginous hawk <i>Buteo regalis</i>	-	-	Yes	Forages in large, open tracts of grasslands, sparse scrubland, and deserts. It frequents open grasslands, sagebrush flats, desert scrub, low foothills and surrounding valleys, and fringes of pinyon-juniper habitats. Nesting occurs in lone trees or on telephone poles; species is not known to breed in California (CWHR 2019).	Could occur. The site's valley grassland has potential to provide marginal foraging habitat for the species. There are three CNDDDB records in the search area. The closest record is located approximately 4.15 miles southwest of the site.  Further discussion below.
Greater sandhill crane <i>Grus canadensis</i>	-	T;FP	Yes	Wintering visitor to Central Valley. Often found in large agricultural habitats, seasonally managed wetlands, and freshwater	Not expected to occur. The site does not contain, nor is it near any suitable aquatic habitats.

Species	Listing Status <sup>1</sup>			Habitat	Potential for Occurrence <sup>3</sup>
	Federal	State	SSHCP <sup>2</sup>		
				marsh. Prefers open shortgrass plains, grain fields and open wetlands when foraging.	
Loggerhead shrike <i>Lanius ludovicianus</i>	-	SC	Yes	Nests in a densely-foliaged shrub or tree. Prefers open grasslands or scrub with shrubs or trees and low, sparse herbaceous cover with perches available (fences, posts, utility lines). In California, the critical nesting season in is from March into August (CHWR 2019).	Not expected to occur. The site and surrounding area do not contain suitable habitat (dense shrubs or trees). Additionally, the site lacks suitable perch habit for spearing prey.
Northern harrier <i>Circus cyaneus</i>	-	SC	Yes	Breed and forage in a variety of open (treeless) habitats that provide adequate vegetative cover, an abundance of suitable prey, and scattered hunting, plucking, and lookout perches such as shrubs and fence posts. Habitats include freshwater marshes, brackish and saltwater marshes, wet meadows, weedy borders of lakes, rivers and streams, annual and perennial grasslands, vernal pool complexes, weed fields, ungrazed or lightly grazed pastures, low-growing crop fields, sagebrush flats, and desert sinks (Shuford and Gardali 2008).	Not expected to occur. The site is not located near suitable aquatic habitat. There are no occurrences within the CNDDDB search area.
Swainson's hawk <i>Buteo swainsoni</i>	-	T	Yes	Forages in grasslands and agricultural lands; nests in riparian and isolated trees.	Could occur. The site contains suitable foraging habitat and trees that could provide nesting habitat. There are 75 occurrences within the CNDDDB search area; the nearest occurrence is located

Species	Listing Status <sup>1</sup>			Habitat	Potential for Occurrence <sup>3</sup>
	Federal	State	SSHCP <sup>2</sup>		
					0.96 miles southeast of the site.  Further discussion below.
Tricolored blackbird <i>Agelaius tricolor</i> (nesting colony)	-	T	Yes	Forages in agricultural lands and grasslands; nests in marshes, riparian scrub, and other areas that support cattails or dense thickets of shrubs or herbs. Requires open water and protected nesting substrate, such as flooded, spiny, or thorny vegetation (Schuford and Gardali 2008: 439).	Not expected to occur. The site lacks suitable aquatic habitat and is not located near suitable aquatic habitat. There are 43 CNDDDB occurrences within the search area; the nearest occurrence is located 2.42 miles southeast of the site.
White-tailed kite <i>Elanus leucurus</i>	-	FP	Yes	White-tailed kites occur in herbaceous and open stages of most habitats in cismontane California. Areas with substantial groves of dense, broad-leaved deciduous trees are used for nesting and roosting. Nests are typically located from 20 to 100 feet above the ground near the top of dense oak, willow, or other tree stands, and are often located near an open foraging area with a dense population of voles (CWHR 2019).	Could occur. Site contains suitable foraging habitat for the species but does not contain dense groves of trees. There are 14 occurrences within the search area. The nearest occurrence is located 3.66 miles to the northwest.  Further discussion below.
<b>Mammals</b>					
American badger <i>Taxidea taxus</i>	-	SC	Yes	Suitable habitat occurs in the drier open stages of most shrub, forest, and herbaceous habitats with friable soils. Badgers are generally associated with treeless regions, prairies, parklands, and cold desert areas.	Not expected to occur. Site has marginal habitat. No large burrows were found during bio pedestrian surveys. There is one known occurrence within the CNDDDB search area. The nearest occurrence is located

Species	Listing Status <sup>1</sup>			Habitat	Potential for Occurrence <sup>3</sup>
	Federal	State	SSHCP <sup>2</sup>		
					4.25 miles southeast of the site.
Pallid bat <i>Antrozous pallidus</i>	-	SC	N/A	Bat that occurs throughout California except for the high Sierra Nevada and the northern Coast Ranges. Habitats include grasslands, shrublands, woodlands, and forests from sea level to 6,000 feet. Most common in open, dry habitats with rocky areas for roosting; roosts also include cliffs, abandoned buildings, bird boxes, and under bridges. Pallid bats are very sensitive to disturbance of roosting sites (Bolster et al. 1998).	Not expected to occur. The site consists of tall grasses with and lacks suitable roosting sites. Trees on the property are located immediately adjacent to Stockton Boulevard, in area with high vehicular and pedestrian traffic. There are no CNDDDB occurrences within the search area.
Western red bat <i>Lasiurus blossevillii</i>	-	SC	N/A	This species roost primarily in trees along edge habitats adjacent to streams, fields, or urban areas. The species can be found within either natural or human-made structures, such as caves, mines, crevices (including under bridges), hollow trees, and in abandoned or seldom-used buildings. Young are born to the species in the spring and early summer (maternity colonies typically begin to form in April, and births occur from May through early July).	Not expected to occur. The site consists of tall grasses with and lacks suitable roosting sites. Trees on the property are located immediately adjacent to Stockton Boulevard. There are no CNDDDB occurrences within the search area.

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

1 Legal Status Definitions

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

Federal:

E Endangered (legally protected)

T Threatened (legally protected)

D Delisted

State:

D Delisted

FP Fully protected (legally protected)

- SC Species of special concern (no formal protection other than CEQA consideration)  
E Endangered (legally protected)  
T Threatened (legally protected)  
C Candidate Species

### 3 Potential for Occurrence Definitions

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

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

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

Source: CDFW 2024, CNDDDB 2024, USFWS 2024

## **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?**

As detailed in Table IS-5 above, there are no special status plant species present or expected to occur in the project area. However, there are three special status animal species that could occur due to the habitat present (refer to Table IS-6). Species with the potential to occur are analyzed below.

## **NESTING BIRDS OF PREY**

**Less than significant with mitigation.** Raptors are defined as members of the order Falconiformes (vultures, eagles, hawks, and falcons) and the order Strigiformes (owls). Common species of raptors found locally include Cooper's hawk (*Accipiter cooperii*), Golden eagle, Northern harrier, white-tailed kite, red-tailed hawk (*Buteo jamaicensis*), red-shouldered hawk (*Buteo lineatus*), American kestrel (*Falco sparverius*), barn owl (*Tyto alba*), loggerhead shrike (*Lanius ludovicianus*) and great horned owl (*Bubo virginianus*).

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

As noted in Table IS-6, the site contains grasslands that would provide marginal foraging habitat to for ferruginous hawk and white-tailed kite. The site also has large mature trees that could provide potential nesting habitat for the species. Both species are covered species under the SSHCP. The project is a covered activity under the SSHCP. The project proponent will be required to participate in the SSHCP and comply with its avoidance and minimization measures (AMMs). Pertinent AMMs include preconstruction nesting surveys and nest/roost buffers and

monitoring. Mitigation has been included requiring that the project proponent participate in the SSHCP and comply with the AMMs. Impacts to nesting birds of prey will be less than significant with mitigation.

### **SWAINSON'S HAWK**

**Less than significant with mitigation.** Swainson's hawk is a breeding-season migrant in California that winters in South America; migrants typically arrive and begin scouting nest locations in mid-April (SHTAC 2000). Breeding is finished by August and most birds have left the state by late October (SHTAC 2000). Populations are largest in the southern Sacramento Valley and high deserts (CDFW 1994). Swainson's hawk nest in large trees in riparian woodlands, tall trees in upland stands (especially eucalyptus), and solitary trees in agricultural areas. Isolation from human foot traffic is important to nest site selection, though hawks are less sensitive to vehicle traffic; nests are typically concealed in dense canopy. Individuals exhibit high nest site fidelity over their lifetime. Swainson's hawks forage opportunistically over a large area, soaring up to 10 miles from the nest to hunt small mammals and insects in agricultural fields and grasslands (Estep 1989). Suitable foraging habitat is open, with low vegetation (less than 12 inches) and abundant prey. Foraging activity is highest in agricultural fields during activities that drive prey into the open such as harvesting, disking, flooding, and burning (Estep 1989).

As noted in Table IS-6, the site contains grasslands that would provide marginal foraging habitat for Swainson's hawk. The site also has large mature trees that could provide potential nesting habitat for the species. Foraging hawks are highly mobile and would move away from any disturbance associated with the project activities and would not be affected. Therefore, no impacts to individual Swainson's hawk are anticipated unless this species nests adjacent to the site. If Swainson's hawk were to nest adjacent to the site, impacts to nesting could occur through noise, vibration, and the presence of construction equipment and personnel. Project activities such as clearing and grubbing, grading or other earthwork during the breeding season (February 1 through August 31) could result in injury or mortality of eggs and chicks indirectly through forced nest abandonment due to noise and other disturbance.

The species is a covered species under the SSHCP. The project is a covered activity under the SSHCP. The project proponent will be required to participate in the SSHCP and comply with its AMMs. Pertinent AMMs include pre-construction nesting surveys and nest/roost buffers and monitoring. Mitigation has been included requiring that the project proponent participate in the SSHCP and comply with the AMMs. Impacts to Swainson's hawk will 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?***

**No impact.** The project is located in an urban area of unincorporated Sacramento County. The site does not contain any sensitive natural communities or riparian habitat, nor do those habitat types exist nearby. The project would not have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the CDFW or USFWS.

***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 impact.** As discussed in the environmental setting, the site does not contain any surface waters or aquatic features; therefore, the project would not have a substantial adverse effect on wetlands.

***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?***

**Less than Significant with Mitigation.** The project area is within an area identified as Limited Connectivity Potential according to CDFW's Essential Habitat Connectivity Viewer. The project site contains trees along Stockton Boulevard that provide suitable nesting habitat for nesting birds. Project construction and/or removal of the trees has the potential to disturb nesting birds which could result in a take. To avoid take of migratory birds, mitigation measure BIO-1 requires preconstruction surveys for migratory nesting birds will be required if work is to commence between February 1 and September 15. The purpose of the survey requirement is to ensure that construction activities do not agitate or harm nesting migratory birds, potentially resulting in nest abandonment or other harm to nesting success. With the recommended mitigation, impacts to migratory nesting birds are less than significant with mitigation.

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

**No impact.** There are no native or landmark trees on the project site. There are 16 non-native trees on the project site.

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

**Less than significant with mitigation.** There are 16 non-native trees located onsite. The proposed site plans show that all 16 trees would be removed. County General Plan Policy CO-145 requires the developer/project proponent to plant new tree canopy equivalent to the area (square feet) removed, using 15-year shade values. The total tree canopy was calculated using the dripline radii provided in the arborist report (Appendix B) prepared by Acorn Arboricultural Services, Inc. The total canopy area is approximately 15,077 square feet.

In addition to General Plan Policy CO-145, the project site is located within the South Sacramento community, which is one of four designated Environmental Justice communities within the General Plan. Pursuant to the Implementation Measure for Policy EJ-23, an extra 25 percent tree canopy replacement would be required within the same EJ community impacted. This would bring the total replacement canopy area to 18,846 square feet. Mitigation measure BIO-2 requires the replacement of non-native tree canopy consistent with General Plan Policies is recommended. Preference is given to onsite plantings, but other opportunity sites such as parks and schools within the South Sacramento community could satisfy planting requirements if the site could not accommodate the total canopy area required. Impacts related to the removal of non-native trees are less than significant with mitigation.

***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?***

**Less than significant with mitigation.** The entire site would be developed and would result in the loss of 2.11 acres of Valley Grassland. The proposed project is in the SSHCP 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.

The applicant will be required to obtain a signed SSHCP authorization form from the Environmental Coordinator for potential impacts to terrestrial habitats and covered species. The project will comply with the requirements of the SSHCP, including adherence to applicable Avoidance and Minimization Measures (Appendix C), as well as payment of fees to support the overall SSHCP Conservation Strategy. The project is consistent with and aids in the goals set forth in the proposed SSHCP. Mitigation measure BIO-3 will require the project to participate in the SSHCP, comply with its AMMs, and pay land cover impact fees for the loss of Valley Grasslands. Impacts to Valley Grasslands will be less than significant with mitigation.

***ENVIRONMENTAL MITIGATION MEASURES***

The following mitigation measures would be implemented during construction of the project to reduce potential impacts related to biological resources.

**BIO-1: Preconstruction Surveys for Migratory Nesting Bird**

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

1. If construction activity (which includes clearing, grubbing, or grading) is to commence within 50 feet of nesting habitat between February 1 and September 15, a survey for active migratory bird nests will be conducted no more than 7 days prior to construction by a qualified biologist.
2. Trees slated for removal will be removed during the period of September through January, to avoid the nesting season. Any trees that are to be removed during the nesting season, which is February through August, will 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, will be established and maintained around the nest to prevent nest failure. All construction activities will be avoided within this buffer area until a qualified biologist determines that nestlings have fledged.

**BIO-2: Non-native Tree Canopy Replacement**

Removal of non-native tree canopy for development shall be mitigated by creation of new tree canopy equivalent to the square footage of the non-native tree canopy removed. Pursuant to the Implementation Measure for Policy EJ-23, an extra 25 percent of tree canopy replacement would be required to be planted within the same South Sacramento EJ community. The removal of up to 16 trees would require 18,846 square feet of replacement canopy. New tree canopy area shall be calculated using the Sacramento County Department of Transportation 15-year shade cover values for tree species.

### **BIO-3: SSHCP Participation**

To compensate for impacts to approximately 2.11 acres of Valley Grassland, 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.

- Ferruginous hawk
- White-tailed kite
- Swainson's hawk

**VI. CULTURAL RESOURCES**

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

**ENVIRONMENTAL SETTING**

A cultural report was prepared by Historic Resources Associates (HRA) in January 2023. On January 6, 2023, a record search was conducted at the North Central Information Center (NCIC) of the California Historical Resources Information System in Sacramento. According to the NCIC record search, there was one cultural resource study that encompassed the entirety of the proposed project: Sikes and Arrington 2019 (#012988). In addition, there was one cultural resource study conducted within a ¼-mile radius of the project site: Willis 2010 (#010609). There were no cultural resources identified onsite or within the ¼-mile search area.

On January 7, 2023, Dana E. Supernowicz, M.A., RPA of HRA conducted a pedestrian survey within the project footprint, walking one-meter transects through the project area. Ground surface visibility was good throughout the project site. Apart from two homeless encampments, contemporary refuse was identified throughout the parcels, with the exception of the southeast corner of the southern parcel, which had broken piles of concrete. It's uncertain whether the concrete was dumped or related to past agricultural structures.

The project site consists of two parcels. County aerial imagery from 1937 shows undeveloped parcels. There are row crops to the south and east in that image. The first aerials showing built structures onsite are from 1953. The northern parcel, located at 7270 Stockton Boulevard, was previously developed with an approximately 2,900-square-foot structure. The next aerial image is from 1968 and shows that the structure had been demolished with only a concrete slab remaining. The southern parcel, located at 7298 Stockton Boulevard, had several buildings along the eastern boundary line. The buildings were demolished in the mid-1990s and are last seen in 1995 County aerial imagery. According to the cultural report submitted, structures on both parcels were structures associated with a small farm. The report does not make a conclusion as to what type of agricultural practices occurred onsite, but aerial imagery from 1953 doesn't show crops.

Suburban track homes first appear in the 1968 aerial imagery to the north, west, and east. The apartment buildings to the south are under construction in 1985 imagery.

**IMPACT DISCUSSION**

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

**No impact.** As stated in the environmental setting above, no historical resources were identified in the NCIC record search, pedestrian survey efforts, or in the HRA cultural report; therefore, the project would not cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5.

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

**No Impact.** According to the records search, there are no previous records of archaeological resources within a quarter mile of the project area. Additionally, previous grading and demolition activities reduce the potential for intact archaeological resources to be present within the project area. Based on the records search, the project area is considered to have low sensitivity for the presence of unidentified prehistoric or historic archaeological resources. Therefore, ground-disturbing activities are not anticipated to adversely affect any known or unknown cultural resources within the project area and there would be no impact.

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

**Less than significant with mitigation.** There are no known human remains or cemeteries located within or in the immediate vicinity of the project area. Although the inadvertent discovery of human remains is unlikely, the possibility cannot be ruled out. Therefore, construction of the project would implement Mitigation Measure CR-1, Unanticipated Discovery of Human Remains, and impacts related to disturbance of human remains would be less than significant with mitigation.

***ENVIRONMENTAL MITIGATION MEASURES***

The following mitigation measures would be implemented during construction of the project to reduce potential impacts related to cultural resources.

**CR-1: Unanticipated Discovery of Human Remains**

In the event of an accidental discovery or recognition of any human remains, Public Resources Code 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 will be taken:

1. There will 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 Public Resources Code Section 5097.98, or
2. Where the following conditions occur, the landowner or his/her authorized representative will rebury the Native American human remains and associated grave goods with appropriate dignity either in accordance with the recommendations of the most likely

descendent or on the project area in a location not subject to further subsurface disturbance:

- The NAHC is unable to identify a most likely descendent or the most likely descendent failed to make a recommendation within 48 hours after being notified by the commission;
- The descendent identified fails to make a recommendation; or
- The 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 checked="" type="checkbox"/>	<input type="checkbox"/>

### **ENVIRONMENTAL SETTING**

Energy use during construction is temporary and typically includes the consumption of fossil fuels, electricity, and natural gas for the operation of construction equipment and vehicles. Operational energy use would be primarily related to electricity but would also utilize fossil fuels for landscaping/maintenance equipment.

### **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?**

**Less than significant.** Construction activities would require the use of fossil fuels and electricity both directly through on- and off-road construction equipment and indirectly through necessary electronic equipment and water consumption. However, energy use through the construction phase would be temporary and typical of similar construction activities within the County. Additionally, all construction equipment and vehicles would be required to adhere to federal and state regulations to limit wasteful activities such as diesel idling.

The project includes the construction of 38 condominiums, which would result in an increase in electricity use. While the project would increase energy consumption, compliance with Title 24, Green Building Code, will ensure that all project energy efficiency requirements are net resulting in less than significant impacts.

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

Less than significant. While the project would increase energy consumption, compliance with Title 24, Green Building Code, will ensure that all project energy efficiency requirements are net resulting in less than significant impacts. Compliance with the existing CA Green Building Code will ensure the project would not obstruct a state or local plan for renewable energy or energy efficiency. Impacts are considered less than significant.

**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 checked="" 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 checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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***ENVIRONMENTAL SETTING***

**REGIONAL GEOLOGY**

The project area lies within the Great Valley geomorphic province of California (the Great Valley), which is a gently sloping to relatively flat alluvial plain. The Great Valley is bounded by the Coast Mountain Ranges on the west, the Sierra Nevada on the east, and the Klamath and Cascade Mountain Ranges on the north. The Great Valley is a trough in which sediments eroded from the adjacent mountain ranges have been deposited since the Jurassic Era (approximately 160 million years ago) (California Geological Survey, 2002). The underlying geology within the project area consists of Pleistocene-age (2.6 million years to 11,700 years ago) sediments of the Riverbank Formation (Alluvium).

**TOPOGRAPHY**

The project area is on the broad, flat alluvial plain in the Sacramento Valley of the Great Valley. The topography of the site is relatively flat with an average elevation of 50 feet above mean sea level (msl).

**SEISMIC HAZARDS**

***FAULTS AND SEISMICITY***

There are no active or potentially active faults in the vicinity of the project area. The closest Alquist-Priolo Earthquake Fault Zone is located approximately 43 miles southwest of the project area, known as the Green Valley Fault (California Department of Conservation, 2022). According to the Safety Element Background of the Sacramento County General Plan, there are two fault zones to the east and west of the County. The Midland Fault Zone is approximately 25 miles southwest and the Bear Mountain Fault Zone is approximately 19 miles east of the project area. The closest active fault to the project area is the Dunnigan Hills Fault, approximately 25 miles northwest.

***GROUND SHAKING***

Ground shaking is the result of faulting and is the primary cause of earthquake damage to man-made structures. The 2016 Earthquake Shaking Potential for California map indicates the project area is in an area with lower probability of ground shaking (Branum, Chen, Petersen, & Wills, 2016).

***LIQUEFACTION AND LANDSLIDES***

According to the seismic hazards identified by the California Geological Survey, the project area is not within an area designated as a liquefaction or landslide hazard (California Department of Conservation, 2022).

**SOILS**

According to the Natural Resources Conservation Service's (NRCS) Web Soil Survey, the project area is underlain with the following soil types: San Joaquin silt loam and Galt clay.

**Table IS-7: Site Soil Types and Characteristics**

Soil Name	Slope Class	Soil Depth	Drainage	Erosion Potential	Linear Extensibility <sup>1</sup>
Galt clay	0-1 percent	20-40 inches to duripan	Moderately well drained	Slight	High
San Joaquin-silt loam	0-3 percent	28-54 inches to duripan	Moderately well drained	Slight	Low

Source: Custom Soil Resource Report for Sacramento County, California; Florian Townhomes Project (Natural Resources Conservation Service, 2024)

Notes:

<sup>1</sup> Linear extensibility is used to determine the shrink-swell potential of soils.

### **PALEONTOLOGICAL RESOURCES**

Paleontological resources are the fossilized evidence of organisms preserved in the geologic record. Fossils are considered nonrenewable resources that are protected by federal, state, and local environmental laws and regulations. Sedimentary rocks, and some volcanic and metamorphic rocks, have potential to yield significant fossiliferous deposits.

The project area has been previously developed with residential and commercial land uses and existing roadways. Therefore, the near surface deposits are likely comprised of Holocene-age artificial fill material. Based on the geologic mapping, the artificial fill is underlain by deposits of Pleistocene-age Riverbank Formation, with sediments deposited approximately 130,000-450,000 years before present (B.P.).

Riverbank formation consists of weathered reddish gravel, sand, and silt comprising older alluvial fans and terraces of major rivers and streams in the Sacramento Valley. According to a search of the University of California Museum of Paleontology, Online Database (University of California Museum of Paleontology, 2024) there are 13 paleontological records for Sacramento County, with six of them from the Riverbank Formation. Therefore, the Riverbank Formation is considered a high sensitivity for paleontological resources.

### ***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.*

**No Impact.** The project area is not within or adjacent to a fault zone under the Alquist-Priolo Earthquake Fault Zone Act. As described above, the nearest fault zone on the Alquist-Priolo Earthquake Fault Zoning Map is the Green Valley Fault, approximately 43 miles southwest of the project area. Therefore, implementation of the project would not directly or indirectly cause potential substantial adverse effects involving the rupture of a known fault as delineated on the most recent Alquist-Priolo Fault Zone Map and there would be no impact.

**ii. Strong seismic ground shaking?**

**Less than significant.** The closest active fault to the project area is the Dunnigan Hills Fault, approximately 25 miles to the northwest. The intensity of ground shaking is dependent on the proximity to the epicenter of the site, the magnitude of the earthquake, and site soil conditions. The 2016 Earthquake Shaking Potential for California map indicates the project area has a lower probability of shaking hazard intensities. Therefore, this would be a less than significant impact.

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

**No Impact.** 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?**

**No Impact.** 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?**

**Less than significant.** Construction activities such as site clearing and grubbing, earthmoving activities, and excavation would result in soil disturbance, temporarily exposing soils to wind and water erosion. During construction, the contractor would be required to comply with all applicable provisions and requirements of the County's Land Grading and Erosion Control Ordinance (Municipal Code Chapter 16.44). Additionally, since the implementation of the project would disturb more than one acre of land a project specific Stormwater Pollution Prevention Plan (SWPPP) would be required. The SWPPP would include BMPs and erosion control measures to be implemented during construction activities. Therefore, construction of the project would not result in substantial soil erosion, and this would be a less than significant impact.

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

**No Impact.** Soil types in the project area are predominantly Galt clay and San Joaquin silt loam. Additionally, the project area is underlain by stable Pleistocene-age sediments of the Riverbank Formation. Therefore, implementation of the project would result in no impact from construction in unstable soil.

**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?**

**Less than significant.** The soil types within the project area have high linear extensibility ratings. However, any project-related development will need to adhere to the existing UBC and CBC, which will ensure the maximum necessary protection available for development within areas known to contain expansive soils and will avoid substantial risk to life and property. 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?***

**No Impact.** The project would utilize existing public sewer facilities.

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

**Less than significant with mitigation.** The project area is, underlain by Pleistocene-age sediments of the Riverbank Formation. Although there have been vertebrate fossil specimens recovered from the Riverbank Formation, previous grading, excavation for the existing roadways and residential/commercial development would have destroyed any fossil specimens that may have originally been present. Therefore, the presence of unique geologic features within the project area is not anticipated. However, there is the possibility of inadvertent discovery of fossils or other artifacts during construction activities which could result in a potentially significant impact. Therefore, Mitigation Measure GEO-1, which would require work to stop in case of inadvertent discovery, would be implemented and impacts related to paleontological resources would be less than significant with mitigation.

### ***ENVIRONMENTAL MITIGATION MEASURES***

#### **GEO-1: Inadvertent Discovery of Paleontological Resources**

If paleontological resources are discovered during earthmoving activities, immediately cease work in the vicinity of the find and notify the Sacramento County Department of Planning and Environmental Review. Retain a qualified paleontologist to evaluate the resource and prepare a recovery plan based on Society of Vertebrate Paleontology Guidelines (SVP 2010). The recovery plan may include, but is not limited to, a field survey, construction monitoring, sampling and data recovery procedures, museum curation for any specimen recovered, and a report of findings. Recommendations in the recovery plan that are determined by the County to be necessary and feasible will be implemented before construction activities can resume at the site where the paleontological resources were discovered.

## 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 GAS BACKGROUND**

Certain gases in Earth's atmosphere, classified as greenhouse gases (GHGs), play a critical role in determining the earth's surface temperature. Solar radiation enters the earth's atmosphere from space. A portion of the radiation is absorbed by Earth's surface, and a smaller portion of this radiation is reflected toward space through the atmosphere. Infrared radiation is selectively absorbed by GHGs. As a result, infrared radiation released from Earth that otherwise would have escaped back into space is instead "trapped," resulting in a warming of the atmosphere. This phenomenon, known as the "greenhouse effect," is responsible for maintaining a habitable climate on Earth.

GHGs are present in the atmosphere naturally; are released by natural sources and anthropogenic sources (e.g., human-caused); and are formed from secondary reactions taking place in the atmosphere. Natural sources of GHGs include the respiration of humans, animals, and plants; decomposition of organic matter; volcanic activity; and evaporation from the oceans. Anthropogenic sources include the combustion of fossil fuels by stationary and mobile sources, waste treatment, and agricultural processes. Anthropogenic sources lead to atmospheric levels of GHGs in excess of natural ambient concentrations and have the potential to adversely affect the environment because such emissions contribute, on a cumulative basis, to global climate change.

The following are GHGs that are widely accepted as the principal contributors to human-induced global climate change that are relevant to the project:

- Carbon dioxide (CO<sub>2</sub>)
- Methane (CH<sub>4</sub>)
- Nitrous oxide (N<sub>2</sub>O)

Fluorinated gases such as chlorofluorocarbons (CFCs), perfluorinated chemicals (PFCs), sulfur hexafluoride (SF<sub>6</sub>), hydrochlorofluorocarbons (HCFCs), and hydrofluorocarbons (HFCs)

Emissions of CO<sub>2</sub> are byproducts of fossil fuel combustion. CH<sub>4</sub> is the main component of natural gas and is associated with agricultural practices and landfills. N<sub>2</sub>O is a colorless GHG that results from industrial processes, vehicle emissions, and agricultural practices.

Global warming potential (GWP) is a concept developed to compare the ability of each GHG to trap heat in the atmosphere relative to another gas. The GWP of a GHG is based on several factors, including the relative effectiveness of gas to absorb infrared radiation and the length of time that the gas remains in the atmosphere (“atmospheric lifetime”). The reference gas for GWP is CO<sub>2</sub>; therefore, CO<sub>2</sub> has a GWP of 1. The other main GHGs that have been attributed to human activity include CH<sub>4</sub>, which has a GWP of 28, and N<sub>2</sub>O, which has a GWP of 265 (IPCC 2014). For example, 1 ton of CH<sub>4</sub> has the same contribution to the greenhouse effect as approximately 28 tons of CO<sub>2</sub>. GHGs with lower emission rates than CO<sub>2</sub> still may contribute to climate change because they are more effective at absorbing outgoing infrared radiation than CO<sub>2</sub> (i.e., high GWP).

Climate change is a global problem. GHGs are global pollutants, unlike criteria air pollutants and toxic air contaminants, which are pollutants of regional and local concern. Whereas pollutants with localized air quality effects have relatively short atmospheric lifetimes (about one day), GHGs have long atmospheric lifetimes (one to several thousand years). GHGs persist in the atmosphere for long enough time periods to be dispersed around the globe. Although the exact lifetime of any particular GHG molecule is dependent on multiple variables and cannot be pinpointed, it is understood that more CO<sub>2</sub> is emitted into the atmosphere than is sequestered by ocean uptake, vegetation, or other forms. GHGs typically persist in the atmosphere for extensive periods of time, long enough to be dispersed throughout the globe and result in long-term global impacts. As such, the project would not, by itself, contribute significantly to climate change; however, cumulative emissions from many projects and plans all contribute to global GHG concentrations and the climate system.

### ***REGULATORY BACKGROUND***

California has adopted statewide legislation addressing various aspects of climate change and GHG emissions mitigation. Much of this establishes a broad framework for the State’s long-term GHG reduction and climate change adaptation program. Of particular importance is AB 32, which establishes a statewide goal to reduce GHG emissions back to 1990 levels by 2020, and Senate Bill (SB) 375 supports AB 32 through coordinated transportation and land use planning with the goal of more sustainable communities. SB 32 extends the State’s GHG policies and establishes a near-term GHG reduction goal of 40% below 1990 emissions levels by 2030. Executive Order (EO) S-03-05 identifies a longer-term goal for 2050.<sup>2</sup>

### **COUNTY OF SACRAMENTO CLIMATE ACTION PLANNING**

In November of 2011, Sacramento County approved the Phase 1 Climate Action Plan Strategy and Framework document (Phase 1 CAP), which is the first phase of developing a community-level Climate Action Plan. The Phase 1 CAP provides a framework and overall policy strategy for reducing greenhouse gas emissions and managing our resources in order to comply with AB 32. It also highlights actions already taken to become more efficient, and targets future mitigation and adaptation strategies. This document is available at [http://www.green.saccounty.net/Documents/sac\\_030843.pdf](http://www.green.saccounty.net/Documents/sac_030843.pdf). The CAP contains policies/goals related to agriculture, energy, transportation/land use, waste, and water.

Goals in the section on agriculture focus on promoting the consumption of locally-grown produce, protection of local farmlands, educating the community about the intersection of

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<sup>2</sup> EO S-03-05 has set forth a reduction target to reduce GHG emissions by 80 percent below 1990 levels by 2050. This target has not been legislatively adopted.

agriculture and climate change, educating the community about the importance of open space, pursuing sequestration opportunities, and promoting water conservation in agriculture. Actions related to these goals cover topics related to urban forest management, water conservation programs, open space planning, and sustainable agriculture programs.

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

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

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

Goals in the section on water include reducing water consumption, emphasizing water efficiency, reducing uncertainties in water supply by increasing the flexibility of the water allocation/distribution system, and emphasizing the importance of floodplain and open space protection as a means of providing groundwater recharge. Actions include metering, water recycling programs, water use efficiency policy, water efficiency audits, greywater programs/policies, river-friendly landscape demonstration gardens, participation in the water forum, and many other related measures.

The Phase 1 CAP is a strategy and framework document. The County adopted the Phase 2A CAP (Government Operations) on September 11, 2012. Neither the Phase 1 CAP nor the Phase 2A CAP are “qualified” plans through which subsequent projects may receive CEQA streamlining benefits. The Communitywide CAP (Phase 2B) is intended to flesh out the strategies and framework CAP and includes economic analysis, timelines and detailed performance measures (<https://planning.saccounty.gov/PlansandProjectsIn-Progress/Pages/CAP.aspx>).

The CAP was approved by the Board of Supervisors on November 6, 2024.

### **THRESHOLDS OF SIGNIFICANCE**

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

In April 2020, SMAQMD adopted an update to their land development project operational GHG threshold, which requires a project to demonstrate consistency with CARB’s 2017 Climate Change Scoping Plan. The Sacramento County Board of Supervisors adopted the updated GHG threshold in December 2020. SMAQMD’s technical support document, “Greenhouse Gas

Thresholds for Sacramento County”, identifies operational measures that should be applied to a project to demonstrate consistency.

All projects must implement Tier 1 Best Management Practices to demonstrate consistency with the Climate Change Scoping Plan. After implementation of Tier 1 Best Management Practices, project emissions are compared to the operational land use screening levels table (equivalent to 1,100 metric tons of CO<sub>2e</sub> per year). If a project’s operational emissions are less than or equal to 1,100 metric tons of CO<sub>2e</sub> 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-8. Projects that do not exceed 1,100 metric tons per year are then screened out of further requirements. For projects that exceed 1,100 metric tons per year, then compliance with BMP 3 is also required:

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

SMAQMD’s GHG construction and operational emissions thresholds for Sacramento County are shown in Table IS-8.

**Table IS-8: SMAQMD Thresholds of Significance for Greenhouse Gases**

<b>Land Development and Construction Projects</b>		
	Construction Phase	Operational Phase
Greenhouse Gas as CO <sub>2e</sub>	1,100 metric tons per year	1,100 metric tons per year
<b>Stationary Source Only</b>		
	Construction Phase	Operational Phase
Greenhouse Gas as CO <sub>2e</sub>	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**

Less than significant. 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**

Less than significant with mitigation. The project will implement BMP 1 and BMP 2 in its entirety. The project is not proposing the use of natural gas. As such, the project can be compared to the operational screening table. CalEEMod was used to calculate anticipated annual emissions for the project. Although the project is not proposing the use of natural gas, the Condos/Townhome land use subtype was used to establish defaults for natural gas and provide an expected annual CO<sub>2</sub>e (metric tons) if natural gas were to be used. The actual amount of natural gas used depends on the type of appliances and systems installed, neither of which has been determined at the time of this analysis. CalEEMod calculations using default natural gas use setting for the proposed project show a total non-Title-24 (e.g., cooking appliance) natural gas use of 665,395 kBtu per year and 35.4 metric tons per year (MT/yr) or 1,062 MT/yr over the typical 30-year lifespan of condos/townhomes.

Annual CO<sub>2</sub>e were estimated to be 319.65 metric tons per year, which is below the established annual threshold of 1,100 MT of CO<sub>2</sub>e. Mitigation has been included such that the project will implement BMP 1 and BMP 2. The impacts from GHG emissions are less than significant with mitigation.

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

No impact. 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: GHG Reductions: Tier 1 Best Management Practices**

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

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

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

- BMP 2: Electric vehicle ready: Projects shall meet the current CalGreen Tier 2 standards, except all EV Capable spaces shall instead be EV Ready.
  - EV Capable requires the installation of “raceway” (the enclosed conduit that forms the physical pathway for electrical wiring to protect it from damage) and adequate panel capacity to accommodate future installation of a dedicated branch circuit and charging station(s).
  - EV Ready requires all EV Capable improvements plus installation of dedicated branch circuit(s) (electrical pre-wiring), circuit breakers, and other electrical components, including a receptacle (240-volt outlet) or blank cover needed to support future installation of one or more charging stations.
- 2. If the project proponent chooses to propose an alternative to the above BMPs, they will need to submit documentation, to the satisfaction of the Environmental Coordinator, demonstrating that the alternatives are equivalent to Tier 1 BMPs. Documentation shall be submitted to the Environmental Coordinator prior to final approval of grading, improvement plans or building permits, whichever occurs first.

If natural gas is utilized for project implementation, alternative onsite or offsite measures shall be incorporated to offset the use of the equivalent of 35.40 MT CO<sub>2</sub>e per year from the use of natural gas. If calculations of actual natural gas consumption from the project, prepared by a qualified expert and submitted to the County for verification, demonstrate that the use of natural gas will emit fewer than 35.40 MT CO<sub>2</sub>e per year, mitigation will be required only to offset the use of the calculated and verified emissions.

If the project proponent opts to pay fees for the retirement of carbon offsets to mitigate for the use of natural gas, then credits retired shall total a minimum of 35.40 MT CO<sub>2</sub>e (based on project modeling disclosed within this analysis – 35.40 MT CO<sub>2</sub>e per year from the use of natural gas over the typical 30-year lifespan of the facility). Additionally, the following shall apply:

Payments shall be made in the full amount to offset 30 years of natural gas use (as described above) prior to the issuance of the building permit; or

At the discretion of the County, periodic payments may be made, provided the quantities of carbon offsets retired, and the payment periods are specified in a contract entered into between the project proponent, the County, and a County-approved carbon offset program or broker. Periodic payments shall continue for 30 years commencing with issuance of the building permit, or until the project Applicant submits updated plans to the County that verify all natural gas appliances have been removed from the building or natural gas supply has been terminated.

Carbon offset retirement shall be accomplished through an accredited carbon offset program approved by the County. Prior to the issuance of any building permit that includes the use of natural gas, the project proponent shall provide evidence to the County that carbon offsets in the amounts discussed above have been retired. Such evidence must comply with the requirements described under *Reporting and Enforcement Standards* below.

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

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

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

The registry-administered protocols and methodologies for the carbon offset project types cited above – including updates to those protocols and methodologies as may occur from time to time by the registries in accordance with the registry documentation listed in the prior paragraph to ensure the continuing efficacy of the reduction activities – are eligible for use under this

mitigation measure, provided that any updated protocols shall be provided for County review as required by Reporting and Enforcement Standards below prior to the County's acceptance of offsets based on such updated protocols.

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

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

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

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

any other statutory or regulatory scheme not applicable to the project (e.g., the Cap-and-Trade Program).

### **Locational Performance Standards**

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

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

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

### **Reporting and Enforcement Standards**

Over the course of build out of the project and prior to issuance of requested building permits, the project applicant shall submit reports to the County that identify the quantity of emission reductions required by this mitigation measure, as well as the carbon offsets to be retired to achieve compliance with this measure. For purposes of demonstrating that each offset is additional, real, permanent, quantifiable, verifiable and enforceable, the reports shall include: (i) the applicable protocol(s) and methodologies associated with the carbon offsets, (ii) the third-

party verification report(s) and statement(s) affiliated with the carbon offset projects, (iii) the unique serial numbers assigned by the registry(ies) to the carbon offsets to be retired, which serves as evidence that the registry has determined the carbon offset project to have been implemented in accordance with the applicable protocol or methodology and ensures that the offsets cannot be further used in any manner, and (iv) the locational attributes of the carbon offsets. The reports also shall append the market survey report described in the Locational Performance Standards provision above.

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

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

result, would it create a significant hazard to the public or the environment?				
e. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<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 project site is in an urban area of the South Sacramento community in unincorporated Sacramento County. The two parcels comprising the project site are currently undeveloped but were previously developed with structures. County aerial imagery from 1937 shows undeveloped parcels. There are row crops to the south and east in that image. The first aerials showing built structures onsite are from 1953. The northern parcel, located at 7270 Stockton Boulevard, was previously developed with an approximately 2,900-square-foot structure. The next aerial image is from 1968 and shows that the structure had been demolished with only a concrete slab remaining. The southern parcel, located at 7298 Stockton Boulevard, had several buildings along the eastern boundary line. The buildings were demolished in the mid-1990s and are last seen in 1995 County aerial imagery. According to county records the site was previously occupied by the Aloha Motel, which was demolished in 1995.

A review of publicly available databases was conducted for the project to determine if any known hazardous waste sites are within the project area. The databases included EnviroStor maintained by the California Department of Toxic Substances Control (DTSC) and GeoTracker maintained by the State Water Resources Control Board (SWRCB). Additionally, a search of the U.S. Environmental Protection Agency’s (EPA) National Priorities List (Superfund) database was completed.

Based on the review of the above databases, there are no known hazardous waste sites within the project area. There are five closed leaking underground storage tanks (LUSTs) within a ¼ mile of the project site. The nearest record is associated with the gas station across Stockton Boulevard to the east of the project site. The other four sites are located along Florin Road near its intersection at Stockton Boulevard. All five records have a status of “closed”.

Sensitive receptors in the vicinity, include single-family and multi-family residential uses and William Daylor High School, which is located approximately 0.25 miles to the southwest of the project site.

**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?***

**Less than significant.** Construction of the project would result in emissions from construction equipment and vehicles and would require the handling of construction-related hazardous materials and waste such as oil and lubricants. However, construction-related emissions and handling of construction-related hazardous materials and waste would be temporary and cease upon completion of project construction. All handling of hazardous materials and waste would

be conducted in accordance with federal, state, and local regulations; therefore, impacts are 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?***

### **CONSTRUCTION ACTIVITIES**

**Less than significant.** Construction of the project would result in emissions from construction equipment and vehicles and would require the handling of construction-related hazardous materials and waste such as oil and lubricants. However, construction-related emissions and handling of construction-related hazardous materials and waste would be temporary and cease upon completion of project construction. All handling of hazardous materials and waste would be conducted in accordance with federal, state, and local regulations and impacts associated with construction activities would be less than significant.

### **LEAD-BASED PAINTS**

**Less than significant.** It is unlikely that any significant amount of lead-based paint may be present. The motel onsite was demolished in 1995 and aerial imagery from then on do not show any evidence of former foundations. This is pertinent as it shows top-soil around the foundation area was likely scraped and removed at demolition; therefore, it is unlikely that paint chips are still present.

In the off-chance trace paint chips were present onsite, the proposed site plans show that all of the former locations will be developed. The former locations of the structures will be developed with new structures or paved over with asphalt. The potential exposure pathway is incomplete, as they would be covered by a hard surface. Impacts associated with potential exposure to lead based paint is less than significant.

### **AERIALLY DEPOSITED LEAD**

**Less than significant with mitigation.** Aerially deposited lead (ADL) from the historical use of leaded gasoline is normally found along exposed soils adjacent to roadways throughout California. The criteria for classifying ADL as a hazardous waste for handling and disposal are provided in California Code of Regulations (CCR) Title 22 §66261.24. Solid waste containing lead is considered hazardous when the total lead concentration is equal to or exceeding 1,000 mg/kg or soluble lead concentration equal to or exceeding 5.0 mg/L.

Mitigation Measure HM-1 requires the project proponent to prepare a Phase II Environmental Site Assessment (ESA) to be reviewed by the County Environmental Management Department (EMD). Based upon the findings of the Phase II ESA, EMD may request further testing, a Soil Management Plan, and Health Risk Assessment. If said analyses are required, all site clean-up recommendations, in consultation with EMD, shall be completed prior to the issuance of any building or grading permit, unless EMD approves clearance due to extenuating circumstances.

Exposure to and containment of lead is regulated by Cal EPA's DTSC and the California Code of Regulations Title 8 and Title 22. As stipulated by the law, workers are required to be informed about the potential exposure to lead and that employers must have a Lead Compliance Plan in place that provides a protocol for worker safety, transport and disposal of the hazardous material. Environmental impacts resulting from lead exposure are less than significant with the adherence to existing regulations and laws. Impacts are less than significant with mitigation.

***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?***

No impact. The project is not within ¼-mile of an existing or proposed school.

***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?***

Less than significant. A review of publicly available databases was conducted for the project to determine if any known hazardous waste sites are within the project area. The databases included EnviroStor maintained by the California Department of Toxic Substances Control (DTSC) (Department of Toxic Substances Control, 2024) and GeoTracker maintained by the State Water Resources Control Board (SWRCB)(State Water Resources Control Board, 2024) . Additionally, a search of the U.S. Environmental Protection Agency's (EPA) National Priorities List (Superfund) database was completed (U.S. Environmental Protection Agency, 2024).

Based on the review of the above databases, there are no known hazardous waste sites within the project area. There are five closed leaking underground storage tanks (LUSTs) within a ¼ mile of the project site. The nearest record is associated with the gas station across Stockton Boulevard to the east of the project site. The other four sites are located along Florin Road near its intersection at Stockton Boulevard. All five records have a status of "closed". Impacts are less than significant.

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

Less than significant. During construction of the project the placement of curb, gutter, and sidewalks may result in temporary lane closures to allow for construction equipment movement and activities; however, these would be temporary and would not physically interfere with emergency response or emergency evacuation plan and would result in a less than significant impact.

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

No Impact. The project area is in an urban community and is not within or near a State Responsibility Area or a fire hazard severity zone (California Department of Forestry and Fire Protection, 2024). Implementation of the project would not directly or indirectly expose people or structures to a significant risk of loss, injury or death involving wildland fires.

***ENVIRONMENTAL MITIGATION MEASURES***

Mitigation Measure HM-1: Phase II Environmental Site Assessment & Lead Compliance Plan

1. Prior to project construction, prepare a Phase II Preliminary Environmental Site Assessment (ESA) which includes conducting soil lead testing within the limits of work in order to characterize the lateral and vertical extent and concentration of Aerially Deposited Lead (ADL).

2. Samples should be collected at various depths to determine the vertical extent of contamination and associated concentrations.
3. Analyze for Total Threshold Limit Concentration (TTLIC). Levels greater than 1,000 mg/kg, are classified as hazardous waste.
4. If sampling concentrations are less than 1,000 mg/kg, they need to be analyzed by the Waste Extraction Test (WET), unless if concentrations are less than 50 mg/kg (cannot fail WET below this concentration).
5. Analyze by WET for Soluble Threshold Limit Concentration (STLC). If it is greater than 5 mg/l, it is considered hazardous waste. If it is less than 5 mg/l it is not considered hazardous waste.
6. If the soil is not hazardous waste, but is contaminated at levels above background, implement a lead compliance plan and lead awareness training pursuant to Title 8 of the California Code of Regulations (Section 1532.1).

## **XI. HYDROLOGY AND WATER QUALITY**

	<b>Potentially Significant</b>	<b>Less than Significant with Mitigation</b>	<b>Less than Significant</b>	<b>No Impact</b>
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 checked="" type="checkbox"/>	<input type="checkbox"/>

**ENVIRONMENTAL SETTING**

**SURFACE WATER**

**REGIONAL HYDROLOGY**

The project area is in the urbanized South Sacramento area within the Sacramento River Basin. The Sacramento River Basin encompasses approximately 27,000 square miles and is bounded by the Sierra Nevada to the east, Coast Ranges to the west, Cascade Range and Trinity Mountains to the north, and the Delta to the southeast. The project area is situated within the Elder Creek watershed (delineated by the National Hydrologic Dataset HUC-10). The Elder Creek watershed (HUC 180201630401) drains southwesterly to the Sacramento River through primarily developed areas consisting of residential and commercial development.

Onsite drainage from the project under existing conditions is minimal. Flow travels from the project site to the adjacent property to the west. The flows from the project location and adjacent lot then travel to the drainage swale and enter the storm drain on 66th street. Flow from 66th Street then enters the storm drain on Stockton Blvd.

**FLOODING**

According to the Federal Emergency Management Agency (FEMA) National Flood Hazard Layer, the project area is within Zone X and area with 0.2% chance flood hazard, or 1% chance flood hazard with depths less than one foot.

**SURFACE WATER QUALITY**

As required by the Porter-Cologne Water Quality Control Act, the Central Valley Regional Water Quality Control Board (RWQCB) has designated beneficial uses for water body segments in its jurisdiction (including the American River), along with water quality criteria necessary to protect these uses, as contained in the Sacramento and San Joaquin River Basin Plan (Central Valley RWQCB, 2019). Designated beneficial uses for the American River (from Folsom Dam to Sacramento River) consist of the following: municipal and domestic water supply, agricultural irrigation, industry service supply and hydroelectric power, water contact and non-contact recreation, warm and cold freshwater habitat, warm and cold migration and spawning habitat, and wildlife habitat (Central Valley RWQCB, 2019).

The federal Clean Water Act (CWA) Section 303(d) requires states to identify water bodies that do not meet, or are not expected to meet, water quality standards, these are also known as impaired water bodies. The CWA also requires states to develop total maximum daily loads (TMDLs) to improve the water quality of impaired water bodies. TMDLs are the quantities of pollutants that can be safely assimilated by a water body without violating water quality standards. TMDLs are developed for impaired water bodies to maintain beneficial uses as

designated in the applicable Basin Plan, achieve water quality objectives, and reduce the potential for future water quality degradation.

Table IS-9 lists the impaired water bodies included in the State Water Resource Control Board's 303(d) list that could receive runoff from the project area.

**Table IS-9: Section 303(d) List of Impaired Water Bodies**

Impaired Water Body	Pollutant	Source	TMDL Status
Elder Creek	Benthic Community Effects	Unknown	Expected completion 2034; not yet approved
	Chlorpyrifos	Urban runoff/storm sewers	No expected attainment date; U.S. EPA approved TMDL 2004
	Diazinon	Urban runoff/storm sewers	No expected attainment date; U.S. EPA approved TMDL 2004
	Pyrethroids	Unknown	No expected attainment date; U.S. EPA approved TMDL 2019
	Toxicity		Expected completion 2021; not yet approved
Sacramento River (Sacramento City Marina to Suisun Marsh Wetlands)	Fipronil	Unknown	Expected completion 2035; not yet approved
	Pyrethroids	Unknown	Expected completion 2035; not yet approved
	Temperature, water	Unknown	Expected completion 2034; not yet approved
	Toxicity	Unknown	Expected completion 2035; not yet approved

Note:

TMDL – Total Maximum Daily Loads

Data was obtained from the 2020-2022 Integrated Report; the 2024 Integrated Report has been adopted by the State Water Resources Control Board but has not yet been approved by the U.S. Environmental Protection Agency.

Source: (State Water Resources Control Board, 2022)

## **GROUNDWATER**

### ***SUSTAINABLE GROUNDWATER MANAGEMENT***

The County is within the Sacramento Valley Groundwater Basin (Basin) which is underlain by an extensive alluvial aquifer system encompassing approximately 3,780,180 acres and divided into 18 subbasins (California Department of Water Resources, 2015). The project area is in the southern portion of the Sacramento Valley - South American Groundwater Subbasin (South American Subbasin). The subbasin is bounded on the east Sierra Nevada, on the west by the Sacramento River, on the north by the American River, on the south by the Cosumnes and Mokelumne Rivers and encompasses approximately 248,000 acres (GEI Consultants, 2022).

A draft Groundwater Sustainability Plan for the South American Subbasin was prepared and submitted to the California Department of Water Resources (CA DWR) in January 2022 and approved in July 2023. As required by the Sustainable Groundwater Management Act (SGMA), the Groundwater Sustainability Plan includes a description of the setting, hydrogeological conceptual model, comprehensive water budget, basin-wide monitoring network, sustainable management criteria, and projects and management actions necessary to ensure sustainability of the subbasin. The Groundwater Sustainability Plan contains a description of specific projects and management actions that will be undertaken in the South American Subbasin to promote groundwater sustainability, including continued conjunctive use (i.e., a mix of groundwater and surface water) in urban areas, and continued water demand management throughout the subbasin.

### ***GROUNDWATER QUALITY***

Generally, the quality of groundwater in the South American Subbasin is generally of good quality and meets local needs for municipal, domestic, and agricultural uses. Several water quality parameters including nitrate, total dissolved solids (TDS), arsenic, hexavalent chromium, and per- and polyfluoroalkyl substances (PFASs) have been monitored at numerous wells in the sub basin over time. Data obtained from the Groundwater Ambient Monitoring and Assessment Program (GAMA) and other data sources has been summarized and evaluated. In data spanning multiple decades, nitrate concentrations have remained consistently below the maximum contaminant level (MCL) of 10 mg/L as N and TDS concentrations have generally been lower than the recommended secondary maximum contaminant level (SMCL) of 500 mg/L. Arsenic data collected from the 1980s to present show concentrations exceeding the MCL of 10 µg/L in isolated areas in the upper aquifer of the South American Subbasin, with few exceedances in the lower aquifer. Hexavalent chromium and PFASs were monitored beginning in 2001 and 2017, respectively. Hexavalent chromium concentrations were consistently below the proposed MCL of 10 µg/L. perfluorooctanoic acid and perfluorooctane sulfonate concentrations have been detected above State Water Board issued reporting levels at some wells in the South American Subbasin.

### ***IMPACT DISCUSSION***

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

**Less than significant.** 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 stormwater systems 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.

Since the project involves more than one acre of impervious surface, it is required to provide Low Impact Development (LID), stormwater quality, trash full capture, and hydromodification

plans pursuant to the current version of the Stormwater Quality Design Manual for the Sacramento Region. A Level 2 Drainage Study was prepared by Avila and Associates Consulting Engineers, Inc., for the proposed project (Appendix D). The study breaks the proposed project site into drainage management areas and assigned the percentage of proposed impervious surfaces. On-site drainage site will be directed to 20, on-site bioretention facilities and three underground storage tanks. These improvements are shown in the project plans included in Plate IS-4. Water from the project site will enter the existing storm drain in locations along Requa Way, Stockton Blvd, and 66th Street. On-site drainage systems all lead to the main storm drain on Stockton Boulevard as they do under existing conditions. The proposed system will comply with County Stormwater Quality Design requirements and impacts are less than significant.

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

Less than significant. The project would be served by California American Water. The water purveyor does not rely solely on groundwater. The increase of 38 condos, developed at a density consistent with zoning, does not represent a significant increase in water usage; therefore, the impacts are less than significant.

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

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

Less than significant. 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 be less than two acres and would not result in a substantial increase in 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.

Since the project involves more than one acre of impervious surface, it is required to provide Low Impact Development (LID), stormwater quality, trash full capture, and hydromodification plans pursuant to the current version of the Stormwater Quality Design Manual for the Sacramento Region. On-site drainage site will be directed to 20, on-site bioretention facilities and three underground storage tanks. These improvements are shown in the project plans

included in Plate IS-4. Water from the project site will enter the existing storm drain in locations along Requa Way, Stockton Blvd, and 66th Street. The proposed drainage infrastructure would all lead to the main storm drain on Stockton Boulevard as they do under existing conditions.

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

**No Impact.** The project site is not located in area subject to the 200-year urban level of flood protection.

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

**Less than significant.** The project site is not located in a flood hazard, tsunami, nor seiche zone. A site specific SWPPP would be developed for the project as part of compliance with the SWRCB Construction General Permit requirements. Risk of release of pollutants due to inundation would be minimal and impacts would be less than significant.

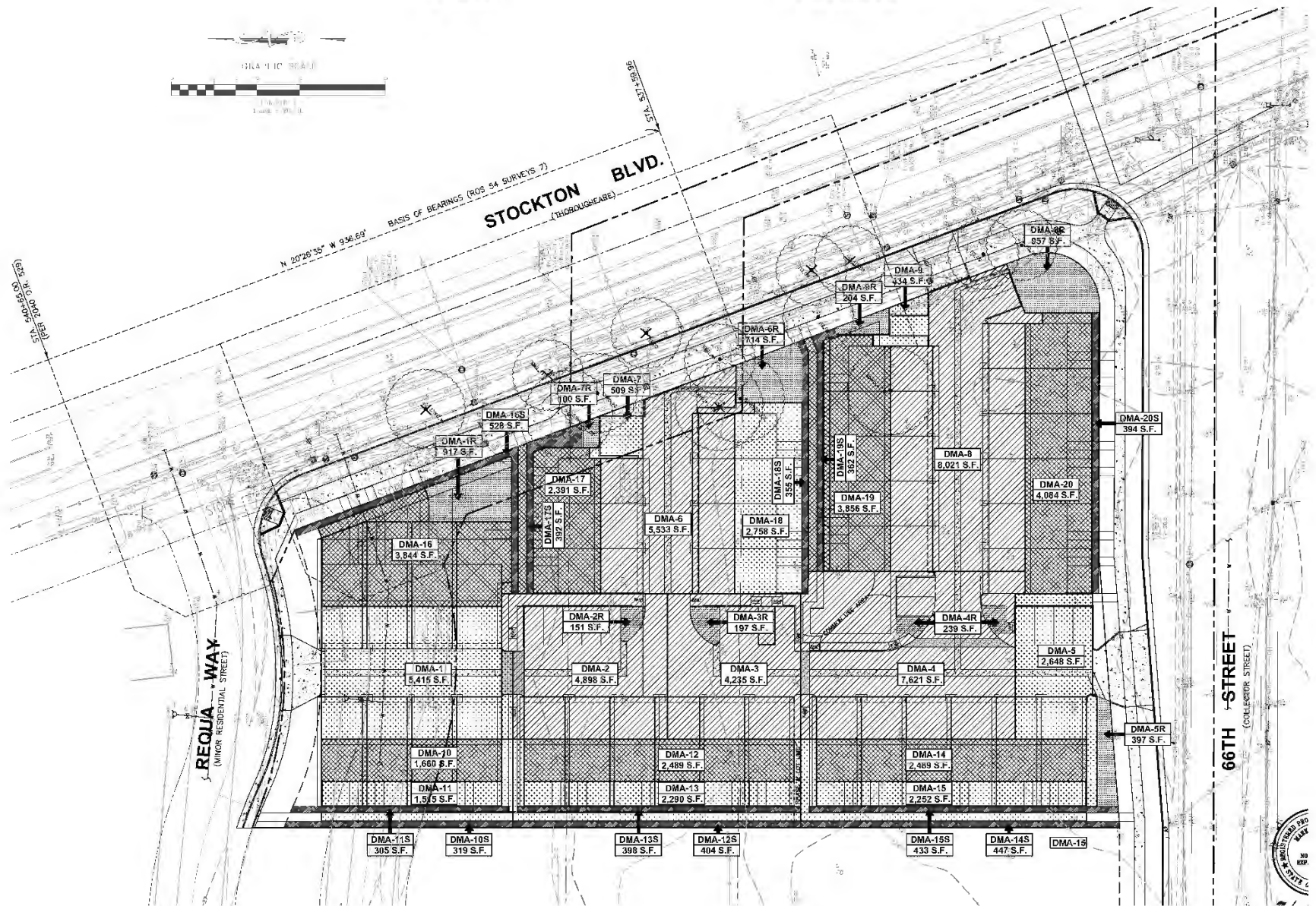
***f. Would the project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?***

**No Impact.** 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 a marginal increase in impervious surface area, construction and operation of the project would not substantially 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.

***ENVIRONMENTAL MITIGATION MEASURES***

None recommended.

Plate IS-5: Proposed Drainage Facilities



**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 site is located in the South Sacramento community of unincorporated Sacramento County. The South Sacramento community is one of four Environmental Justice communities within unincorporated Sacramento County. Both parcels have a Commercial and Office (COMM/OFF) General Plan land use designation and are in a Light Commercial zoning district.

**IMPACT DISCUSSION**

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

**No impact.** The project consists of 38 condos on an undeveloped, 2.11-acre site and would not create a physical division in the South Sacramento community.

**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?**

**Less than significant.** The project is consistent with the land use policies of the General Plan, the South Sacramento Community Plan. While not adopted to specifically mitigate environmental impacts, the Zoning Code and Countywide Design Guidelines have development standards to guide development within the County. The project is inconsistent with several development standards and is requesting a Special Development Permit to allow the proposed project the following deviations:

- **Frontage Landscape Planter Width (Section 5.2.4.B.2.a):** The requirement for frontage landscape planters is eight feet in width. The proposed project provides a seven-foot-wide planter.
- **Separation of Unit and Driveway/ Parking (Section 5.2.4.F, Table 5.2):** The standard is for a minimum of five feet in landscaped separation. The proposed project provides no separation.
- **Front and Side Street Yard Fencing (Section 5.2.5.B.1.a):** The standard for front and side street yard fencing is open ornamental fencing. The proposed project provides a six-foot-tall solid wood fencing at front yard and side street yard areas.
- **Front Yard Setback (Section 5.4.3.C, Table 5.8.B):** The standard for front yard setback is 26 feet with a PUPFE. The proposed project provides a minimum 11.7-foot setback.

- Side Street Yard Setback (Section 5.4.3.C, Table 5.8.B): The standard for side street yard setback is 21 feet with PUPF. The proposed project provides a 10-foot setback at minimum.
- Building Window Offset (Multi-family Design Standards Section 3.5.2.C.4): The standards are for buildings to be designed to offset windows between facing building elevations so that they do not look/align directly into the windows of adjacent buildings on the project site or adjacent parcels. The project as proposed provides windows that face one another throughout the project.

With approval of the Special Development Permit, the proposed project would be consistent with zoning. The project would not cause a significant environmental impact due to conflict with any land use plan, policy, regulation. 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>

**ENVIRONMENTAL SETTING**

The project site is located within a developed urban area and is not located on an important mineral resource recovery site as delineated by the General Plan, a specific plan, or other land use plan.

**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?**

No impact. The project site is located within a developed urban area and is not located on an important mineral resource recovery site as delineated by the General Plan, a specific plan, or other land use plan.

**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?**

**No impact.** The project site is located within a developed urban area and is not located on an important mineral resource recovery site as delineated by the General Plan, a specific plan, or other land use plan.

**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"/>

**REGULATORY SETTING**

**NOISE FUNDAMENTALS & TERMINOLOGY**

Noise is often described as unwanted sound. Sound is variations in air pressure that the ear can detect. Sound levels are measured and expressed in decibels (dB), which is the unit for describing the amplitude of sound<sup>3</sup>. Because sound pressure levels are defined as logarithmic numbers, the values cannot be directly added or subtracted. For example, two sound sources, each producing 50 dB, will produce 53 dB when combined, not 100 dB. This is because two sources have two times the energy (not volume) of one source, which results in a 3 dB increase in noise levels.

Most environmental sounds consist of several frequencies, with each frequency differing in sound level. The intensities of each frequency combine to generate sound. Acoustical professionals quantify sounds by “weighting” frequencies based on how sensitive humans are to that particular frequency. Using this method, low and extremely high frequency sounds are given less weight, or importance, while mid-range frequencies are given more weight, because humans can hear mid-range frequencies much better than low and very high frequencies. This method is called “A” weighting, and the units of measurement are called dBA (A-weighted decibel level). In practice, noise is usually measured with a meter that includes an electrical “filter” that converts the sound to dBA. The threshold at which one hears sounds is considered to be zero (0) dBA. The range of sound in normal human experience is 0 to 140 dBA.

<sup>3</sup> Equal to 20 times the logarithm to the base 10 of the ratio of the pressure of the sound measured to the reference pressure, which is 20 micropascals.

The ambient noise level is defined as the noise from all sources near and far and refers to the noise levels that are present before a noise source being studied is introduced. A synonymous term is pre-project noise level.

According to the CEQA Guidelines a noise impact may be significant if the project will result in exposure of persons to or generation of noise levels in excess of standards established by the lead agency (in this case, the Sacramento County General Plan, Zoning Code, and Noise Ordinance), or applicable standards of other agencies; expose people residing or working in the project area to excessive airport noise levels; expose people to a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project; or result in a substantial temporary or periodic increase in ambient noise level in the project vicinity above levels existing without the project. The Sacramento County General Plan Policy NO-7 establishes a significance threshold of 65 dB L<sub>dn</sub>/CNEL for outdoor activity areas (backyards) and of 45 dB L<sub>dn</sub>/CNEL or less in indoor areas. Typically, potential sources of significant noise include airports, some commercial activities, industrial activities, railroads, and traffic.

### **COUNTY GENERAL PLAN NOISE ELEMENT**

The goals of the Sacramento County General Plan Noise Element are to: (1) protect the citizens of Sacramento County from exposure to excess noise and (2) protect the economic base of Sacramento County by preventing incompatible land uses from encroaching upon existing planned noise-producing uses. The General Plan defines a noise sensitive outdoor area as the primary activity area associated with any given land use at which noise sensitivity exists. Noise sensitivity generally occurs in locations where there is an expectation of relative quiet, or where noise could interfere with the activities taking place in an outdoor activity area. An example is a backyard, where loud noise could interfere with the ability to engage in normal conversation.

The Noise Element of the Sacramento County General Plan establishes noise exposure criteria to aid in determining land use compatibility by defining the limits of noise exposure for sensitive land uses. There are policies for noise receptors or sources, transportation or non-transportation noise, and interior and exterior noise.

NO-1. The noise level standards for noise-sensitive areas of *new* uses affected by traffic or railroad noise sources in Sacramento County are shown by Table 1 (Table IS-10 of this report). Where the noise level standards of Table 1 are predicted to be exceeded at new uses proposed within Sacramento County which are affected by traffic or railroad noise, appropriate noise mitigation measures shall be included in the project design to reduce projected noise levels to a state of compliance with the Table 1 standards (reference Table IS-10).

**Table IS-10: Noise Standards for New Uses Affected by Traffic and Railroad Noise**

<b>New Land Use</b>	<b>Sensitive Outdoor Area – L<sub>dn</sub></b>	<b>Sensitive Interior Area – L<sub>dn</sub></b>
All Residential <sup>6</sup>	65	45
Transient lodging <sup>3,5</sup>	65	45
Hospitals and nursing homes <sup>3,4,5</sup>	65	45
Theaters and auditoriums <sup>3</sup>	None	35
Churches, meeting halls, schools, libraries, etc. <sup>3</sup>	65	40
Office buildings <sup>3</sup>	65	45
Commercial buildings <sup>3</sup>	None	50
Playgrounds, parks, etc.	70	None
Industry <sup>3</sup>	65	50

1. Sensitive areas are defined in acoustical terminology section.
2. Interior noise level standards are applied within noise-sensitive areas of the various land uses, with windows and doors in the closed positions.
3. Where there are no sensitive exterior spaces proposed for these uses, only the interior noise level standard shall apply.
4. Hospitals are often noise-generating uses. The exterior noise level standards for hospitals are applicable only at clearly identified areas designated for outdoor relaxation either by hospital staff or patients.
5. If this use is affected by railroad noise, a maximum (L<sub>max</sub>) noise level standard of 70 dB shall be applied to all sleeping rooms to reduce the potential for sleep disturbance during nighttime train passages.

**ENVIRONMENTAL SETTING**

Existing noise sensitive receptors near the project site consist of single-family and multi-family residences located to the north, west, south, and east.

Existing ambient noise sources are primarily associated to vehicular traffic on Stockton Boulevard. The Federal Highway Administration’s Traffic Noise Prediction Model (ver. FHWA-RD-77-108) and traffic counts along Stockton Boulevard at Florin Road were used to estimate ambient noise levels associated with vehicular traffic along Stockton Boulevard. The estimated ambient noise level at the centerline of Stockton Boulevard is 97 dB L<sub>dn</sub>. The eastern property line at the project site is located approximately 65 feet from the roadway centerline. The ambient noise level at the eastern property line is 73 dB L<sub>dn</sub>.

**IMPACT DISCUSSION**

- a. *Would the project result in the 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?*

**CONSTRUCTION-RELATED NOISE**

Less than significant. Section 6.68.090(e) of the Sacramento County Code specifies that noise sources associated with construction, repair, remodeling, demolition, paving or grading of

any real property are exempt from the County's noise regulations provided that these activities do not take place between the hours of 8 p.m. and 6 a.m. on weekdays and Friday commencing at 8 p.m. through and including 7 a.m. on Saturday; Saturdays commencing at 8 p.m. through and including 7 a.m. on the next following Sunday and on each Sunday after the hour of 8 p.m.

Construction for the project consists of removal of trees, grading, placement of subsurface utilities, paving, curb and gutter, and building construction. Construction would be temporary and the largest construction machinery would likely include a backhoe or dozer. Sacramento County does not have established quantitative construction noise thresholds, so the Federal Transit Administration's (FTA) threshold of 80 dBA equivalent noise level ( $L_{eq}$ ) over an 8-hour period was used. Due to the complex and mobile nature of construction activity within a project site, the FTA Transit Noise and Vibration Impact Assessment Manual document recommends evaluating construction noise impacts from the center of the construction site, stating that the distance variable in its recommended construction noise calculation "assumes that all equipment operates at the center of the project" (FTA 2018). The nearest sensitive receptor to the center of the project site is the backyard of a single-family residence located approximately 165 feet to the northwest from the center of the project site. The reference level for a dozer at 50 feet is 85 dBA (FTA 2018). Utilizing a moving attenuation model, the projected noise level of a dozer would be 77.22 dBA, which does not exceed the FTA threshold of 80 dBA equivalent noise level ( $L_{eq}$ ) over an 8-hour period at the nearest sensitive receptor; therefore, it would not exceed that threshold at any sensitive receptor located at a further distance.

In addition, construction of the project is assumed to occur between the allowable hours stated in Section 6.68.090(e) of the Sacramento County Code (between 6:00 a.m. and 8:00 p.m. on weekdays and between 7:00 a.m. and 8:00 p.m. on weekends). Therefore, temporary construction noise impacts resulting from the project would be less than significant.

### **OPERATIONAL NOISE**

**Less than significant.** The eastern property line at the project site is located approximately 65 feet from the roadway centerline. The ambient noise level at the eastern property line is 73 dB  $L_{dn}$ . The nearest proposed unit is located approximately 75 feet from the centerline of Stockton Boulevard. The noise level at that distance would be 69 dB  $L_{dn}$ . Standard residential construction (stucco siding, windows with a Sound Transmission Class (STC) rating of STC-27, door weather-stripping, exterior wall insulation, composition plywood roof), results in an exterior to interior noise reduction of at least 25 dB with windows closed and approximately 15 dB with windows open. Standard construction materials and building practices would reduce noise levels to 44 dB; therefore, standard construction practices would ensure that the project is compliant with the County 45 dBA  $L_{dn}$  interior noise level standard. No additional noise mitigation is required to meet the interior noise level standard. Impacts related to noise are less than significant.

#### ***b. Would the project result in the generation of excessive groundborne vibration or groundborne noise levels?***

**Less than significant.** The project does not include any substantial vibration sources associated with operation. Therefore, construction activities carried out during the site preparation phase have the greatest potential to generate groundborne vibration affecting nearby receptors. Construction activities generating high levels of vibration, such as impact pile driving and blasting, are not proposed. Based on the construction equipment list expected for a project of this type and size, equipment with the potential to generate the greatest vibration levels would be a large bulldozer, which generates a vibration level up to 0.089 in/sec PPV at a

reference distance of 25 feet (FTA 2018). Based on the project site plan, these equipment types may be used approximately 20 feet from the nearest residential structure located west of the project site. At this distance, a large bulldozer would generate vibration levels up to approximately 0.124 in/sec PPV<sup>4</sup>, which would not exceed the FTA's threshold of 0.2 in/sec PPV for structural damage and 0.64 in/sec for human annoyance. Therefore, temporary construction vibration impacts resulting from the project would be 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 located in the South Sacramento community of unincorporated Sacramento County. The project site consists of two vacant parcels that do not have any residential structures on them. Both parcels have a Commercial and Office (COMM/OFF) General Plan land use designation and are in a Light Commercial zoning district.

**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)?**

Less than significant. Multi-family Dwellings (more than 10 units) in the LC zoning district are permitted. Pursuant to Zoning Code Section 3.5.1.C, multi-family projects shall be developed at a minimum density of 20 dwelling units acre and a maximum density of 30 dwelling units per acre. As proposed, the density of the project is 21 units per acre.

The construction of 38 condos in an established residential community would not result in substantial unplanned growth in the community, nor would it result in the extension of roadways or other infrastructure. Impacts are less than significant.

<sup>4</sup> U.S. Federal Transit Administration's Noise and Vibration Manual equation to calculate vibration:  
 $PPV_{equip} = PPV_{ref} \times (25/D)^{1.5}$

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

No impact. The project site consists of two vacant parcels that do not have any residential structures on them; therefore, the project would not displace people or housing.

**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**

The project site is located within the South Sacramento community of unincorporated Sacramento County. It is served by the Sacramento Metropolitan Fire District and the Sacramento County Sheriff’s Department. The project site is located within the Elk Grove Unified School District. Neighborhood and community parks are serviced by the Southgate Recreation and Park District.

**IMPACT DISCUSSION**

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

**Fire protection?**

**Less than significant.** The project site is currently served by the Sacramento Metropolitan Fire District. The 38 condos would continue to be served by this provider and would not increase the need for additional fire-fighting personnel, facilities, or equipment. Impacts are considered less than significant.

**Police protection?**

**Less than significant.** The project site is currently served by the Sacramento County Sheriff’s Department. The condos would continue to be served by this provider and would not increase the need for additional police personnel, facilities, or equipment. Impacts are considered less than significant.

**Schools?**

**Less than significant.** The project site is within the Elk Grove Unified School District. The construction of 38 condos would not result in a substantial increase in student population to the Elk Grove Unified School District. Therefore, impacts to schools are less than significant.

**Parks?**

**Less than significant.** The project is within the Southgate Recreation and Park District. There are several neighborhood and community parks within close vicinity to the project site. The construction of 38 condos would not substantially increase the need for park personnel or facilities but would require the payment of in-lieu fees or parkland dedication of approximately 0.0122 acres per unit or approximately 0.46 acres. Impacts are considered less than significant.

**Other public facilities?**

**Less than significant.** The project consists of 38 condos in an area with existing public infrastructure. The development would not substantially increase the need for additional personnel, facilities, or equipment. Impacts are considered 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"/>
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**ENVIRONMENTAL SETTING**

The project is within the Southgate Recreation and Park District. There are several neighborhood and community parks within the area. The two closest parks are Hampton Park and Rizal Community Center and Sheldon Park. Both parks are within a half mile of the project site.

**IMPACT DISCUSSION**

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

Less than significant. The project is within the Southgate Recreation and Park District. There are several neighborhood and community parks within close vicinity to the project site. The construction of 38 condos would not substantially increase the need for park personnel or facilities but would require the payment of in-lieu fees or parkland dedication of approximately 0.0122 acres per unit or approximately 0.46 acres. Impacts are considered 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?**

Less than significant. The project is within the Southgate Recreation and Park District. There are several neighborhood and community parks within close vicinity to the project site. The project would not require the construction or expansion of recreational facilities that would result in an adverse physical effect on the environment. Impacts are considered 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 type="checkbox"/>	<input checked="" type="checkbox"/>

**ENVIRONMENTAL SETTING**

The project site is located approximately 1,100 feet south of the intersection of Stockton Boulevard and Florin Road. The project site is bounded by Requa Way to the north and 66<sup>th</sup> Avenue to the south. The eastern portion of the project site is bound by Stockton Boulevard. There are no bike lanes along any of the three public roadways. There are no sidewalks along the project site’s boundaries. The intersection of Stockton Boulevard and 66<sup>th</sup> Avenue is controlled by traffic signals, there are painted pedestrian crosswalks on the north, west, and east sides of the intersection.

**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?**

Less than significant. Access to the project would stem from Requa Way, Stockton Boulevard, and 66<sup>th</sup> Avenue. The project is required to provide new public street improvements, including curb and gutter, sidewalks, and streetlights, in compliance with County standards. Although the project would result in 239 additional daily vehicle trips, it would not impede existing transportation access. The project would not conflict with the existing program, plan, ordinance or policy addressing the circulation system. Impacts are 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?**

Less than significant. According to Table 3-1 in SacDOT’s Transportation Analysis Guidelines, a residential project can be exempt from a VMT study if the site exists in a VMT efficient area based on an approved screening map. The approved Sacramento Area Council of Governments (SACOG) Residential VMT Screening Map shows that the project site exists in a VMT efficient area that produces less than 50-85% of the average regional VMT. Therefore, a VMT analysis for the proposed project is not required. Impacts are less than significant.

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

Less than significant. The project does not add dangerous curves, introduce transportation facilities where there is inadequate site distance, or otherwise increases any hazards. The project would add sidewalk, curb, and gutters around the north, east, and south boundary lines. Sidewalks, curbs, and gutter work would be conducted in accordance with Sacramento County Improvement Standards. Impacts would be less than significant.

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

**No impact.** Existing public roadways would remain open during construction and would provide access to the project site.

Sac Metro Fire has reviewed the proposed project and submitted comments and conditions outlining fire access standards, which will be reviewed prior to final map recordation, improvement plans and building permits. Compliance with Sac Metro requirements will ensure that the project would not result in inadequate emergency access.

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

**REGULATORY SETTING**

**AB 52**

AB 52 (effective July 1, 2015) added Public Resources Code Sections 21073, 21074, 21080.3.1, 21080.3.2, 21082.3, 21083.09, 21084.2, and 21084.3 to CEQA, relating to consultation with California Native American tribes, consideration of “tribal cultural resources,” and confidentiality. Tribal cultural resources include sites, features, places, cultural landscapes, sacred places, and objects with cultural value to California Native American tribes (Office of Planning and Research, 2017) and may be physical remains or places within a landscape (i.e., gathering places, sacred sites, features, plants, etc.).

AB 52 provides procedural and substantive requirements for lead agency consultation with California Native American tribes and consideration of effects on tribal cultural resources, as well as examples of mitigation measures to avoid or minimize impacts to tribal cultural resources. AB 52 establishes that if construction of a project may cause a substantial adverse change in the significance of a tribal cultural resource, that project may have a significant effect on the environment. Lead agencies must avoid damaging effects to tribal cultural resources, when feasible, and keep information submitted by tribes confidential.

AB 52 requires a lead agency to consult with California Native American tribes that are traditionally and culturally affiliated with the geographic area of the proposed project, if the tribe requested to the lead agency, in writing, to be informed by the lead agency of proposed projects in that geographic area and the tribe requests consultation. Section 21080.3.1(d) states that within 14 days of determining that an application for a project is complete or a decision by a public agency to undertake a project, the lead agency will provide formal notification to the designated contact of or tribal representative of, traditionally and culturally affiliated California Native American tribes that have requested notice, which shall be accomplished by means of at least one written notification that includes a brief description of the proposed project and its location, the lead agency contact information, and a notification that the California Native American tribe has 30 days to requests consultation pursuant to this section.

In accordance with AB 52, the County sent notification letters to three Native American contacts, lone Band of Miwok Indians, Shingle Springs Band of Miwok Indians, United Auburn Indian Community, and Wilton Rancheria on August 15, 2024. None of the tribes responded within the 30-day period; therefore, the County closed consultation.

### **CULTURAL REPORT**

A Phase I Archaeological Study and Cultural Report was prepared by Historic Resources Associates for the project site.

On January 6, 2023, a record search (NCIC File No. 23-2) was conducted at the North Central Information Center (NCIC) of the California Historical Resources Information System (CHRIS) in Sacramento. According to the NCIC record search, there was one cultural resource study that encompassed the entirety of the proposed project: Sikes and Arrington 2019 (#012988). In addition, there was one cultural resource study conducted within a ¼-mile radius of the project site: Willis 2010 (#010609). There were no recorded prehistoric archaeological or historical archaeological sites identified within the proposed project site and within a ¼ mile radius of the project parcel. Furthermore, there were no listed built environment resources identified within a ¼ mile radius of the project area.

On January 7, 2023, Dana E. Supernowicz, M.A., RPA of Historic Resource Associates conducted a pedestrian survey within the project footprint, walking one-meter transects through the project area. Ground surface visibility was good throughout the project site. With the exception of two homeless encampments, contemporary refuse was identified throughout the parcels, which had broken concrete from former building pads.

### ***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)?***
- 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?***

**No Impact.** Implementation of the project would include earthmoving activities onsite, including grading and trenching. As discussed in Section VI Cultural Resources, no precontact or historic era archaeological and built-environment resources were identified within the project area during the records search conducted. Sensitivity for precontact and historic era resources is expected to be low, according to the NCIC record search. Therefore, mitigation measure CR-1, inadvertent discoveries is recommended. This measure includes discoveries that are tribal in nature. Further, no requests for formal consultation were received from any of the four tribes contacted. Therefore, implementation of the project would not cause a substantial adverse change in significance of a tribal cultural resource.

#### ***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 checked="" type="checkbox"/>	<input type="checkbox"/>

**ENVIRONMENTAL SETTING**

Utilities and public services for the project site are provided by the following entities:

- Local and Regional Sanitation: SacSewer
- Electricity Provider: Sacramento Metropolitan Utility District (SMUD)
- Natural Gas: Pacific Gas & Electric Company (PG&E)
- Refuse and Recycling Provider: Sacramento County Waste Management & Recycling
- Water District: California American Water

The project site is located in a developed area of South Sacramento. SMUD has 12kV overhead lines on the project site along the Requa Way and Stockton Boulevard. Existing sewer and stormwater facilities are located along Stockton Boulevard and 66<sup>th</sup> Avenue.

### **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?***

Less than significant. The project may require the relocation of SMUD 12kV power lines and traffic signal facilities at Stockton Boulevard and 66<sup>th</sup> Avenue. The project is required to dedicate a 23-foot easement for public utilities and public facilities along Stockton Boulevard to accommodate sidewalk, curb, and gutter. In the event SMUD lines are relocated, the project proponent would pay for the relocation and must dedicate a 14.5-foot-wide easement for public utilities. The project involves the minor extension of storm water drainage facilities, which will follow existing drainage patterns to Stockton Boulevard. Utility extension and relocation will occur within the project site or within the paved public right of way. Neither the proposed project, nor potential relocation of existing utility infrastructure would cause a significant environmental impact. Impacts are 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?***

Less than significant. The project would be served by California American Water. The water purveyor does not rely solely on groundwater. The increase of 38 condos, developed at a density consistent with zoning, does not represent a significant increase in water usage; therefore, the impacts are 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?***

Less than significant. SacSewer has reviewed the proposed project and commented that individual sewer connections and extension of lateral lines would need to be extended to serve the project. No comments were received indicating that the existing sewer infrastructure and regional treatment plant would not adequately serve the wastewater treatment and disposal capacity to service the proposed project. Impacts are 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?***

Less than significant. The Kiefer Landfill has the capacity to accommodate solid waste until the year 2050. Impacts are less than significant.

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

**Less than significant.** 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 are less than significant.

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

**Less than significant.** Minor extension and possible relocation of existing SMUD infrastructure would be necessary to serve the proposed project. Existing overhead powerlines are located along Stockton Boulevard, 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 electrical utility extension. Impacts are less than significant.

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

**Less than significant.** The project site is located within the Sacramento County Waste Management and Recycling service area. Construction and operations would have solid waste and recycling services and would be subject to federal, state, and local management and reduction statutes and regulations. Impacts are less than significant.

***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:	<b>Potentially Significant</b>	<b>Less than Significant with Mitigation</b>	<b>Less than Significant</b>	<b>No Impact</b>
a. Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>

### **ENVIRONMENTAL SETTING**

The project area is in an urban community and is not within or near a State Responsibility Area (SRA) or a fire hazard severity zone (FHSZ). The project area is within the Local Responsibility Area (LRA) for Sacramento County, and fire protection is provided by the Sacramento Metropolitan Fire District (see Section XVI Public Services for further discussion). There are no FHSZ in the LRA that encompasses the project area (Cal FIRE 2024).

### **IMPACT DISCUSSION**

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

**No Impact.** The project area is not within a designated fire hazard severity zone; therefore, implementation of the project would not substantially impair an adopted emergency response or evacuation plan and there would be no impact.

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

**No Impact.** The project area is not within a designated fire hazard severity zone; therefore, implementation of the project would not substantially impair an adopted emergency response or evacuation plan and there would be no impact.

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

**No Impact.** The project area is not within a designated fire hazard severity zone; therefore, implementation of the project would not substantially impair an adopted emergency response or evacuation plan and there would be no impact.

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

**No Impact.** The project area is not within a designated fire hazard severity zone; therefore, implementation of the project would not substantially impair an adopted emergency response or evacuation plan and there would be no impact.

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

**Less than significant with mitigation.** As discussed in Section V. (Biological Resources), the project is located in the SHHCP area and is a covered activity under the SHHCP. Potential impacts were identified to nesting migratory birds and raptor species, as well as the removal of non-native trees. These impacts will be less than significant with mitigation.

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

**Less than significant.** No past, present, or foreseeable future projects in the vicinity of the project area have been identified that would combine with the project to cause cumulative impacts. The proposed project is an infill project that is consistent with the General Plan. Therefore, there is a low likelihood of contributing to cumulative impacts, as the surrounding area is developed.

The proposed project consists of a tentative parcel map for the construction of 38 condos with access from existing public roadways and services from existing utility providers and infrastructure. There are potential impacts to air quality, biological resources and cultural resources, and greenhouse gases. These impacts have been mitigated to less than significance and do not represent incremental effects that would be cumulatively considerable. Impacts are less than significant.

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

**Less than significant.** No substantial adverse effects, either directly or indirectly affecting human beings, were identified. Impacts are less than significant.

## **ENVIRONMENTAL MITIGATION MEASURES**

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

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

Applicant: \_\_\_\_\_ Date: \_\_\_\_\_

### **MITIGATION MEASURES**

#### ***MITIGATION MEASURE AQ-1: AIR QUALITY BASIC CONSTRUCTION EMISSIONS CONTROL PRACTICES***

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

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

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

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

- Minimize idling time either by shutting equipment off when not in use or reducing the time of idling to 5 minutes [California Code of Regulations, Title 13, sections 2449(d)(3) and 2485]. Provide clear signage that posts this requirement for workers at the entrances to the site.
- Provide current certificate(s) of compliance for CARB's In-Use Off-Road Diesel-Fueled Fleets Regulation [California Code of Regulations, Title 13, sections 2449 and 2449.1]. For more information contact CARB at 877-593-6677, [doors@arb.ca.gov](mailto:doors@arb.ca.gov), or [www.arb.ca.gov/doors/compliance\\_cert1.html](http://www.arb.ca.gov/doors/compliance_cert1.html).

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

### ***MITIGATION MEASURE BIO-1: PRECONSTRUCTION NESTING BIRD SURVEYS***

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

1. If construction activity (which includes clearing, grubbing, or grading) is to commence within 50 feet of nesting habitat between February 1 and September 15, a survey for active migratory bird nests will be conducted no more than 7 days prior to construction by a qualified biologist.
2. Trees slated for removal will be removed during the period of September through January, to avoid the nesting season. Any trees that are to be removed during the nesting season, which is February through August, will 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, will be established and maintained around the nest to prevent nest failure. All construction activities will be avoided within this buffer area until a qualified biologist determines that nestlings have fledged.

### ***MITIGATION MEASURE BIO-2: NON-NATIVE TREE CANOPY REPLACEMENT***

Removal of non-native tree canopy for development shall be mitigated by creation of new tree canopy equivalent to the square footage of the non-native tree canopy removed. Pursuant to the Implementation Measure for Policy EJ-23, an extra 25 percent of tree canopy replacement would be required to be planted within the same EJ community. The removal of up to 16 trees would require 18,846 square feet of replacement canopy. New tree canopy area shall be calculated using the Sacramento County Department of Transportation 15-year shade cover values for tree species.

### ***MITIGATION MEASURE BIO-3: SSHCP PARTICIPATION AND PERMITTING***

To compensate for impacts to approximately 2.11 acres of Valley Grassland, 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.

- Ferruginous hawk
- White-tailed kite

- Swainson's hawk

**MITIGATION MEASURE CR-1: UNANTICIPATED DISCOVERY OF HUMAN REMAINS**

In the event of an accidental discovery or recognition of any human remains, Public Resources Code 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 will be taken:

1. There will 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 Public Resources Code Section 5097.98, or
2. Where the following conditions occur, the landowner or his/her authorized representative will rebury the Native American human remains and associated grave goods with appropriate dignity either in accordance with the recommendations of the most likely descendent or on the project area in a location not subject to further subsurface disturbance:
  - The NAHC is unable to identify a most likely descendent or the most likely descendent failed to make a recommendation within 48 hours after being notified by the commission;
  - The descendent identified fails to make a recommendation; or

The 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.

**MITIGATION MEASURE GEO-1: INADVERTENT DISCOVERY OF PALEONTOLOGICAL RESOURCES**

If paleontological resources are discovered during earthmoving activities, immediately cease work in the vicinity of the find and notify the Sacramento County Department of Planning and Environmental Review. Retain a qualified paleontologist to evaluate the resource and prepare a recovery plan based on Society of Vertebrate Paleontology Guidelines (SVP 2010). The recovery plan may include, but is not limited to, a field survey, construction monitoring, sampling and data recovery procedures, museum curation for any specimen recovered, and a report of findings. Recommendations in the recovery plan that are determined by the County to be necessary and feasible will be implemented before construction activities can resume at the site where the paleontological resources were discovered.

**MITIGATION MEASURE GHG-1: GHG REDUCTIONS— TIER 1 BEST MANAGEMENT PRACTICES**

The project is required to incorporate the Tier 1 Best Management Practices or propose alternatives that demonstrate the same level of GHG reductions as BMPs 1 and 2, listed below.

At a minimum, the project must mitigate natural gas emissions and provide necessary wiring for an all-electric retrofit to accommodate future installation of (e.g., electric space heating, water heating, drying, and cooking appliances).

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

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

If the project proponent chooses to propose an alternative to the above BMPs, they will need to submit documentation, to the satisfaction of the Environmental Coordinator, demonstrating that the alternatives are equivalent to Tier 1 BMPs. Documentation shall be submitted to the Environmental Coordinator prior to final approval of grading, improvement plans or building permits, whichever occurs first.

If natural gas is utilized for project implementation, alternative onsite or offsite measures shall be incorporated to offset the use of the equivalent of 35.40 MT CO<sub>2e</sub> per year from the use of natural gas. If calculations of actual natural gas consumption from the project, prepared by a qualified expert and submitted to the County for verification, demonstrate that the use of natural gas will emit fewer than 35.40 MT CO<sub>2e</sub> per year, mitigation will be required only to offset the use of the calculated and verified emissions.

If the project proponent opts to pay fees for the retirement of carbon offsets to mitigate for the use of natural gas, then credits retired shall total a minimum of 35.40 MT CO<sub>2e</sub> (based on project modeling disclosed within this analysis – 35.40 MT CO<sub>2e</sub> per year from the use of natural gas over the typical 30-year lifespan of the facility). Additionally, the following shall apply:

Payments shall be made in the full amount to offset 30 years of natural gas use (as described above) prior to the issuance of the building permit; or

At the discretion of the County, periodic payments may be made, provided the quantities of carbon offsets retired, and the payment periods are specified in a contract entered into between the project proponent, the County, and a County-approved carbon offset program or broker. Periodic payments shall continue for 30 years commencing with issuance of the building permit, or until the project Applicant submits updated plans to the County that verify all natural gas appliances have been removed from the building or natural gas supply has been terminated.

Carbon offset retirement shall be accomplished through an accredited carbon offset program approved by the County. Prior to the issuance of any building permit that includes the use of natural gas, the project proponent shall provide evidence to the County that carbon offsets in the amounts discussed above have been retired. Such evidence must comply with the requirements described under *Reporting and Enforcement Standards* below.

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

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

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

Verra's Verified Carbon (Standard, Program Guide and Methodology Requirements (September 2019).

The registry-administered protocols and methodologies for the carbon offset project types cited above – including updates to those protocols and methodologies as may occur from time to time by the registries in accordance with the registry documentation listed in the prior paragraph to ensure the continuing efficacy of the reduction activities – are eligible for use under this mitigation measure, provided that any updated protocols shall be provided for County review as required by Reporting and Enforcement Standards below prior to the County's acceptance of offsets based on such updated protocols.

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

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

The protocols and methodologies cited previously establish and require carbon offset projects to comply with standards designed to achieve additional, real, permanent, quantifiable, verifiable, and enforceable reductions. Additionally, the Reporting and Enforcement Standards below ensure that the emissions reductions required by this mitigation measure are enforceable against the project applicant, as the County has authority to hold the project applicant

accountable and to take appropriate corrective action if the County determines that any carbon offsets do not comply with the requirements set forth in this mitigation measure.

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

### **Locational Performance Standards**

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

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

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

### **Reporting and Enforcement Standards**

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

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

The County is currently in the process of preparing a Climate Action Plan (CAP). If and when the County adopts a qualified CAP, in lieu of the measures above, the project may demonstrate consistency with the CAP by implementing applicable GHG reduction measures and/or demonstrating consistency with performance standards associated with such measures, as outlined in a CAP Consistency Review Checklist adopted by Sacramento County. The CAP Consistency Checklist will ensure that the specified GHG reduction measures applicable to new development projects and performance standards are met.

***MITIGATION MEASURE HM-1: PHASE II ENVIRONMENTAL SITE ASSESSMENT & LEAD COMPLIANCE PLAN***

1. Prior to project construction, prepare a Phase II Preliminary Environmental Site Assessment (ESA) which includes conducting soil lead testing within the limits of work in order to characterize the lateral and vertical extent and concentration of Aerially Deposited Lead (ADL).
2. Samples should be collected at various depths to determine the vertical extent of contamination and associated concentrations.
3. Analyze for Total Threshold Limit Concentration (TTLC). Levels greater than 1,000 mg/kg, are classified as hazardous waste.

4. If sampling concentrations are less than 1,000 mg/kg, they need to be analyzed by the Waste Extraction Test (WET), unless if concentrations are less than 50 mg/kg (cannot fail WET below this concentration).
5. Analyze by WET for Soluble Threshold Limit Concentration (STLC). If it is greater than 5 mg/l, it is considered hazardous waste. If it is less than 5 mg/l it is not considered hazardous waste.

If the soil is not hazardous waste, but is contaminated at levels above background, implement a lead compliance plan and lead awareness training pursuant to Title 8 of the California Code of Regulations (Section 1532.1).

## **MITIGATION MEASURE COMPLIANCE**

Comply with the Mitigation Monitoring and Reporting Program (MMRP) for the Florian Townhomes as follows:

1. The proponent shall comply with the MMRP for this project, including the payment of a fee to cover the Office of Planning and Environmental Review staff costs incurred during implementation of the MMRP. The MMRP fee for this project is **\$5,200.00**. This fee includes administrative costs of **\$1,097.00**.
2. Until the MMRP has been recorded and the administrative portion of the MMRP fee has been paid, no final parcel map or final subdivision map for the subject property shall be approved. Until the balance of the MMRP fee has been paid, no encroachment, grading, building, sewer connection, water connection or occupancy permit from Sacramento County shall be approved.

## **LIST OF PREPARERS**

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### LEAD AGENCY

Julie Newton	Environmental Coordinator
Alison Little	Senior Planner
Josh Greetan	Associate Planner

## **APPENDICES**

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Appendix A: Biological Assessment, Moore Biological Consultants, March 2023

Appendix B: Arborist Report, Acorn Arboricultural Services, Inc., January 2023

Appendix C: SSHCP Avoidance and Minimization Measures

Appendix D: Drainage Study, Avila and Associates Consulting Engineers, Inc., May 2023

<https://planningdocuments.saccounty.net/ViewProjectDetails.aspx?ControlNum= PLNP2022-00258>

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