RECORDING REQUESTED
WHEN RECORDING MAIL TO:

County of Sacramento
Planning and Environmental Review
827 7th Street, Room 225
Sacramento, CA 95814
CONTACT PERSON: Julie Newton
TELEPHONE: (916)874-6141

ENDORSED
SACRAMENTO COUNTY
SEP 24 2025
FLORENCE EVANS, CLERK/RECORDER
BY _____ DEPUTY

SPACE ABOVE RESERVED FOR RECORDER'S USE

NOTICE OF EXEMPTION

Project Title:
My Diamond Property Solutions Tentative Subdivision

Control Number:
PLNP2024-00163

Project Location:
The project is located approximately 400 feet northwest of the intersection of Northrop Avenue and Jonas Avenue, within the Arden Arcade Community in unincorporated Sacramento County.

APN:
286-0300-039-0000

Description of Project:
The project consists of dividing an existing 1.25-acre parcel into five parcels (ranging from 9,735 square feet to 10,195 square feet). Two-story single-family residences are proposed on each of the subdivided parcels. A new access roadway as well as road improvements and tree removal are anticipated for the development of the subdivided parcels.

Name of Public Agency Approving Project:
Sacramento County – ceqa@saccounty.gov

Person or Agency Carrying out Project:
Jacquelyn Yerman
My Diamond Property Solutions, Inc.
2351 Sunset Boulevard, Ste 170 / PMB 855
Rocklin, CA 95765
(916) 837-4568
jyerman@mydiamondhomes.com

Exempt Status:
Public Resources Code (PRC) Section 21083.3; CEQA Guidelines Section 15183(a) – Projects consistent with development densities established by existing zoning, community plan or general plan policies.

Reasons Why Project is Exempt:
Section 15183 (PRC Section 21083.3), provides that projects which are consistent with the development density established by zoning, community plan, or general plan policies for which an environmental impact report (EIR) has been certified "shall not require additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site." An EIR was prepared and certified by the Board of Supervisors for the Sacramento County General Plan Update (SCH# 2007082086) incorporated by reference and available at:

https://planning.saccounty.gov/PlansandProjectsIn-Progress/Pages/GeneralPlan.aspx.

The project is consistent with the development density and use characteristics considered by the General Plan EIR and Zoning Code for the Residential 5 (RD-5) land use designation. The project includes the subdivision of an existing 1.25-acre parcel to create five (5) parcels. Proposed parcels and setbacks are consistent with development standards for the land use designation. The proposed new access road is designed to be consistent with the Sacramento County Improvement Standards for an alley. Urban utility connections to water, sewer, electricity, and stormwater drainage systems are present within the project area and connections to these utilities would be completed as part of the project. The frontage of Parcels 4 and 5, along Jonas Avenue, will include dedication to the County for curb, gutter, and sidewalk consistent with Sacramento County requirements for subdivision projects. Implementation of the project would comply with County Code Title 16 (Building and Construction) including land grading and erosion control (Chapter 16.44) and Title 22 (Land Development).

No new impacts peculiar to the project or the parcel on which the project will be located have been identified that would necessitate further environmental review beyond the impacts and issues already disclosed and analyzed in the General Plan Update Final EIR. No other special circumstances exist that would create a reasonable possibility that the project will have a significant adverse effect on the environment. Therefore, pursuant to CEQA Guidelines Section 15183, no further environmental review is required.

Section 15183 Analysis:

Section 15183(b) specifies that a public agency shall limit its evaluation of environmental effects to those which the agency determines:

1. *Are peculiar to the project or the parcel on which the project would be located.*

   The project site is developed, with a single-family dwelling, guesthouse, pool, gazebo, and three sheds. The three sheds and gazebo will be removed as part of the project. Furthermore, the project includes the subdivision of the subject parcel into five new parcels, tree removal, access road improvements, right-of-way dedications, and construction of a new access roadway. There are no known environmental effects that are peculiar to the project or the parcel on which the project would be located.

2. *Were not analyzed as significant effects in a prior EIR on the zoning action, general plan, or community plan, with which the project is consistent.*

   Construction of the project is not anticipated to result in significant effects which were not analyzed in the General Plan Update EIR.

3. *Are potentially significant off-site impacts and cumulative impacts which were not discussed in the prior EIR prepared for the general plan, community plan, or zoning action.*

   Construction of the project does not include off-site impacts and would not result in cumulative impacts which were not analyzed in the General Plan Update EIR.

4. *Are previously identified significant effects which, as a result of substantial new information which was not known at the time the EIR was certified, are determined to have a more severe adverse impact than discussed in the prior EIR.*

   There is no substantial new information that would result in a determination of a more severe impact than what had been anticipated by the General Plan Update EIR.

Section 15183(e) further specifies the analysis shall be limited to those environmental effects for which:

1. *Each public agency with authority to mitigate any of the significant effects on the environment identified in the EIR on the planning of zoning action undertakes or requires others to undertake mitigation measure specified in the EIR which the lead agency found to be feasible, and*

2. *The lead agency makes a finding at a public hearing as to whether the feasible mitigation measures will be undertaken.*

   Implementation of the project will undertake all feasible mitigation measures specified in the General Plan Update EIR. Mitigation measures that remain applicable to the project are identified in the attached 15183 General Plan Consistency Checklist. A Mitigation Monitoring and Reporting Program (MMRP) has been prepared for implementation of mitigation measures.

Julie Newton

Digitally signed by Julie Newton
DN: cn=Julie Newton, o=Sacramento County, ou, email=newtonju@saccounty.net, c=US
Date: 2025.07.18 12:08:04 -07'00'

Julie Newton
ENVIRONMENTAL COORDINATOR OF
SACRAMENTO COUNTY, STATE OF CALIFORNIA

Copy To:

☒ **County Clerk of Sacramento**
County Clerk
3636 American River Drive, Suite 110
Sacramento, CA 95864

☒ **Office of Land Use and Climate Innovation**
State Clearinghouse
1400 10th Street
Sacramento, CA 95814

TABLE OF CONTENTS

Project Information 1
Project Description 1
Surrounding Land Uses and Setting 6
General Plan Update EIR 8
§15183 General Plan Consistency Checklist 8
Methodology 9
Biological Resources 10
Greenhouse Gas Emissions 18
Mandatory Findings of Significance 20
Environmental Determination 22
Environmental Mitigation Measures 23
Mitigation Measure Compliance 23
List of Preparers 23
References/Citations 24

LIST OF PLATES

Plate GPC-1: Project Location Map 3
Plate GPC-2: Tentative Subdivision Map 4
Plate GPC-3: Proposed On-Site Tree Removal 5
Plate GPC-4: Arden Arcade Community Plan Land Use in Project Area 7

LIST OF TABLES

Table GPC-1: Proposed Parcels Area and Widths 2
Table GPC-2: Proposed Removal and Mitigation - Native Oak Trees 12
Table GPC-3: Non-Native Trees Anticipated to be Removed 13
Table GPC-4: Other Native Trees Anticipated to be Removed 15

APPENDICES

Appendix A: My Diamond Properties Solutions Tentative Subdivision Map

Appendix B: Amended Arborist Report for 965 Jonas Avenue, APN 286-0300-039

Appendix C: Tree Exhibits for My Diamond Properties Solutions Tentative Subdivision

Appendix D: CalEEMod – My Diamond Property Solutions Tentative Subdivision

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

The direct link is:

https://planningdocuments.saccounty.gov/ViewProjectDetails.aspx?ControlNum=PLNP2024-00163

COUNTY OF SACRAMENTO
PLANNING AND ENVIRONMENTAL REVIEW
SECTION 15183 GENERAL PLAN CONSISTENCY ANALYSIS

PROJECT INFORMATION

PROJECT TITLE: My Diamond Property Solutions Tentative Subdivision

CONTROL NUMBER: PLNP2024-00163

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

PROJECT SPONSOR: Jacquelyn Yerman
My Diamond Property Solutions, Inc.
2351 Sunset Boulevard, Ste 170 / PMB 855
Rocklin, CA 95765

LOCATION: The project is located approximately 400 feet northwest of the intersection of Northrop Avenue and Jonas Avenue, within the Arden Arcade Community in unincorporated Sacramento County.

ASSESSOR'S PARCEL NUMBER: 286-0300-039-0000

GENERAL PLAN DESIGNATION: Low Density Residential, LDR

ZONING: Residential 5, RD-5

PROJECT DESCRIPTION

The proposed My Diamond Property Solutions Tentative Subdivision project (project) consists of dividing an existing 1.25-acre parcel into five parcels (ranging from 9,725 square feet to 10,195 square feet). Two-story single-family residences are proposed on each of the subdivided parcels. A new access road as well as roadway improvements and tree removal are anticipated for the development of the subdivided parcels. The subject parcel is within the Arden Arcade Community within unincorporated Sacramento County (**Plate GPC-1**).

The project includes the following planning entitlement requests:

1. A Tentative Subdivision Map for the creation of five parcels from an existing 1.25-acre parcel (**Plate GPC-2**). **Table GPC-1** provides a breakdown of the proposed parcel sizes and widths.

2. A Special Development Permit for the proposed new 20-foot-wide access road (alley) along the southern portion of the parcel, including a fire turnaround, providing access to Parcel 1, 2, 3, and 5 (**Plate GPC-2**). The Special Development Permit also includes the proposed reduction of the rear yard requirement for Parcel 5 to five feet.

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

Table GPC-1: Proposed Parcels Area and Widths

Parcel	Gross Parcel Area (sq ft)	Net Parcel Area[1]	Parcel Width (ft)
1	9,858	8,124	60
2	9,735	8,022	59
3	9,735	8,555	59
4	10,195	10,195[2]	83
5	9,977	7,416	47

[1] *Area based on public utility easement (PUE) and right-of-way dedications / improvements*
[2] *Parcel including existing single-family dwelling*

Parcels 1, 2, and 3, once created, would be available for new construction of primary single-family dwellings. The dwellings would be two stories and between 2,000 square feet and 3,500 square feet in size. The tentative subdivision map (**Plate GPC-2**) provides building envelopes with setbacks consistent with the Sacramento County Zoning Code, Chapter 5, Development Standards. The proposed fire turnaround is located along the southern area of Parcels 1 and 2 (**Plate GPC-2**).

The existing single-family residence (address 965 Jonas Avenue) is located on Parcel 4. This parcel also includes an existing pool, shed, and gazebo. The pool is proposed to remain while the shed and gazebo are to be removed.

Within the proposed Parcel 5 is the existing guesthouse for 965 Jonas Avenue. The project includes the phased development of Parcel 5, initially converting the guesthouse into the primary dwelling until such time as a new primary dwelling is constructed and the guesthouse is converted into an accessory dwelling unit (ADU). The guesthouse requires remodeling to add cooking and bathing facilities to be considered suitable for habitation as a primary dwelling. The rear yard of the guesthouse is proposed to be reduced to 5 feet, consistent with State ADU law, for the future conversion of the guesthouse into an ADU. Access to the guesthouse will be provided from the proposed access road.

As previously mentioned, a 20-foot-wide access road would provide access to Parcels 1, 2, 3, and 5. Construction of the access road will require the removal of two existing sheds. All utilities will be connected to the new dwellings via the access road. Approval of the subdivision requires connections to existing water and sewer utilities as well as connections to the existing stormwater drainage system for the Sierra Parklane Subdivision; all utilities are present and available for connection.

The project includes the removal of both native and non-native trees from the project site. Locations of the proposed trees for removal are provided in **Plate GPC-3**. Appendix B, Amended Arborist Report for 965 Jonas Avenue, and Appendix C, Tree Exhibits for My Diamond Property Solutions Tentative Subdivision, of this General Plan Consistency document provides further details on the proposed trees for removal.

Plate GPC-1: Project Location Map

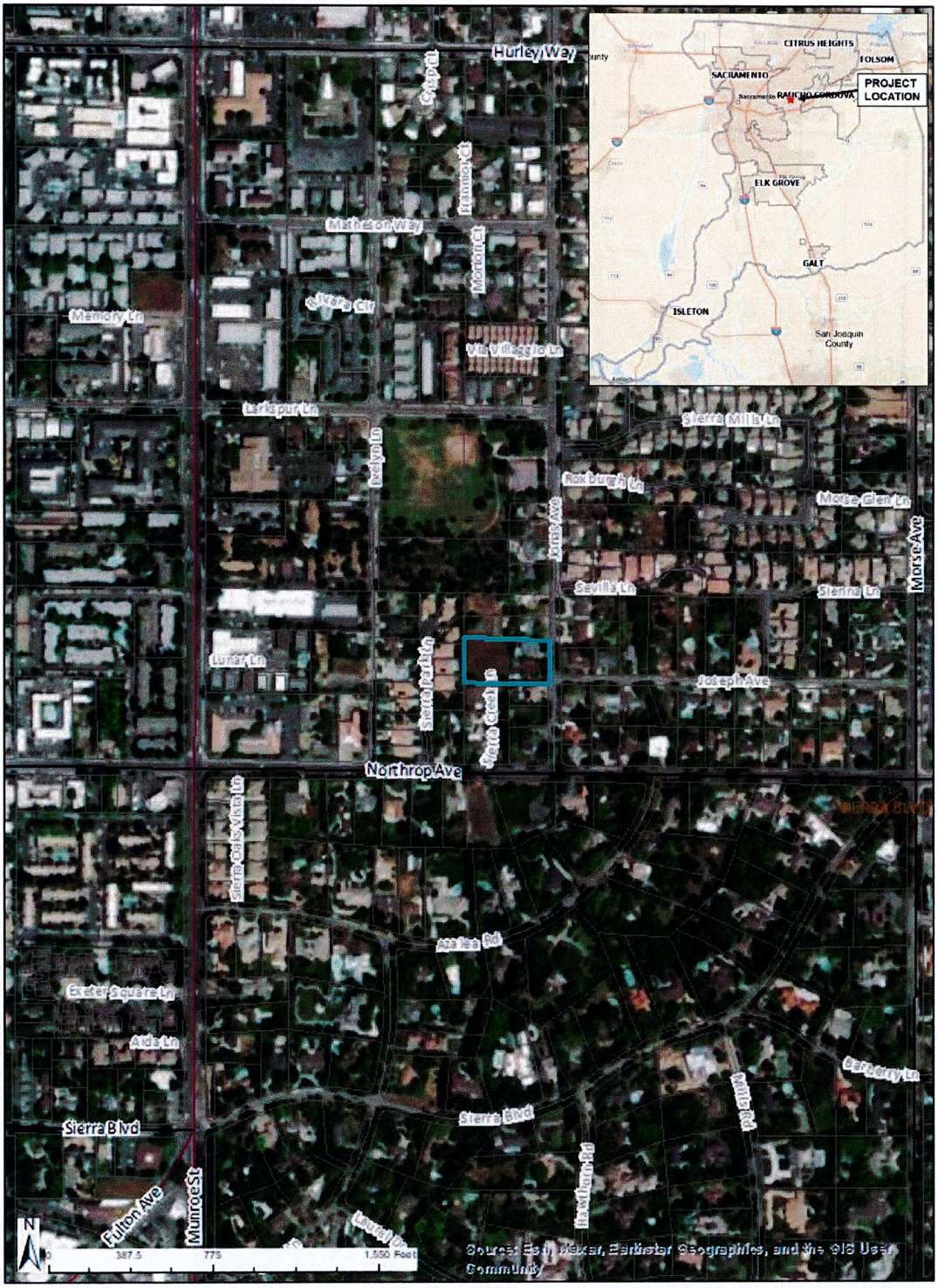


Plate GPC-2: Tentative Subdivision Map

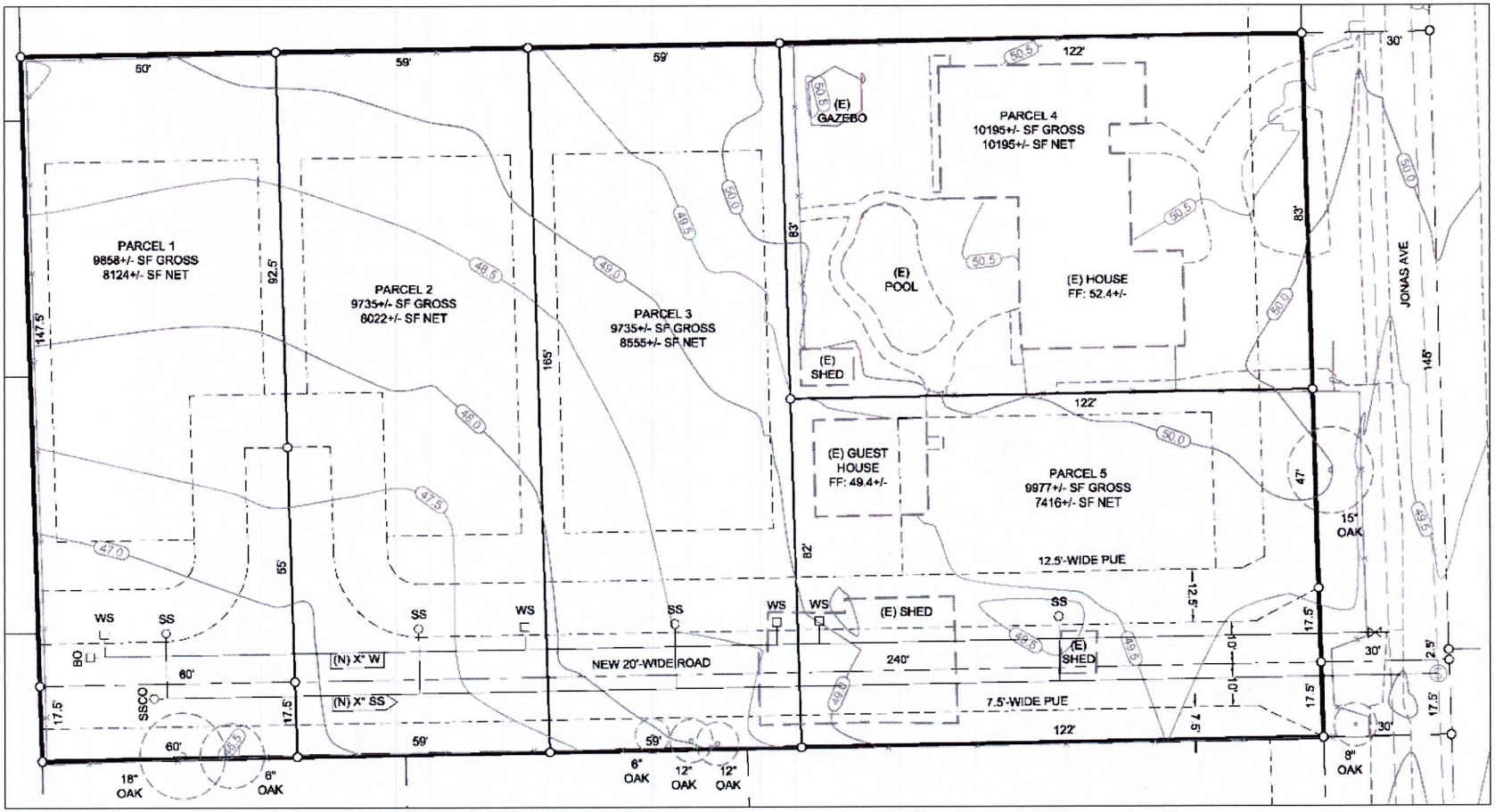


Plate GPC-3: Proposed On-Site Tree Removal



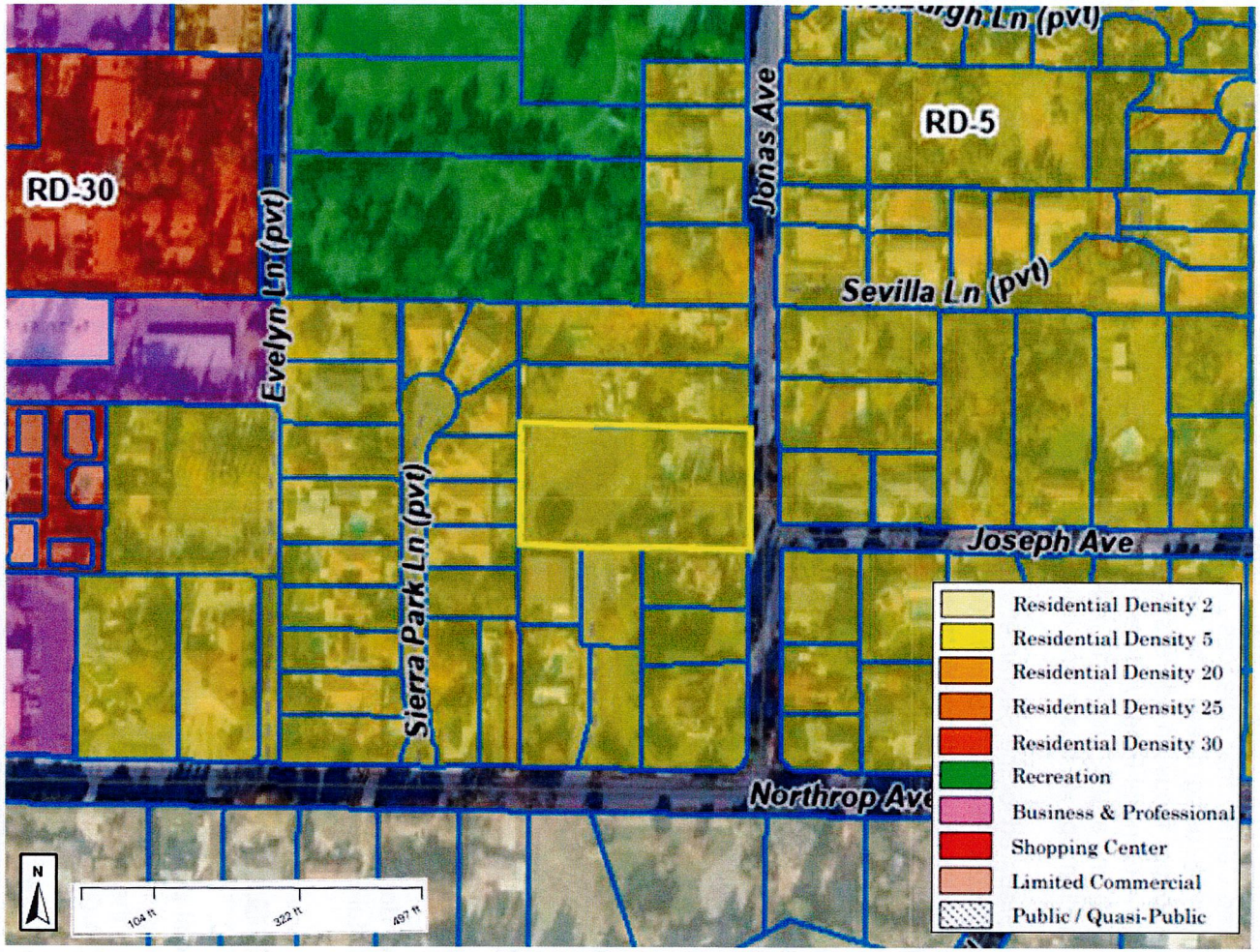
SURROUNDING LAND USES AND SETTING

The project area is within the urbanized Arden Arcade Community in unincorporated Sacramento County. Development in the area is guided by the Sacramento County General Plan, Arden Arcade Community Plan, and the Sacramento County Zoning Code. The project area is primarily residential, with Arden Arcade Community Plan land uses of Residential 2 (RD-2), Residential 5 (RD-5), Residential 30 (RD-30), Recreation (O), with Light Commercial (LC), Shopping Center (SC) and Business Professional (BP) located approximately 580 feet from the project site. The project site is designated RD-5. **Plate GPC-4** provides an aerial of the land uses within the vicinity of the project.

Land surrounding the project area was largely developed between the 1960s-1980s, with more recent development in the early 2000s. There is one (1) school (Jonas Salk High School Tech Academy) and three parks (Jonas Larkspur Park, Winterstien Park, and Swanston Park) within the project vicinity. Sacramento Metropolitan Fire District (SMFD) Station 105 is located 470 feet southwest of the parcel along Northrop Avenue.

Strong Ranch Slough runs through the Arden Arcade Community and is located approximately 0.5 mile northwest of the project site. Strong Ranch Slough is the nearest flood area (Flood Zone AE, a high-risk flood area). The Federal Emergency Management Agency (FEMA) Flood Insurance Map No. 06067C0184H shows that the western half of the project site is identified as Flood Zone X, an area with reduced risk due to levee (FEMA, 2012). The remainder of the parcel is X – protected by levee.

Plate GPC-4: Arden Arcade Community Plan Land Use in Project Area



General Plan Update EIR

The Sacramento County General Plan Update establishes the framework for development in the unincorporated County that balances environmental protection with community issues such as new growth and housing needs. The General Plan Update includes a new growth management strategy, a stronger focus on addressing existing communities, and revitalizing aging corridors. Additionally, the General Plan Update adopted a new Economic Development Element, a Delta Protection Element, and strategies to reduce greenhouse gas emissions consistent with state law. The General Plan Update has a time horizon of 2030.

An EIR was prepared for the Sacramento County General Plan Update (Final EIR (FEIR); County Control No. 2002-GPB-0105, SCH# 2007082086) and includes a comprehensive evaluation of environmental impacts that would result from implementation of the General Plan Update. Feasible mitigation measures were included as part of the General Plan Update EIR. The Final EIR was certified by the Board of Supervisors (BOS) on November 9, 2011.

Subsequently, the Sacramento County Climate Action Plan (CAP) was developed to reduce greenhouse gas (GHG) emissions and adapt to the effects of climate change. Furthermore, the CAP provides mechanisms to reduce GHG emissions associated with implementing the Sacramento County General Plan. A Supplemental Environmental Impact Report (SEIR) was prepared for the Sacramento County CAP (Final SEIR, County Control No. PLNP2016-00063, SCH# 2023120386) was certified by the BOS on November 6, 2024.

The General Plan Update FEIR and CAP Final SEIR are incorporated by reference in accordance with State CEQA Guidelines Section 15150.and available at:

https://planning.saccounty.gov/PlansandProjectsIn-Progress/Pages/GeneralPlan.aspx

https://planning.saccounty.gov/PlansandProjectsIn-Progress/Pages/CAP.aspx

The above documents are also available for review at Sacramento County Planning and Environmental Review, 827 7th Street, Room 225 Sacramento, CA 95814.

§15183 General Plan Consistency Checklist

This checklist provides an analysis of potential environmental impacts resulting from the project. Following the format of CEQA Guidelines Appendix G, environmental effects are evaluated to determine if the project would result in a potentially significant impact triggering additional review under CEQA Guidelines Section15183.

New Significant Impact indicates the project would result in a new significant impact that was not previously identified in the General Plan FEIR.

Substantial Increase in Severity of Impact indicates the project would result in a more severe project impact than what had be anticipated in the General Plan FEIR.

Equal or Less Severity of Impact indicates the project would result in impacts of equal or less severity than what had been anticipated in the General Plan FEIR.

Where the severity of the impacts of the project would be the same as or less than the severity of the impacts described in the General Plan FEIR, the checkbox for "Equal or Less Severity of Impact" is checked. Where the checkbox for "Substantial Increase in Severity of Impact" or "New Significant Impact" is checked, there are significant impacts that are:

- Peculiar to the project or project location (CEQA Guidelines Section 15183(b)(1));
- Not analyzed as significant impacts in the previous EIR, including off-site and cumulative impacts (CEQA Guidelines Section 15183(b)(2) and 15183(b)(3)); or
- Due to substantial new information not known at the time the EIR was certified (CEQA Guidelines Sections 15183(b)(4)).

METHODOLOGY

An initial review of the project was conducted to assess consistency with the General Plan and identify topic areas that require further evaluation. Based on this review, Biological Resources and GHG Emissions were the only topic areas identified to require further evaluation, specifically due to the number of trees present on the project site that are anticipated to be removed as part of project implementation and, although the Climate Action Plan (CAP) has been adopted, implementation is still in progress and, as such, GHG emissions for the project required further evaluation.

The initial review concluded implementation of the project would result in equal or less severity of an impact without further evaluation of the remaining topic areas including: Aesthetics, Agriculture and Forestry, Airports, Air Quality, Cultural Resources, Energy, Geology and Soils, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Mineral Resources, Noise, Population and Housing, Public Services, Recreation, Transportation, Tribal Cultural Resources, Utilities and Service Systems, and Wildfire.

BIOLOGICAL RESOURCES

Would the project:	New Significant Impact	Substantial Increase in Severity of Impact	Equal or Less Severity of Impact
a. Have a substantially adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	☐	☐	☒
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	☐	☐	☒
c. Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☒
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	☒
e. Adversely affect or result in the removal of native or landmark trees?	☐	☐	☒
f. Conflict with any local policies or ordinances protecting biological resources?	☐	☐	☒
g. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☒

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?*

Equal or Less Severity of Impact. The General Plan Update FEIR concluded that impacts on sensitive or special status species from infill development would result in no impacts or be mitigated to less than significant. Infill development is typically completed on land that is surrounded by urban development, on small sites (usually several acres or less), and has past activity that eliminated or reduced habitat.

The project site is characterized as a typical infill site, with urban development in the surrounding area, is less than two acres in size, and includes an existing single-family residence and guesthouse which may have eliminated or reduced habitat for sensitive or special status species. The California Native Diversity Database (CNDDB) shows no known occurrences of special status species within a 500-foot radius of the project site. Therefore, implementation of the project would not have an impact on any species identified as a candidate, sensitive, or special status species greater than what was determined by the General Plan Update FEIR.

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?*

Equal or Less Severity of Impact. The General Plan Update FEIR concluded that impacts on riparian areas from residential infill would be less than significant. Based on the analysis in the General Plan Update FEIR, properties characterized as infill sites were determined to be small (a few acres or less), scattered throughout the urban areas, and the natural habitat was likely converted to urban uses decades ago.

The project site is a 1.25-acre parcel surrounded on all sides by urban development. Additionally, based on an analysis of the subject parcel there is no riparian habitat or other sensitive natural community. Therefore, implementation of the project would not result in an impact on riparian habitat or other sensitive natural community greater than what was determined by the General Plan Update FEIR.

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?*

Equal or Less Severity of Impact. The General Plan Update FEIR concluded that impacts on wetlands from residential infill would be less than significant. Based on the analysis in the FEIR, properties characterized as residential infill sites were determined to be less likely to have wetlands. If wetlands are present on these sites, they tend to be small and isolated remnants of low-quality habitat.

The project site does not have wetlands or waterways. Therefore, implementation of the project would not have an impact on state or federally protected wetlands greater than what was determined by the General Plan Update FEIR.

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?*

Equal or Less Severity of Impact. As described in item (a), the General Plan Update FEIR concluded that impacts on sensitive or special status species from residential infill development would result in no impacts or be mitigated to less than significant. This analysis can be applied to the movement of native resident or migratory fish or wildlife species as well as native wildlife nursery sites.

Although the project site is not within a migratory wildlife corridor and does not contain waterways that could be utilized for movement, there are trees on the property that could be

utilized for nesting by native resident or migratory birds. The development that is proposed as part of the project would include the removal of 47 trees (see **Table GPC-2** and **Table GPC-3** and **Plate GPC-3**) which may result in an impact on nesting birds. To reduce this impact to less than significant, and to be consistent with the General Plan, construction of the project would implement Mitigation Measure BIO-1, Pre-Construction Nesting Bird Surveys. Therefore, implementation of the project would not have an impact on 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 greater than what was determined by the General Plan Update FEIR.

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

Equal or Less Severity of Impact. The General Plan Update FEIR concluded that impacts on native trees from a single infill development project would typically be less than significant. However, the cumulative result of infill projects would likely be substantial and therefore impacts were determined to be significant and unavoidable. The General Plan Update FEIR included Mitigation Measure BR-1 (creation of General Plan Policy CO-137) and BR-2 (modify implementation Measure B).

An arborist report dated October 11, 2024, prepared by California Tree and Landscaping Consulting, Inc. (CalTLC), included an evaluation of the trees on the property (Appendix B). Implementation of the project would require the removal of a total of 47 trees, including two interior live oaks and six valley oaks. Vasquez Engineering prepared a tree exhibit and table identifying trees on-site and those slated for removal (Appendix C). **Table GPC-2** below provides the native oak trees identified for removal. Note, trees with a dbh less than six inches are not included in the table.

Table GPC-2: Proposed Removal and Mitigation - Native Oak Trees

Tree No	Common Name	Condition	Dbh (inches)	Mitigation (inches)
9898	Interior Live Oak *(Quercus wislizeni)*	Fair	8.9	9" dbh
9914	Valley Oak *(Quercus lobata)*	Fair	11.4	12" dbh
9915	Valley Oak	Fair	13	13" dbh
9916	Valley Oak	Poor	7.5	8" dbh
9920	Valley Oak	Poor	12.2	12" dbh
		Total:	53"	54"

Source: CalTLC, 2024; Vasquez Engineering, 2024a and 2024b.
Notes: Condition ratings: Fair – minor problems; Poor – major structure or health problems; Very Poor – extreme structure or health problems; dbh = inches
Total dbh removed does not include the three oak trees with dbh less than 6 inches (Tree No. 105, 9918, and 9919).

To be consistent with the General Plan, construction of the project would implement Mitigation Measure BIO-2, Native Oak Tree Replacement. Based on a review of the prepared tree exhibits, at a minimum the project proponent will be required to mitigate for the removal of the five trees with a dbh greater than 6-inches, a total of 54 inches. It should be noted that construction of the new access road and proposed PUE for utilities is within or directly adjacent to the dripline of existing trees identified for retention (tree numbers 9921, 9922, and

9899). Based on the Tree Exhibit, encroachment within the dripline appears to be close to 50 percent. While identified for retention and protection, given the level of encroachment, the applicant will be required to mitigate for the full loss of the trees as mitigation is required for partial encroachments. Total mitigation required may increase up to 81 inches. However, the final mitigation amount for the partial encroachments to tree numbers 9921, 9922, and 9899 will be determined prior to construction based on the final construction plans.

Additionally, construction of the project would implement Mitigation Measure BIO-3, Native Tree Preservation and Protection for the trees not included in Table GPC-2 and Table GPC-4. Mitigation Measure BIO-3 requires that all portions of adjacent off-site native trees which have driplines that extend onto the project site, as well as all off-site native trees that may be impacted by the installation and / or improvements associated with the project, be preserved and protected.

Implementation of the project, including compliance with Mitigation Measures BIO-2 and BIO-3, would not result in impacts on native trees greater than what was determined by the General Plan Update FEIR.

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

Equal or Less Severity of Impact. The General Plan Update FEIR concluded that impacts on tree canopy from residential infill development would be significant and unavoidable due to the loss of available land to support trees within the urban core. However, some mitigation planting would need to be implemented outside of the urban area of the impact site. The General Plan Update FEIR included Mitigation Measure B-3 (addition of General Plan policy CO-146) to mitigate for impacts associated with the loss of tree canopy.

The arborist report for the project identified a total of 47 trees to be removed during project construction, including two interior live oaks, six valley oaks, one strawberry tree, three privet, two purple plum, 13 ashe juniper, one incense cedar, 12 Italian cypress trees, two pecan, one Bradford pear, three almond, and one mulberry tree. Of the 47 trees, 36 are non-native trees (**Table GPC-3**). Remaining trees identified for removal (native and non-oak species) are provided in **Table GPC-4** below.

A total of 26 of the 36 non-native trees were deemed to be in fair or better condition and the remaining were classified as poor or very poor (**Table GPC-3**). As previously discussed, construction of the new access road and proposed PUE for utilities is within or directly adjacent to the dripline of existing trees identified for retention. Full impacts to these trees will be calculated at the time of improvement plan submittal.

To be consistent with the General Plan, construction of the project would implement Mitigation Measure BIO-4, Non-Native Tree Canopy. Based on a review of the arborist report, at a minimum the project proponent will be required to mitigate for the removal of 26 trees deemed to be fair or better condition totaling 8,011 square feet. However, the final mitigation amount will be determined prior to construction based on an updated review of the trees to be removed, calculated from the final construction plans. Therefore, implementation of the project would not conflict with any local policies or ordinances protecting biological resources.

Table GPC-3: Non-Native Trees Anticipated to be Removed

Tree No.	Common Name	Condition	Canopy Area (square feet)
102	Privet (*Ligustrum*)	Fair	-
103	Purple plum (*Prunus cerasifera*)	Fair	380
104	Purple plum	Fair	380
9843	Ashe juniper (*Juniperus ashei*)	Fair	616
9844	Ashe juniper	Fair	531
9845	Ashe juniper	Fair	380
9846	Ashe juniper	Fair	908
9847	Ashe juniper	Fair	314
9848	Ashe juniper	Fair	452
9871	Italian cypress (*Cupressus sempervirens*)	Fair	13
9872	Italian cypress	Fair	13
9873	Ashe juniper	Fair	1,257
9874	Italian cypress	Fair	28
9875	Italian cypress	Fair	28
9878	Ashe juniper	Poor	908
9879	Italian cypress	Fair	254
9880	Italian cypress	Fair	50
9883	Pecan (*Carya illoinensis*)	Poor	1,257
9884	Privet	Very Poor	201
9885	Bradford pear (*Pyrus calleryana 'Bradford'*)	Very Poor	707
9893	Italian cypress	Fair	13
9894	Italian cypress	Fair	13
9895	Italian cypress	Fair	13
9896	Italian cypress	Fair	13
9897	Pecan (*Carya illoinensis*)	Poor	380
9901	Almond	Poor	314
9902	Almond	Poor	314
9905	Privet	Poor	616
9906	Almond (*Prunus dulcis*)	Poor	1,108
9907	Ashe juniper	Fair	531
9908	Ashe juniper	Fair	531
9909	Italian cypress	Fair	13
9910	Italian cypress	Fair	13
9911,	Ashe juniper	Poor	452

Tree No.	Common Name	Condition	Canopy Area (square feet)
9912	Ashe juniper	Fair	452
9913	Ashe juniper	Fair	616
		Total:	14,178

Source: CalTLC, 2024; Vasquez Engineering, 2024a and 2024b.
Note: Condition ratings: Fair – minor problems; Poor – major structure / health problems; Very Poor – extreme structure / health problems.

Table GPC-4: Other Native Trees Anticipated to be Removed

Tree No.	Common Name	Condition	Canopy Area (square feet)
101	Strawberry Tree (*Arbutus 'marina'*)	Poor	616
9849	Incense Cedar (*Calocedrus decurrens*)	Fair	314
9917	Mulberry (*Morus sp.*)	Poor	1,963
		Total:	2,893

Source: CalTLC, 2024; Vasquez Engineering, 2024a and 2024b.
Note: Condition ratings: Fair – minor problems; Poor – major structure / health problems; Very Poor – extreme structure / health problems.

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

The project is not within an area covered by a habitat conservation plan or within a conservation easement; therefore, there would be no impact.

APPLICABLE MITIGATION MEASURES

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

BIO-1: Pre-construction 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 August 31, a survey for active migratory bird nests will be conducted no more than 14 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. However, any trees that are to be removed during the nesting season, which is February 1 through August 31, 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 fond 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: Native Oak Tree Replacement

The removal of native oak trees will be compensated for by planting in-kind native trees equivalent to the dbh inches lost (at a minimum 54 inches for tree numbers 9898, 9914, 9915, 9916, and 9920), based on the ratios provided below, at the locations that are authorized by the Environmental Coordinator. Native trees include valley oak (*Quercus lobata*), interior live oak (*Quercus wislizenii*), blue oak (*Quercus douglasii*), or oracle ork (*Quercus morehus*). Partial or full mitigation will be required for any additional protected native trees that are subject to partial encroachment, based on final design to be calculated prior to approval of improvement plans.

Equivalent compensation based on the following ratio is required:

- One D-pot seedling (40 cubic inches or larger) = 1-inch dbh
- One 15-gallon tree = 1-inch dbh
- One 24-inch box tree = 2 inches dbh
- One 36-inch box tree = 3 inches dbh

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

1. Species, size, and locations of all replacement plantings.
2. Method of irrigation.
3. If planning in soils with a hardpan / duripan or claypan layer, include the Sacramento County Standard Tree Planting Detail L-1, including the 10-foot-deep boring hole to provide for adequate drainage.
4. Planting, irrigation, and maintenance schedules.
5. Identification of the maintenance entity and a written agreement with that entity to provide care and irrigation of the trees for a 3-year establishment period, and to replace any of the replacement trees which do not survive during that period.

No replacement tree shall be planted within 15 feet of the driplines of existing native trees or landmark size trees that are retained on-site, or within 15 feet of a building foundation or swimming pool excavation. The minimum spacing for replacement native trees shall be 20 feet on-center. Examples of acceptable planting locations are publicly owned lands, common areas, and landscaped frontages (with adequate spacing).

If tree replacement plantings are demonstrated to the satisfaction of the Environmental Coordinator to be infeasible for any or all trees removed, then compensation shall be through the

payment into the County Tree Preservation Fund at a rate of $325 per dbh inch removed but not otherwise compensated for, or at the prevailing rate at the time payment into the fund is made.

Mitigation Measure BIO-3: Native Tree Preservation and Protection

With the exception of the trees removed and compensated for through Mitigation Measures BIO-2, all native trees on the project site, all portions of adjacent off-site native trees which have driplines that extend onto the project site, and all off-site native tree which may impacted by utility installation and / or improvements associated with this project, shall be preserved and protected as follows:

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

2. Chain link fencing or a similar protective barrier shall be installed one foot outside of the driplines of native trees prior to initiating the project.

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

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

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

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

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

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

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

10. Tree pruning that may be required for clearance during construction must be performed by an ISA Certified Arborist or Tree worker and in accordance with the American National

Standards Institute (ANSI) A3000 pruning standards and the ISA "Tree Pruning Guidelines".

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

12. Any fence / wall that will encroach into the dripline protection area of any protected tree shall be constructed using grade beam wall panels and posts or piers set no closer than 10 feet on center. Posts or piers shall be spaced in such a manner obstruction, in order to avoid damage to the trees and their root system.

13. Leaf mulch (wood and brush clippings, not decorative bark) shall be added within the drip lines of the trees to a depth of 3-4 inches. Mulch shall not be piled up around the trunk and a gap of 6-12 inches shall be left around each tree trunk.

BIO-4: Non-Native Tree Canopy Replacement

Removal of non-native tree canopy for development shall be mitigated by the creation of new tree canopy equivalent to the acreage of non-native canopy removed (at a minimum 8,011 square feet or 0.18 acre). New tree canopy acreage shall be calculated using the 15-year shad cover values for tree species. If new tree canopy cannot be created on-site to mitigate for the non-native tree canopy removed for new development, project proponents shall contribute to the Greenprint funding in an amount proportional to the tree canopy of the specific project.

GREENHOUSE GAS EMISSIONS

Would the project:	New Significant Impact	Substantial Increase in Severity of Impact	Equal or Less Severity of Impact
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☒
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☒

DISCUSSION

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

The General Plan Update FEIR evaluated GHG emissions as part of the Climate Change chapter and concluded that development would result in significant and unavoidable impacts. The General Plan Update FEIR included Mitigation Measure CC-1 (addition of General Plan policy LU-115, reduce the County's GHG emissions) and CC-2 (addition of General Plan

implementation measures F through J for LU-115, which includes adoption of a Climate Action Plan (CAP)). The General Plan Update FEIR also determined that any project with potential to result in significant impacts, must comply with the CAP once adopted by the County. The CAP was adopted in November 2024 by the County BOS and the County is currently developing the implementation strategy to comply with the required policies. Therefore, in the interim, GHG emissions from the implementation of the project would continue to be evaluated using the thresholds adopted by the County BOS in December 2020.

The Sacramento Metropolitan Air Quality Management District (SMAQMD) drafted a technical support document, Greenhouse Gas Thresholds for Sacramento County (Sacramento Metropolitan AQMD, 2020) that identifies operational measures to demonstrate consistency with GHG targets. Tier 1 Best Management Practices (BMPs) are required for all projects. Therefore, Mitigation Measure GHG-1: Tier 1 Best Management Practices for GHG Emissions would be required for project implementation.

With the implementation of GHG-1, GHG emissions from the operation of the project are compared to the operational land use screening table (1,100 metric tons of carbon dioxide equivalent (CO_2e) per year). If a project's operational emissions are less than or equal to 1,100 metric tons of CO_2e per year after implementation of Tier 1 BMPs, the project will result in a less than cumulatively considerable contribution and has no further action.

Based on the results of CalEEMod, the operational emissions would be less than the screening threshold identified in the SMAQMD's technical support document (Appendix D). Therefore, with GHG-1, implementation of the project would not result in impacts greater than what was determined in the General Plan Update FEIR.

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

As noted above, the General Plan Update FEIR concluded impacts from development GHG emissions would be significant and unavoidable. However, the General Plan Update FEIR identified mitigation measures, which have been added as either a General Plan policy or implementation measure, to reduce potential impacts from GHG emissions and to meet local an state regulations. Therefore, implementation of the project would not conflict with any applicable plan, policy, or regulation adopted for the purposes of reducing GHG emissions.

APPLICABLE MITIGATION MEASURES

The following mitigation measure would be implemented during construction of the project to reduce potential impacts related to GHG emissions.

GHG-1: Tier 1 Best Management Practices for GHG Emissions

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

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: Electrical 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 the alternatives are equivalent to Tier 1 BMPs. Documentation shall be submitted to the Environmental Coordinator prior to final approval of grading, improvement plans or building permits, whichever occurs first.

3. Upon implementation of the CAP, in lieu of the measures above, the project may demonstrate consistency with the CAP by implementing applicable GHG reduction measures and/or demonstrating consistency with performance standards associated with such measures, as outlined in a CAP Consistency Review Checklist adopted by Sacramento County. The CAP Consistency Checklist will ensure that the specified GHG reduction measures applicable to new development projects and performance standards are met

MANDATORY FINDINGS OF SIGNIFICANCE

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

b. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)	☐	☐	☒
c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☒

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?*

Equal or Less Severity of Impact. The project site is a 1.25-acre parcel located within the urbanized Arden Arcade Community and is surrounded on all sides by urban development. There are no occurrences of candidate, sensitive, or special status species within the project area. Additionally, the site does not contain wetland, aquatic, or riparian habitat or fall within a migratory wildlife corridors. However, removal of on-site native and non-native trees will require implementation of Mitigation Measure BIO-1, Pre-Construction Nesting Bird Surveys, to minimize impacts to migratory birds.

There are no known cultural and/or tribal resources within the project site. Implementation of the project shall be consistent with the following General Plan Update policies:

CO-155: Native American burial sites encountered during preapproved survey or during construction shall, whenever possible, remain in situ. Excavation and reburial shall occur when in situ preservation is not possible or when the archeological significance of the site merits excavation and recording procedure. On-site reinterment shall have priority. The project developer shall provide the burden of proof that off-site reinterment is the only feasible alternative. Reinterment shall be the responsibility of local tribal representatives.

CO-157: Monitor projects during construction to ensure crews follow proper reporting, safeguards, and procedures.

CO-158: As a condition of approval of discretionary permits, a procedure shall be included to cover the potential discovery of archaeological resources during development or construction.

CO-161: As a condition of approval for discretionary projects, require appropriate mitigation to reduce potential impacts where development could adversely affect paleontological resources.

CO-163: Require that a certified geologist or paleoresources consultant determine appropriate protection measures when resources are discovered during the course of development and land altering activities.

Therefore, implementation of the project including Mitigation Measure BIO-1 would not have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish and wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number of restrict the range of a rare or endangered plant or animal or eliminate important examples of major periods of California history or prehistory.

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

Equal or Less Severity of Impact. The project site is characterized as a typical infill site as described by the General Plan Update FEIR. The subject site is underutilized, with a single-family residence and guesthouse on a parcel less than two (2) acres designated RD-5 and surrounded by existing urban development. Density of the proposed subdivision is consistent with the land use designation of the subject parcel and surrounding development, with proposed development consistent with identified development standards.

Implementation of Mitigation Measures BIO-2, BIO-3 and BIO-4 will reduce impacts associated with the removal of native and non-native trees, which was identified as a potential cumulative impact resulting from all infill development within Sacramento County. Therefore, implementation of the project including mitigation would not result in cumulative impacts beyond those anticipated by the General Plan Update FEIR.

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

Equal or Less Severity of Impact. The implementation of the project, including Mitigation Measures BIO-1, BIO-2, BIO-3, and BIO-4, is consistent with the General Plan and the Arden Arcade Community Plan land use designation. Development of the parcels will be consistent with development standards, improvement standards, and result in equal or less severe impacts than those impacts identified as significant and unavoidable by the General Plan Update FEIR.

ENVIRONMENTAL DETERMINATION

As demonstrated by the analysis herein, implementation of the project would not result in any new additional significant impacts, nor would it substantially increase the severity of previously identified significant impacts. Rather, all the impacts associated with the project are found to be within the scope of impacts previously addressed and disclosed in the certified General Plan Update EIR and do not constitute a new or substantially increased significant impact. Based on this determination and pursuant to the CEQA Guidelines Section 15183, the project qualifies for an exemption.

ENVIRONMENTAL MITIGATION MEASURES

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

MITIGATION MEASURE COMPLIANCE

Comply with the Mitigation Monitoring and Reporting Program (MMRP) for the My Diamond Property Solutions Tentative Subdivision project as follows:

1. The proponent shall comply with the MMRP for this project, including the payment of a fee to cover the Office of Planning and Environmental Review staff costs incurred during implementation of the MMRP. The MMRP fee for this project is **$12,100.00**. 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

LEAD AGENCY

Environmental Coordinator	Julie Newton
Senior Planner	Anastasia Shippey
Associate Planner	Kristen Hunter
Office Manager	Kim Reading
Office Assistance	Jessica Love

REFERENCES/CITATIONS

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APPENDIX A

My Diamond Property Solutions Tentative Subdivision Map
(Provided Under Separate Cover)

APPENDIX B

Amended Arborist Report for 965 Jonas Avenue, APN 286-0300-039, County of Sacramento, CA (Provided Under Separate Cover)

APPENDIX C

Tree Exhibits for My Diamond Property Solutions Tentative Subdivision Map (Provided Under Separate Cover)

APPENDIX D

CalEEMod – My Diamond Property Solutions Tentative Subdivision (Provided Under Separate Cover)