



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

JAN 14 2026

FLORENCE EVANS, CLERK/RECORDER
BY [Signature] DEPUTY

SPACE ABOVE RESERVED FOR RECORDER'S USE

NOTICE OF EXEMPTION

Project Title:

6702 Filbert Avenue Subdivision Map

Control Number:

PLNP2024-00081

Project Location:

The project is located at 6702 Filbert Avenue, on the east side of Filbert Avenue and approximately 657 feet north of the intersection of Central Avenue, in the Orangevale community of unincorporated Sacramento County.

APN:

213-0180-024

Description of Project:

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

1. A **Community Plan Amendment** of approximately 10-acres from the existing Agricultural Residential 2 (AR-2) land use designation to the proposed Agricultural Residential 1 (AR-1) land use designation.
2. A **Rezone** of approximately 10-acres from the existing Agricultural Residential 2 (AR-2) zoning district to the proposed Agricultural Residential 1 (AR-1) zoning district.
3. A **Tentative Subdivision Map** to subdivide a 10-acre parcel into ten residential lots in the Agricultural Residential 1 (AR-1) zoning district.
4. A **Special Development Permit** to allow the proposed project to deviate from the following development standards:
 - Public Street Frontage (5.3.1.A. Table 5.4 footnote 2): Up to four lots may be served by a private drive without meeting the public street frontage requirement. As proposed, the 10-lot subdivision would be served by a private street.
5. An **Exception** pursuant to Section 22.24.630 of the Sacramento County Code to deviate from public water and sewer requirements stating that the water purveyor not be a homeowners association, mutual water company, or corporation. As proposed, the project would be served by a water corporation.
6. A **Design Review** to determine substantial compliance with the *Sacramento County Countywide Design Guidelines* (Design Guidelines).

Implementation of the project will involve the removal of vegetation and trees; grading and excavation to allow construction of building foundations, utilities, roadways, drainage facilities, curb & gutter, streetlights (Class B & Class D public street improvements), and landscaping. The proposed project will be served by two new roadways including a new private road from Filbert Avenue and the extension of Crown Street from the east.

Name of Public Agency Approving Project:

Sacramento County – ceqa@saccounty.gov

Person or Agency Carrying out Project:

JTS Engineering Consultants, Inc.
Attn: Javed Siddiqui
1808 J Street, Sacramento, CA 95811
(916) 441-6708
Javed.siddiqui@jtsengineering.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 Agricultural Residential (Ag Res) land use designation. The project site is an underutilized lot (abandoned orchard) surrounded by agricultural residential and residential land uses; therefore, the project is characterized as residential infill. The General Plan Update Final EIR contemplated impacts associated with the buildout of residential infill parcels. The development of these areas would be consistent with the surrounding uses.

The project will introduce 10 new single-family residential lots and residences, with a new private road extending from Filbert Avenue. In addition, Crown Street will be completed with a cul-de-sac that will serve proposed Lot 6 on the eastern boundary of the project site. Crown Street will require Class B public street improvements and Filbert Avenue will require Class D public street improvements, consistent with County improvement standards. Class B street improvements consist of concrete curb, gutter and streetlights. Class D improvements include roadway surfacing, drainage facilities and pedestrian walkways within the dedicated right-of-way.

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 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 consists of an abandoned orchard and is undeveloped. The project site contains several different types of trees including peach, citrus, apple, plum, almond, olive and native oak trees. Several sheds are located on the site as well as a shipping container, farm equipment and two trellis structures with grapevines along Filbert Avenue. The surrounding area contains a few remaining parcels in agricultural use, primarily orchards, but the majority of the surrounding land use is comprised of residential parcels. The project site is surrounded by residential parcels on all sides. Given that the property was an orchard, specific analyses of biological resources, hazardous soils and hydrology and water quality were conducted. There are no other 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.*

Development of the property 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.*

Development 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.

Julie
Newton

Digitally signed by Julie Newton
DN: cn=Julie Newton, o=Sacramento
County, ou,
email=newtonju@sacounty.net, c=US
Date: 2025.09.23 17:26:14 -0700'

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

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APPENDICES

Appendix A: Biological Inventory Report, Stringer Biological Consulting, Inc. August 2024

Appendix B: Arborist Report, True North Tree Care, March 2024

Appendix C: Phase II Environmental Site Assessment, NV5, October 2024

Appendix D: Level 2 Preliminary Drainage Study, JTS Engineering, July 2024

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

The direct link is:

<https://planningdocuments.saccounty.gov/ViewProjectDetails.aspx?ControlNum=PLNP2024-00081>

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

PROJECT INFORMATION

PROJECT TITLE: 6702 Filbert Avenue Subdivision Map

CONTROL NUMBER: PLNP2024-00081

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

PROJECT SPONSOR: JTS Engineering Consultants, Inc.
1808 J Street
Sacramento, CA 95811
Attn: Javed T. Siddiqui

LOCATION: The property is located at 6702 Filbert Avenue, approximately 657 feet north of the intersection of Central Avenue and Filbert Avenue, in the Orangevale community of unincorporated Sacramento County (**Plate GPC-1**).

ASSESSOR'S PARCEL NUMBER: 213-0180-024

GENERAL PLAN DESIGNATION: Agricultural Residential (Ag Res) (**Plate GPC-2**)

COMMUNITY PLAN LAND USE: Agricultural Residential (AR-2) (**Plate GPC-3**)

ZONING: Agricultural Residential (AR-2) (**Plate GPC-4**)

PROJECT DESCRIPTION

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

1. A **Community Plan Amendment** of approximately 10-acres from the existing Agricultural Residential 2 (AR-2) land use designation to the proposed Agricultural Residential 1 (AR-1) land use designation (**Plate GPC-5**).
2. A **Rezone** of approximately 10-acres from the existing Agricultural Residential 2 (AR-2) zoning district to the proposed Agricultural Residential 1 (AR-1) zoning district (**Plate GPC-5**).
3. A **Tentative Subdivision Map** to subdivide a 10-acre parcel into ten residential lots in the Agricultural Residential 1 (AR-1) zoning district (**Plate GPC-6**).

4. A **Special Development Permit** to allow the proposed project to deviate from the following development standards:
 - Public Street Frontage (5.3.1.A. Table 5.4 footnote 2): Up to four lots may be served by a private drive without meeting the public street frontage requirement. As proposed, the 10-lot subdivision would be served by a private street.
5. An **Exception** pursuant to Section 22.24.630 of the Sacramento County Code to deviate from public water and sewer requirements stating that the water purveyor not be a homeowners association, mutual water company, or corporation. As proposed, the project would be served by a water corporation.
6. A **Design Review** to determine substantial compliance with the *Sacramento County Countywide Design Guidelines* (Design Guidelines).

Implementation of the project will involve the removal of vegetation and trees; grading and excavation to allow construction of building foundations, utilities, roadways, drainage facilities, curb & gutter, streetlights (Class B & Class D public street improvements), and landscaping. The proposed project will be served by two new roadways including a new private road from Filbert Avenue and the extension of Crown Street from the east.

Plate GPC-1: Vicinity Map

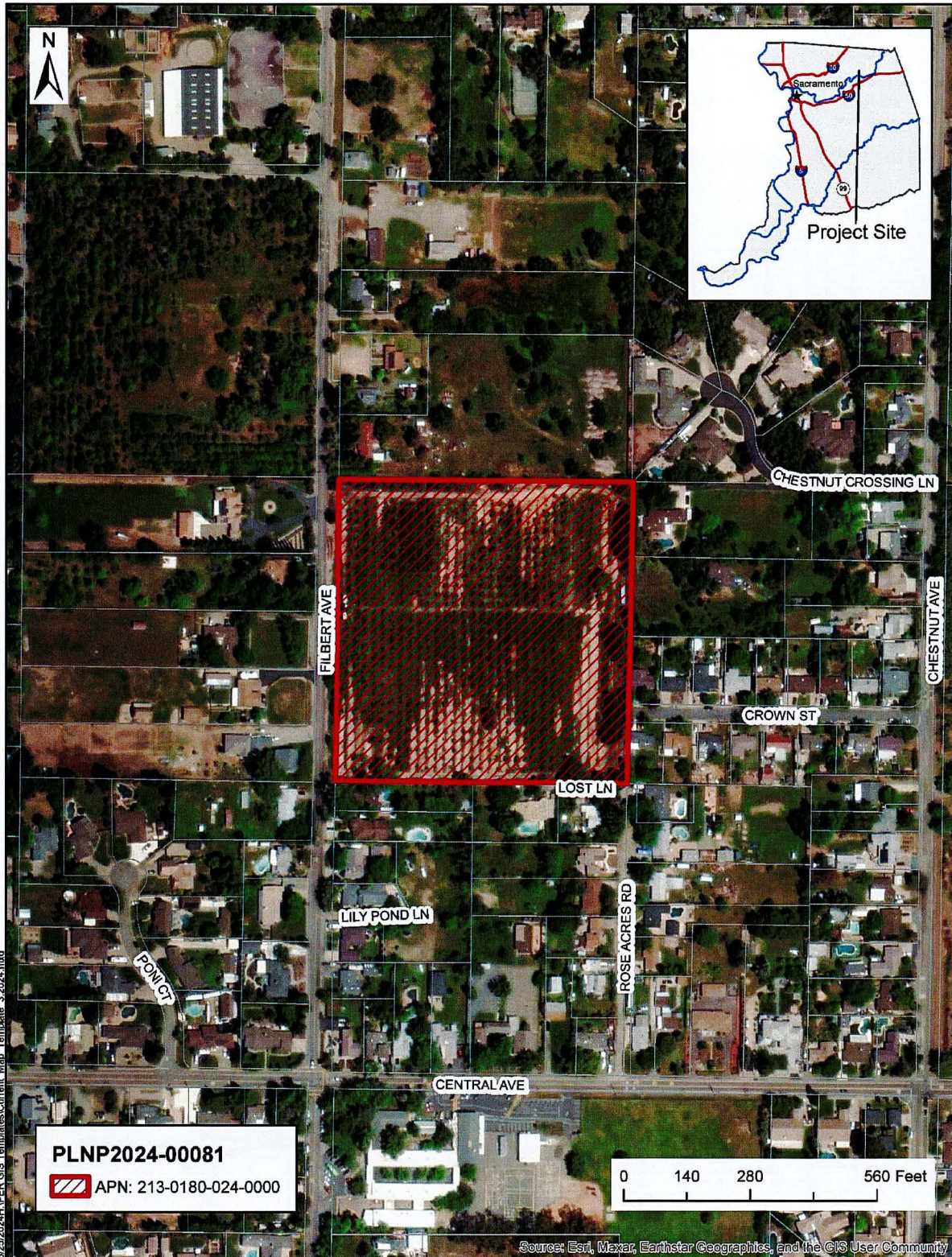


Plate GPC-2: General Plan Land Use

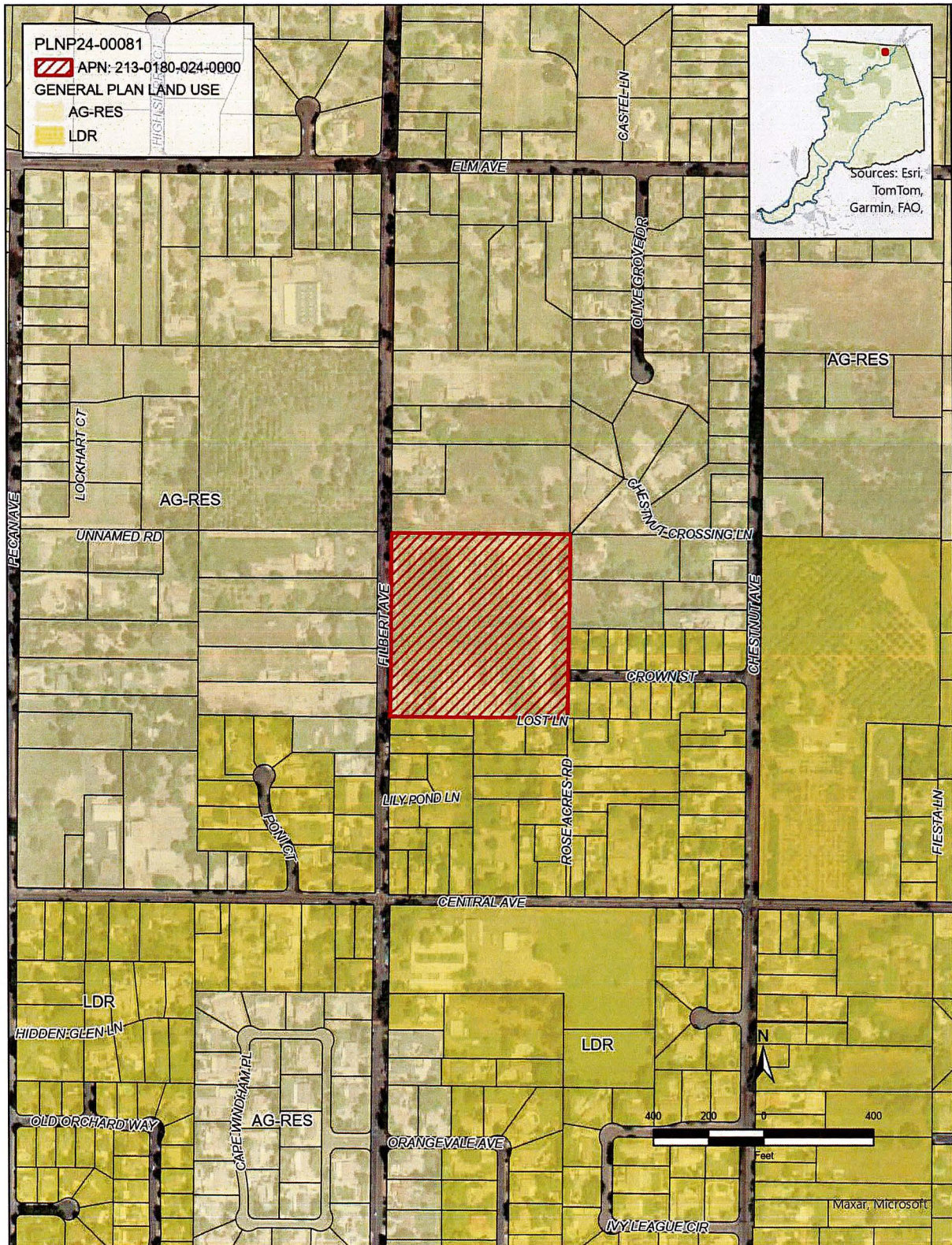


Plate GPC-3: Community Plan Land Use

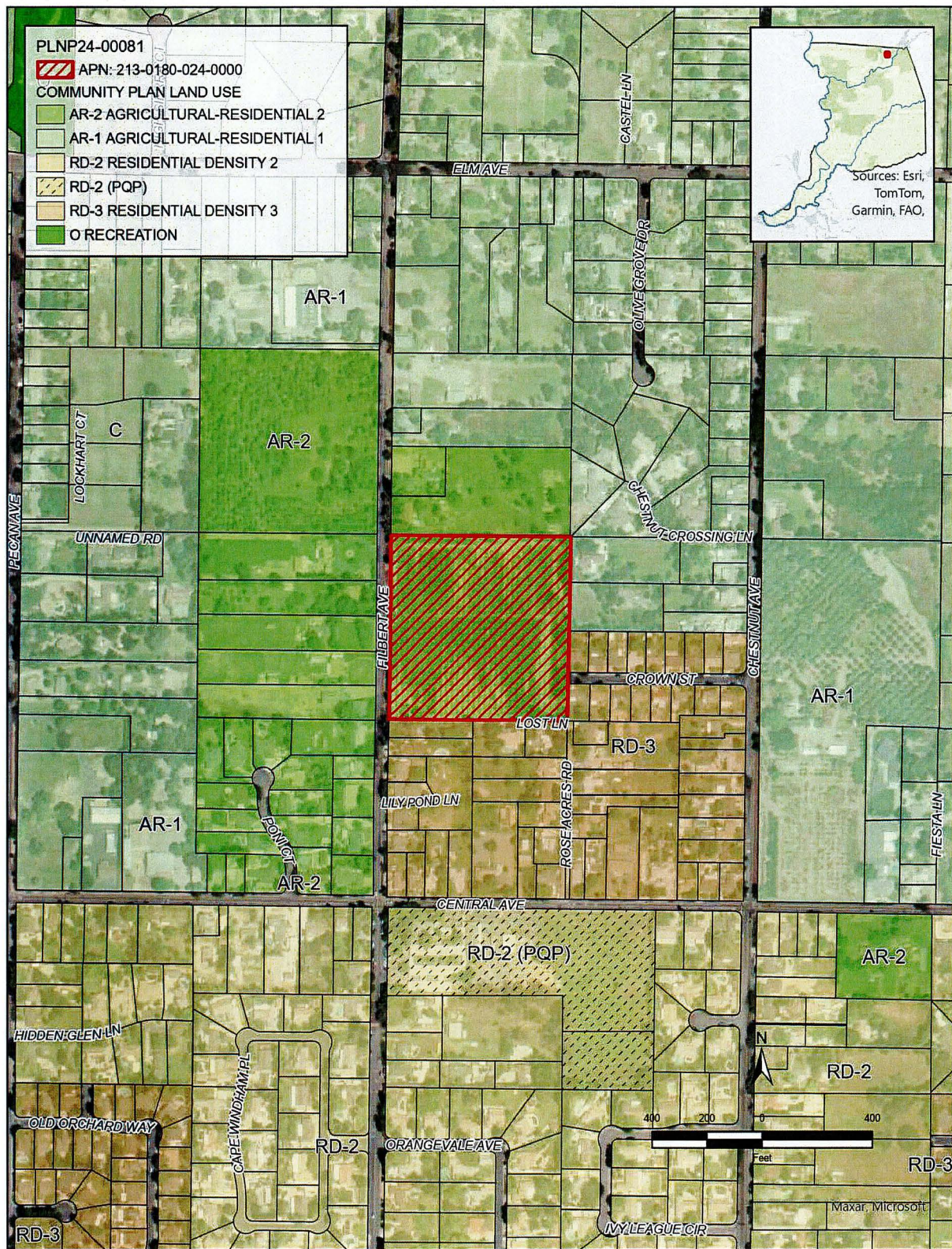


Plate GPC-4: Zoning Exhibit

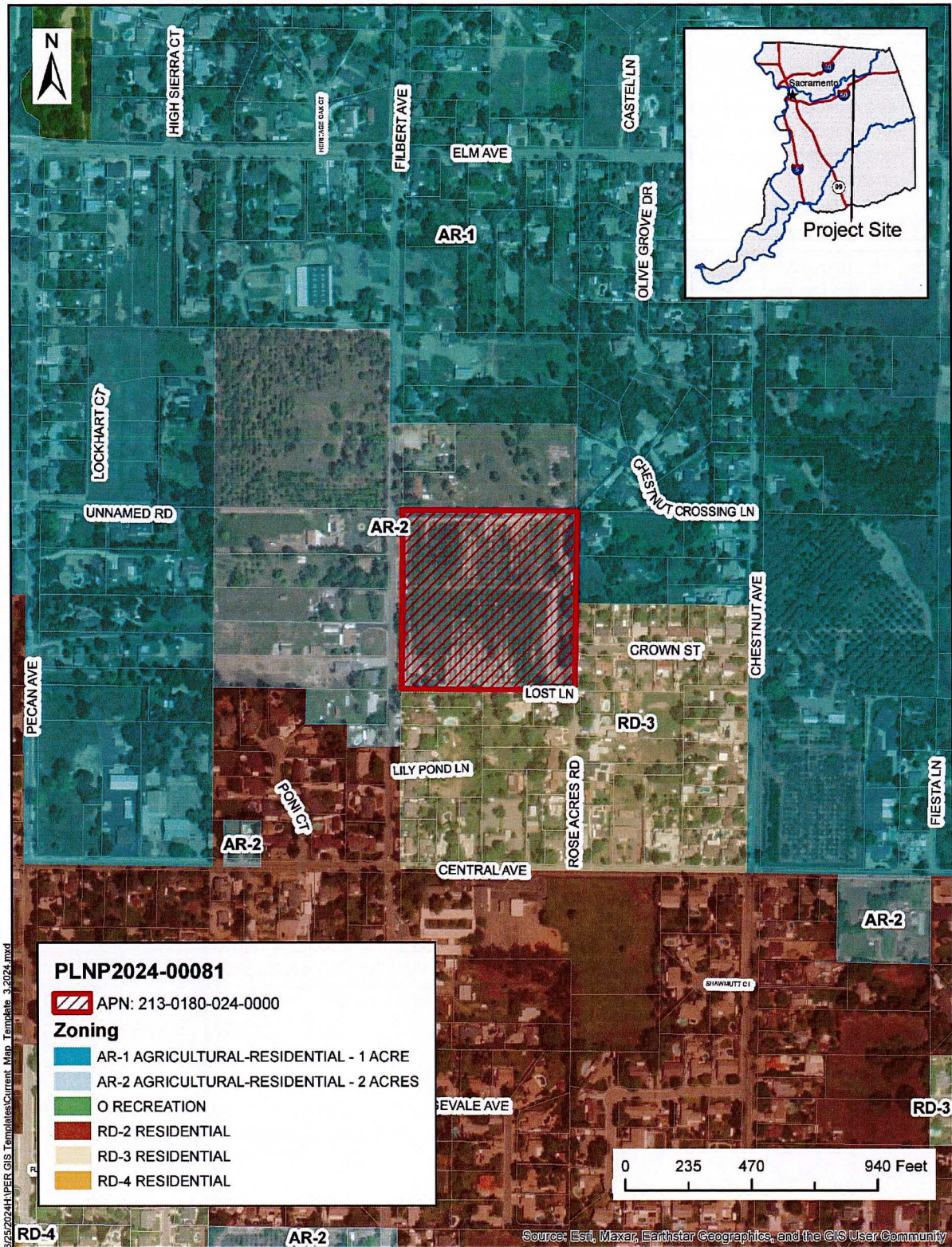


Plate GPC-5: Community Plan Amendment and Rezone

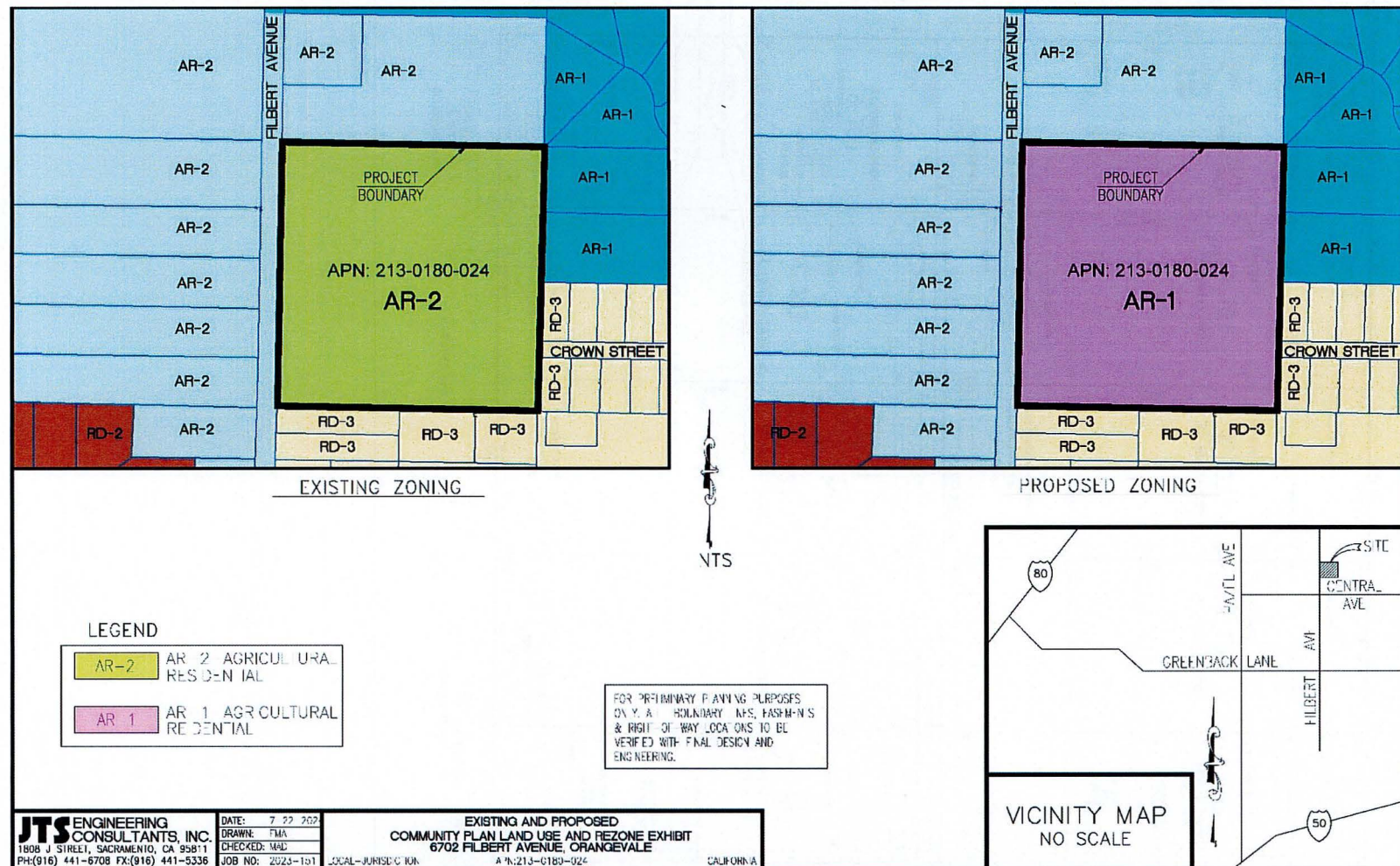
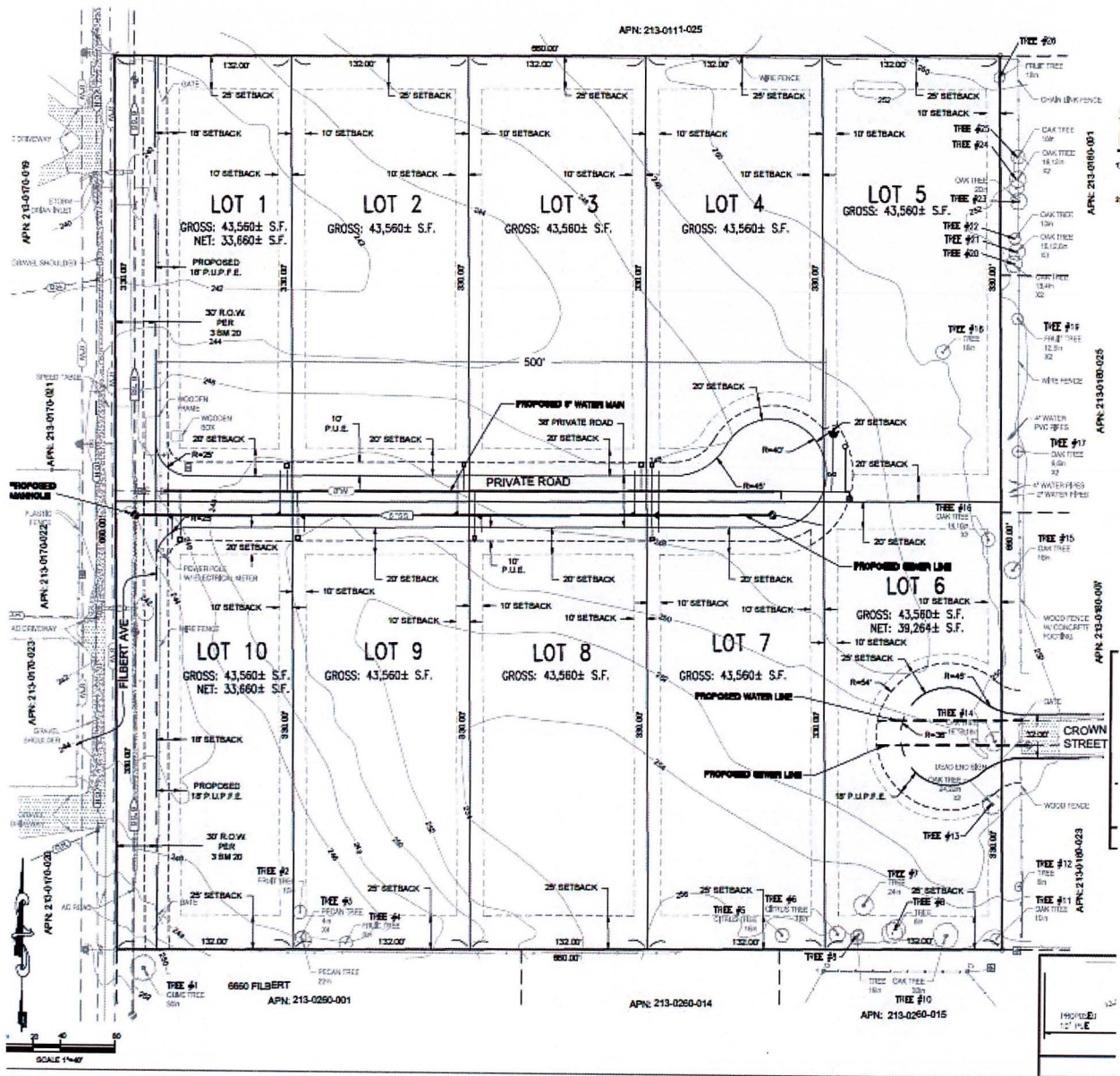


Plate GPC-6: Tentative Subdivision Map



SURROUNDING LAND USES AND SETTING

The General Plan designation for the subject property is Agricultural Residential (Ag Res) (**Plate GPC-2**). The surrounding properties are designated as Agricultural Residential (Ag Res) and Low Density Residential (LDR). The Agricultural Residential designation provides for rural residential uses, such as small-scale agriculture and other limited agricultural activities. The Low Density Residential designation provides for areas of predominately single-family housing with some attached dwelling units. The Zoning land use designation for the site is Agricultural Residential with a 2-acre minimum (**Plate GPC-4**). The surrounding properties are zoned Agricultural Residential with a 1 & 2 acre minimum and Low Density Residential RD-2 & RD-3. The Agricultural Residential Zoning Districts are to establish living areas where development is limited to low density concentrations of single-family dwellings.

The project site consists of a 9.93± acre parcel, located slightly northeast of the intersection of Central Avenue and Filbert Avenue in a residential area of the Orangevale community. The surrounding area contains a few remaining parcels in agricultural use, primarily orchards, but the majority of the surrounding land use is comprised of residential parcels. The project site is surrounded by residential parcels on all sides. The property is generally level land and consists of non-native vegetation, native oak trees and fruit trees. The project parcel has historically been used as a commercial orchard since the 1930's. There are native oaks and fruit trees along the perimeter of the property. The trees in the orchard are in a state of decline due to a lack of irrigation and maintenance. Several sheds are located on the site as well as a shipping container, farm equipment and two trellis structures with grapevines that are present along Filbert Avenue. There are no permanent structures on the subject property.

The site topography is generally flat with an elevation ranging from 240 to 255 feet above mean sea level. The property generally slopes towards the northwest with the highest elevations being in the southern portion of the property and the lowest elevation being in the northwest corner. The project site maintains direct access onto Filbert Avenue and will be served by a proposed private road off Filbert Avenue. In addition, Crown Street located directly to the east from the proposed project will be completed with a cul-de-sac and will provide access to proposed lot 6 (**Plate GPC-6**).

Surrounding land uses consist of a few remaining parcels in agricultural use, primarily orchards, but the majority of the surrounding land use is comprised of residential parcels. South of the subject property, along Central Avenue consists of smaller lot single-family residences. The vicinity of the project parcel is urbanized, and vegetation in the area consists primarily of residential landscaping.

GENERAL PLAN UPDATE EIR

The Sacramento County General Plan 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 (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 Environmental Impact Report (EIR) was prepared for the Sacramento County General Plan Update (Final EIR; 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 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 Climate Action Plan (Final SEIR; County Control No. PLNP2016-00063, SCH# 2023120386) and was certified by the BOS on November 6, 2024.

The Sacramento County General Plan Update Final Environmental Impact Report (EIR) and Sacramento County Climate Action Plan (CAP) Final SEIR is 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 document is 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 Section 15183.

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

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

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 Final EIR.

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 to identify topic areas that require further evaluation. Based on this review Biological Resources, Greenhouse Gas Emissions, Hazards and Hazardous materials and hydrology and Water Quality were the only topical areas identified to require further evaluation, specifically due to the number of tree removals, prior agricultural uses, localized flooding and, although the Climate Action Plan (CAP) has been adopted, implementation is still in progress and, as such, GHG emissions for the project require further evaluation.

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

I. 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?	☐	☐	☒

ENVIRONMENTAL SETTING

The information for this section is from the *Biological Resources Assessment for the 9.93-Acre 6702 Filbert Avenue Study Area* prepared by Stringer Biological Consulting, Inc. dated August 2024 (Appendix A) and *Arborist Report* prepared by True North Tree Care dated March 2024 (Appendix B).

The 9.93-acre project site is located in an agricultural residential area within unincorporated Sacramento County and is surrounded by single-family residences on larger lots to the north and west. The lots to the east and south are smaller single-family residential lots typical of a standard subdivision. The site maintains approximately 650-feet of street frontage along Filbert Avenue. The project site has been utilized as an orchard since the 1930's and contains several sheds, a shipping container and farm equipment. The elevation at the approximate center of the subject property is 240 feet and rises to 255 feet along the southern portion of the property

and the lowest elevation is in the northwest corner. The site is relatively flat and has never been graded or prepared for development.

The entire project site is comprised of an orchard. Most of the trees in the orchard are peach trees, but citrus, apple, plum, almond and olive trees are also present. The trees are mostly in a state of decline due to a lack of irrigation and proper maintenance. There are also scattered oak trees around the perimeter of the orchard.

BIOLOGICAL RESOURCES – REGULATORY SETTING

FEDERAL REGULATIONS

Federal Endangered Species Act

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

Migratory Bird Treaty Act

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

STATE REGULATIONS

State Endangered Species Act

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

California Fish and Game Code, Section 3503.5 - Raptor Nests

Raptors and their active nests are protected by the California Fish and Game Code Section 3503.5, which states: It is unlawful to take, possess, or destroy any birds in the orders Falconiformes or Strigiformes (birds of prey, or raptors) or to take, possess, or destroy the nest

or eggs of any such bird except as otherwise provided by this code or any regulation adopted pursuant thereto. Section 3(19) of the Federal Endangered Species Act defines the term “take” means to harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect, or to attempt to engage in any such conduct. Causing a bird to abandon an active nest may cause harm to egg(s) or chick(s) and is therefore considered “take.” Thus, take may occur both as a result of cutting down a tree or as a result of activities nearby an active nest which cause nest abandonment.

LOCAL REGULATIONS

County of Sacramento General Plan

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

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

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

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

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

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

CO-145. Removal of non-native tree canopy for development shall be mitigated by creation of new tree canopy equivalent to the acreage of non-native tree canopy

removed. New tree canopy acreage shall be calculated using the 15-year shade cover values for tree species.

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

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

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

Stringer Biological Consulting, Inc. prepared a Biological Resource Assessment in August 2024, for the subject project (Appendix A). The following analysis is based upon the submitted Biological Resource Assessment.

SPECIAL STATUS PLANT SPECIES

Table GPC-1 provides a list of the special status plant species with potential to occur based upon the available data from U.S. Fish and Wildlife Services (USFWS) Information for Planning and Consultation (IPaC), and the California Natural Diversity Data Base (CNDDB). The table describes their regulatory status, habitat, and potential for occurrence on the project site. Overall, there is no habitat for special-status plants on the project site.

Table GPC-1: Special Status Plant Species and Potential for Occurrence

Species	Status [1]			Habitat and Blooming Period	Potential for Occurrence [2]
	USFWS	CDFW	CRPR		
Dwarf downingia <i>Downingia pusilla</i>	—	—	2B.2	An annual herb found in mesic valley and foothill grassland and vernal pools from 3 to 1,500 feet elevation. Blooms March - May (CNPS 2024).	Will not occur. There are no suitable soils or habitats on the project site.
Pincushion navarretia <i>Navarretia myersii</i> ssp. <i>myersii</i>	—	—	1B.1	Relatively deep and wet vernal pools below 3,000 feet elevation. Blooms April – June (CNPS 2024).	Will not occur. There are no vernal pools on the project site.

Species	Status [1]			Habitat and Blooming Period	Potential for Occurrence [2]
	USFWS	CDFW	CRPR		
Sacramento Orcutt grass <i>Orcuttia viscida</i>	E	E	1B.1	Vernal pools; 98 to 328 feet elevation. Blooms April–July (CNPS 2024).	Will not occur. There are no vernal pools on the project site.
Sanford's arrowhead <i>Sagittaria sanfordii</i>	–	–	1B.2	Shallow freshwater marshes, swamps, drainage channels; below 2,200 feet elevation. Blooms May–October (CNPS 2024).	Will not occur. There are no suitable habitats on the project site.
Boggs Lake hedge-hyssop <i>Gratiola heterosepala</i>	–	SE	1B.2	An annual herb found on clay soils in marshes and swamps, at lake margins, and in vernal pools from 10-2,375 meters elevation. Blooms April-August (CNPS 2024).	Will not occur. There are no suitable soils or habitats on the project site.
Ahart's dwarf rush <i>Juncus leiospermus</i> var. <i>ahartii</i>	–	–	1B.2	An annual herb found in vernal pools in the eastern Sacramento Valley from 30-229 meters elevation. Blooms March-May (CNPS 2024).	Will not occur. There are no vernal pools on the project site.
Legenere <i>Legenere limosa</i>	–	–	1B.1	An annual herb found in vernal pools from 1-880 meters elevation. Blooms April-June (CNPS 2024).	Will not occur. There are no vernal pools on the project site.

Species	Status [1]			Habitat and Blooming Period	Potential for Occurrence [2]
	USFWS	CDFW	CRPR		

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

[1] Legal Status Definitions

U.S. Fish and Wildlife Service:

E Endangered (legally protected)

T Threatened (legally protected)

California Department of Fish and Game:

E Endangered (legally protected)

California Rare Plant Ranks:

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

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

CRPR Extensions:

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

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

SPECIAL STATUS WILDLIFE SPECIES

Table GPC-2 provides a list of the special status wildlife species with potential to occur based upon the available data from USFWS' IPaC, and CNNDDB. The table describes their regulatory status, habitat, and potential for occurrence on the project site.

Table GPC-2: Special Status Wildlife Species and Potential for Occurrence

Species	Status[1]		Habitat	Potential for Occurrence
	Federal	State		
Invertebrates				
Crotch's bumblebee <i>Bombus crotchii</i>	-	-	Grassland and scrub habitats (CDFW 2019).	Will not occur. The project site lacks grassland and scrub habitats.
Vernal pool fairy shrimp <i>Branchinecta lynchi</i>	T	-	Vernal pools and other seasonal wetlands in valley and foothill grasslands. Tends to occur in smaller wetland features (less than 0.05 acre in size) (USFWS 2005).	Will not occur. The site lacks aquatic features.
Vernal pool tadpole shrimp	E	-	Vernal pools and other seasonal wetlands in valley and foothill grasslands that pond for sufficient	Will not occur. The site lacks aquatic features.

Species	Status[1]		Habitat	Potential for Occurrence
	Federal	State		
<i>Lepidurus packardii</i>			duration to allow the species to complete its life cycle. Typically found in ponds ranging from 0.1 to 80 acres in size (USFWS 2005).	
Reptiles				
Western pond turtle <i>Emys marmorata</i>	–	SC	Forage in ponds, marshes, slow-moving streams, sloughs, and irrigation/drainage ditches; nest in nearby uplands with low, sparse vegetation.	Will not occur. No suitable aquatic habitat.
Western spadefoot <i>Spea hammondi</i>	–	SC	Vernal pools and other seasonal ponds with a minimum three-week inundation period in valley and adjacent foothill grasslands.	Will not occur. The site lacks aquatic features.
Birds				
Burrowing owl <i>Athene cunicularia</i> (burrow sites)	–	SC	Nests and forages in grasslands, agricultural lands, open shrublands, and open woodlands with existing ground squirrel burrows or friable soils. Suitable burrow sites consist of short, herbaceous vegetation with only sparse cover of shrubs or taller herbs (Shuford and Gardali 2008: 221).	Will not occur. The project site lacks open grassland or other open herbaceous habitats of sufficient size to provide habitat for this species.
Golden eagle <i>Aquila chrysaetos</i>			Nests in large, old-growth, or dominant live tree with open branchwork, especially ponderosa pine. Nests most frequently in stands with less than 40% canopy, but usually some foliage shading the nest (Call 1978). Often chooses largest tree in a stand on which to build stick platform nest. Nest located 16-61 m (50-200 ft) above ground, usually below tree crown. Species of tree apparently not so important as height and size. Nest usually located near a permanent water source	Will not occur. The project site is urbanized and lacks suitable nesting and foraging habitat for this species.

Species	Status[1]		Habitat	Potential for Occurrence
	Federal	State		
Swainson's hawk <i>Buteo swainsoni</i>	-	T	Forages in grasslands and agricultural lands; nests in riparian and isolated trees.	Will not occur. There is no suitable nesting or foraging habitat on the site and the site is located within an urban area that lacks large open tracks of land to provide foraging habitat for this species.
Tricolor blackbird <i>Agelaius tricolor</i>	-	T	Tricolor foraging habitats in all seasons include pastures, dry seasonal pools, agricultural fields. They nest mainly in dense vegetation near open water.	Will not occur. The project site does not provide suitable nesting or foraging habitat for this species.
Mammals				
American badger <i>Taxidea taxus</i>	-	SC	Suitable habitat occurs in the drier open stages of most shrub, forest, and herbaceous habitats with friable soils. Badgers are generally associated with treeless regions, prairies, parklands, and cold desert areas.	Will not occur. The project site does not provide suitable habitat for this species. The property is too small and urban to provide habitat.
Pallid bat <i>Antrozous pallidus</i>	-	SC	Bat that occurs throughout California except for the high Sierra Nevada and the northern Coast Ranges. Habitats include grasslands, shrublands, woodlands, and forests from sea level to 6,000 feet. Most common in open, dry habitats with rocky areas for roosting; roosts also include cliffs, abandoned buildings, bird boxes, and under bridges. Pallid bats are very sensitive to disturbance of roosting sites (Bolster et al. 1998).	Will not occur. The project site does not provide suitable habitat for this species. The property is too small and urban to provide habitat.

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

[1] Legal Status Definitions**U.S. Fish and Wildlife Service:**

E -Endangered (legally protected)

T -Threatened (legally protected)

California Department of Fish and Game:

E -Endangered (legally protected)

SC -Species of Special Concern

T -Threatened (legally protected) SA -Special Animal

IMPACT DISCUSSION

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

SPECIAL STATUS PLANTS

As shown in **Table GPC-1**, special status plant species are not expected to occur onsite. Impacts to rare plant species are ***equal or less severity of impact***.

SPECIAL STATUS WILDLIFE

Raptors within the Sacramento region include tree-nesting species such as the red-tailed hawk and red-shouldered hawk, as well as ground-nesting species such as the northern harrier. The following raptor species are identified as “special animals” due to concerns over nest disturbance: Cooper’s hawk, sharp-shinned hawk, golden eagle, northern harrier, and white-tailed kite.

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

Overall, the project area has limited potential for bird nesting due to the habitat fragmentation and nearby suburban development. However, due to the nature of the project, impacts to nesting raptors may occur during construction. Any potential impact on nesting birds would likely result from temporary heavy equipment use and tree removal. In accordance with the Migratory Bird Treaty Act of 1918, mitigation is included to avoid potential impacts to nesting raptors. Mitigation Measures BIO-1 involves pre-construction nesting surveys to identify any active nests and to implement avoidance measures if nests are found – if construction will occur during the nesting season of March 1 to September 15. The purpose of the survey requirement is to ensure that construction activities do not agitate or harm nesting raptors, potentially resulting in nest abandonment or other harm to nesting success. If nests are found, the developer is required to contact California Fish and Wildlife to determine what measures need to be implemented in order to ensure that nesting raptors remain undisturbed. The measures selected will depend on many variables, including the distance of activities from the nest, the types of activities, and whether the landform between the nest and activities provides any kind of natural screening. If no active nests are found during the focused survey, no further mitigation will be required. Impacts to nesting raptors are ***equal or less severity of impact***.

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

The site does not contain any streams, ponds, or riparian habitat. There is an unknown creek approximately 600-feet northeast from the subject property and the American River is located approximately 1.5 miles southeast from the subject property; however, the proposed project would not impact these natural communities. Implementation of the project would not result in impacts on riparian or other sensitive natural communities greater than what was determined by the General Plan Update Final EIR. Therefore, there is **equal or less severity of impact**.

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

The General Plan Update Final EIR concluded that impacts on wetlands from residential infill would be less than significant. Based on the analysis in the General Plan Update Final EIR, properties characterized as 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 result in impacts on wetlands greater than what was determined by the General Plan Update Final EIR. Therefore, there is **equal or less severity of impact**.

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

The General Plan Update Final EIR 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 trees on the property which may result in an impact on nesting birds. To reduce this impact to less than significant and be consistent with the General Plan, construction of the project would implement Mitigation Measure BIO-1, Preconstruction Nesting Bird Surveys. Therefore, implementation of the project would not result in impacts on the movement of fish or wildlife species or impede the use of wildlife nursery sites greater than what was determined in the General Plan Update Final EIR. Impacts to nesting raptors are **equal or less severity of impact**.

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

The General Plan Update Final EIR 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.

An arborist report dated March 20, 2024, prepared by True North Tree Care, included an evaluation of the trees on the property as well as offsite trees that overhang the property (Appendix B). This report did not inventory every tree that was within the general boundary of the orchard. For the trees inventoried, the Arborist Report identified the tree species, number of stems, diameter at breast height (dbh), average canopy (dripline radius), structure/vigor and overall health condition, dripline environment, and notable characteristics, including specific location of overhanging off-site trees. A total of 26 trees were inventoried and evaluated. Fourteen (14) of the identified trees are native tree species and the remaining twelve (12) trees are non-native ornamental species. Of the 26 total trees evaluated, 11 are located off-site of the subject property and of these, nine (9) trees are protected oak trees.

Native Trees

The report identified fourteen (14) native trees (#10, #11, #12, #13, #14, #15, #16, #17, #20, #21, #22, #23, #24, #25) and nine (9) of these trees (#12, #15, #17, #20, #21, #22, #23, #24, #25) are located off-site. The trees on-site range in conditions from poor to fair. PER staff conducted a site visit to verify report findings on March 26, 2025. All 14 of the native trees, are considered protected native tree species in accordance with the Sacramento County Tree Ordinance (**Table GPC-3**). Trees #13 and #14 are Interior Live Oaks and both of these trees are split in half and the arborist has recommended removal. Further, these trees are located within the proposed cul-de-sac for Crown Street. However, given the structural defects, mitigation will not be required. There are three native trees (#10, #11, and #16) that are located on proposed lot 6 and may be removed upon development of the lot (**Plate GPC-7**).

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 arborist report and proposed physical development of the project site, up to five native oak trees could be removed to accommodate future development. The project proponent will be required to mitigate for the removal of the trees #10, #11, and #16 deemed to be in fair condition, totaling 59 inches. 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 (grading, improvement or building plans). If native oak trees are preserved, Mitigation Measure Bio-3, Native Tree Preservation and Protection During Construction, will ensure the trees remain in good condition during all phases of construction. Therefore, implementation of the project would not result in impacts on native trees greater than what was determined in the General Plan Update Final EIR. Impacts are **equal or less severity of impact**.

Table GPC-3: Native Trees (On and Off-Site)

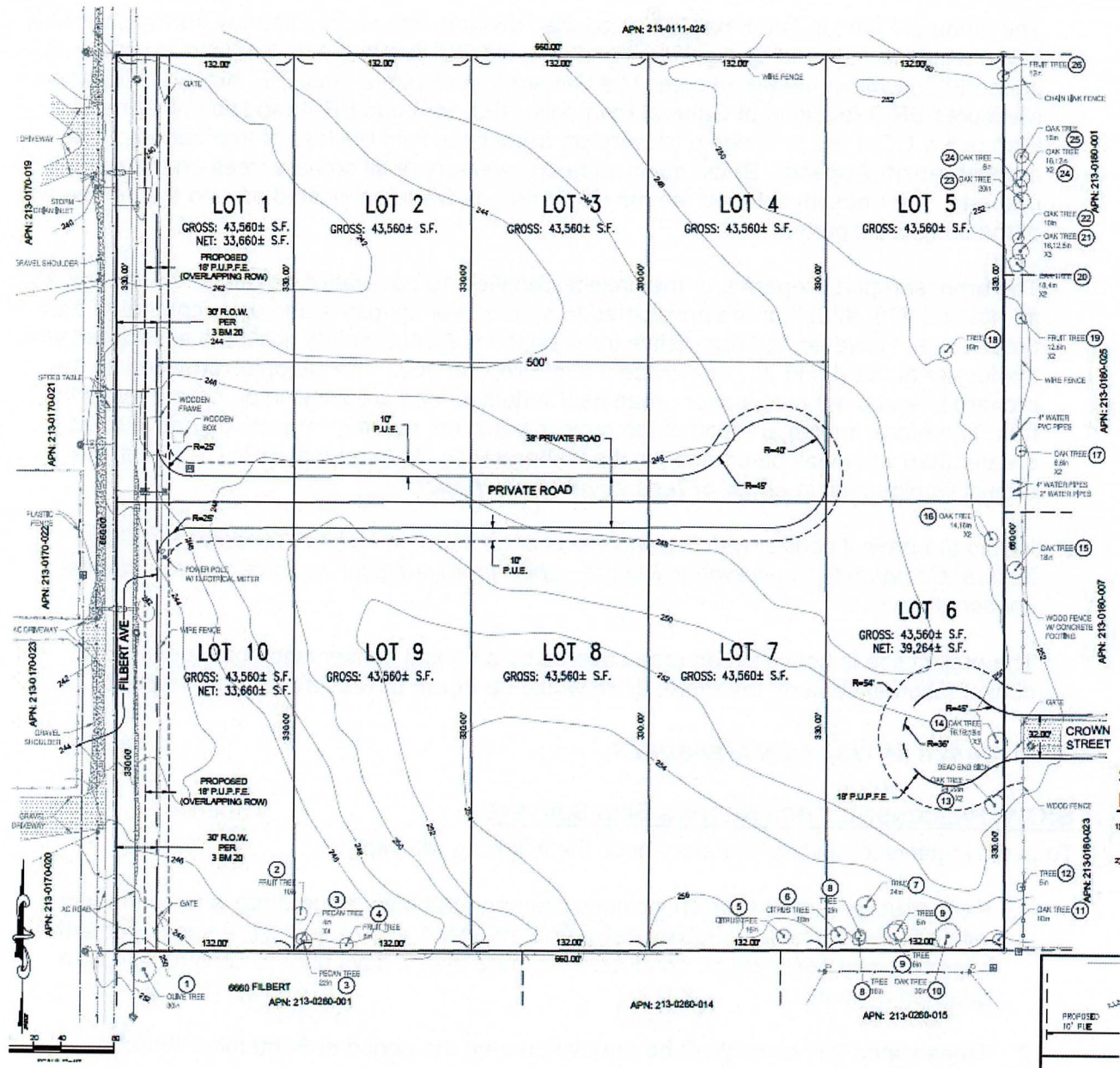
Tree #	Common Name	Scientific Name	DBH (Inch)	Health/Structure Condition	Action	Mitigation	Location
10	Interior Live Oak	<i>Quercus wislizeni</i>	24	Fair	Removal	Yes	On the southern portion of proposed Lot 6.
11	Interior Live Oak	<i>Quercus wislizeni</i>	9	Fair	Removal	Yes	On the southern portion of proposed Lot 6.
12	Interior Live Oak	<i>Quercus wislizeni</i>	6	Fair	Retain	No	Off-site
13	Interior Live Oak	<i>Quercus wislizeni</i>	44	Dangerous	Removal	No	On the eastern portion of proposed Lot 6. Will be removed for the development of Crown Street.
14	Interior Live Oak	<i>Quercus wislizeni</i>	27	Dangerous	Removal	No	On the eastern portion of proposed Lot 6. Will be removed for the development of Crown Street.
15	Interior Live Oak	<i>Quercus wislizeni</i>	11	Fair	Retain	No	Off-site
16	Interior Live Oak	<i>Quercus wislizeni</i>	26	Fair	Removal	Yes	On the northeastern portion of proposed Lot 6.
17	Valley Oak	<i>Quercus lobata</i>	14	Fair	Retain	No	Off-site
20	Interior Live Oak	<i>Quercus wislizeni</i>	14	Fair	Retain	No	Off-site

Tree #	Common Name	Scientific Name	DBH (Inch)	Health/Structure Condition	Action	Mitigation	Location
21	Interior Live Oak	<i>Quercus wislizeni</i>	30	Fair	Retain	No	Off-site
22	Interior Live Oak	<i>Quercus wislizeni</i>	29	Fair	Retain	No	Off-site
23	Interior Live Oak	<i>Quercus wislizeni</i>	6	Fair	Retain	No	Off-site
24	Interior Live Oak	<i>Quercus wislizeni</i>	17	Fair	Retain	No	Off-site
25	Valley Oak	<i>Quercus lobata</i>	13	Fair	Retain	No	Off-site

Source: (True North Tree Care, 2024)

Note: Fair: minor problems; Dangerous: extreme structure or health problems

Plate GPC-7: Tree Exhibit



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

The General Plan Update Final EIR concluded that impacts on tree canopy from residential infill development would be significant and unavoidable due to the loss of land available to support trees within the urban core. The General Plan Update Final EIR included Mitigation Measures BR-3 (addition of General Plan policy CO-145) and BR-4 (addition of General Plan policy CO-146), to mitigate for impacts associated with the loss of tree canopy. The arborist report (Appendix B) did not include an inventory of all orchard trees on the subject property. The trees inventoried are the larger non-native trees located around the perimeter of the subject property.

The arborist report prepared for the project identified 10 non-native trees (#2, #3, #4, #5, #6, #7, #8, #9, #18, #26) that are anticipated to be removed as part of the development of the project site. However, the non-native trees on the subject property are trees associated with the former orchard and do not provide a large tree canopy. The canopies provided by the orchard trees do not mitigate for urban heat reduction and are small in order to harvest the fruit. Therefore, implementation of the project would not result in impacts on native trees greater than what was determined in the General Plan Update Final EIR. Therefore, the project would result in **equal or less severity of impact**.

- 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 site is not within an area covered by a habitat conservation plan or within a conservation easement; therefore, there would be **equal or less severity of impact**.

APPLICABLE MITIGATION MEASURES

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 August 31, 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: NATIVE OAK TREE REPLACEMENT

The removal of native oak trees (#10, #11, and #16) will be compensated for by planting in-kind native trees equivalent to the dbh inches lost (59 inches), based on the ratios listed below, at 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 oak (*Quercus morehus*).

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

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 payment into the County Tree Preservation Fund. Payment shall be made at a rate of \$325.00 per dbh inch removed but not otherwise compensated, or at the prevailing rate at the time payment into the fund is made.

BIO-3: NATIVE TREE PRESERVATION AND PROTECTION DURING CONSTRUCTION

For the purpose of this mitigation measure, a native tree is defined as an Interior Live Oak (*Quercus wislizenii*), Valley Oak (*Quercus lobata*), and Blue Oak (*Quercus douglasii*) having a diameter at breast height (dbh) of at least 6 inches, or if it has multiple trunks of less than 6 inches each, a combined dbh of at least 10 inches. If not approved for removal and mitigated

for in Mitigation Measure BIO-2, the following trees will need to be protected and preserved during construction: #10, #11, #12, #13, #14, #15, #16, #17, #20, #21, #22, #23, #24, and #25.

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 trees which may be 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 the driplines of the native trees prior to initiating project construction, in order to avoid damage to the trees and their root system. Where minor encroachment is expected for project improvements related to the construction of the access roadways, the fencing shall be placed a maximum of one foot outside the work area.
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 (scraping, grading, trenching, and excavation) is to be avoided within the driplines of the native trees. Where this is necessary, an 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 driplines 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. 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. The exceptions are for native trees with portions of their driplines within the proposed drainage pond, outlet pipe or level spreader. The smallest, lightest weight equipment shall be used in this area.
8. No sprinkler or irrigation system shall be installed in such a manner that it sprays water within the driplines of the oak trees.
9. 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) A300 pruning standards and the International Society of Arboriculture (ISA) "Tree Pruning Guidelines".
10. 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 (2) 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.

11. For a project constructing during the months of June, July, August, and September, deep water trees by using a soaker hose (or a garden hose set to a trickle) that slowly applies water to the soil until water has penetrated at least one foot in depth. Sprinklers may be used to water deeply by watering until water begins to run off, then waiting at least an hour or two to resume watering (provided that the sprinkler is not wetting the tree's trunk. Deep water every 2 weeks and suspend watering 2 weeks between rain events of 1 inch or more.

II. 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 Final EIR evaluated greenhouse gas (GHG) emissions as part of the Climate Change chapter and concluded that development would result in significant and unavoidable impacts. The General Plan Update Final EIR 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 CAP). The General Plan Update Final EIR 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 developing the implementation strategy to comply with the required policies. Therefore, in the interim, GHG emissions from the implementation of a project would continue to be evaluated using the thresholds adopted by the County BOS in December 2020.

Sacramento Metropolitan Air Quality Management District (SMAQMD) drafted a technical support document, Greenhouse Gas Thresholds for Sacramento County (Ramboll US Corporation, 2020) that identifies operational measures to demonstrate consistency with GHG targets. Tier 1 best management practices (BMP) are required for all projects. Therefore, Mitigation Measure GHG-1: Tier 1 Best Management Practices for GHG Emissions, would be required for implementation of the project. 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. Therefore, with GHG-1, implementation of the project would not result in impacts greater than what was determined in the General Plan Update Final EIR and will result in **equal or less severity of impact**.

- 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 Final EIR concluded impacts from development GHG emissions would be significant and unavoidable. However, the General Plan Update Final EIR identified mitigation measures, which have been added as either a General Plan policy or implementation measures, to reduce potential impacts from GHG emissions and to meet local and state regulations. Implementation of the project would not conflict with any applicable plan, policy or regulation adopted for the purpose of reducing GHG emissions and will result in **equal or less severity of impact**.

APPLICABLE MITIGATION MEASURES

GHG-1: TIER 1 BEST MANAGEMENT PRACTICES FOR GHG EMISSIONS

Tier 1 Best Management Practices 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: 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.
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.

III. HAZARDS AND HAZARDOUS MATERIALS

Would the project:	New Significant Impact	Substantial Increase in Severity of Impact	Equal or Less Severity of Impact
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☒
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	☒
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☒
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code § 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☒
e. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒
f. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	☐	☐	☒

DISCUSSION

A Phase II Environmental Site Assessment (ESA) Report was conducted by NV5, in October of 2024 (Appendix C). The report was conducted in order to evaluate the site for the potential of recognized environmental conditions (REC). Since the property has only been used as an orchard, soil sampling and laboratory analysis was conducted to evaluate the presence of agricultural chemicals. The report concluded that concentrations of lead and organochlorine pesticides (OCP's) were below the Department of Toxic Substances Control (DTSC) levels. Therefore, lead and organochlorine pesticides (OCP's) should not be considered constituents of concern for the property. Concentrations of arsenic in soil samples at the property exceeded the DTSC-screening levels (DTSC-SLs) for arsenic. Evaluation of arsenic concentrations at the property showed they were less than the DTSC 2008 screening value of 12 mg/kg. Therefore, arsenic at the subject property does not appear to represent an unacceptable increase in the risk to human health and the environment, and the site should be considered suitable for residential use.

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

The proposed project will consist of the development of ten (10) single-family residential homes and will not involve the transport of hazardous materials. Implementation of the project would not result in impacts greater than what was determined in the General Plan Update Final EIR and will result in **equal or less severity of impact**.

- 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?*

As detailed above, the soil on the property was tested and does not contain hazardous substances in excess of State standards. The proposed project will consist of the development of ten (10) single-family residential homes and will not result in the release of hazardous materials. Implementation of the project would not result in impacts greater than what was determined in the General Plan Update Final EIR and will result in **equal or less severity of impact**.

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

The Golden Valley Orchard School is located approximately 0.1 miles south of the proposed project site. The proposed project will consist of the development of ten (10) single-family residential homes and as stated above, the project will not involve the transport or release of hazardous materials. Implementation of the project would not result in impacts greater than what was determined in the General Plan Update Final EIR and will result in **equal or less severity of impact**.

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

The site is not on a hazardous materials list according to GeoTracker and Envirostor. Implementation of the project would not result in impacts greater than what was determined in the General Plan Update Final EIR and will result in **equal or less severity of impact**.

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

Implementation of the project would not result in impacts greater than what was determined in the General Plan Update Final EIR and will result in **equal or less severity of impact**.

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

The project site is located within an agricultural residential neighborhood and is considered an infill project. Implementation of the project would not result in impacts greater than what was determined in the General Plan Update Final EIR and will result in **equal or less severity of impact**.

APPLICABLE MITIGATION MEASURES

None recommended.

IV. HYDROLOGY AND WATER QUALITY

	New Significant Impact	Substantial Increase in Severity of Impact	Equal or Less Severity of Impact
Would the project:			
a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	☐	☐	☒
b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	☐	☐	☒
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:			
i. result in a substantial erosion or siltation on- or off-site;	☐	☐	☒
ii. substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;	☐	☐	☒
iii. create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	☐	☐	☒
iv. impede or redirect flood flows?	☐	☐	☒
d. Develop in an area that is subject to 200 year urban levels of flood protection (ULOP)?	☐	☐	☒
e. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	☐	☐	☒
f. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☐	☐	☒

DISCUSSION

EXISTING CONDITIONS

The proposed project is located in a rural area of county with agricultural-residential uses. The elevations on the subject property range from 240-feet to 256-feet above mean sea level. The project site is located within an area identified on the Federal Emergency Management Agency's (FEMA) Flood Insurance Rate Map (FIRM) Panel Number 06067C0104H as "Zone X-no show". Flood Zone X is a moderate- to low-risk flood area that has a 0.2% or less chance of flooding. The project site is within the Linda Creek Watershed.

No storm drain facilities were identified from the field survey of the property. The property accepts overland runoff from two upstream watersheds, one located along the southerly property line and another along the easterly property line, adjacent to Crown Street. Two

existing 12-inch roadway cross-culverts are along Filbert Avenue fronting the subject property. Runoff from the project site discharges into either of the two culverts and continues in a westerly direction as overland flow through residential lots (**Plate GPC-8**).

PROPOSED CONDITION

A Level 2 Preliminary Drainage Study was prepared by JTS Engineering Consultants, Inc., and approved by County Department of Water Resources in July 2024 (Appendix D). The study analyzed the proposed project effects for the 5-, 10-, and 100-year and the 24-hours storm events. The analysis assumes that each new lot will have approximately 15 percent new impervious surface area and assumes the following proposed drainage improvements: expansion of the roadside ditches on Filbert Avenue, proposed roadside ditches along the proposed private drive , as well as detention ponds adjacent to the roadside ditches along Filbert Avenue, which will serve as bio-retention planters (**Plate GPC-9**).

Upstream runoff will be collected in ditches that route either directly to the proposed detention ponds, or drain to the private drive ditches. Subsequently draining to the detention ponds prior to discharging into the Filbert Avenue ditches.

Plate GPC-8: Existing Drainage

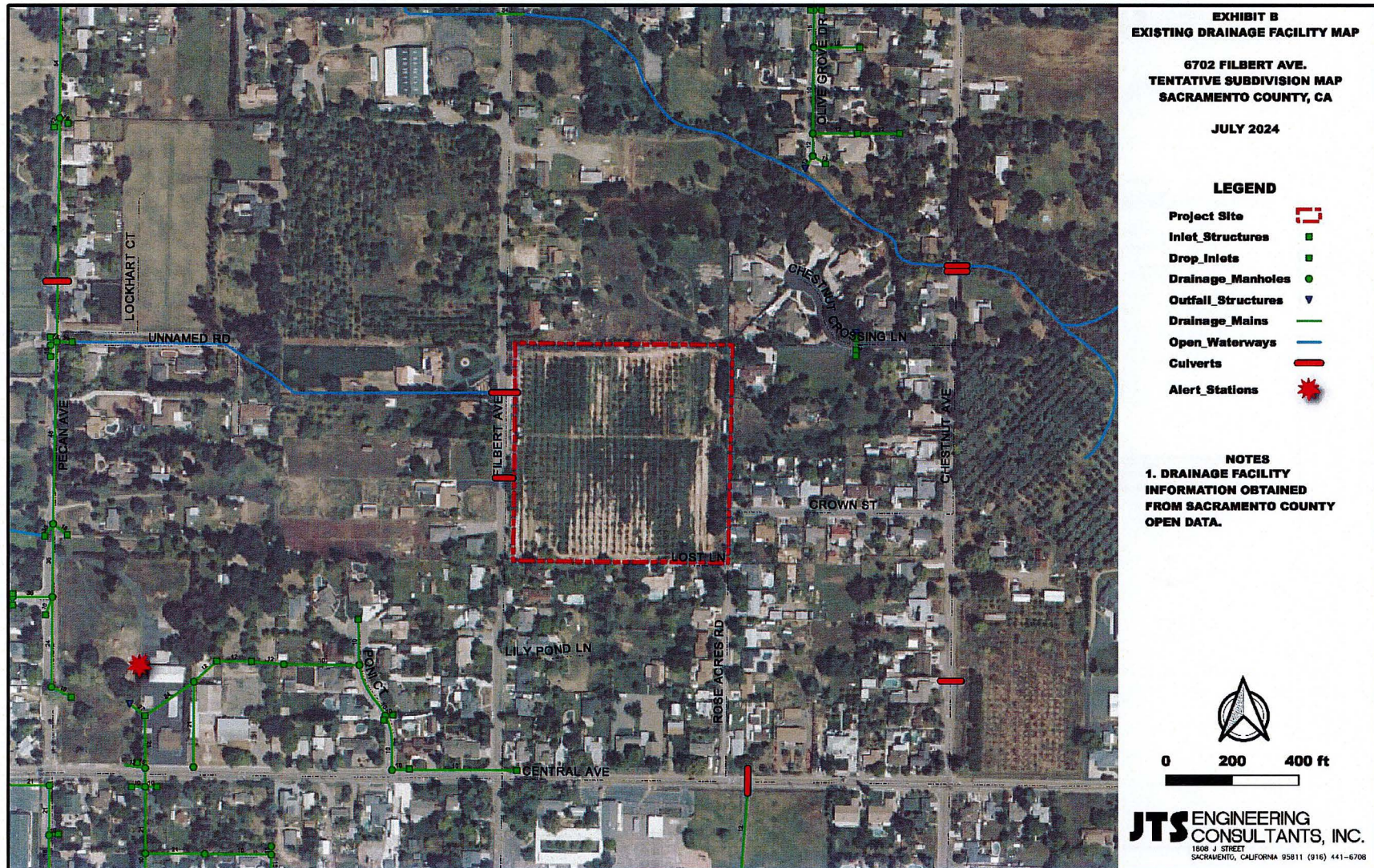
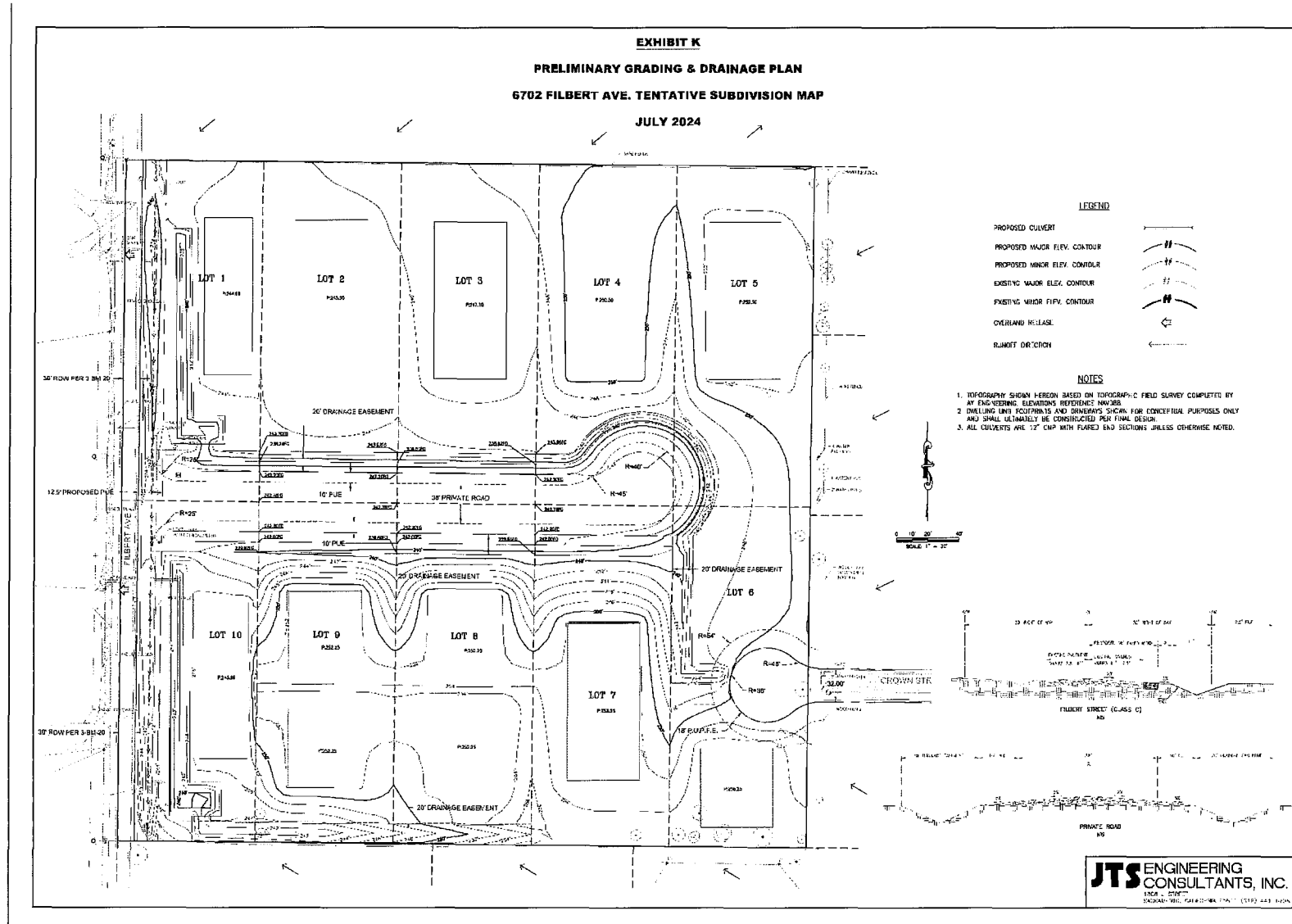


Plate GPC-9: Grading Plan



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

Although construction of the project would not result in direct disturbances to any surface water features, ground-disturbing activities and equipment and vehicle use during project construction have the potential to result in erosion or other pollutants that could runoff from the project area into adjacent drainage systems.

Construction of the project would disturb more than one (1) acre of soil; therefore, compliance with the State Water Resources Control Board (SWRCB) Construction General Permit requirements would be required, including the preparation of a site-specific Storm Water Pollution Prevention Plan (SWPPP). Erosion and sediment control measures (e.g., stabilized construction entrances, spray-on soil stabilizers, staked or weighted straw wattles or fiber rolls, silt fences, etc.) to prevent construction debris from entering nearby waters 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.

Implementation of the project would not result in impacts greater than what was determined in the General Plan Update Final EIR and will result in **equal or less severity of impact**.

- 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?*

Construction of the project would result in an increase in impervious surface area by constructing the private drive and individual driveways and building pads for the new single-family residences. However, the increase in impervious surface area from the implementation of the project would not substantially interfere with groundwater recharge that would impede groundwater management in the basin. Implementation of the project would not result in impacts greater than what was determined in the General Plan Update Final EIR and will result in **equal or less severity of impact**.

- 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;*

As described in a) above, construction activities would be required to comply with the requirements and standards in the County's Stormwater Management and Discharge Control Ordinance (County Code Chapter 15.12) and the County's Land Grading and Erosion Control Ordinance (County Code Chapter 16.44). Therefore, construction would not result in substantial erosion or siltation on or off site. Implementation of the project would not result in impacts greater than what was determined in the General Plan Update Final EIR and will result in **equal or less severity of impact**.

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

Development of each lot would add impervious surface area necessary for driveway and foundation infrastructure. The proposed project will have minimal increases to peak runoff of the watersheds. To ensure properties downstream are not impacted, excess runoff due to new impervious areas associated with the project will be mitigated through the proposed detention basins at the downstream end of the development prior to discharging into the roadside ditch. The existing stormwater facilities would be adequate for attenuate stormwater runoff during construction. Implementation of the project would not result in impacts greater than what was determined in the General Plan Update Final EIR and will result in ***equal or less severity of impact***.

- 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*

There are two discharge points from the project site, one adjacent to the existing northerly roadway cross-culvert and another adjacent to the existing southerly roadway cross-culvert. Peak flows with the project are lower than the existing condition for all analyzed storm frequencies. No increases to the water surface elevation are indicated with the proposed design.

The project proposes expansion of the roadside ditches on Filbert Avenue, proposed roadside ditches along the private drive aisle of the subdivision, as well as detention ponds adjacent to the roadside ditches along Filbert Avenue. The project would provide adequate storm water quality treatment and will not impede or redirect flood flows. Implementation of the project would not result in impacts greater than what was determined in the General Plan Update Final EIR and will result in ***equal or less severity of impact***.

- iv. *impede or redirect flood flows?*

The project parcel drains stormwater surface flows through two existing 12-inch roadway cross-culverts along Filbert Avenue and continues in a westerly direction as overland flow through residential lots. Currently, during storm events, these downstream properties experience minor flooding.

There are two discharge points from the project site, one adjacent to the existing northerly roadway cross-culvert and another adjacent to the existing southerly roadway cross-culvert. Peak flows with the project are lower than the existing condition for all analyzed storm frequencies. No increases to the water surface elevation are indicated with the proposed design.

The proposed project will have minimal increases to peak runoff of the watersheds. To ensure properties downstream are not impacted, excess runoff due to new impervious areas associated with the project will be mitigated through the proposed detention basins at the downstream end of the development prior to discharging into the roadside ditch.

According to the drainage study prepared for the project, the proposed and existing stormwater facilities would be adequate to attenuate stormwater runoff during construction. Therefore, the project would not impede or redirect runoff from the site. Implementation of the project would not result in impacts greater than what was determined in the General Plan Update Final EIR and will result in **equal or less severity of impact**.

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

The project parcel is not located in an area that is subject to 200-year ULOP area. Implementation of the project would not result in impacts greater than what was determined in the General Plan Update Final EIR and will result in **equal or less severity of impact**.

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

The project area is not within FEMA designated flood zone (Flood Zone X). The project area is not within a tsunami or seiche zone. A site specific SWPPP would be developed for the project as part of compliance with the SWRCB Construction General Permit requirements. Therefore, the risk of release of pollutants due to inundation would be minimal. Implementation of the project would not result in impacts greater than what was determined in the General Plan Update Final EIR and will result in **equal or less severity of impact**.

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

Construction of the project would include compliance with all regulatory requirements including the development of a site specific SWPPP, adherence to the SWRCB Construction General Permit requirements, and following the conditions in the County's Stormwater Ordinance. Implementation of the project would not result in impacts greater than what was determined in the General Plan Update Final EIR and will result in **equal or less severity of impact**.

APPLICABLE MITIGATION MEASURES

V. None Recommended. TRANSPORTATION

Would the project:	New Significant Impact	Substantial Increase in Severity of Impact	Equal or Less Severity of Impact
a. Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	☐	☐	☒
b. Conflict or be inconsistent with CEQA Guidelines § 15064.3, subdivision (b) – measuring transportation impacts individually or cumulatively, using a vehicles miles traveled standard established by the County?	☐	☐	☒

c. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☒
d. Result in inadequate emergency access?	☐	☐	☒

ENVIRONMENTAL SETTING

The project site is located along Filbert Avenue which is identified as a local roadway. The closest roadway intersection is the intersection of Filbert Avenue and Central Avenue which is located 630 feet south of the project site. The identified intersection of Filbert Avenue and Central Avenue is stop sign controlled.

DISCUSSION

The General Plan Update Final EIR was certified prior to 2020 when the CEQA Guidelines were updated to require consideration of Vehicle Miles Traveled. Prior case law has uniformly concluded that projects subject to supplemental review under CEQA did not need to address new subject matters, even though the prior EIR being updated did not address said subject matter (greenhouse gases). (Reference *Citizens for Responsible Equitable Environmental Development v. City of San Diego* (2011) 196 Cal.App.4th 525, 530-532; *Citizens Against Airport Pollution v. City of San Jose* (2014) 227 Cal.App.4th 788, 806-808; see also CEQA Guidelines Section 15007(b)(c).) Therefore, no new analysis for vehicle miles traveled is required for this project. The questions below are answered using the significance criteria in effect at the time the EIR was certified – Level of Service.

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

Construction activities may temporarily generate new vehicle trips (e.g., hauling and worker commute trips) and may result in a short-term increase in traffic levels on roadways in the project area. Given the temporary nature of construction and existing capacity on local roadways, project construction is not anticipated to conflict with any applicable plan, policy, or ordinance related to the transportation system that could result in a substantial adverse environmental effect.

According to Sacramento County Department of Transportation (DOT) and Site Improvement and Permit Section (SIPS), the project would be required to install Class B public street improvements (including, but not limited to, pavement, type 1A curb and gutter, a streetlight, and utility pole relocations) on Filbert Avenue. Class B street improvements are the same as Class A, except that sidewalks and landscaped buffers are omitted. The applicant will be required to install a streetlight at the intersection of the proposed private road and Filbert Avenue. Private road improvements will be required pursuant to the Sacramento County Improvement Standards. On Crown Street, the street will be completed with a cul-de-sac along with Class D public street improvements. The project would result in an **equal or less severe impact**.

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

As stated above, this project is being analyzed consistent with the methodology used in the General Plan Update Final EIR. The proposed project was reviewed by SacDOT to determine if a local transportation analysis would be required. The trip generation table prepared by SacDOT, estimates that the project would generate approximately 121 daily trips, with nine trips in the peak AM hours and eleven trips in the peak PM hours. This is well below the County threshold of 1,000 daily trips and/or 100 trips during the AM/PM peak hours. Since the proposed project would not require a local transportation analysis, the project would result in an **equal or less severe impact**.

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

The project would implement the conditions required by SacDOT as to the design features. The project is the implementation of a Tentative Subdivision Map with the subsequent development of single-family residences which would not contain incompatible uses. Therefore, the project would result in an **equal or less severe impact**.

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

The project would implement the requirements established by Sacramento County Metropolitan Fire. Therefore, the project would not result in inadequate emergency access. Therefore, the project would result in an **equal or less severe impact**.

APPLICABLE MITIGATION MEASURES

None recommended.

VI. 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?*

The project site is approximately 10-acres located in an agricultural-residential area of the Orangevale community and is surrounded by similar uses on all sides. 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 corridor. Further, there are no known cultural and/or tribal resources within the project site.

As discussed in Section II. (Biological Resources), there is potential for impacts to migratory birds and native trees. Mitigation Measures BIO-1, BIO-2, and BIO-3 will minimize impacts to migratory birds and natives trees.

Therefore, implementation of the project including BIO-1, BIO-2 and BIO-3 would not have the potential 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. The project will have an **equal or less severity impact**.

- 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.)*

The proposed project consists of a division of a parcel into 10 residential lots consistent with the General Plan. No past, present, or foreseeable future projects in the vicinity of the project area have been identified that would combine with the project to cause cumulative impacts. For all the topics discussed in this General Plan Consistency Memo, impacts resulting from implementation of the project would be individually limited and not cumulatively considerable, because the impacts are either temporary in nature (i.e., limited to the construction period) or limited to the project area. Implementation of Mitigation Measures BIO-2, BIO-3 and GHG-1 would ensure the project would result in **equal or less severity of an impact**.

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

The implementation of the project, including mitigation measures, is consistent with the General Plan. 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 6702 Filbert Avenue Subdivision Map project as follows:

1. It shall be the responsibility of the project applicant to reimburse the County for all expenses incurred in the implementation of the Mitigation Monitoring and Reporting Program (MMRP), including any necessary enforcement actions. The applicant shall pay an initial deposit of **\$6,200**, which includes administrative costs of **\$1,097.00**. Over the course of the project, the Division of Planning and Environmental Review will regularly conduct cost accounting and submit invoices to the applicant when the County monitoring costs exceed the initial deposit.
2. Until the MMRP has been recorded and the administrative portion of the MMRP fee has been paid, no final parcel map or final subdivision map for the subject property shall be approved. Until the balance of the MMRP fee has been paid, no encroachment, grading, building, sewer connection, water connection or occupancy permit from Sacramento County shall be approved.

LIST OF PREPARERS

LEAD AGENCY

Environmental Coordinator	Julie Newton
Senior Planner	Alison Little
Associate Planner	Rebecca Boschee
Office Manager	Kim Reading
Administrative Support	Jessica Love

APPENDICES (PROVIDED UNDER SEPARATE COVER)

Appendix A - Biological Inventory Report, Stringer Biological Consulting, Inc. August, 2024 (Provided under Separate Cover)

Appendix B- Arborist Report, True North Tree Care, March 2024

Appendix C- Phase II Environmental Site Assessment, NV5, October 2024

Appendix D- Level 2 Preliminary Drainage Study, JTS Engineering Consultants, Inc., July 2024