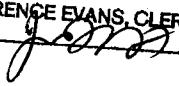




ENDORSED
SACRAMENTO COUNTY

APR 16 2026

FLORENCE EVANS, CLERK/RECORDER
BY  DEPUTY

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

SPACE ABOVE RESERVED FOR RECORDER'S USE

NOTICE OF EXEMPTION

Project Title:

6036 Landis Avenue Tentative Parcel Map

Control Number:

PLNP2022-00347

Project Location:

The property is located at 6036 Landis Avenue, on the south side of Landis Avenue and approximately 900 feet east of Fair Oaks Boulevard, in the Carmichael community of unincorporated Sacramento County.

APN:

273-0311-014-0000

Description of Project:

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

1. A **Tentative Parcel Map** to divide a 1.1-acre parcel into four new parcels, plus a remainder parcel in the Residential 5 (RD-5) zoning district.
2. A **Special Development Permit** to allow the proposed project to deviate from the following development standard:
 - Public Street Frontage (Section 5.4.2.B, Table 5.7.A, Footnote 8): Up to two lots may be served by a private drive without meeting the public street frontage requirement. The applicant proposes three lots to be served by a private drive.
3. A **Design Review** to determine substantial compliance with the *Sacramento County Countywide Design Guidelines* (Design Guidelines).

The proposed development includes the construction of a private access road with a fire turnaround, realignment and channelization of the existing swale, and tree removal. Class A street improvements (curb, gutter and sidewalks) are proposed along Parcel A street frontage. Note that Class A street improvements are not required along the street frontage of 6036 Landis Avenue as that parcel is the remainder parcel and is developed with a single-family residence. The existing roadside ditch extending along the frontage of 6036 Landis Avenue (remainder lot) and further east to 6038 Landis Avenue frontage will be re-graded to reverse the flow from east/west to west/east, directing the water towards a new culvert crossing in Landis Avenue approximately 47 feet east of the project site. The driveway culvert at 6038 Landis Avenue will be removed and replaced to accommodate the new direction of flow (west/east). Therefore, this project includes off-site drainage improvements. The proposed project also includes electrical, water and sewer utility extensions from Landis Avenue.

Name of Public Agency Approving Project:

Sacramento County – ceqa@saccounty.gov

Person or Agency Carrying out Project:

Stephen Ullman
UllmanWorks LLC
3510 Boardmoor Way
Carmichael, CA, 95608
(860) 614-1698
stephenullman@gmail.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 Low Density Residential (LDR) and Residential 5 (RD-5) land use designation. The project includes the subdivision of an existing 1.1-acre parcel to create five (5) parcels. One of the proposed parcels has been designated as a remainder parcel and will include the existing 1,832 square-foot single-family residence located at 6036 Landis Avenue. Proposed parcels and setbacks are consistent with development standards for the land use designation. Urban utility connections to water, sewer, electricity and stormwater drainage systems are present within the project area and connections to these utilities would be completed as part of the project. The frontage of Parcel A along Landis Avenue will include dedication to the County for curb, gutter and sidewalk (Class A public street improvements) consistent with Sacramento County requirements. Implementation of the project would comply with County Code Title 16 (Building and Construction) including land grading and erosion control (Chapter 16.44) and Title 22 (Land Development). The project site is an underutilized lot surrounded by residential land uses; therefore, the project is characterized as residential infill. The General Plan Update Final EIR contemplated impacts of residential infill, and the project is within the scope of those assumptions and impacts analyzed. The development of these areas is expected to be consistent with the surrounding land uses.

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

Section 15183 Analysis:

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

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

The project site is developed, with an 1,832 square foot single-family dwelling. The project includes the subdivision of the subject parcel into four new parcels, along with a remainder parcel for the existing

single-family residence. Furthermore, the project includes tree removal, drainage swale realignment, right-of-way dedications, and the construction of a new access roadway. The project also includes off-site drainage improvements (installation of culverts and regrading of existing roadside drainage ditches). There are no known environmental effects that have been identified that are peculiar to the project or the parcel on which the project would be located.

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

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

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

Construction of the project includes off-site impacts with the placement of a new culvert in Landis Avenue and the replacement of an existing culvert at 6038 Landis Avenue and re-grading the roadside ditch east of the proposed project. However, these impacts would not result in cumulative impacts which were not analyzed in the General Plan Update EIR.

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

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

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

- 1. *Each public agency with authority to mitigate any of the significant effects on the environment identified in the EIR on the planning of zoning action undertakes or requires others to undertake mitigation measure specified in the EIR which the lead agency found to be feasible, and*
- 2. *The lead agency makes a finding at a public hearing as to whether the feasible mitigation measures will be undertaken.*

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



Julie Newton
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: Arborist Report, Acorn Arboricultural Services, Inc. January 2025

Appendix B: Level 3 Drainage Study, Top Engineering Inc., August 2025

Due to the length, Appendix A & B 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=PLNP2022-00347>

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

PROJECT INFORMATION

PROJECT TITLE: 6036 Landis Avenue Tentative Parcel Map

CONTROL NUMBER: PLNP2022-00347

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

PROJECT SPONSOR: UllmanWorks LLC
3510 Boardmoor Way
Carmichael, CA, 95608
Attention: Stephen Ullman

LOCATION: The property is located at 6036 Landis Avenue, on the south side of Landis Avenue and approximately 900 feet east of Fair Oaks Boulevard, in the Carmichael community of unincorporated Sacramento County (**Plate GPC-1**).

ASSESSOR'S PARCEL NUMBER: 273-0311-014-0000

GENERAL PLAN DESIGNATION: Low Density Residential, LDR (**Plate GPC-2**)

ZONING: Residential 5, RD-5 (**Plate GPC-3**)

PROJECT DESCRIPTION

The project includes the following planning entitlement requests:

1. A **Tentative Parcel Map** to divide a 1.1-acre parcel into four parcels, plus a remainder parcel in the Residential 5 (RD-5) zoning district (**Plate GPC-4**).
2. A **Special Development Permit** to allow the proposed project to deviate from the following development standard:
 - Public Street Frontage (Section 5.4.2.B, Table 5.7.A, Footnote 8): Up to two lots may be served by a private drive without meeting the public street frontage requirement. The applicant proposes three lots to be served by a private drive.
3. A **Design Review** to determine substantial compliance with the *Sacramento County Countywide Design Guidelines* (Design Guidelines).

The proposed development includes the construction of a private access road with a fire turnaround, realignment and channelization of the existing swale, and tree removal. Class A street improvements (curb, gutter and sidewalks) are proposed along Parcel A street frontage. Note that Class A street improvements are not required along the remainder lot street frontage as that parcel is developed with a single-family residence. The roadside ditch extending along the remainder lot and 6038 Landis Avenue frontage will be re-graded to reverse the flow from east/west to west/east, directing the water towards a new culvert crossing in Landis Avenue approximately 47 feet east of the project site. The driveway culvert at 6038 Landis Avenue will be removed and replaced to accommodate the new direction of flow (west/east). The proposed project also includes electrical, water and sewer utility extensions from Landis Avenue.

Plate GPC-1: Project Location Map



Plate GPC-2: General Plan Designation

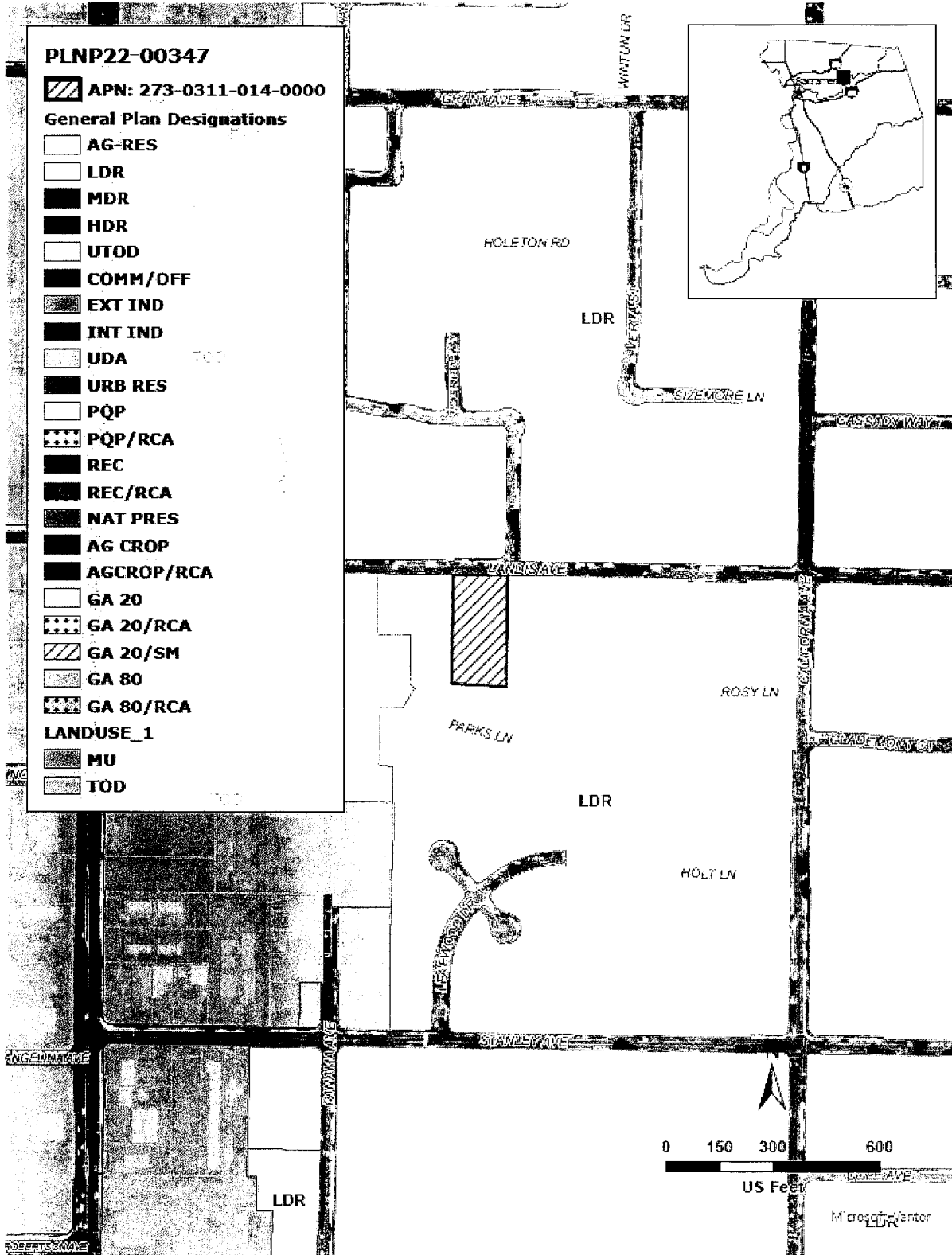


Plate GPC-3: Zoning

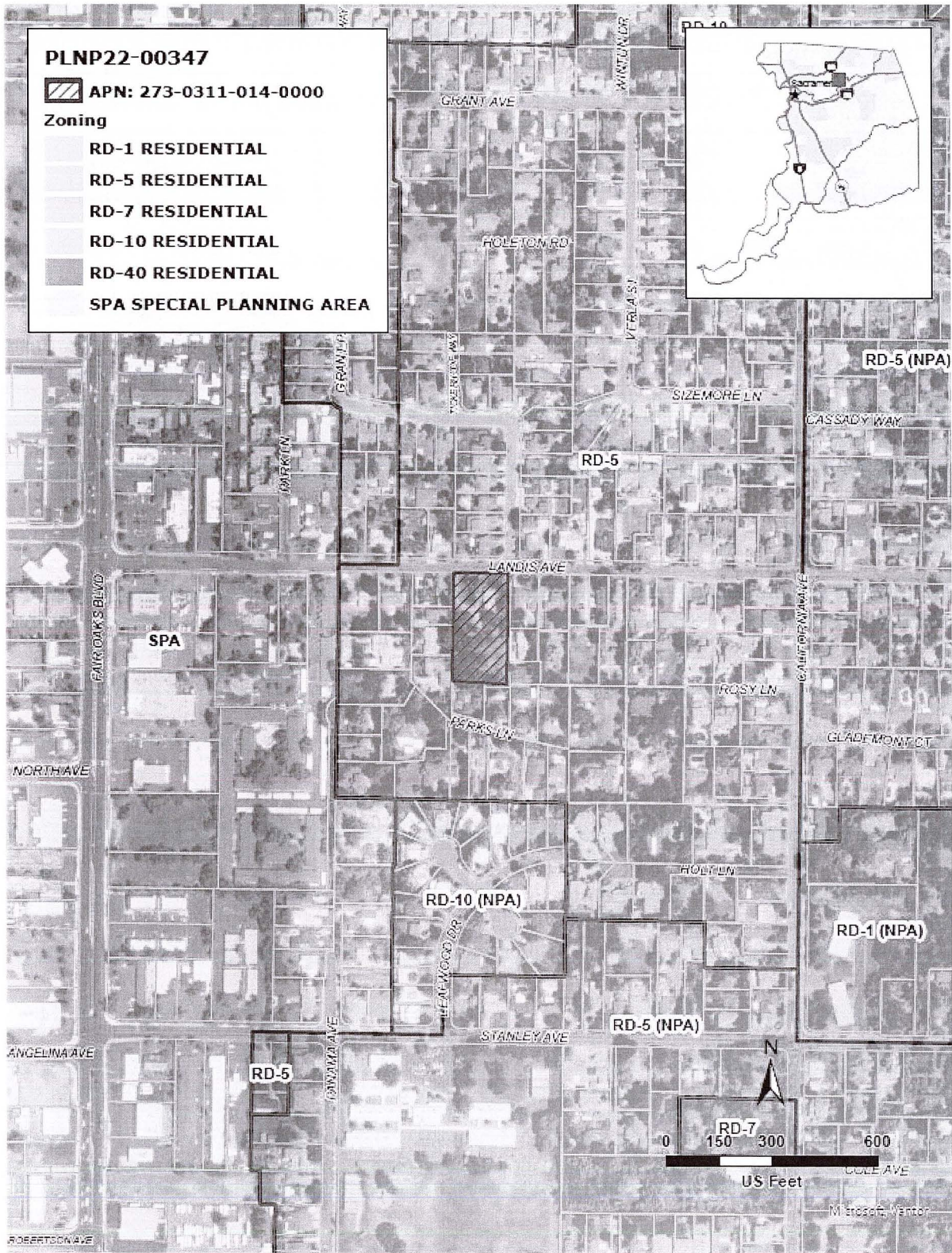
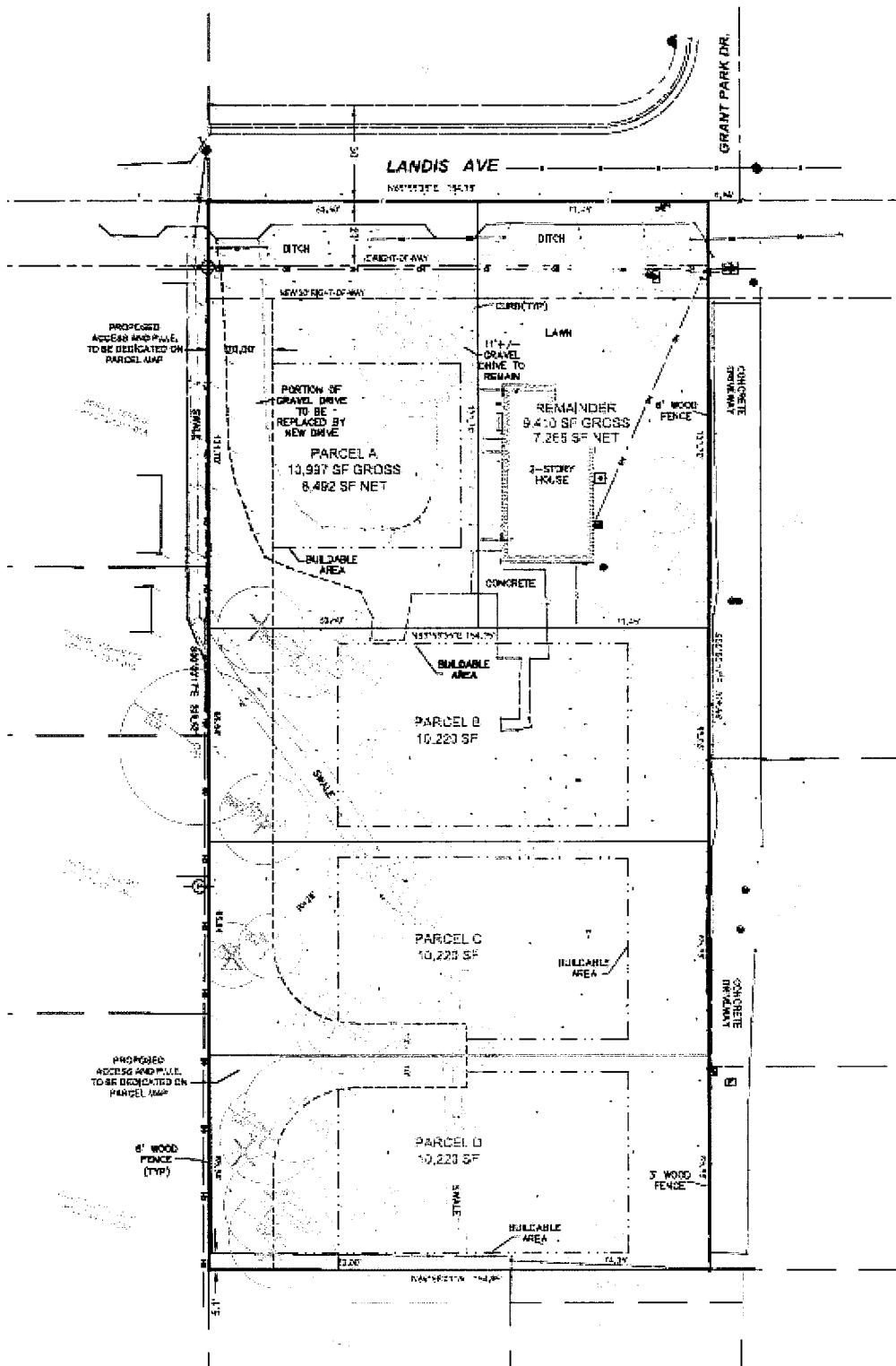


Plate GPC-4: Tentative Parcel Map



SURROUNDING LAND USES AND SETTING

The project area is within the urbanized Carmichael community in unincorporated Sacramento County. Development in the area is guided by the Sacramento County General Plan, Carmichael Community Plan and the Sacramento County Zoning Code. The project area is primarily single-family residential and consists of the Residential (RD-5) zoning designation.

There are two (2) schools, Heritage Christian Academy and Mary Deterding Elementary, within 0.3 miles from the project site. Carmichael Park is located 0.3 miles from the project site on the west side of Fair Oaks Boulevard.

The project site is 1.1 acres in size and contains one single-family residential dwelling (to remain on a remainder lot). Native oak trees and other non-native trees are present on the property. There is an open water channel/ditch that serves as drainage for the properties to the south; the channel directs runoff flows from the south, north through the project site, then along the western property line and drains into the roadside ditches. The water then flows into a culvert, directing the water into the existing drainage system within Landis Avenue. The project site is an underutilized lot surrounded by existing residential land uses; therefore, the project is characterized as residential infill. The surrounding area consists of single-family residences on all sides of the property. The northern portion of the project site fronts Landis Avenue, a two-lane roadway.

GENERAL PLAN UPDATE EIR

The Sacramento County General Plan Update (GPU) 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 (GPU) 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 GPU. Feasible mitigation measures were included as part of the GPU Final EIR. The Final EIR was certified by the Board of Supervisors (BOS) on November 9, 2011.

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

The GPU Final EIR and CAP Final SEIR are incorporated by reference in accordance with State CEQA Guidelines Section 15150 and available at:

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

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

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

§15183 GENERAL PLAN CONSISTENCY CHECKLIST

This checklist provides an analysis of potential environmental impacts resulting from the project. Following the format of CEQA Guidelines Appendix G, environmental effects are evaluated to determine if the project would result in a potentially significant impact triggering additional review under CEQA Guidelines 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, Hydrology and Water Quality and Greenhouse Gas Emissions were the only topic areas identified to require further evaluation. Specifically, due to the number of trees present on the project site that are anticipated to be removed as part of project implementation and the relocation of an existing swale along the western property line that flows from the southeast will be channelized. Although the Climate Action Plan (CAP) has been adopted, implementation is still in progress and, as such, GHG emissions for the project require further analysis.

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 and Forestry, Air Quality, Cultural Resources, Energy, Geology and Soils, Hazards and Hazardous Materials, Land Use and Planning, Mineral Resources, Noise, Population and Housing, Public Services, Recreation, Transportation, Tribal Cultural Resources, Utilities and Service Systems, and Wildfire.

I. BIOLOGICAL RESOURCES

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

ENVIRONMENTAL SETTING

The project area is located in the Carmichael community, of unincorporated Sacramento County. The project property contains two gravel driveways with direct access to Landis Avenue that leads to an existing single-family residence. There are no public street improvements (sidewalk, curb and gutter) along the Landis Avenue frontage of the project property. The project site consists of grasses and a variety of native and non-native trees. The trees are scattered throughout the subject property.

The project site is located within the Chicken Ranch Slough watershed. There is an existing swale that conveys surface water flows from the south to the northwest boundary line of the subject property. The collected surface waters drain into a culvert and into a piped system in Landis Avenue. The project will realign and channelize the flow, thereby increasing the buildable area of the property.

Land cover in the project area includes urban/developed (residential). Urban development is defined as residential and commercial structures, including ornamental landscaping and lawns found surrounding residential housing and within the community parks.

Ornamental landscaping onsite consists of native and non-native vegetation including, but not limited to, Wild Plum (*Prunus americana*), Common Myrtle (*Myrtus communis*), Privet (*Ligustrum lucidum*), London Plane Tree (*Platanus hispanica*), Canary Island Date (*Phoenix canariensis*), American Elm (*Ulmus americana*), Olive (*Olea europaea*), Modesto Ash (*Fraxinus velutina*), Acacia (*Acacia baileyana*), Sweetgum (*Liquidambar styraciflua*), Pecan (*Carya illinoensis*), Valley Oak (*Quercus lobata*) and Interior Live Oak (*Quercus wislizeni*).

There are no sensitive plant communities or listed critical habitat for special status species within the proposed project site (CDFW and USFWS 2023).

DISCUSSION

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

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

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

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

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

The project site is a 1.1-acre parcel surrounded on all sides by urban development. Additionally, based on an analysis of the subject parcel there is no riparian habitat or other sensitive natural community. Therefore, implementation of the project would not result in an impact on riparian habitat or other sensitive natural community greater than what was determined by the General Plan Update FEIR.

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

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

The existing swale on-site conveys stormwater flow and does not contain plant species that are associated with wetlands. Lacking hydrophytic plants, the swale does not meet the definition of a wetland. Therefore, implementation of the project would not have an impact on state or federally protected wetlands greater than what was determined by the General Plan Update FEIR.

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

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

Although the project site is not within a migratory wildlife corridor and does not contain waterways that could be utilized for movement, there are trees on the property that could be utilized for nesting by native resident or migratory birds. The development that is proposed as part of the project would include the removal of 39 trees (Table GPC-1) and (Table GPC-2) which may result in an impact on nesting birds. To reduce this impact to less than significant, and to be consistent with the General Plan, construction of the project would implement Mitigation Measure BIO-1, Pre-Construction Nesting Bird Surveys. Therefore, implementation of the project would not have an impact on the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites greater than what was determined by the General Plan Update FEIR.

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

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

An arborist report dated January 30, 2025, prepared by Acorn Arboricultural Services Inc., included an evaluation of the trees on the property (**Appendix A**). Implementation of the project would require the removal of a total of 39 trees, including one interior live oak and 13 valley oaks. Klima Land Surveys prepared a tree exhibit identifying trees on-site and those

slated for removal (**Plate GPC-5**). Table GPC-1 below provides the native oak trees identified for removal. Note, trees with a diameter at 4.5 feet (dbh) less than six inches are not included in the table.

Table GPC-1: Proposed Removal and Mitigation - Native Oak Trees

Tree #	Common Name	Condition	Dbh (inches)	Mitigation (inches)
14	Valley Oak (<i>Quercus lobata</i>)	Fair	26"	26"
22	Valley Oak (<i>Quercus lobata</i>)	Fair	14"	14"
24	Valley Oak (<i>Quercus lobata</i>)	Fair	18"	18"
28	Valley Oak (<i>Quercus lobata</i>)	Fair	9"	9"
29	Valley Oak (<i>Quercus lobata</i>)	Fair	7"	7"
30	Valley Oak (<i>Quercus lobata</i>)	Fair	22"	22"
31	Valley Oak (<i>Quercus lobata</i>)	Fair	6"	6"
33	Valley Oak (<i>Quercus lobata</i>)	Fair	19"	19"
34	Valley Oak (<i>Quercus lobata</i>)	Declining	11"	11"
36	Valley Oak (<i>Quercus lobata</i>)	Fair	8"	8"
37	Valley Oak (<i>Quercus lobata</i>)	Fair	15"	15"
38	Valley Oak (<i>Quercus lobata</i>)	Declining	6"	6"
39	Valley Oak (<i>Quercus lobata</i>)	Fair	14"	14"
45	Interior Live Oak (<i>Quercus wislizeni</i>)	Fair	6"	6"
		Total:	161"	161"

Source: Acorn Arboricultural Services Inc., 2025; Klima Land Surveys, 2025.

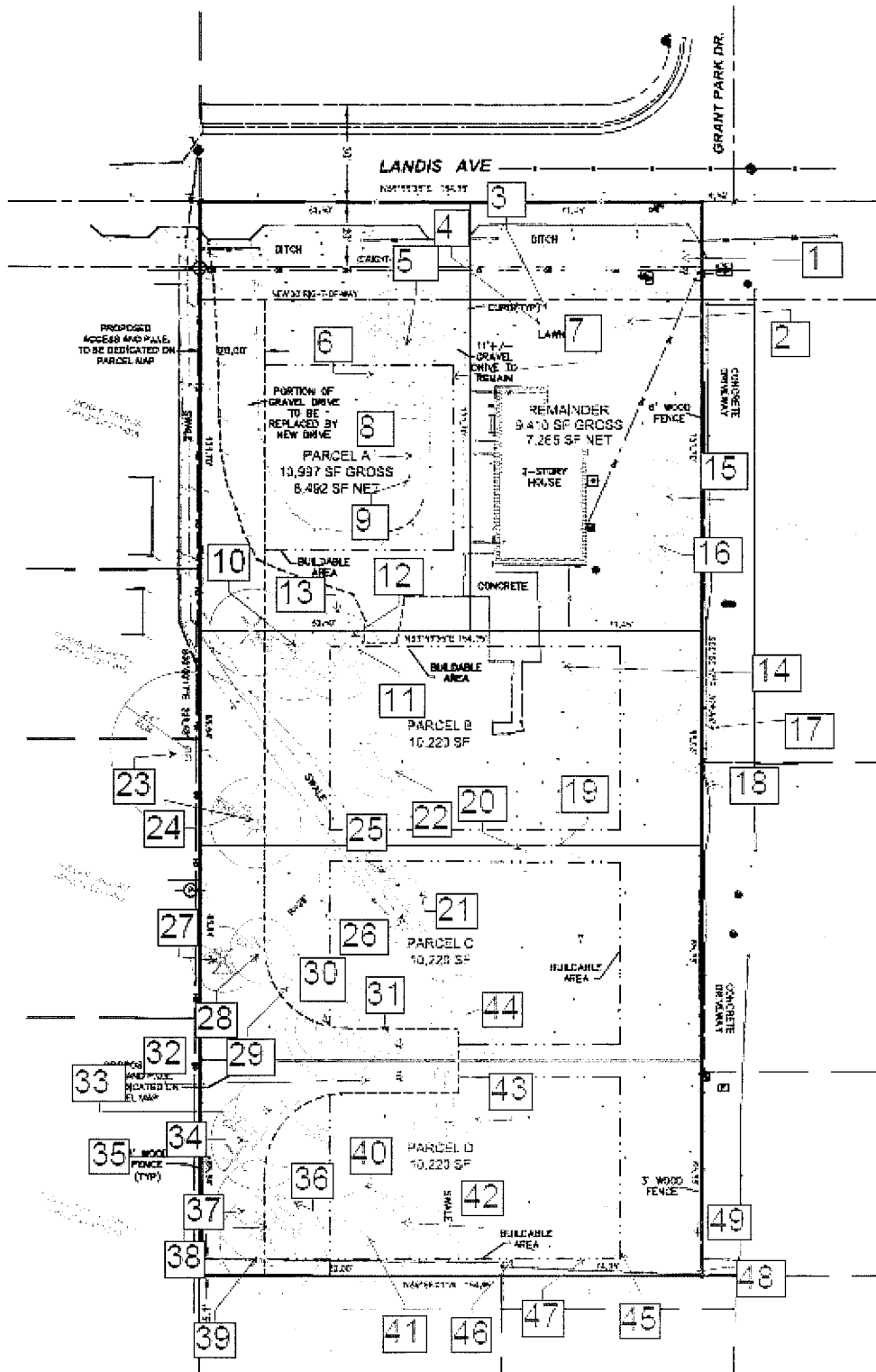
Notes: Condition ratings: Fair – minor problems; Poor – major structure or health problems; Very Poor – extreme structure or health problems; dbh = inches

Total dbh removed does not include the four oak trees with dbh less than 6 inches.

To be consistent with the General Plan, construction of the project would implement Mitigation Measure BIO-2, Native Oak Tree Replacement. Based on a review of the prepared tree exhibits, at a minimum, the project proponent will be required to mitigate for the removal of the 14 trees with a dbh greater than 6-inches, for a total of 161 inches. However, the final mitigation amount will be determined prior to construction based on an updated review of trees to be removed, calculated from the final construction plans. Since building plans are not proposed at this time, if native oak trees are proposed for preservation, mitigation measure BIO-3 is included to ensure proper tree protections during construction.

Overall, implementation of the project would not result in impacts on native trees greater than what was determined by the General Plan Update FEIR.

Plate GPC-5: Tree Exhibit



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

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

The arborist report for the project identified a total of 39 trees to be removed during project construction, including one interior live oak, 13 valley oaks, three wild plum, three privet, one London plane tree, one canary island date, seven American elm, one Modesto ash, three acacia, one sweetgum and one pecan. Of the 39 trees, 21 are non-native trees (Table GPC-2).

A total of 5 of the 21 non-native trees were deemed to be in fair or better condition and the remaining were classified as poor or very poor (Table GPC-2). To be consistent with the General Plan, construction of the project would implement Mitigation Measure BIO-4, Non-Native Tree Canopy. Based on a review of the arborist report, at a minimum the project proponent will be required to mitigate for the removal of 5 trees deemed to be fair or better condition totaling 2,904 square feet. However, the final mitigation amount will be determined prior to construction based on an updated review of the trees to be removed, calculated from the final construction plans. Therefore, implementation of the project would not conflict with any local policies or ordinances protecting biological resources.

Table GPC-2: Non-Native Trees Anticipated to be Removed

Tree #	Common Name	Condition	Canopy Area (square feet)
1	Wild Plum (<i>Prunus americana</i>)	Severe Decline	201
5	Privet (<i>Ligustrum lucidum</i>)	Fair	113
6	London plane tree (<i>Platanus hispanica</i>)	Declining	2461
7	Canary island date (<i>Phoenix canariensis</i>)	Fair	314
10	American elm (<i>Ulmus americana</i>)	Severe Decline	1017
11	American elm (<i>Ulmus americana</i>)	Severe Decline	1256
12	Wild Plum (<i>Prunus americana</i>)	Declining	314
15	Wild Plum (<i>Prunus americana</i>)	Severe Decline	452
19	American elm (<i>Ulmus americana</i>)	Severe Decline	2826
20	American elm (<i>Ulmus americana</i>)	Severe Decline	2122
21	American elm (<i>Ulmus americana</i>)	Severe Decline	2122
25	American elm (<i>Ulmus americana</i>)	Declining	2122
26	Privet (<i>Ligustrum lucidum</i>)	Declining	615
27	Modesto ash (<i>Fraxinus velutina</i>)	Declining	452

Tree #	Common Name	Condition	Canopy Area (square feet)
35	Acacia (<i>Acacia baileyana</i>)	Severe Decline	314
40	Privet (<i>Ligustrum lucidum</i>)	Fair	314
41	Sweetgum (<i>Liquidambar styracifua</i>)	Fair	907
42	Acacia (<i>Acacia baileyana</i>)	Declining	1962
43	Acacia (<i>Acacia baileyana</i>)	Severe Decline	200
44	American elm (<i>Ulmus americana</i>)	Severe Decline	1962
46	Pecan (<i>Carya illinoensis</i>)	Fair	1256
		Total:	23,302

Source: Acorn Arboricultural Services Inc., 2025; Klima Land Surveys, 2025.

Notes: Condition ratings: Fair – minor problems; Poor – major structure or health problems; Very Poor – extreme structure or health problems; dbh = inches

- 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?

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

APPLICABLE MITIGATION MEASURES

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

BIO-1: Pre-construction Nesting Bird Surveys

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

1. If construction activity (which includes clearing, grubbing, or grading) is to commence within 50 feet of nesting habitat between February 1 and August 31, a survey for active migratory bird nests will be conducted no more than 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. However, any trees that are to be removed during the nesting season, which is February 1 through August 31, will be surveyed by a qualified biologist and will only be removed if no nesting migratory birds are found.
3. If active nest(s) are 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 will be compensated for by planting in-kind native trees equivalent to the dbh inches lost (at a minimum 161 inches for tree numbers #14, 22, 24, 28, 29, 30, 31, 33, 34, 36, 37, 38, 39 and 45), based on the ratios provided below, at the locations that are authorized by the Environmental Coordinator. Native trees include valley oak (*Quercus lobata*), interior live oak (*Quercus wislizenii*), blue oak (*Quercus douglasii*), or oracle oak (*Quercus morehus*). Partial or full mitigation will be required for any additional protected native trees that are subject to partial encroachment, based on final design to be calculated prior to approval of improvement plans.

Equivalent compensation based on the following ratio is required:

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

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

1. Species, size, and locations of all replacement plantings.
2. Method of irrigation.
3. If 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 the payment into the County Tree Preservation Fund at a rate of \$325 per dbh inch removed but not otherwise compensated for, or at the prevailing rate at the time payment into the fund is made.

BIO-3: Native Tree Protections During Construction

For the purpose of this mitigation measure, a native tree is defined as an Interior Live Oak and Valley Oak 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.

With the exception of the trees removed and compensated for through Mitigation Measure BIO-2, above, all native trees to be retained 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.
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. If temporary haul or access roads must pass within the driplines of oak trees, a roadbed of six inches of mulch or gravel shall be created to protect the root zone. The roadbed shall be installed from outside of the dripline and while the soil is in a dry condition, if possible. The roadbed material shall be replenished as necessary to maintain a six-inch depth.
8. Drainage patterns on the site shall not be modified so that water collects or stands within, or is diverted across, the dripline of oak trees.
9. No sprinkler or irrigation system shall be installed in such a manner that it sprays water within the driplines of the oak trees.

10. Tree pruning that may be required for clearance during construction must be performed by an ISA Certified Arborist or Tree Worker and in accordance with the American National Standards Institute (ANSI) A300 pruning standards and the International Society of Arboriculture (ISA) "Tree Pruning Guidelines".
11. Landscaping beneath the oak trees may include non-plant materials such as boulders, decorative rock, wood chips, organic mulch, non-compacted decomposed granite, etc. Landscape materials shall be kept two (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.
12. Any fence/wall that will encroach into the dripline protection area of any protected tree shall be constructed using grade beam wall panels and posts or piers set no closer than 10 feet on center. Posts or piers shall be spaced in such a manner as to maximize the separation between the tree trunks and the posts or piers in order to reduce impacts to the trees.
13. 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 1inch or more.

BIO-4: Non-Native Tree Canopy Replacement

Removal of non-native tree canopy for development shall be mitigated by the creation of new tree canopy equivalent to the acreage of non-native canopy removed (at a minimum 2,904 square feet or 0.067 acres). New tree canopy acreage shall be calculated using the 15-year shade cover values for tree species. If new tree canopy cannot be created on-site to mitigate for the non-native tree canopy removed for new development, project proponents shall contribute to the Greenprint funding in an amount proportional to the tree canopy of the specific project.

II. GREENHOUSE GAS EMISSIONS

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

DISCUSSION

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

Equal or Less Severity of Impact. The General Plan Update FEIR evaluated GHG emissions as part of the Climate Change chapter and concluded that development would result in significant and unavoidable impacts. The General Plan Update FEIR included Mitigation Measure CC-1 (addition of General Plan policy LU-115, reduce the County’s GHG emissions) and CC-2 (addition of General Plan implementation measures F through J for LU-115, which includes adoption of a Climate Action Plan (CAP)). The General Plan Update FEIR also determined that any project with potential to result in significant impacts must comply with the CAP once adopted by the County. The CAP was adopted in November 2024 by the County BOS and the County is currently developing the implementation strategy to comply with the required policies. Therefore, in the interim, GHG emissions from the implementation of the project would continue to be evaluated using the thresholds adopted by the County BOS in December 2020.

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

With the implementation of GHG-1, GHG emissions from the operation of the project are compared to the operational land use screening table (1,100 metric tons of carbon dioxide equivalent (CO2e) per year). If a project’s operational emissions are less than or equal to 1,100 metric tons of CO2e per year after implementation of Tier 1 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 FEIR.

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

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

APPLICABLE MITIGATION MEASURES

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

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

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

1. Tier 1: Best Management Practices (BMP) Required for all Projects
 - BMP 1: No Natural Gas: Projects shall be designed and constructed without natural gas infrastructure.
 - BMP 2: Electrical Vehicle Ready: Projects shall meet the current CalGreen Tier 2 standards, except all EV Capable spaces shall instead be EV ready.
 - EV Capable requires the installation of “raceway” (the enclosed conduit that forms the physical pathway for electrical wiring to protect it from damage) and adequate panel capacity to accommodate future installation of a dedicated branch circuit and charging station(s).
 - EV Ready requires all EV Capable improvements plus installation of dedicated branch circuit(s) (electrical pre-wiring), circuit breakers, and other electrical components, including a receptacle (240-volt outlet) or blank cover needed to support future installation of one or more charging stations.
2. If the project proponent chooses to propose an alternative to the above BMPs, they will need to submit documentation, to the satisfaction of the Environmental Coordinator, demonstrating the alternatives are equivalent to Tier 1 BMPs. Documentation shall be submitted to the Environmental Coordinator prior to final approval of grading, improvement plans or building permits, whichever occurs first.
3. Upon implementation of the CAP, in lieu of the measures above, the project may demonstrate consistency with the CAP by implementing applicable GHG reduction measures and/or demonstrating consistency with performance standards associated with such measures, as outlined in a CAP Consistency Review Checklist adopted by Sacramento County. The CAP Consistency Checklist will ensure that the specified GHG

reduction measures applicable to new development projects and performance standards are met.

III. HYDROLOGY AND WATER QUALITY

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

ENVIRONMENTAL SETTING

FLOODPLAIN AND FLOODING

The project site is located within an area identified on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Panel Number 06067C0089J as “Zone X-500 year”. Flood Zone X is a designation used by FEMA to represent a minimal flood hazard, typically outside of the 100-year and 500-year floodplains. While not identified in a federal flood hazard area, the project is located within a local flood hazard area.

DRAINAGE

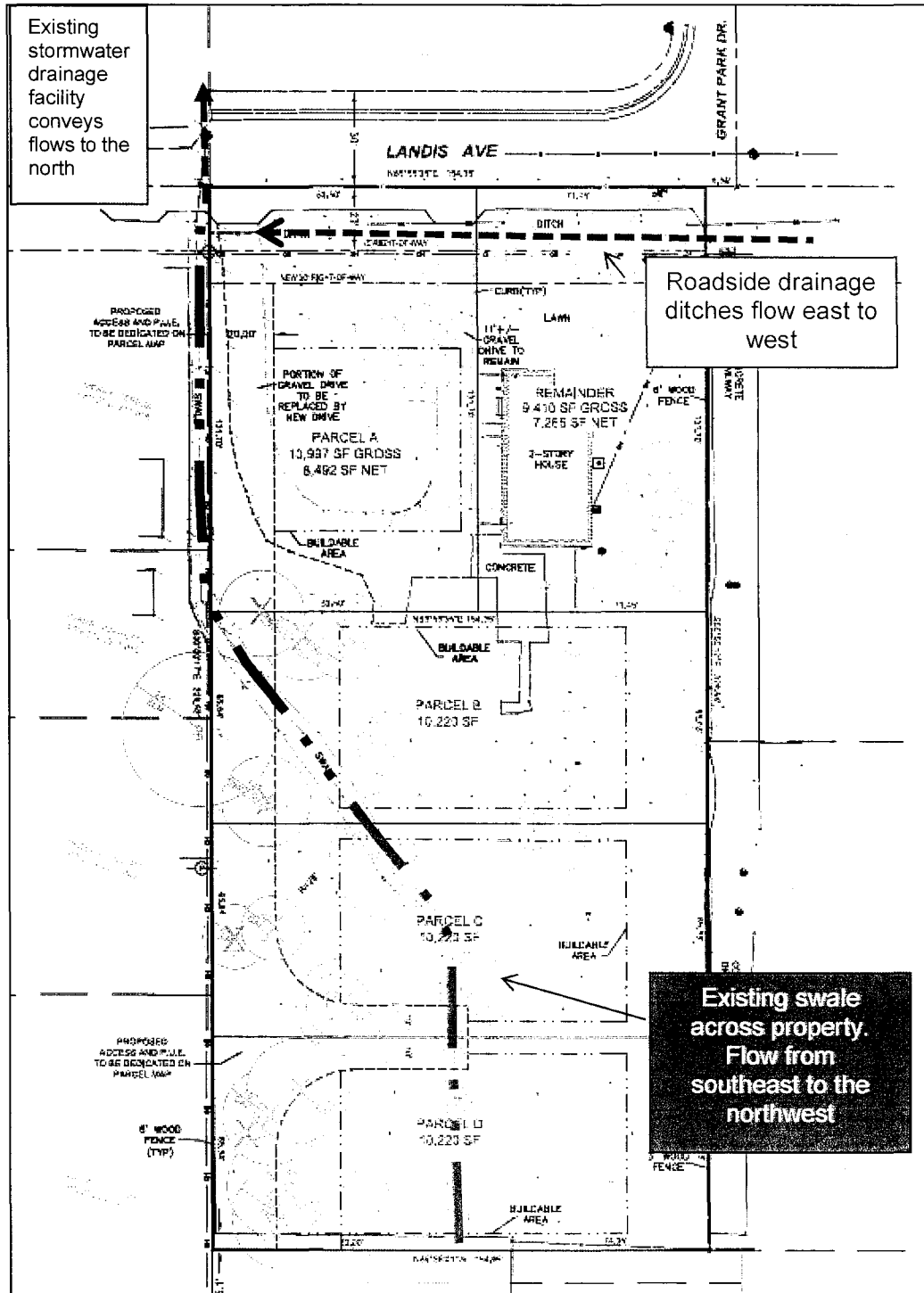
Sacramento County Department of Water Resources (DWR) staff (Alba) reviewed the project and indicated that a Level 3 drainage study would be required to outline the drainage infrastructure required to support the requested entitlements. Top Engineering Inc., prepared the Level 3 drainage study for this project (Appendix B) and the Department of Water Resources deemed it technically sufficient on November 25, 2025. A Level 4 (design-level) study will be required to complete the design of the drainage infrastructure including the Class A frontage improvements (curb, gutter and sidewalk) prior to the approval of the improvement plans.

EXISTING CONDITIONS

The site is located within the Chicken Ranch Slough watershed. In the existing condition, surface water runoff is controlled via roadside ditches located along the south side of Landis Avenue. Specific to the project property, there is an existing open channel/swale traversing through the project site. (Plate GPC-6). This open channel/swale collects stormwater runoff from the site, and from properties to the south and southeast of the site; the collected stormwater runoff flows through the swale in a south to north direction, ultimately being conveyed to the roadside ditches along the south side of Landis Avenue. The water then flows from the ditch through a cross culvert across to the north side of Landis Avenue (Plate GPC-6).

When the stormwater runoff enters the roadside ditches, the runoff flows in an east to west direction. Similarly, along the north side of Landis Avenue, stormwater runoff is controlled by the roadside ditches, with water flowing east to west. Except that the property directly north of the project site, along the north side of Landis Avenue, does not rely on roadside ditches, but rather has frontage improvements that include curb, gutter and sidewalks for capturing and conveying stormwater runoff to underground stormwater pipes. Otherwise, all the stormwater captured by the roadside ditches in the vicinity of the project site is collected by a culvert to drain into underground stormwater pipes located in Landis Avenue.

Plate GPC-6: Existing Swale and Drainage Conditions



DISCUSSION

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

Equal or Less Severity of Impact. Ground-disturbing activities, and equipment and vehicle use, during project construction have the potential to result in erosion or other pollutants that could discharge from the project area into adjacent drainage systems.

The County has established a Stormwater Ordinance (Sacramento County Code 15.12). The Stormwater Ordinance prohibits the discharge of unauthorized non-stormwater to the County's stormwater conveyance system and local creeks. It applies to all private and public projects in the County, regardless of size or land use type. In addition, Sacramento County Code 16.44 (Land Grading and Erosion Control) requires private construction sites disturbing one or more acres or moving 350 cubic yards or more of earthen material to obtain a grading permit. To obtain a grading permit, project proponents must prepare and submit for approval an Erosion and Sediment Control (ESC) Plan describing erosion and sediment control best management practices (BMPs) that will be implemented during construction to prevent sediment from leaving the site and entering the County's storm drain system or local receiving waters. Construction projects not subject to SCC 16.44 are subject to the Stormwater Ordinance (SCC 15.12) described above.

In addition to complying with the County's ordinances and requirements, construction sites disturbing one or more acres are required to comply with the State's General Stormwater Permit for Construction Activities. The Construction General Permit is issued by the State Water Resources Control Board (<http://www.waterboards.ca.gov/stormwtr/construction.html>) and enforced by the Central Valley Regional Water Quality Control Board. Coverage is obtained by submitting a Notice of Intent (NOI) to the State Board prior to construction. The General Permit requires preparation and implementation of a site-specific Stormwater Pollution Prevention Plan (SWPPP) that must always be kept on site, for review by the State inspector. Applicable projects applying for a County grading permit must show proof that a NOI has been filed and must submit a copy of the SWPPP.

During the wet season (October 1 – April 30), the project must include an effective combination of erosion, sediment and other pollution control BMPs in compliance with the County ordinances and the State's Construction General Permit. During the rest of the year, typically erosion controls are not required, except in the case of predicted rain.

Erosion controls should always be the first line of defense, to keep soil from being mobilized in wind and water. Examples include stabilized construction entrances, tackified mulch, 3-step hydroseeding, spray-on soil stabilizers and anchored blankets. Sediment controls are the second line of defense; they help to filter sediment out of runoff before it reaches the storm drains and local waterways. Examples include rock bags to protect storm drain inlets, staked or weighted straw wattles/fiber rolls, and silt fences.

In addition to erosion and sediment controls, the project must have BMPs in place to keep other construction-related wastes and pollutants out of the storm drains. Such practices include, but are not limited to: filtering water from dewatering operations, providing proper washout areas for concrete trucks and stucco/paint contractors, containing wastes, managing portable toilets properly, and dry sweeping instead of washing down dirty pavement.

It is the responsibility of the project proponent to verify that the proposed BMPs for the project are appropriate for the unique site conditions, including topography, soil type and anticipated volumes of water entering and leaving the site during the construction phase. In particular, the project proponent should check for the presence of colloidal clay soils on the site. Experience has shown that these soils do not settle out with conventional sedimentation and filtration BMPs. The project proponent may wish to conduct settling column tests in addition to other soils testing on the site, to ascertain whether conventional BMPs will work for the project.

If sediment-laden or otherwise polluted runoff discharges from the construction site are found to impact the County's storm drain system and/or Waters of the State, the property owner will be subject to enforcement action and possible fines by the County and the Central Valley Regional Water Quality Control Board.

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

Compliance with the Stormwater Ordinance and Land Grading and Erosion Control Ordinance (Chapters 15.12 and 14.44 of the County Code respectively) will ensure that the project will not create substantial sources of polluted runoff or otherwise substantially degrade ground or surface water quality.

- 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?*

Equal or Less Severity of Impact. The project would be served by Carmichael Water District. The water purveyor does not rely solely on groundwater. The increase of four single-family homes, developed at a density consistent with zoning, does not represent a significant increase in water usage. 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. This area of Sacramento County is not considered to be a high recharge area.

- 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;*

Equal or Less Severity of Impact. As described in Impact 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).

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

Equal or Less Severity of Impact. The proposed project intends to create lots that meet and exceed the minimum buildable area outside of the 100-year floodplain per Sacramento County Standards. Development associated with the proposed project will increase the imperviousness of the site, which will result in an increase of surface flows leaving the property. Therefore, to mitigate the increase in runoff, on-site detention of stormwater is proposed by having a portion of the private access road designed to collect the on-site drainage and slowly release stormwater through a 4-inch diameter pipe in the curb along Landis Avenue (Plate GPC-7).

The existing swale traversing the project site will be relocated, aligned to follow the south and westerly property lines. The new swale will connect with the existing swale near the northwestern corner of proposed Parcel B. The portion of the swale along the westerly property line will be widened by two feet to accommodate runoff (Plate GPC-7).

Class A public street improvements are proposed for the Landis Avenue street frontage of Parcel A. This improvement will remove the roadside ditch and install curb, gutter and sidewalks. However, the remainder lot (on the east side of proposed Parcel A) located at 6036 Landis Avenue, will not require installation of public street improvements and the roadside ditch will remain. Because the roadside ditches convey stormwater east to west, the improvements along Parcel A will impede flows; therefore, stormwater runoff must be redirected. The drainage study recommended that the roadside ditch in front of the remainder lot be re-graded to direct water eastwards, towards the existing culvert at 6038 Landis Avenue. This existing culvert will be replaced to match the new flow direction. To accommodate the increase in surface runoff, a new 15-inch culvert is proposed to be installed in front of 6038 Landis Avenue, extending northward about 28 feet across Landis Avenue to connect to an existing 12-inch culvert on the north side of Landis Avenue (at Grant Park Drive intersection). Once developed, the surface runoff associated with the project will be directed east and under Landis Avenue to connect to the drainage system on the north side of Landis Avenue. This is shown in Plate GPC-8 and Plate GPC-9.

All proposed stormwater drainage improvements would not result in an increase of flooding on- or off-site.

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

Equal or Less Severity of Impact. The proposed development will not significantly impact upstream or downstream properties during the 10-year and 100-year, 24-hour storm events. As described in c.(ii) above, the drainage study recommends project related improvements, which have been designed to accommodate the estimated increases in stormwater runoff without exceeding the capacity of the existing stormwater drainage system. Improvements have been sized to accommodate the estimated increases in stormwater runoff and will not adversely affect the existing stormwater drainage systems (Plate GPC-9) and the proposed project will not exceed the capacity of the existing or proposed stormwater drainage systems. All new residential developments are required to comply with the County Floodplain Management Ordinance, Grading Ordinance and the Stormwater Quality Design Manual to reduce pollutants to local waterways.

Plate GPC-7:Grading Plan

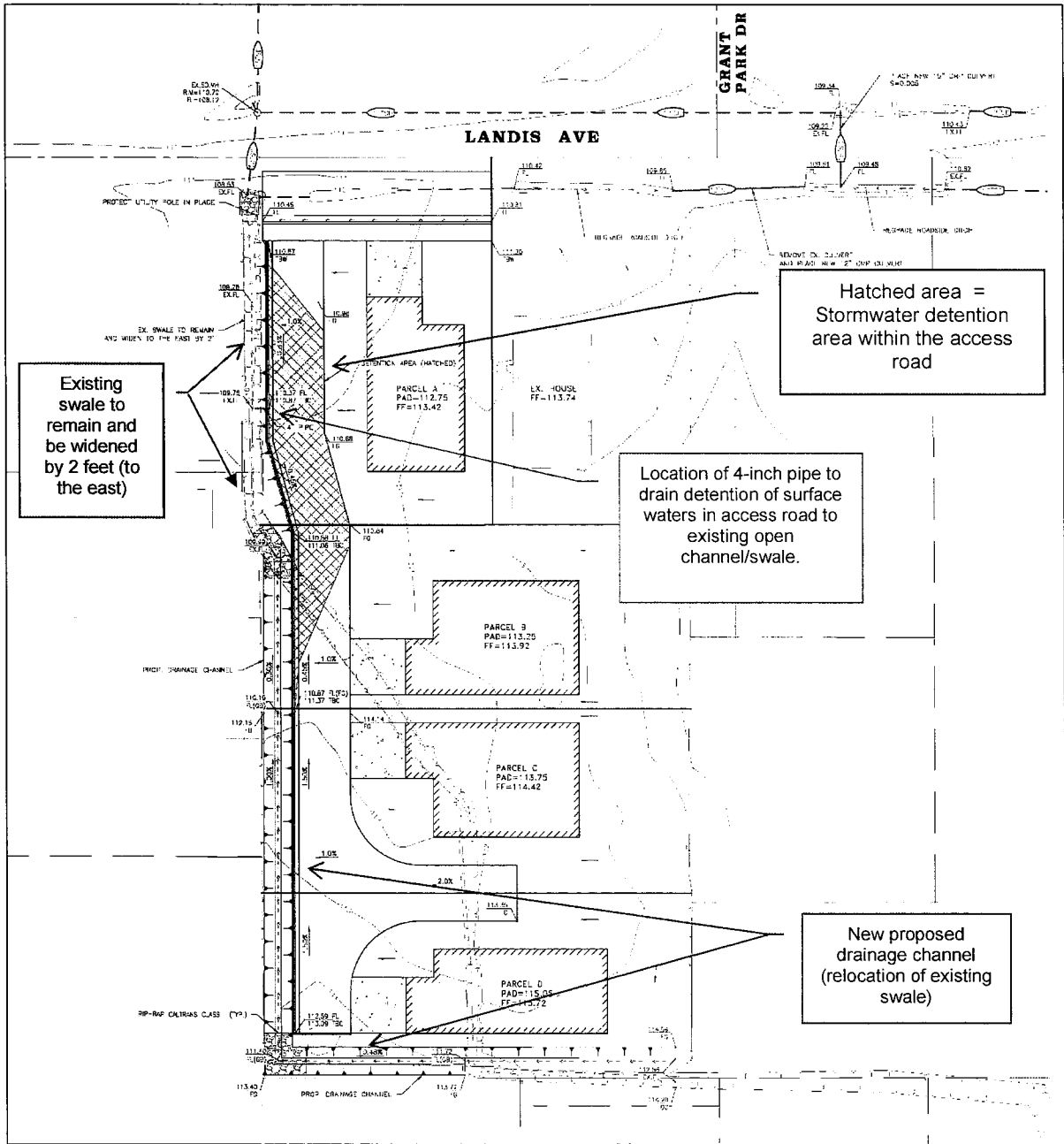


Plate GPC-8: Off-Site Drainage Improvements

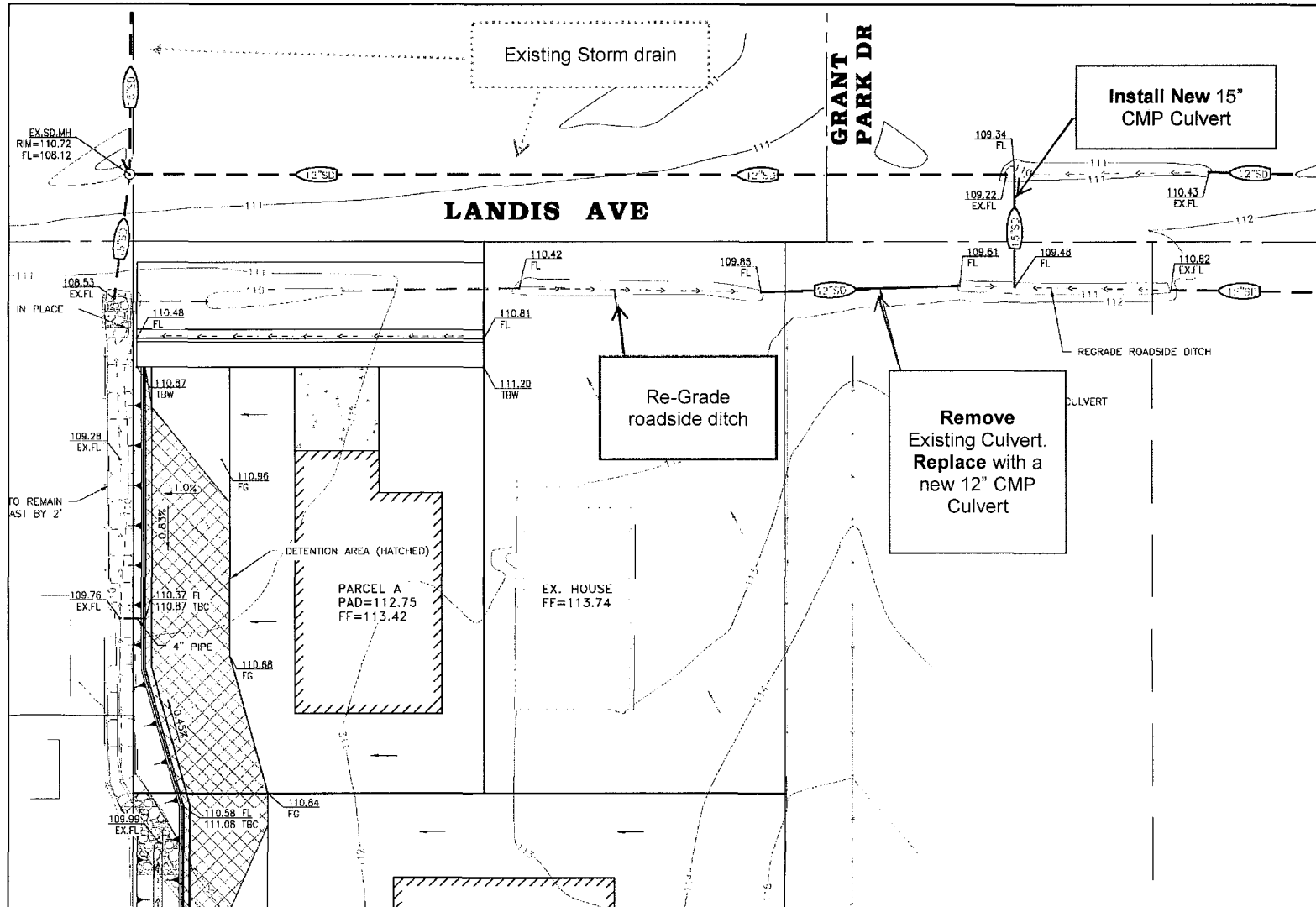
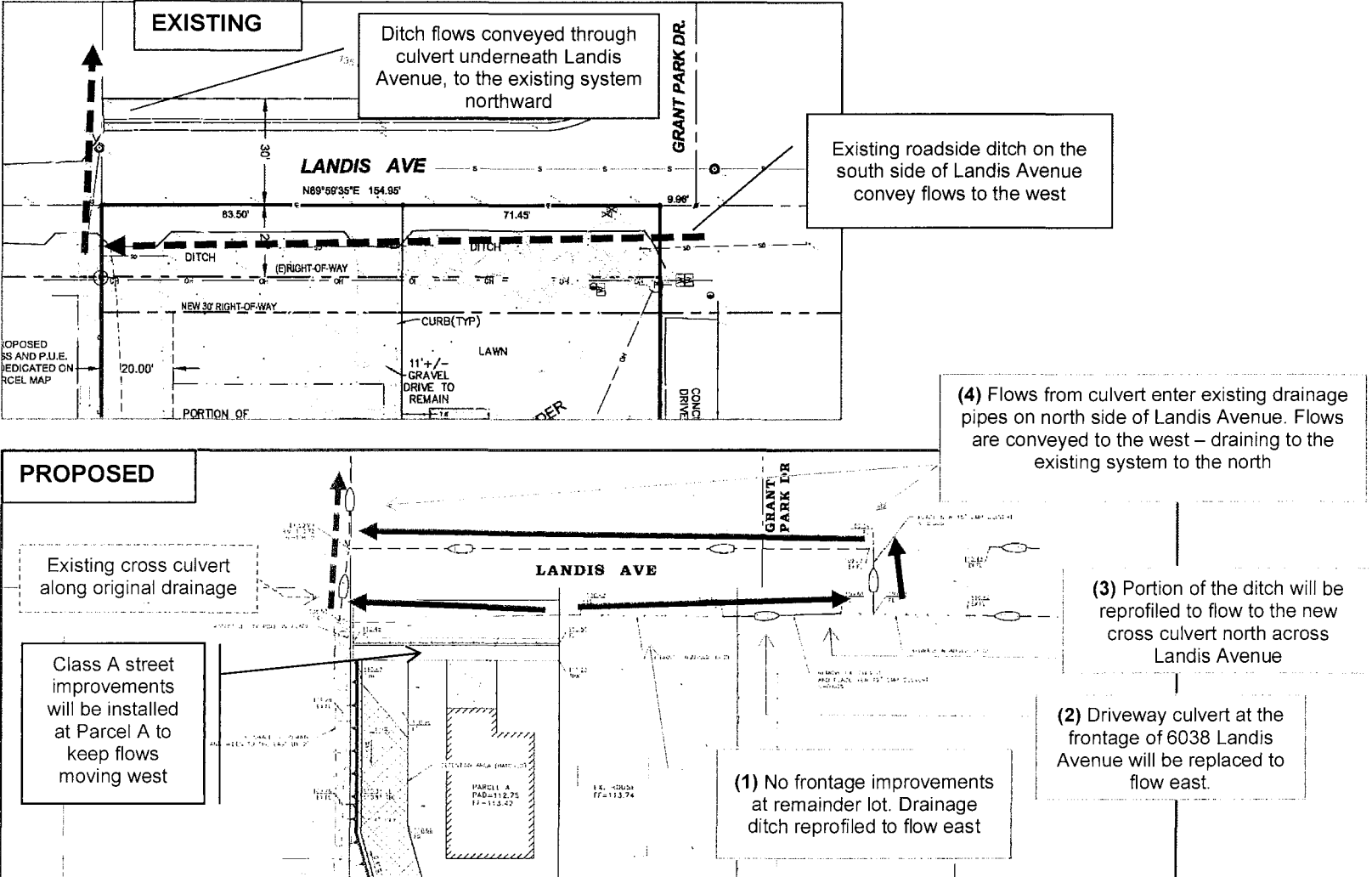


Plate GPC-9: Existing Versus Proposed Landis Avenue Drainage Improvements



iv. impede or redirect flood flows?

Equal or Less Severity of Impact. As described in question ii above, the project will realign the existing swale to increase the developable area of the project site. The onsite flows will continue to be directed to the existing drainage system along Landis Avenue. However, Class A improvements along proposed Parcel A would impede existing flows in the roadside ditches from the east; therefore, as discussed above, the project includes off-site improvements consisting of re-grading the ditches to flow eastward and a new culvert to direct flows to the north side of Landis Avenue to ultimately the existing drainage system to the north. The proposed project is required to comply with the Sacramento County Hydrology Standards, Sacramento County Drainage Study Requirements, Sacramento County Improvement Standards, Sacramento Region Stormwater Quality Design Manual, Sacramento County Floodplain Management Ordinance.

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

Equal or Less Severity of Impact. The project parcel is not located in an area that is subject to 200-year ULOP area.

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

Equal or Less Severity of Impact. The project area is predominantly within FEMA designated 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 State Water Resources Control Board Construction General Permit requirements. Therefore, the risk of release of pollutants due to inundation would be minimal.

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

Equal or Less Severity of Impact. Construction of the project would include compliance with all regulatory requirements including the development of a site specific SWPPP, adherence to the State Water Resources Control Board Construction General Permit requirements, and following the conditions in the County's Stormwater Ordinance. Additionally, although the project would result in a marginal increase in impervious surface area, construction and operation of the project would not substantially decrease groundwater supply or inhibit groundwater recharge. The project is consistent with the land use designations used in preparing the groundwater sustainability plan for the North American groundwater subbasin. Therefore, implementation of the project would not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan

APPLICABLE MITIGATION MEASURES

No mitigation required.

IV. 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION

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

Equal or Less Severity of Impact. The project site is a 1.1-acre parcel located within the urbanized Carmichael Community and is surrounded on all sides by urban development. There are no occurrences of candidate, sensitive, or special status species within the project area. Additionally, the site does not contain wetland, aquatic, or riparian habitat or fall within a migratory wildlife corridor. Further, there are no known cultural and/or tribal resources within the project site.

As discussed in Section I (Biological Resources), there is potential for impacts to migratory birds and native trees. Mitigation Measures BIO-1, BIO-2, BIO-3 and BIO-4 will minimize impacts to migratory birds and native trees.

Therefore, implementation of the project including BIO-1, BIO-2, BIO-3 and BIO-4 would not have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish and wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animals.

Implementation of the project shall be consistent with the following General Plan Update policies:

- CO-155: Native American burial sites encountered during preapproved survey or during construction shall, whenever possible, remain in situ. Excavation and reburial shall occur when in situ preservation is not possible or when the archeological significance of the site merits excavation and recording procedure. On-site reinterment shall have priority. The project developer shall provide the burden of proof that off-site reinterment is the only feasible alternative. Reinterment shall be the responsibility of local tribal representatives.
- CO-157: Monitor projects during construction to ensure crews follow proper reporting, safeguards, and procedures.
- CO-161: As a condition of approval for discretionary projects, require appropriate mitigation to reduce potential impacts where development could adversely affect paleontological resources.
- CO-163: Require that a certified geologist or paleoresources consultant determine appropriate protection measures when resources are discovered during the course of development and land altering activities.

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

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

Equal or Less Severity of Impact. The project site is characterized as a typical infill site as described by the General Plan Update FEIR. The subject site is underutilized, with a single-family residence on a parcel less than two (2) acres designated RD-5 and surrounded by existing urban development. Density of the proposed subdivision is consistent with the land use designation of the subject parcel and surrounding development, with proposed development consistent with identified development standards. Implementation of Mitigation Measure GHG-1 will ensure that GHG emissions from the operation of the project will result in a less than cumulatively considerable contribution of greenhouse gas emissions and no further action is required. Implementation of Mitigation Measures BIO-2 and BIO-3 will reduce impacts associated with the removal of native and non-native trees, which was identified as a potential cumulative impact resulting from all infill development within Sacramento County. Therefore, implementation of the project including mitigation would not result in cumulative impacts beyond those anticipated by the General Plan Update FEIR.

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

Equal or Less Severity of Impact. The implementation of the project, including Mitigation Measures BIO-1, BIO-2, and BIO-3, is consistent with the General Plan and the Carmichael Community Plan land use designation. Implementation of Mitigation Measure GHG-1 will reduce potential impacts from GHG emissions to meet local and state regulations. 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 6036 Landis Avenue Tentative Parcel Map project as follows:

1. The proponent shall comply with the MMRP for this project, including the payment of a fee to cover the Office of Planning and Environmental Review staff costs incurred during implementation of the MMRP. The MMRP fee for this project is **\$9,000**. This fee includes administrative costs of **\$1,097.00**.
2. Until the MMRP has been recorded and the administrative portion of the MMRP fee has been paid, no final parcel map or final subdivision map for the subject property shall be approved. Until the balance of the MMRP fee has been paid, no encroachment, grading, building, sewer connection, water connection or occupancy permit from Sacramento County shall be approved.

LIST OF PREPARERS

LEAD AGENCY

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

REFERENCES/CITATIONS

- Acorn Arboricultural Services, Inc. (2025). *Arborist Report for 6036 Landis Avenue, County of Sacramento, CA*. Prepared for Right Line, LLC, January 30, 2025.
- Federal Emergency Management Agency (FEMA). (2012). Flood Insurance Rate Map Nos. 06067C0184H. FEMA: Flood Map Service Center. Retrieved October 14, 2025, from <https://msc.fema.gov/portal/home>
- Sacramento County. (2011). Sacramento County General Plan of 2005-2030. Retrieved June 5, 2025, from <https://planning.saccounty.gov/PlansandProjectsIn-Progress/Pages/GeneralPlan.aspx>
- Sacramento County. (2017). Conservation Element. General Plan. Retrieved June 5, 2025, from <https://planning.saccounty.gov/LandUseRegulationDocuments/Documents/General-Plan/Conservation%20Element%20-%20Amended%2009-26-17.pdf>
- Sacramento Metropolitan AQMD. (2020a). SMAQMD Thresholds of Significance Table. *SMAQMD CEQA Guide, Chapter 2 Appendix*. Retrieved June 9, 2025, from <https://www.airquality.org/Residents/CEQA-Land-Use-Planning/CEQA-Guidance-Tools>
- Top Engineering Inc. (2025). *Level 3 Drainage Study for 6036 Landis Avenue, County of Sacramento, CA*. Prepared for Right Line, LLC, August 11, 2025.

APPENDIX A PROVIDED UNDER SEPARATE COVER

Arborist Report

APPENDIX B

Level 3 Drainage Study