

<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 for the Low Density Residential (LDR) land use designation. The project includes the creation of 66 residential parcels ranging from 5,883 square feet to 20,954 square feet in lot area, two (2) landscape lots (Lot A and Lot B), a remainder lot, and three (3) internal roadways. The LDR land use designation provides for areas of predominantly single-family housing with urban densities ranging between one (1) and 12 dwelling units per acre. The project site is zoned RD-5 which allows five (5) dwelling units per acre. As proposed, the project density is approximately five (5) dwelling units per acre. Construction resulting from the proposed project would comply with County Code Title 16 (Building and Construction) including land grading and erosion control (Chapter 16.44) and Title 22 (Land Development).

No new impacts peculiar to the project or the parcel on which the project will be located have been identified that would necessitate further environmental review beyond the impacts and issues already disclosed and analyzed in the General Plan Update 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 a 13.93-acre parcel partially developed with two (2) single-family residences and two (2) storage sheds. The project site has been disturbed by grading activities consistent with a prior approved tentative subdivision map; however, the tentative subdivision map has since expired necessitating a new entitlement request. The current project generally proposes the same lot layout as the expired tentative subdivision map. The project includes the division of the project parcel into 66 residential parcels, two (2) landscape lots, a remainder lot for the existing home, and three (3) named internal roadways. One (1) of the two (2) existing residences would be demolished, leaving the single-family residence on the identified remainder lot intact. There are no known environmental effects that are peculiar to the project or the parcel on which the project would be located.

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

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

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

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

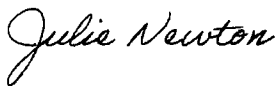
4. *Are previously identified significant effects which, as a result of substantial new information which was not known at the time the EIR was certified, are determined to have a more severe adverse impact than discussed in the prior EIR.*

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

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

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

Implementation of the project will undertake all feasible mitigation measures specified in the General Plan Update EIR. Mitigation measures that remain applicable to the project are identified in the attached 15183 General Plan Consistency Checklist.



Julie Newton
ENVIRONMENTAL COORDINATOR OF
SACRAMENTO COUNTY, STATE OF CALIFORNIA

Copy To:

County Clerk of Sacramento

County Clerk

3636 American River Drive, Suite 110

Sacramento, CA 95864

Office of Land Use and Climate Innovation

State Clearinghouse

1400 10th Street

Sacramento, CA 95814

TABLE OF CONTENTS

Project Information.....	1
Project Description.....	1
Construction.....	4
Parking and Circulation	4
Utilities and Infrastructure.....	4
Surrounding Land Uses and Setting.....	4
General Plan Update EIR.....	5
§15183 General Plan Consistency Checklist.....	8
Methodology	8
I. Aesthetics	9
II. Agriculture and Forestry Resources	11
III. Airports.....	13
IV. Air Quality	14
V. Biological Resources	26
VI. Cultural Resources	40
VII. Energy	42
VIII. Geology and Soils.....	44
IX. Greenhouse Gas Emissions	48
X. Hazards and Hazardous Materials	53
XI. Hydrology and Water Quality	56
XII. Land Use and Planning.....	64
XIII. Mineral Resources	66
XIV. Noise	67
XV. Population and Housing.....	69
XVI. Public Services	70
XVII. Recreation	72
XVIII. Transportation	73
XIX. Tribal Cultural Resources	75
XX. Utilities and Service Systems.....	77
XXI. Wildfire	80
XXII. Mandatory Findings of Significance	82
Environmental Determination	84
List of Preparers.....	84
References/Citations.....	85
LIST OF PLATES	
Plate GPC-1: Project Location	2
Plate GPC-2: Subdivision Map.....	3
Plate GPC-3: General Plan Land Use Designation Map.....	6

Plate GPC-4: Zoning Map 7
Plate GPC-5: Baseline SSHCP Land Covers28
Plate GPC-6: Existing Land Covers29
Plate GPC-7: Tree Location Map 31

LIST OF TABLES

Table GPC-1: Air Quality Standards Attainment Status15
Table GPC-2: SMAQMD Significance Thresholds16
Table GPC-3: Estimated Construction Emissions20
Table GPC-4: Estimated Operational Emissions20
Table GPC-5: PM_{2.5} Health Risk Estimates22
Table GPC-6: Ozone Health Risk Estimates23
Table GPC-7: SSHCP Baseline and Existing Land Covers27
Table GPC-8: Tree Inventory and Condition37
Table GPC-9: SMAQMD Thresholds of Significance for Greenhouse Gases51
Table GPC-10: Construction Related Greenhouse Gas Emissions51
Table GPC-11: Operational Related Greenhouse Gas Emissions51

APPENDICES

Appendix A: Salix Consulting, Inc. September 2024. Biological Resources Assessment for the 13.9-Acre Cottonwood Subdivision Study Area, Sacramento County, CA

Appendix B: Davey Resource Group. December 2021. Arborist Report and Tree Protection Plan: 8455 Stevenson Road, Sacramento County, CA

Appendix C: Burrell Consulting Group, Inc. May 2023. Cottonwood Subdivision Drainage Study, Sacramento County, CA

Due to the length, each Appendix is 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=PLNP2021-00169>

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

PROJECT INFORMATION

PROJECT TITLE: Cottonwood Tentative Subdivision Map

CONTROL NUMBER: PLNP2021-00169

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

PROJECT SPONSOR: Steve Norman
2575 Valley Road
Sacramento, CA 95821
(916) 485-3746
steve@cnaeng.com

LOCATION: The project site is located at 8431 Stevenson Avenue, on the northwest corner of the intersection between Stevenson Avenue and Cottonwood Lane, in the South Sacramento community of unincorporated Sacramento County (**Plate GPC-1**).

ASSESSOR'S PARCEL NUMBER: 115-1890-009-0000

GENERAL PLAN DESIGNATION: Low Density Residential (LDR)

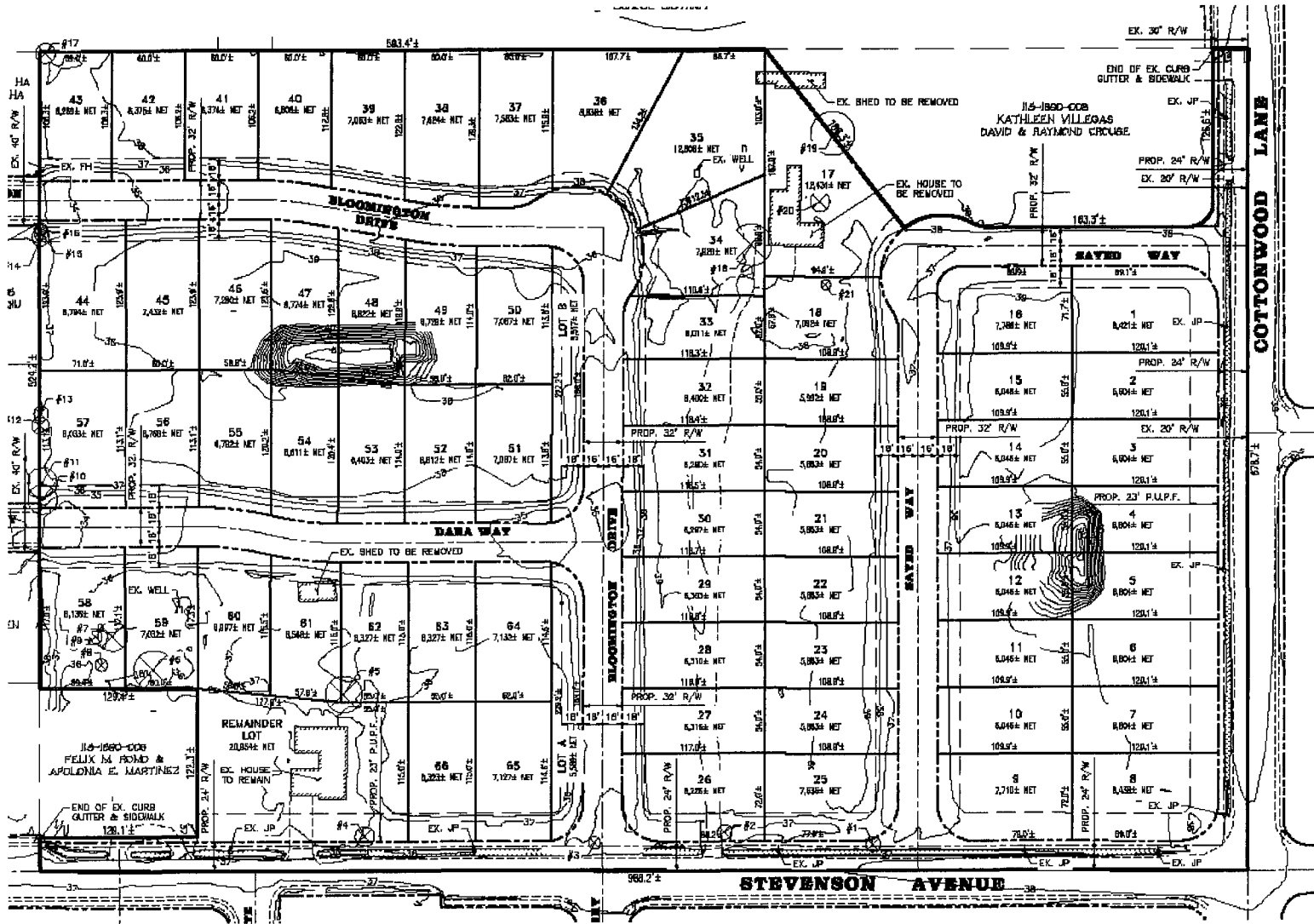
ZONING: Residential 5 (RD-5)

PROJECT DESCRIPTION

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

1. A **Tentative Subdivision Map** to divide an existing 13.93-acre parcel into 66 residential parcels, two (2) landscape lots, a remainder lot, and three (3) named internal roadways in the RD-5 zoning district (**Plate GPC-2**).
2. A **Design Review** to determine substantial compliance with the *Sacramento County Countywide Design Guidelines* (Design Guidelines).

Plate GPC-2: Subdivision Map



Implementation of the project would involve the removal of vegetation and paved areas; grading and excavation to allow construction of a new single family residential subdivision with utilities, roadways, parking areas, sidewalks, and landscaping on an infill site surrounded by residential and institutional uses. The project site currently contains two (2) single family residential housing units. One (1) unit will remain onsite within the proposed remainder lot while the other, within proposed lot 17, will be removed and replaced and the project will result in the addition of 65 single family housing units on the project site.

CONSTRUCTION

Construction of the project is anticipated to begin in April 2027 and take approximately eight (8) months. Construction activities would be restricted to 7:00 am and 7:00 pm on weekdays and is not expected to occur on weekends. Additionally, no nighttime work is anticipated and would only be performed upon approval from the County. Construction of the project would involve demolition, clearing, excavation, grading, paving, and landscaping.

PARKING AND CIRCULATION

Access to the site would be provided by developing three (3) internal roadways (Bloomington Drive, Dara Way, and Zayed Way) which individual driveway connections would tie into. Both Bloomington Drive and Dara Way currently terminate at the western property line of the project site, and they would be extended into the property. Zayed Way would provide access from both Cottonwood Lane and Stevenson Avenue toward the southeastern portion of the subject property. Each parcel would be developed as a single-family residence which would incorporate parking in either a garage and/or individual driveway. Additional streetside parking would be allowed along the existing and proposed roadways.

UTILITIES AND INFRASTRUCTURE

The proposed project would be served by existing utility infrastructure extended to the site from Cottonwood Lane, Stevenson Avenue, Bloomington Drive, and Dara Way. Existing utility infrastructure includes telephone communications, electrical, water, and sanitation. The project will include the construction of two landscaped stormwater filtration basins along the proposed Bloomington Drive to collect overland flows from the internal street drainage system, provide stormwater quality treatment and convey flows off the project site to the south to the existing 30 storm drain within Stevenson Avenue.

SURROUNDING LAND USES AND SETTING

The General Plan designation for the site is low density residential (LDR) as are all of the surrounding properties (**Plate GPC-3**). The LDR designation provides for areas of predominantly single-family housing with some attached housing units. The Zoning Code land use designation for the site is Residential 5 (RD-5) as are all of the surrounding properties (**Plate GPC-4**). The RD-5 Zoning designation allows for single-family residences where public water supply and public sewage facilities are both in use.

The project site is located on the northwest corner of the intersection with Cottonwood Lane and Stevenson Avenue and is in an urbanized area of unincorporated Sacramento County approximately one (1) mile north of the City of Elk Grove.

Surrounding land uses consists primarily of smaller lot single-family residences as well as the Florin High School. The vicinity of the project parcel is urbanized, and vegetation in the area consists primarily of residential landscaping. Although the South Sacramento community area includes decent tree canopy across the community, the project parcel contains few trees.

GENERAL PLAN UPDATE EIR

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

An EIR was prepared for the Sacramento County General Plan Update (Final EIR; 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. The Final EIR is incorporated by reference in accordance with State CEQA Guidelines Section 15150 and available at:

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

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

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

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

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

§15183 GENERAL PLAN CONSISTENCY CHECKLIST

This checklist provides an analysis of potential environmental impacts resulting from the project. Following the format of CEQA Guidelines Appendix G, environmental effects are evaluated to determine if the project would result in a potentially significant impact triggering additional review under CEQA Guidelines Section 15183.

1. **New Significant Impact** indicates the project would result in a new significant impact that was not previously identified in the General Plan Final EIR.
2. **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.
3. **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

The General Plan Update FEIR focused on residential infill development, redevelopment of commercial corridors, buildout of planned communities and new growth areas. Additionally, the analysis and technical reports utilized to support the FEIR incorporated all land use assumptions across the County. Therefore, projects which are consistent with General Plan land use allowances are considered included in the FEIR analysis for the General Plan Update.

The proposed project will result in the creation of 66 single family residential lots on 13.93 acres of land designated as Low Density Residential (LDR) by the General Plan. The LDR designation allows urban densities between one (1) and twelve dwelling units per acre. The density of the proposed project is approximately 5 dwelling units per acre and is consistent with the LDR residential density allowance and is, consequently, consistent with the land use assumptions in the FEIR.

I. AESTHETICS

Except as provided in Public Resources Code Section 21099, would the project:	New Significant Impact	Substantial Increase in Severity of Impact	Equal or Less Severity of Impact
a. Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. In nonurbanized areas, substantially degrade the existing visual character or quality of public views ¹ of the site and its surroundings? If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

¹Public views are those that are experienced from a publicly accessible vantage point.

ENVIRONMENTAL SETTING

The project site is within an urbanized portion of Sacramento County. The adjacent parcels are primarily developed with single-family residences and the Florin High School to the north. The viewshed is flat and dominated by urban development, including sparse mature trees. There are no scenic vistas or resources within or near the project site.

LIGHT AND GLARE

The project area is in a developed community surrounded by areas with existing nighttime lighting in the form of street lighting, residential porch lighting, and parking lot lighting associated with the Florin High School property.

SCENIC HIGHWAY

The project area is not within a viewshed of any designated or eligible local or state scenic highway. Garden Highway is a County designated scenic corridor and is approximately 11.2 miles northwest of the project area. River Road (State Route (SR) 160) is the closest state designated scenic highway, approximately 5.8 miles west of the project area.

IMPACT DISCUSSION

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

A scenic vista is a public viewpoint that provides expansive views of highly valued scenery or landscapes. The project area is within a developed urban area of unincorporated Sacramento County, consisting primarily of paved roadways surrounded by residential neighborhoods characterized by smaller parcels and institutional uses (Florin High School). The project area

does not include any unique features that could be regarded as highly valued scenic resources. Therefore, the project would result in an **equal or less severe impact**.

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

As described above, there are no state or locally designated scenic highways in the vicinity of the project area. Therefore, the project would result in an **equal or less severe impact**.

- c. *Would the project, in nonurbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?*

The project area is located within the urbanized South Sacramento community of unincorporated Sacramento County. The surrounding area consists of urban residential land uses as well as Florin High School. Project related construction would include the use of heavy construction equipment that may be visible; however, equipment used on site would be temporary and only visible for a few weeks at time within each segment of construction. Therefore, construction activities would have a less than significant impact related to degradation of visual character or quality. Although the project would result in removal of 18 trees, these trees do not substantially affect the existing visual character of the site and its surroundings. Additionally, new landscaping is proposed to be located within the project site. The land use designation allows for single-family residential development density which the proposed project is consistent with. The project would not conflict with any applicable zoning or other regulations governing scenic quality. Instead, the project would benefit the community and add to the visual character by installing landscaping and sidewalk improvements. Therefore, the project would result in an **equal or less severe impact**.

- d. *Would the project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?*

Construction of the project would be completed during daytime hours; therefore, nighttime lighting is not expected to be required. It is expected that residential development would include exterior lighting sources such as typical residential street and home lighting. However, these typical exterior lighting sources associated with residential uses would not introduce levels of lighting or glare not already found in the developed residential community. The expected nighttime light generated would not result in a new source of substantial light, glare or shadow that would result in safety hazards or adversely affect day or nighttime views in the area. Therefore, the project would result in an **equal or less severe impact**.

ENVIRONMENTAL MITIGATION MEASURES

None recommended.

II. AGRICULTURE AND FORESTRY RESOURCES

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board.

Would the project:	New Significant Impact	Substantial Increase in Severity of Impact	Equal or Less Severity of Impact
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Introduce incompatible uses in the vicinity of existing agricultural uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Government Code Section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

ENVIRONMENTAL SETTING

Based on a review of the 2020 Important Farmland Map for Sacramento County from the California Department of Conservation under the Farmland Mapping and Monitoring Program (FMMP), the project area is designated as Urban and Built-Up Land (California Department of Conservation, 2023). Urban and built-up land is used for residential, industrial, commercial, institutional, and public utility structures and for other developed purposes.

The project area and surrounding areas are zoned for single-family residential uses. There are trees on the project site and within the vicinity of the project site. These trees are sparsely located and not capable of use for forestry purposes. There are no agricultural, forest, or timber resources on site or in the vicinity.

IMPACT DISCUSSION

- a. *Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?*

The project site is not designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance on the current Sacramento County Important Farmland Map published by the California Department of Conservation. Therefore, the project would result in an **equal or less severe impact**.

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

The project area is zoned for single-family residential use and there are no Williamson Act contracts covering the project site or surrounding vicinity. Therefore, implementation of the project would not conflict with existing zoning or Williamson Act contracts and there would be **equal or less severe impact**.

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

The project site includes land designated for single-family residential uses. All adjacent parcels are similarly zoned for single-family residential uses and are developed as such. Therefore, implementation of the project would not introduce incompatible uses to agricultural uses. Therefore, the project would result in an **equal or less severe impact**.

- d. *Would the project conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Government Code Section 51104(g))?*

The General Plan Update FEIR did not address forest land as there are none as defined in the Public Resources Code. The property is not zoned forest land or timberland as defined in Public Resources Code Section 12220(g). Therefore, project would result in an **equal or less severe impact**.

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

The General Plan Update FEIR did not address forest land as there are none as defined in the Public Resources Code. The project site and surrounding parcels are not zoned for forest land or timberland uses. Therefore, implementation of the project would not result in the loss or conversion of forest land, and the project would result in an **equal or less severe impact**.

- f. *Would the project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?*

The project site and surrounding areas do not contain land designated for agricultural uses or forest land. Additionally, the project site is not designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance on the current Sacramento County Important

Farmland Map published by the California Department of Conservation. Therefore, the project would result in an **equal or less severe impact**.

ENVIRONMENTAL MITIGATION MEASURES

None recommended.

III. AIRPORTS

Would the project:	New Significant Impact	Substantial Increase in Severity of Impact	Equal or Less Severity of Impact
a. Result in a safety hazard for people residing or working in the vicinity of an airport/airstrip?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Expose people residing or working in the project area to aircraft noise levels in excess of applicable standards?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Result in a substantial adverse effect upon the safe and efficient use of navigable airspace by aircraft?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

ENVIRONMENTAL SETTING

The airport area of influence (AOI) is determined by three (3) sets of boundaries: height standards as defined by the Federal Aviation Administration; noise restrictions determined by California Administrative Code Title 21 Subchapter 6 and further defined by the *Sacramento County General Plan of 2005-2030* (General Plan) (Sacramento County, 2011); and airport safety areas as determined by the Airport Land Use Commission. Airport safety areas include three (3) different zones: the clear zone near the end of the runway, approach-departure zone under the takeoff/landing slopes, and the overflight zone under the traffic pattern (Airport Land Use Commission, 1992).

Sunset Sky Ranch is approximately 5.6 miles southeast of the project site. This is the closest airport or airstrip to the project site. The AOI for Sunset Sky Ranch does not encompass any part of the project site. Additionally, the Sacramento Executive Airport is approximately 5.8 miles northwest of the project site. The AOI for the Sacramento Executive Airport does not encompass any part of the project site. The project site is not within the overflight zone or noise contours for any airport.

IMPACT DISCUSSION

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

As described above, Sunset Sky Ranch is approximately 5.6 miles southeast of the project area. The project parcel is not located within a safety zone or noise contour for any airport

and implementation of the project would not result in a safety hazard. Therefore, the project would result in an **equal or less severe impact**.

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

As described above, Sunset Sky Ranch is approximately 5.6 miles southeast of the project area and Sacramento Executive Airport is approximately 5.8 miles northwest from the project area. The project is not located within a safety zone or an identified noise contour of either the Sunset Sky Ranch or Sacramento Executive Airport. Therefore, the project would result in an **equal or less severe impact**.

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

The project area is not within the vicinity of any airport or airstrip. The project does not propose the construction of buildings or structures which could affect the safe and efficient use of navigable airspace. Therefore, the project would result in an **equal or less severe impact**.

- d. *Would the project result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?*

The implementation of the project would not increase air traffic levels or change the location of air traffic. Therefore, the project would result in an **equal or less severe impact**.

ENVIRONMENTAL MITIGATION MEASURES

None recommended.

IV. AIR QUALITY

Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations.

Would the project:	New Significant Impact	Substantial Increase in Severity of Impact	Equal or Less Severity of Impact
a. Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Result in cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

ENVIRONMENTAL SETTING

The proposed project site is within the Sacramento Valley Air Basin (SVAB). The SVAB's frequent temperature inversions result in a relatively stable atmosphere that increases the potential for pollution. Within the SVAB, the Sacramento Metropolitan Air Quality Management District (SMAQMD) is responsible for ensuring that emission standards are not violated. Project related air emissions will have a significant effect if they will result in concentrations that either violate an ambient air quality standard or contribute to an existing air quality violation (**Table GPC-1**). Moreover, SMAQMD has established significance thresholds to determine if a project's emission contribution significantly contributes to regional air quality impacts (**Table GPC-2**). Sacramento County is within the Sacramento Federal Nonattainment Area (SFNA) planning boundaries for ozone PM_{2.5} and PM₁₀. The Federal and California Clean Air Acts require Air Quality Plan that consists of attainment plans and maintenance plans. Attainment plans must show how the region will attain air pollutant standards by a certain date and maintenance plans must demonstrate how the region will continue to maintain compliance with a standard. The most recent State Implementation Plan for Ozone was adopted in September 2023. The Sacramento Metropolitan Air Quality Management District (SMAQMD) is responsible for ensuring that emission standards are not violated.

Table GPC-1: Air Quality Standards Attainment Status

Pollutant	Attainment with State Standards	Attainment with Federal Standards
Ozone	Non-Attainment (One (1) hour Standard ¹ and eight (8) hour standard)	Non-Attainment, Classification = Severe -15* (Eight (8) hour ³ Standards) Attainment (One (1) hour standard ²)
Particulate Matter 10 Micron	Non-Attainment (24-hour Standard and Annual Mean)	Attainment (24-hour standard)
Particulate Matter 2.5 Micron	Attainment (Annual Standard)	Non-Attainment (24-hour Standard) and Attainment (Annual)
Carbon Monoxide	Attainment (One (1) hour and eight (8) hour Standards)	Attainment (One (1) hour and eight (8) hour Standards)
Nitrogen Dioxide	Attainment (One (1) hour Standard and Annual)	Unclassified/Attainment (One (1) hour and Annual)
Sulfur Dioxide ⁴	Attainment (One (1) hour and 24-hour Standards)	Attainment/unclassifiable ⁵
Lead	Attainment (30-Day Standard)	Attainment (Three (3) month rolling average)
Visibility Reducing Particles	Unclassified (Eight (8) hour Standard)	No Federal Standard
Sulfates	Attainment (24-hour Standard)	No Federal Standard

Hydrogen Sulfide	Unclassified (One (1) hour Standard)	No Federal Standard
------------------	---	---------------------

1. Per Health and Safety Code (HSC) § 40921.59(c), the classification is based on 1989-1001 data and therefore does not change.
 2. Air Quality meets Federal One (1) hour Ozone standard (77 FR 64036). EPA revoked this standard, but some associated requirements still apply. The SMAQMD attained the standard in 2009.
 3. For the 1997, 2008 and the 2015 Standard.
 4. Cannot be classified
 5. Designation was made as part of EPA's designations for the 2010 SO₂ Primary National Ambient Air Quality Standard – Round 3 Designation in December 2017
- *Designations based on information from <http://www.arb.ca.gov/degis/changes.htm#reports>
 Source: SMAQMD. "Air Quality Pollutants and Standards". Web. Accessed: January 2, 2025. <http://airquality.org/air-quality-health/air-quality-pollutants-and-standards>.

REGULATORY SETTING

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

SACRAMENTO METROPOLITAN AIR QUALITY RULES AND REGULATIONS

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

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

Table GPC-2: SMAQMD Significance Thresholds

	ROG ¹ (lbs/day)	NO _x (lbs/day)	CO (µg/m ³)	PM ₁₀ (lbs/day)	PM _{2.5} (lbs/day)
Construction (short-term)	None	85	CAAQS ²	80 ^{3*}	82 ^{3*}
Operational (long-term)	65	65	CAAQS	80 ^{3*}	82 ^{3*}

1. Reactive Organic Gas
2. California Ambient Air Quality Standards
- 3*. Only applies to projects for which all feasible best available control technology (BACT) and best management practices (BMPs) have been applied. Projects that fail to apply all feasible BACT/BMPs must meet a significance threshold of zero (0) lbs/day.

CRITERIA AIR POLLUTANTS

Individual air pollutants at certain concentrations may adversely affect human health or animal health, reduce visibility, damage property, and reduce the productivity or vigor of crops and natural

vegetation. Six (6) air pollutants have been identified by the EPA and CARB as being of concern both on a nationwide and statewide level: ozone, carbon monoxide (CO), nitrogen oxide (NO₂), sulfur dioxide (SO₂), lead, and particulate matter (PM), which is subdivided into two (2) classes based on particle size – PM equal to or less than 10 micrometers in diameter (PM₁₀) and PM equal to or less than 2.5 micrometers in diameter (PM_{2.5}). Because the air quality standards for these air pollutants are regulated using human environment health-based criteria, they are commonly referred to as “criteria air pollutants.”

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

Within the SVAB, SMAQMD is responsible for ensuring that air quality standards are not violated. With respect to regional air quality, Sacramento County is designated as nonattainment for the eight (8) hour ozone and 24-hour PM_{2.5} NAAQS. Sacramento County is currently in nonattainment for the ozone and PM₁₀ CAAQS and in attainment or unclassified for all other pollutants (Sacramento Metropolitan AQMD, 2013).

TOXIC AIR CONTAMINANTS

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

CONSTRUCTION

The greatest potential TAC emissions associated with the proposed project would be related to diesel particulate matter (DPM) emissions from off-road and on-road diesel-fueled equipment used for construction activities. DPM differs from other TACs because it is not a single substance, but a complex mixture of hundreds of substances. Although DPM is emitted by diesel fueled internal combustion engines, the composition of the emissions varies depending on engine type, operating conditions, fuel composition, type of lubricating oil, and presence or absence of an emission control system.

OPERATION

For ozone precursor emissions, the screening table in the SMAQMD Guide allows users to screen out projects that include up to 485 new single family dwelling units for residential projects. For particulate matter emissions, the screening table allows users to screen out projects that include up to 1,000 new single family dwelling units for residential projects.

SENSITIVE RECEPTORS

Sensitive receptors are individuals who have an increased sensitivity to air pollution and include elderly, children, individuals with chronic respiratory diseases such as asthma, emphysema, and bronchitis. Sensitive receptor locations are areas where sensitive receptors are known to congregate including hospitals, schools, day care centers, and residences. Residential areas and schools are considered sensitive receptors to air pollution because children and/or elderly tend to be present for extended periods resulting in increased risk of sustained exposure to any pollutants that may be present.

The project area is in an urbanized setting surrounded by residential and institutional (Florin High School) land uses. The Florin High School is the closest non-residential sensitive receptor, with residences surrounding the project site. Florin High School is located on the northerly adjacent property at the intersection of Cottonwood Lane and Ivy Creek Drive.

HEALTH EFFECTS SCREENING

SMAQMD has published procedures and instructions for estimating potential health risks that could result from the operational emissions of ROG, NO_x, and PM_{2.5} of a proposed project. SMAQMD's *Instructions for Sac Metro Air District Minor Project and Strategic Area Project Health Effects Screening Tools* (SMAQMD's Instructions) provides three (3) options for analyzing projects: small projects may use the Minor Project Health Screening Tool, while larger projects may use the Strategic Area Project Health Screening Tool, and practitioners have the option to conduct project-specific modeling.

Both the Minor Project Health Screening Tool and Strategic Area Project Health Screening Tool are based on the maximum thresholds of significance adopted within the five (5) air district regions contemplated within SMAQMD's *Guidance to Address the Friant Ranch Ruling for CEQA Projects in the Sac Metro Air District* (SMAQMD's Friant Guidance; October 2020). The air district thresholds considered in SMAQMD's Friant Guidance included thresholds from SMAQMD as well as the El Dorado County Air Quality Management District, the Feather River Air Quality Management District, the Placer County Air Pollution Control District, and the Yolo Solano Air Quality Management District. The highest allowable emission rates of NO_x, ROG, PM₁₀, and PM_{2.5} from the five (5) air districts is 82 pounds per day (lbs/day) for all four (4) pollutants.

The Minor Project Health Screening Tool is intended for use by projects that would result in emissions at or below 82 lbs/day, while the Strategic Area Project Health Screening Tool is intended for use by projects that would result in emissions between two (2) and eight (8) times greater than 82 lbs/day. The Strategic Area Project Screening Model was prepared by SMAQMD for five (5) locations throughout the Sacramento region for two (2) scenarios: two (2) times and eight (8) times the threshold of significance level (2xTOS and 8xTOS). The corresponding emissions levels included in the model for 2xTOS were 164 lbs/day for ROG and NO_x, and 656 lbs/day under the 8xTOS for ROG and NO_x (SMAQMD 2020).

As noted in SMAQMD's Friant Guidance, "each model generates conservative estimates of health effects, for two (2) reasons: The tools' outputs are based on the simulation of a full year of exposure at the maximum daily average of the increases in air pollution concentration... [and] [t]he health effects are calculated for emissions levels that are very high" (SMAQMD 2020).

The model derives the estimated health risk associated with operation of a project based on increases in concentrations of ozone and PM_{2.5} that were estimated using a photochemical grid model (PGM). The concentration estimates of the PGM are then applied to the U.S.

Environmental Protection Agency's Benefits Mapping and Analysis Program (BenMAP) to estimate the resulting health effects from concentration increases. PGMs and BenMAP were developed to assess air pollution and human health impacts over large areas and populations that far exceed the area of an average land use development project. These models were never designed to determine whether emissions generated by an individual development project would affect community health or the date an air basin would attain an ambient air quality standard. Rather, they are used to help inform regional planning strategies based on cumulative changes in emissions within an air basin or larger geography.

It must be cautioned that within the typical project-level scope of CEQA analyses, PGMs are unable to provide precise, spatially defined pollutant data at a local scale. In addition, as noted in SMAQMD's Friant Guidance, "BenMAP estimates potential health effects from a change in air pollutant concentrations but does not fully account for other factors affecting health, such as access to medical care, genetics, income levels, behavior choices such as diet and exercise, and underlying health conditions" (2020). Thus, the modeling conducted for the health risk analysis is based on imprecise mapping and only takes into account one (1) of the main public health determinants (i.e., environmental influences).

IMPACT DISCUSSION

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

As documented in the SMAQMD CEQA Guide, the recommended mass emissions thresholds for ozone precursors correlate to the NO_x and ROG reductions from heavy-duty vehicles and land use project emission reduction requirements committed to in the ozone attainment plans; therefore, projects whose emissions would be less than the recommended thresholds of significance for criteria air pollutants would not conflict with or obstruct implementation of applicable air quality plans related to the attainment for ozone and particulate matter.

Construction Emissions

Construction related emissions, including ROG, NO_x, CO, SO₂, PM₁₀, and PM_{2.5}, result from construction equipment exhaust, fugitive dust from land clearing, earthmoving activities, and wind erosion of exposed soils. Construction-generated emissions are temporary and short-term but have the potential to represent a significant air quality impact. Emissions associated with the construction of the project were estimated using the California Emissions Estimator Model (CalEEMod), version 2022.1. The Construction related emissions from the project as proposed would not exceed SMAQMD thresholds of significance, with implementation of mitigation measure AQ-1 (**Table GPC-3**). As the project will not exceed recommended thresholds, the project will not conflict or obstruct implementation of the applicable air quality plans. Therefore, the project would result in an ***equal or less severe impact***.

Table GPC-3: Estimated Construction Emissions

Pollutant	Project Construction Emissions	SMAQMD Thresholds of Significance²
Reactive Organic Gases (ROG)	3.47 pounds per day	None
Nitrogen Oxide (NO _x)	29.2 pounds per day	85 pounds per day
Carbon Monoxide (CO)	29.8 pounds per day	None
Sulfur Dioxide (SO ₂)	0.06 pounds per day	None
Coarse Particulate Matter (PM ₁₀) ^{3,4}	7.84 pounds per day	80 (0) pounds per day
Fine Particulate Matter (PM _{2.5}) ^{3,4}	5.12 pounds per day	82 (0) pounds per day

Notes: Emission reduction/credits for construction emissions are applied based on the required implementation of SMAQMD Rule 403. The specific Rule 403 measures applied in CalEEMod include sweeping/cleaning adjacent roadway access areas daily, water exposed surfaces twice daily, and limit speeds on unpaved roads to 15 miles per hour. Emissions taken of the season, summer or winter, with the highest outputs. Building construction, paving and painting assumed to occur simultaneously. * = The allowable threshold level is zero (0) pounds/day or zero (0) tons/year unless all SMAQMD recommended BACT/BMP are implemented.

Operational Emissions

Implementation of the project would result in long-term operational emissions of criteria air pollutants such as PM₁₀, PM_{2.5}, CO, and SO₂ as well as O₃ precursors such as ROG and NO_x. Project-generated increases in emissions would be predominantly associated with motor vehicle use for trips to and from residences as well as ongoing electric utility demand. The PM₁₀ and PM_{2.5} non-zero thresholds are reliant on the implementation of the SMAQMD's BACT/BMPs for land use development project operations. With implementation of the SMAQMD's BACT/BMPs, the project would not exceed the thresholds of significance established by the SMAQMD (Table GPC-4). Therefore, the project would result in an **equal or less severe impact**.

Table GPC-4: Estimated Operational Emissions

Pollutant	Project Construction Emissions¹	SMAQMD Thresholds of Significance²
Reactive Organic Gases (ROG)	6.41 pounds per day	65 pounds per day
Nitrogen Oxide (NO _x)	3.56 pounds per day	65 pounds per day
Carbon Monoxide (CO)	29.2 pounds per day	None
Sulfur Dioxide (SO ₂)	0.06 pounds per day	None
Coarse Particulate Matter (PM ₁₀) ^{3,4}	4.89 pounds per day	80 (0) pounds per day
Fine Particulate Matter (PM _{2.5}) ^{3,4}	1.31 pounds per day	82 (0) pounds per day

Notes: Emission projections are based on the land use mix identified in Section 1.0 of the submitted Air Quality Report and Traffic Trip Generation Rates from Fehr & Peers (2024). Area source emissions for the gasoline station include ROG released gasoline vapor during dispensing activities. Gasoline vapor emissions are calculated based on emission factors identified in CAPCOA's and CARB's Gasoline Service Station Industrywide Risk Assessment Technical Guidance (2022a) and the prediction of 158,500 gallons of gasoline dispensed per month (158,500 x 12 = 1,902,000 gallons annually) as identified by Kalibrate Insight (2022) as the average throughput of four (4) potential throughput scenarios specific to the project (2.14 pounds daily).

* = The allowable threshold level is zero (0) pounds/day or zero (0) tons/year unless all SMAQMD recommended BACT/BMP are implemented.

Conclusion

Projects that are below the significance thresholds established by SMAQMD are considered consistent with SMAQMD's air quality plans to attain federal and state ambient air quality standards. However, this conclusion requires implementation of the BMPs; therefore, Mitigation Measure AQ-1 requiring implementation of SMAQMD's BMPs has been included to ensure that the project does not conflict or obstruct implementation of adopted State Implementation Plans or other air quality standards. Therefore, the project would result in an **equal or less severe impact**.

- b. *Would the project result in cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?*

As discussed in a) above, with implementation of Mitigation Measure AQ-1, emissions of criteria air pollutants and precursors would not exceed the SMAQMD significance thresholds. The project will not exceed construction or operational emission thresholds established by SMAQMD and the project will not result in a considerable net increase in any criteria pollutant for which the region is in non-attainment. As such, the project will not result in a cumulatively considerable new increase of any criteria pollutant for which the region is in non-attainment. Therefore, the project would result in an **equal or less severe impact**.

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

Toxic Air Contaminants

The project area is within an urbanized area of the South Sacramento community. Sensitive receptors within a 0.25 miles of the project area include single-family residences, and a school. Construction activities would temporarily generate toxic air contaminants from the emissions of operating construction equipment, including DPM from the use of off-road diesel-powered equipment which may expose nearby receptors to TACs.

Health risk is a function of the concentration of contaminants in the environment and the duration of exposure to those contaminants. Even in intensive phases of construction, there would not be substantial pollutant concentrations from an individual project, with the potential exception of the immediate vicinity of the construction site. Concentrations of mobile-source DPM emissions are typically reduced by approximately 60 percent at a distance of around 300 feet (100 meters) (Zhu and Hinds 2002). Construction activities will take place next to adjacent residences and a school.

The dose to which receptors are exposed is the primary factor used to determine health risk. Dose is a function of the concentration of a substance or substances in the environment and the extent to which a person is exposed to the substance. Exhaust PM_{2.5} emissions during construction would be low due to the limited number of construction equipment anticipated for the proposed project.

The risks estimated for an exposed individual are higher if a fixed exposure occurs over a longer period of time. Health effects from TACs are often described in terms of individual cancer risk, which is based on a 30-year lifetime exposure to TACs for residences and 25-year exposure for workers (OEHHA 2015). The total construction duration is projected to take place over a short period of time. As a result, the exposure of sensitive receptors to

construction emissions would be intermittent and temporary in nature, and the exposure would be less than one (1) percent of the total exposure period used for typical health risk calculations.

Construction of the project would result in temporary construction emissions that would cease after the completion of the project. As discussed above, concentrations of DPM are highest within 300 feet of the source and drop off substantially at greater distances. Although there would be sensitive receptors located adjacent to construction activities, construction would be temporary in nature. Therefore, the possibility that construction activities could occur within a distance and for a duration that would generate substantial TAC exposure to sensitive receptors would be minimized, and this impact would be **less than significant**.

Health Effects Screening of Criteria Pollutants and Ozone Precursors

Since the project is below the daily operational thresholds for criteria air pollutants, the Minor Health Screening. The results are shown in **Table GPC-5** and **Table GPC-6** below.

Table GPC-5: PM_{2.5} Health Risk Estimates

PM _{2.5} Health Endpoint	Age Range	Incidences Across the Reduced Sacramento Four (4) km Modeling Domain Resulting from Project Emissions (per year) ^{2,5}	Incidences Across the Five (5) Air-District Region Resulting from Project Emissions (per year) ²	Percent of Background Health Incidences Across the Five (5) Air-District Region ³	Total Number of Health Incidences Across the Five (5) Air-District Region (per year) ⁴
		(Mean)	(Mean)		
Respiratory					
Emergency Room Visits, Asthma	0 - 99	0.98	0.90	0.0049%	18419
Hospital Admissions, Asthma	0 - 64	0.065	0.060	0.0032%	1846
Hospital Admissions, All Respiratory	65 - 99	0.31	0.27	0.0014%	19644
Cardiovascular					
Hospital Admissions, All Cardiovascular (less Myocardial Infarctions)	65 - 99	0.17	0.16	0.00065%	24037
Acute Myocardial Infarction, Nonfatal	18 - 24	0.000082	0.000075	0.0020%	4
Acute Myocardial Infarction, Nonfatal	25 - 44	0.0074	0.0069	0.0022%	308
Acute Myocardial Infarction, Nonfatal	45 - 54	0.018	0.017	0.0023%	741

Acute Myocardial Infarction, Nonfatal	55 - 64	0.030	0.028	0.0023%	1239
Acute Myocardial Infarction, Nonfatal	65 - 99	0.11	0.10	0.0020%	5052
Mortality					
Mortality, All Cause	30 - 99	2.0	1.9	0.0042%	44766

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

Table GPC-6: Ozone Health Risk Estimates

Health Effect	Age Range ¹	Incidences Across the Reduced Sacramento Four (4) km Modeling Domain Resulting from Project Emissions (per year) ^{2,5}	Incidences Across the Five (5) Air-District Region Resulting from Project Emissions (per year) ²	Percent of Background Health Incidences Across the Five (5) Air-District Region ³	Total Number of Health Incidences Across the Five (5) Air-District Region (per year) ⁴
		(Mean)	(Mean)		
Respiratory					
Hospital Admissions, All Respiratory	65 - 99	0.073	0.058	0.00030%	19644
Emergency Room Visits, Asthma	0 - 17	0.37	0.32	0.0054%	5859
Emergency Room Visits, Asthma	18 - 99	0.58	0.50	0.0040%	12560
Mortality					
Mortality, Non-Accidental	0 - 99	0.045	0.038	0.00013%	30386

1. Affected age ranges are shown. Other age ranges are available, but the endpoints and age ranges shown here are the ones used by the USEPA in their health assessments. The age ranges are consistent with the epidemiological study that is the basis of the health function.
2. Health effects are shown in terms of incidences of each health endpoint and how it compares to the base (2035 base year health effect incidences, or "background health incidence") values. Health effects are shown for the Reduced Sacramento four (4)-km Modeling Domain and the Five (5)-Air-District Region.
3. The percent of background health incidence uses the mean incidence. The background health incidence is an estimate of the average number of people that are affected by the health endpoint in a given population over a given period of time. In this case, the background incidence rates cover the Five (5) Air-District Region (estimated 2035 population of 3,271,451 persons). Health

incidence rates and other health data are typically collected by the government as well as the World Health Organization. The background incidence rates used here are obtained from BenMAP.

4. The total number of health incidences across the Five (5) Air-District Region is calculated based on the modeling data. The information is presented to assist in providing overall health context.
5. The technical specifications and map for the Reduced Sacramento four (4)-km Modeling Domain are included in Appendix A, Table A-1 and Appendix B, Figure B-2 of the Guidance to Address the Friant Ranch Ruling for CEQA Projects in the Sac Metro Air District.

Again, as noted in the Regulatory Setting section above, it is important to note that the “model outputs are derived from the numbers of people who would be affected by [the] project due to their geographic proximity and based on average population through the Five (5) District-Region. The models do not take into account population subgroups with greater vulnerabilities to air pollution, except for ages for certain endpoints” (SMAQMD 2020). Therefore, it would be misleading to correlate the levels of criteria air pollutant and precursor emissions associated with project implementation to specific health outcomes. While the effects noted above could manifest in individuals, actual effects depend on factors specific to each individual, including life stage (e.g., older adults are more sensitive), preexisting cardiovascular or respiratory diseases, and genetic polymorphisms. Even if this specific medical information was known about each individual, there are wide ranges of potential outcomes from exposure to ozone precursors and particulates, from no effect to the effects listed in the tables. Ultimately, the health effects associated with the project, using the SMAQMD guidance “are conservatively estimated, and the actual effects may be zero (0)” (SMAQMD 2020).

Health Effects Screening Conclusion

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

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

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

ENVIRONMENTAL MITIGATION MEASURES

The following avoidance and minimization measure would be implemented during construction of the project to reduce potential impacts related to air quality.

AQ-1: BASIC AVAILABLE CONSTRUCTION EMISSION MEASURES

Relevant SMAQMD Basic Construction Emission Control Practices (BMPs) will be implemented during project construction (Sacramento Metropolitan AQMD, 2019):

- Control of fugitive dust is required by District Rule 403 and enforced by District staff.
- Water all exposed surfaces two (2) times daily. Exposed surfaces include, but are not limited to soil piles, graded areas, unpaved parking areas, staging areas, and access roads.
- Cover or maintain at least two (2) feet of free board space on haul trucks transporting soil, sand, or other loose material on the site. Any haul trucks that would be traveling along freeways or major roadways should be covered.
- Use wet power vacuum street sweepers to remove any visible track out mud or dirt onto adjacent public roads at least once a day. Use of dry power sweeping is prohibited.
- Limit vehicle speeds on unpaved roads to 15 miles per hour (mph).
- All roadways, driveways, sidewalks, parking lots to be paved should be completed as soon as possible. In addition, building pads should be laid as soon as possible after grading unless seeding or soil binders are used.

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

- Minimize idling time either by shutting equipment off when not in use or reducing the time of idling to five (5) minutes [California Code of Regulations, Title 13, Sections 2449(d)(3) and 2485]. Provide clear signage that posts this requirement for workers at the entrances to the site.
- Provide current certificate(s) of compliance for CARB's In-Use Off-Road Diesel-Fueled Fleets Regulation [California Code of Regulations, Title 13, Sections 2449 and 2449.1]. For more information contact CARB at 877-593-6677, doors@arb.ca.gov, or www.arb.ca.gov/doors/compliance_cert1.html.
- Maintain all construction equipment in proper working condition according to manufacturer's specifications. The equipment must be checked by a certified mechanic and determined to be running in proper condition before it is operated.

V. BIOLOGICAL RESOURCES

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?	<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 information for this section is from the *Biological Resources Assessment for the 13.9-Acre Cottonwood Subdivision Study Area* prepared by Salix Consulting, Inc. (Salix) dated September 2024 (Appendix A) and *Arborist Report and Tree Protection Plan: 8455 Stevenson Road* prepared by Davey Resource Group dated December 2021 (Appendix B).

The 13.9-acre project site is located in an urbanized area within unincorporated Sacramento County and is surrounded by single-family residences to the east, south, and west as well as the Florin High School to the north. The site is bound by Stevenson Avenue on the south and Cottonwood Lane on the east. The site is partially developed, with one (1) single family residence in the southwest corner of the subject property (fronting Stevenson Avenue), and one (1) single family residence located in the norther portion of the site. The elevation at the approximate center of the study area is 30 feet; and, other than two (2) stockpiles, the site is almost flat. The site had

been graded and prepared for development in 2007, but development plans and activity were abandoned before any further grading was finished. There have been no site improvements since 2007 grading activities.

The proposed project is in the South Sacramento Habitat Conservation Plan (SSHCP) Urban Development Area (UDA) and is considered a covered activity in the SSHCP. Therefore, the project must comply with the provisions of the SSHCP and associated permits.

SSHCP LAND COVER

The SSHCP baseline land cover map (**Plate GPC-5**) shows that the project area consists of low-density development and disturbed areas. However, the land cover types outlined in the baseline map are an interpretation of habitat based on remote sensing analysis over a number of years prior to adoption of the SSHCP. These landcovers are intended to serve as a guide as to what may be present on the project site and are intended to be updated. To address this, biologist review of the project site was provided within the biological resources assessment prepared for the project (Appendix A). According to the biological assessment, the project site contains 12.6 acres of valley grassland, with the remaining 1.3 acres designated as low-density development. (**Plate GPC-6** and **Table GPC-7**). In addition, County staff conducted an independent site visit and determined the presence of wetland indicators on the project site within low-lying areas that were previously graded for roadways. Up to one acre of wetlands (classified as vernal pool SSHCP landcover type) have re-established on the project site since the prior grading activities.

Table GPC-7: SSHCP Baseline and Existing Land Covers

Type	Baseline (acres)	Existing (acres)
<i>Natural Land Covers</i>		
Valley Grassland	0.0	11.6
Vernal Pool	0.0	1.0
<i>Developed/Non-Habitat Land Covers</i>		
Low-Density Development	1.3	1.3
Disturbed	12.6	0.00
Total	13.9	13.9

SSHCP SPECIAL STATUS SPECIES

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

Based upon review of the project site, the project site is mostly annual grassland with two (2) residences. The annual grassland is a mix of valley annual grassland and disturbed/ruderal grassland and vernal pools. The open areas total 12.6 acres. The remainder of the parcel is occupied by two (2) single family residences and a driveway for a total of 1.3 acres.

Plate GPC-5: Baseline SSHCP Land Covers

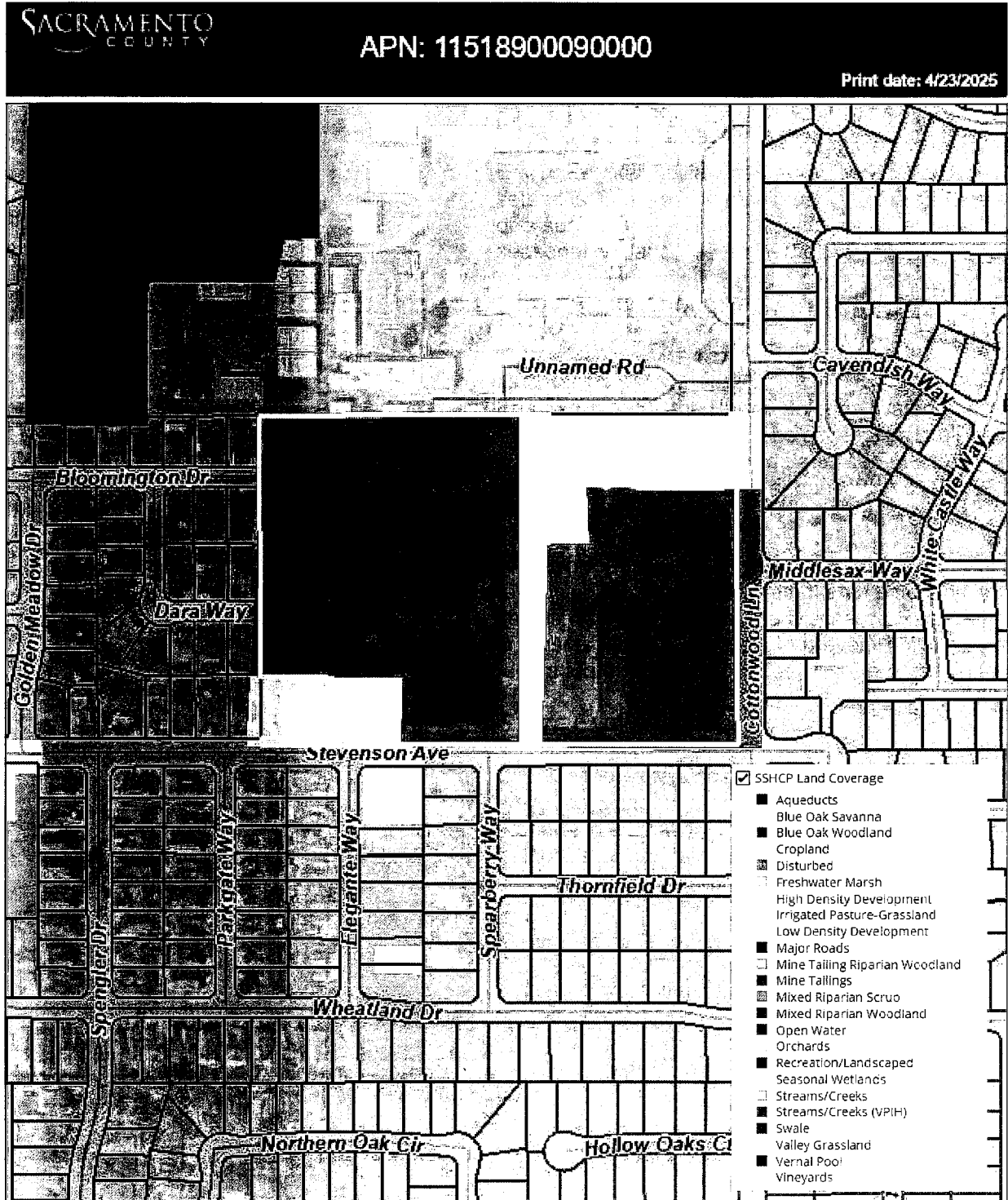
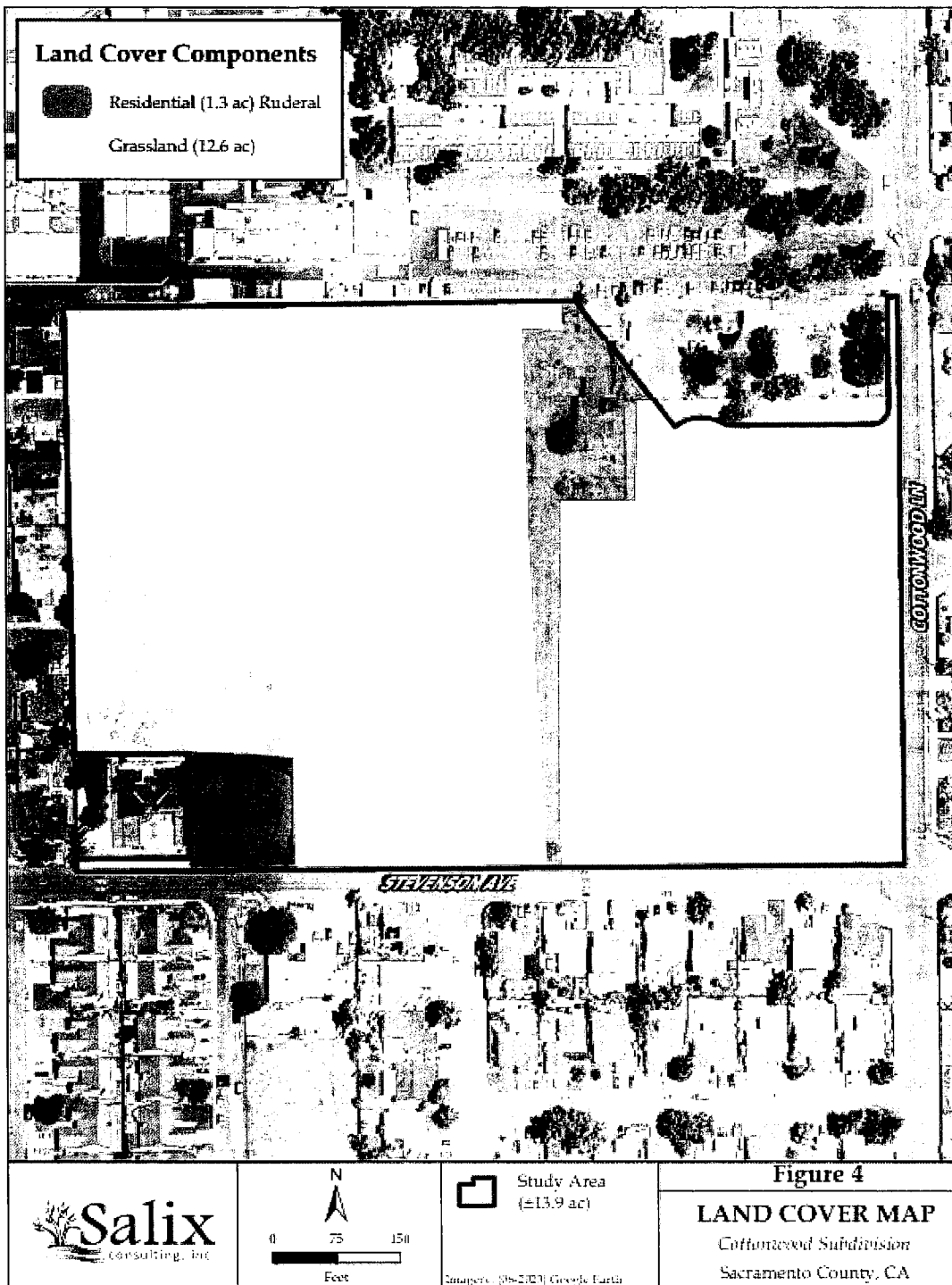


Plate GPC-6: Existing Land Covers¹



¹ Vernal pools are present within the graded roadways of the valley grassland landcover type. The exact acreage is to be verified upon permitting through the SSHCP authorization process.

According to the biological resources assessment, the project parcel is located in an urban area and consists of a generally disturbed nature due to the frequent presence of human activity. As a result, quality habitat and species diversity is lacking. Woody vegetation is mostly limited to fence lines and suitable nesting habitat is minimal. All eight (8) special-status plant species and the 20 special-status animal species covered under the SSHCP, including four (4) plant species and 13 animal species that are known from within a five (5) mile radius of the project parcel, require habitats that do not occur within the project area and were determined to have no potential for occurring onsite. However, it should be noted that a number of trees are on site that could provide potential nesting sites for migratory birds.

NESTING MIGRATORY BIRDS

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

TREES

The arborist report identified a total of 21 trees within the project area including two (2) native California Sycamore trees as well as 19 nonnative trees consisting of Callery Pear, Chinese Pistache, White Mulberry, Trident Maple, Tallow Tree, Siberian Elm, Modesto Ash, Coast Live Oak, and Pine (**Plate GPC-7**).

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.

Plate GPC-7: Tree Location Map



MIGRATORY BIRD TREATY ACT

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

WETLANDS AND WATERS OF THE U.S.

Federal and state regulation (Clean Water Act Sections 401 and 404) uses the term “surface water” to refer to all standing or flowing water which is present above-ground either perennially or seasonally. There are many types of surface waters, but the two (2) major groupings are linear waterways with a bed and bank (streams, rivers, etc.) and wetlands. The Clean Water Act has defined the term wetland to mean “those areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions.” The term “wetlands” includes a diverse assortment of habitats such as perennial and seasonal freshwater marshes, vernal pools, and wetland swales. The 1987 Army Corps Wetlands Delineation Manual is used to determine whether an area meets the technical criteria for a wetland and is therefore subject to local, state or federal regulation of that habitat type. A delineation verification by the U.S. Army Corps of Engineers (USACE) will verify the size and condition of the wetlands and other waters in question and will help determine the extent of government jurisdiction.

Wetlands are regulated by both the federal and state government, pursuant to the Clean Water Act Section 404 (federal) and Section 401 (state). The USACE is generally the lead agency for the federal permit process, and the RWQCB is generally the lead agency for the state permit process. The Clean Water Act protects all “navigable waters,” which are defined as traditional navigable waters that are or were used for commerce or may be used for interstate commerce; tributaries of covered waters; and wetland adjacent to covered waters, including tributaries. Isolated wetlands, that is, those wetlands that are not hydrologically connected to other “navigable” surface waters (or their tributaries), are not considered to be subject to the Clean Water Act.

In addition to the Clean Water Act, the state also has jurisdiction over impacts to surface waters through the Porter-Cologne Water Quality Control Act, which does not require that waters be “navigable.” For this reason, Federal non-jurisdictional waters – isolated wetlands – can be regulated by the State of California pursuant to Porter-Cologne.

The Clean Water Act establishes a “no net loss” policy regarding wetlands for the state and federal governments, and General Plan Policy CO-58 establishes a “no net loss” policy for Sacramento County. Pursuant to these policies, any wetlands to be excavated or filled require 1:1 mitigation, and construction within the wetlands cannot take place until the appropriate permit(s) have been obtained from the USACE, the U.S. Fish and Wildlife Service (USFWS), the Regional Water Board, the California Department of Fish and Wildlife (CDFW) and any other agencies with authority over surface waters. Any loss of delineated wetlands not mitigated through the permitting process must be mitigated, pursuant to County policy. Appropriate mitigation may include

establishment of a conservation easement over wetlands, purchase of mitigation banking credits, or similar measures.

There are regulatory setbacks established for vernal pools and other seasonal wetlands which may contain vernal pool crustaceans. The purpose of a setback is to buffer the wetland from the indirect impacts of development, such as polluted runoff. According to the Programmatic Consultation for vernal pool crustaceans, all construction activities must remain a minimum of 250 feet from any vernal pool in order to avoid impacts (refer to the discussion “Vernal Pool Crustaceans”). There is no regulatory setback for other surface waters, but Planning and Environmental Review has typically required a minimum 50-foot setback². Maintenance of these setbacks will avoid indirect impacts to the surface water. A direct impact is the filling or excavation of a surface water. Note that if filling or excavation occurs within any portion of a vernal pool or seasonal wetland, the entire wetland should be considered directly impacted.

STATE REGULATIONS

PORTER-COLOGNE ACT

Enacted in 1969, the Porter-Cologne Water Quality Control Act is the primary state law governing water quality in California. The act applies to all waters of the state, including groundwater, surface water, and wetlands and regulates both nonpoint sources and point sources of pollution. The goal of the act is to protect and enhance the quality of California’s waters for the benefit of the public and the environment.

The Porter-Cologne Act established nine regional water boards and assigned them the responsibility for implementing and enforcing water quality standards within their respective basins. The Act uses Waste Discharge Requirements (WDRs) permits to regulate the discharge of wastes into state waters to prevent pollution that could harm aquatic life and provides for the regulation of various activities with the potential to affect water quality and biological resources.

STATE ENDANGERED SPECIES ACT

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

CALIFORNIA FISH AND GAME CODE, SECTION 3503.5 - RAPTOR NESTS

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

² Research suggests that some of the most common urban runoff pollutants – including sediment, nitrogen, and phosphorus – can be filtered over this distance by intervening vegetation. Source: McElfish, James M. et al. 2008. Planner’s Guide to Wetland Buffers for Local Governments. Environmental Law Institute, Washington, D.C.

LOCAL REGULATIONS

COUNTY OF SACRAMENTO GENERAL PLAN

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

NATIVE AND NON-NATIVE TREES

Native Oak Trees

The Sacramento County General Plan Conservation Element contains several policies aimed at preserving native trees within the County. These are:

- CO-137. Mitigate for the loss of native trees for road expansion and development consistent with General Plan policies and/or County Tree Preservation Ordinance.
- CO-138. Protect and preserve non-oak native trees along riparian areas if used by Swainson’s hawk, as well as landmark and native oak trees measuring a minimum of six (6) inches in diameter or 10 inches aggregate for multi-trunk trees at 4.5 feet above ground.

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

Non-Native Trees

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

- CO-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 shall be calculated using the 15-year shade cover values for tree species.
- CO-146. If new tree canopy cannot be created on-site to mitigate for the nonnative tree canopy removed for new development, project proponents (including public agencies) shall contribute to the Greenprint funding in an amount proportional to the tree canopy of the specific project.

- CO-147. Increase the number of trees planted within residential lots and within new and existing parking lots.
- EJ-23. The County will achieve equitable tree canopy in EJ communities. (Note: This policy requires an extra 25 percent tree replacement within the same EJ community as the impact).

SOUTH SACRAMENTO COUNTY HABITAT CONSERVATION PLAN (SSHCP)

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

The SSHCP covers 28 different species of plants and wildlife, including 10 that are state and/or federally listed as threatened or endangered. The SSHCP has been developed as a collaborative effort to streamline permitting and protect covered species habitat. The project must comply with all SSHCP requirements including SSHCP avoidance and minimization measures (AMMs) and fees related to the conversion of existing SSHCP cover types.

Projects that are considered covered activities within the SSHCP UDA are required to comply with the provision of the SSHCP. Additionally, these projects are required to obtain an SSHCP Authorization from the County Environmental Coordinator, comply with all applicable avoidance and minimization measures, and pay landcover type impacts fees as applicable.

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?*

The project parcel is not located within any sensitive natural community of the County, State, or Federal agency, including but not limited to an Ecological Preserve, or U.S. Fish and Wildlife Service (USFWS) Recovery Plan boundaries. However, the subject property is located within the SSHCP UDA and contains a Valley Grassland SSHCP cover type. The presence of this cover type includes modeled habitat for a number of SSHCP covered animal species. However, reviewing biological consultants found that the small size of the habitat and the disturbed nature of the site and surrounding parcels provides no reasonable likelihood that any of the SSHCP covered species would occupy the site or use the site to any significant degree. The western burrowing owl is highly unlikely to occur in the study area due to the small size of the project area, its proximity to urban activity and the lack of burrows. Additionally, the site contains minimal nesting habitat for the Swainson's Hawk and the ferruginous hawk is a winter visitor that does not regularly nest in California. Although the project area may provide marginal foraging habitat for these two (2) species, because the project occurs in a highly disturbed urban area, neither raptor species would inhabit the site.

Although only minimal nesting habitat is present on site and the potential for direct take of special status species is unlikely, the project will result in the conversion of SSHCP Valley Grassland cover type. This conversion requires an SSHCP authorization from the Environmental Coordinator to account for the loss of habitat and the payment of fees to account for the loss of on-site Valley Grassland. With the SSHCP authorization, project development will also have to comply with all applicable avoidance and minimization measures. Mitigation Measure BIO-1 has been included requiring that the project proponent participate in the SSHCP and comply with all appropriate AMMs.

NESTING BIRDS OF PREY

The project site is an isolated property located in an urbanized area of the County surrounded by residential development and institutional uses. Trees on-site and adjacent to the subject property are generally smaller, scattered trees typical of developed residential communities. Given the size and disposition of trees in the project vicinity, it is unlikely that suitable habitat for nesting raptors exists near the project site. Additionally, the western burrowing owl is highly unlikely to occur in the study area due to the small size of the project area, its proximity to urban activity and the lack of burrows.

CONCLUSION

With a SSHCP Authorization, and adherence to the recommended raptor nest protection mitigation measure the project would not have a substantially adverse affect on special status species. Therefore, the project would result in an ***equal or less severe 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?*

No riparian habitat was identified on the project parcel. As a result, no potential impacts to special-status species or other sensitive biological resources reliant on riparian habitat were identified because of the proposed project. Modeled habitat for Valley Grassland is present on the project site for several covered animal species. See item C below as it relates to wetlands and waters. The project proponent will be required to obtain an SSHCP Authorization and comply with all applicable SSHCP AMMs. Therefore, the project as proposed would not have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service. The project would result in an ***equal or less severe 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 project parcel has been previously graded and the biological resources assessment did not identify waters onsite. However, upon a site visit by County staff, wetland indicators were present within the low lying areas previously graded for roadways, suggesting historical presence of wetlands, and wetlands that have re-established in the ten plus years since previous grading activities. Up to one acre of wetlands are present on the project site, that may be classified as vernal pools per the SSHCP. Mitigation has been included that requires obtaining authorization through the SSHCP prior to ground disturbance and payment of

landcover mitigation fees, including for waters onsite (measure BIO-1). Prior to final authorization, a verified wetland delineation will be required to define the exact acreage of waters onsite. Therefore, with respect to wetlands and waters, the project would result in an **equal or less severe 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 project parcel is a mostly vacant parcel surrounded by urban development. The fragmented nature of the project parcel's habitat area has resulted in no available migratory wildlife corridors for fish or other wildlife species. There are no established native resident or migratory wildlife corridors present which the project would impact. The project parcel does contain minimal nesting habitat for common urban-adapted avian species which may be protected by the Migratory Bird Treaty Act. The project would be required to implement Mitigation Measure BIO-1 for nesting and roosting avian species. With adherence to nesting and roosting bird survey measure, the project would result in an **equal or less severe impact**.

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

The project parcel contains non-native ornamental and native trees typical of the surrounding area. A tree inventory was provided and is included within Appendix B. The arborist report identified a total of 18 trees for removal, including two (2) California Sycamore trees. Upon a site visit by County staff, it was verified that one California Sycamore was no longer present on the site.

Table GPC-8: Tree Inventory and Condition

Tree Number	Diameter at Breast Height (inches)	Stems	Common Name	Canopy Radius (feet)	Critical Root Zone (Radius in Feet)	Condition	Protected (Y/N)	Removal Required (Y/N)
1	6	1	Callery Pear	6	6	Poor	N	Y
2	7	1	Callery Pear	6	7	Poor	N	Y
3	4, 3, 3	3	Chinese Pistache	5	7	Poor	N	Y
4	7, 4, 4	3	Coast Live Oak	8	11	Fair	N	Y
5	20	1	White Mulberry	15	20	Poor	N	Y
6	19	1	White Mulberry	16	19	Fair	N	Y
7	13	1	White Mulberry	12	13	Fair	N	Y
8	6	1	California Sycamore	5	6	Poor	Y	Y

Tree Number	Diameter at Breast Height (inches)	Stems	Common Name	Canopy Radius (feet)	Critical Root Zone (Radius in Feet)	Condition	Protected (Y/N)	Removal Required (Y/N)
9	6	1	California Sycamore	5	6	Removed	N	N
10	10	1	Trident Maple	12	10	Good	N	N
11	12	1	Trident Maple	12	12	Good	N	N
12	7	1	Tallow Tree	7	7	Fair	N	Y
13	5	1	Tallow Tree	6	5	Fair	N	Y
14	5, 5	2	Siberian Elm	7	10	Poor	N	Y
15	7, 5	2	Siberian Elm	6	12	Poor	N	Y
16	7, 6	1	Siberian Elm	5	13	Poor	N	Y
17	7, 6, 7, 7	4	Chinese Pistache	8	14	Poor	N	Y
18	24	1	White Mulberry	17	24	Poor	N	Y
19	23	1	White Mulberry	18	23	Poor	N	N
20	11	1	Modesto Ash	8	11	Poor	N	Y
21	7	1	Pine	4	7	Dead	N	Y

Pursuant to General Plan Policy CO-137, inch for inch in-kind replacement planting is required for the removal of native trees. The arborist report identified two (2) California Sycamore trees, which are native trees. One (1) of the California Sycamore trees (Tree #8) is in poor condition and would not require replacement. The other California Sycamore tree (Tree #9) was no longer present when County staff visited the site. The remaining trees to be removed are not native trees, and therefore are not subject to General Plan Policy CO-137. The project will result in an **equal or less severe impact**.

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

During the tree inventory, a total of 16 non-native trees were identified onsite and an additional three (3) non-native trees were identified offsite adjacent to the subject property. The offsite trees will not be removed for the project; however, the 16 onsite non-native trees were identified for removal (**Table GPC-8**).

Pursuant to General Plan Policy CO-145, the project proponent must mitigate for the loss of non-native tree canopy. The project site is within the South Sacramento Environmental Justice Community overlay which required an extra 25% tree replacement to compensate for non-native tree canopy removed in the South Sacramento community.

Trees with severe decline or canopy loss are not included in the calculations since they do not provide substantial urban benefits. Therefore, trees that are identified as dead or are in poor health are not included in the mitigation tallies. Of the 16 non-native trees slated for removal, a total of 11 are either dead or in poor health. Removing the trees which are either dead or in poor health from the tally provides a total of five (5) non-native trees which would require mitigation of tree canopy loss. The total canopy loss of the five (5) non-native trees which are healthy enough for retention would include 1,723 square feet of canopy area. Compensation for the loss of canopy required, including the additional 25% based on implementation of measures identified in the Environmental Justice Element of the General Plan, totals 2,154 square feet.

Although five non-native trees will be removed, requiring 2,154 square feet of canopy replacement, the project will include tree plantings consistent with Section 5.2.4.C of the Zoning Code which requires small lot developments to provide one tree per lot in common open space or landscaped areas. The resulting 66 trees (one per lot) to be planted will exceed the canopy replacement requirement. Therefore the project will result in an **equal or less severe 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?*

As discussed above, the project site is within the SSHCP and there would 12.6 acres of Valley Grassland impacted by the proposed project which would require the issuance of an SSCHP Authorization and adherence to applicable SSHCP AMMs.

Compliance with the SSHCP will ensure that impacts to covered species and their habitat will be less than significant. The mitigation contained in this document has been structured so that the required mitigation is consistent with the adopted SSHCP mitigation and monitoring protocols.

The applicant will be required to obtain a signed SSHCP authorization form from the Environmental Coordinator for impacts to terrestrial habitat. Mitigation is included to ensure that the project will comply with the requirements of the SSHCP, including adherence to the AMMs, as well as payment of any applicable fees to support the overall SSHCP Conservation Strategy. There are no other conservation plans or other approved local, regional, or state habitat conservation plans governing the project parcel or surrounding area. Therefore, the project would result in an **equal or less severe impact**.

ENVIRONMENTAL MITIGATION MEASURES

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

BIO-1: PARTICIPATION IN THE SSHCP

To compensate for potential impacts to approximately 11.6 acres of Valley Grassland SSHCP landcover and approximately one acre wetland (vernal pool) SSHCP landcover, the applicant shall obtain authorization through the SSHCP and conform with all applicable Avoidance and Minimization Measures (AMMs), as well as payment of fees necessary to mitigate for impacts to species and habitat prior to construction. Final acreages are subject to verification through the SSHCP authorization process.

BIO-2: PRECONSTRUCTION SURVEYS FOR MIGRATORY NESTING BIRDS

To avoid impact 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 1st and August 31st, a survey for active migratory bird nests will be conducted no more than 14 days prior to construction by a qualified biologist.
2. Trees slated for removal will be removed during the period of September through January, in order to avoid the nesting season. Any trees that are 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.

VI. CULTURAL RESOURCES

	New Significant Impact	Substantial Increase in Severity of Impact	Equal or Less Severity of Impact
Would the project:			
a. Cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Disturb any human remains, including those interred outside of dedicated cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

ENVIRONMENTAL SETTING

The project area is situated in an urbanized area consisting primarily of single-family residences and institutional uses (Florin High School) which was largely built out in the late 1980's to the early 1990's. The project parcel is a mostly undeveloped vacant lot that contains small-to-medium tall grasses and weeds. Strawberry Creek is located approximately 0.4 miles south of the project area. A North Central Information Center Record Search was completed for this project on October 13, 2021. The record search evaluated California Historic Resources Information

Systems maps for cultural resource site records and survey reports in Sacramento County within a ¼ mile radius of the project area. Record search review concluded that no cultural resources are known within the project site.

IMPACT DISCUSSION

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

A North Central Information Center (NCIC) record search report dated October 13, 2021, determined that no previously recorded historic-period cultural resources are located within a quarter mile of the project parcel and there is a low potential for locating historic-period cultural resources on the site. Additionally, the record search concluded that the existing home on site that will be demolished does not possess distinctive architectural features qualifying for additional evaluation. Therefore, the project is not expected to result in a substantial adverse change in the significance of a historical resource and the project would result in an **equal or less severe impact**.

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

According to the records search, there are no previous records of archaeological resources within a quarter mile of the project area. Based on the records search, the project area is considered to have low sensitivity for the presence of unidentified prehistoric or historic archaeological resources. Therefore, ground-disturbing activities are not anticipated to adversely affect any known or unknown cultural resources within the project area. Although the likelihood of a historical resource discovery is low, there is a potential for the discovery of historic resources whenever there is ground disturbance. Mitigation measure CR-1 is recommended in the event unanticipated discoveries are encountered. Therefore, the project would result in an **equal or less severe impact**.

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

The project parcel has not been used as a cemetery and there are no known burial sites located within or adjacent to the project parcel. The likelihood of human remains being found is low, but there is a potential for the discovery of human remains whenever there is ground disturbance. Mitigation Measure CR-1 is recommended in the event unanticipated discoveries are encountered. Therefore, the project would result in an **equal or less severe impact**.

ENVIRONMENTAL MITIGATION MEASURES

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

CR-1: INADVERTENT DISCOVERY OF CULTURAL RESOURCES

In the event that human remains are discovered in any location other than a dedicated cemetery, work shall be halted, and the County Coroner contacted. For all other potential tribal cultural resources [TCRs], archaeological, or cultural resources discovered during project's ground

disturbing activities, work shall be halted until a qualified archaeologist and/or tribal representative may evaluate the resource.

1. Unanticipated human remains. Pursuant to Sections 5097.97 and 5097.98 of the State Public Resources Code, and Section 7050.5 of the State Health and Safety Code, if a human bone or bone of unknown origin is found during construction, all work is to stop, and the County Coroner and the Planning and Environmental Review shall be immediately notified. If the remains are determined to be Native American, the coroner shall notify the Native American Heritage Commission within 24 hours, and the Native American Heritage Commission shall identify the person or persons it believes to be the most likely descendent from the deceased Native American. The most likely descendent may make recommendations to the landowner or the person responsible for the excavation work, for means of treating or disposition of, with appropriate dignity, the human remains and any associated grave goods.
2. Unanticipated cultural resources. In the event of an inadvertent discovery of cultural resources (excluding human remains) during construction, all work must halt within a 100-foot radius of the discovery. A qualified professional archaeologist, meeting the Secretary of the Interior's Professional Qualification Standards for prehistoric and historic archaeology, shall be retained at the Applicant's expense to evaluate the significance of the find. If it is determined due to the types of deposits discovered that a Native American monitor is required, the Guidelines for Monitors/Consultants of Native American Cultural, Religious, and Burial Sites as established by the Native American Heritage Commission shall be followed, and the monitor shall be retained at the Applicant's expense.
 - a. Work cannot continue within the 100-foot radius of the discovery site until the archaeologist and/or tribal monitor conducts sufficient research and data collection to make a determination that the resource is either 1) not cultural in origin; or 2) not potentially eligible for listing on the National Register of Historic Places or California Register of Historical Resources.
 - b. If a potentially eligible resource is encountered, then the archaeologist and/or tribal monitor, Planning and Environmental Review staff, and project proponent shall arrange for either 1) total avoidance of the resource, if possible; or 2) test excavations or total data recovery as mitigation. The determination shall be formally documented in writing and submitted to the County Environmental Coordinator as verification that the provisions of CEQA for managing unanticipated discoveries have been met.

VII. ENERGY

Would the project:	New Significant Impact	Substantial Increase in Severity of Impact	Equal or Less Severity of Impact
a. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

ENVIRONMENTAL SETTING

The Sacramento Municipal Utility District (SMUD) is the primary provider of electric service in the planning area. Pacific Gas and Electric Company (PG&E) provides natural gas to customers in the South Sacramento community.

Energy use during construction is temporary and typically includes the consumption of fossil fuels, electricity, and natural gas for the operation of construction equipment and vehicles. Operational energy use for residential projects is typically in the form of fossil fuels for vehicular trips and electricity for the operation of indoor facilities and exterior lighting.

REGULATORY SETTING

The California Building Standards Code, Title 24, applies to all building occupancies, and related features and equipment, throughout California. The California Green Building Standards Code (CALGreen Code) is a subsection of Title 24 which mandates green building standard code for all buildings within the State.

Section 2449 of the California Code of Regulations, Title 13, Chapter 9, Article 4.8 requires minimizing non-essential idling of construction equipment during construction. This requirement applies to all construction activities.

IMPACT DISCUSSION

- a. *Would the project result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?*

Short-Term Construction

The use of energy resources by construction equipment and vehicles would fluctuate according to the phase of construction and would be temporary. Upon completion of the project, all construction activities would cease. Contractors would comply with Section 2449 of the California Code of Regulations, Title 13, Chapter 9, Article 4.8, which requires minimizing non-essential idling of construction equipment during construction. Compliance with Section 2449 would limit wasteful and unnecessary energy consumption. Construction would require the use of nonrenewable construction material, such as concrete, metals, and plastics. Nonrenewable resources and energy would also be consumed during the manufacturing and transportation, and construction of the project facility itself. The scope of construction activities is minimal with removal activities occurring in short periods. Large amounts of energy would not be expended, and all construction vehicles would comply with federal and State standards for on- and off-road vehicles (e.g., emission standards set by the California Air Resources Board [CARB]), meaning wasteful usage of energy would not occur. Therefore, the project would result in an **equal or less severe impact**.

Operational Electricity Use

Implementation of the proposed subdivision map would result in the addition of 65 new homes (and the replacement of one (1) existing home) in the area which would increase electricity use. The typical energy use of single-family homes is not considered wasteful or unnecessary consumption of energy resources. Further, the California Green Building Code (CALGreen

Code) is a subsection of Title 24 which mandates new development to meet current energy standards. Therefore, the project would result in an **equal or less severe impact**.

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

Construction activities for the proposed project would use equipment and vehicles that are in compliance with federal and state standards for fuel efficiency. The project will comply with Title 24, Green Building Code, for all project efficiency requirements. Therefore, the project would result in an **equal or less severe impact**.

ENVIRONMENTAL MITIGATION MEASURES

None recommended.

VIII. GEOLOGY AND SOILS

Would the project:	New Significant Impact	Substantial Increase in Severity of Impact	Equal or Less Severity of Impact
a. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:			
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map, issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii. Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii. Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv. Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

disposal systems where sewers are not available for the disposal of wastewater?			
f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

ENVIRONMENTAL SETTING

REGIONAL GEOLOGY

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

TOPOGRAPHY

The project area is on the broad, flat alluvial plain in the Sacramento Valley of the Great Valley. The topography of the site is relatively flat with an average elevation of 40 feet above mean sea level (msl).

SEISMIC HAZARDS

FAULTS AND SEISMICITY

There are no active or potentially active faults in the vicinity of the project area. The closest Alquist-Priolo Earthquake Fault Zone is located approximately 55 miles southwest of the project area, known as the Green Valley Fault (California Department of Conservation, 2022). According to the Safety Element Background of the Sacramento County General Plan, there are two (2) fault zones to the east and west of the County. The Midland Fault Zone is approximately 27 miles southwest and the Bear Mountain Fault Zone is approximately 25 miles east of the project area. The closest active fault to the project area is the Dunnigan Hills Fault, approximately 24 miles northwest.

GROUND SHAKING

Ground shaking is the result of faulting and is the primary cause of earthquake damage to manmade structures. The California Geological Survey (CGS) has prepared a statewide map showing the expected intensity of ground shaking from potential future earthquakes. The map indicates that the project site is within an area classified as Intensity VIII (severe shaking potential) on the Modified Mercalli Intensity scale (California Geological Survey, 2025).

LIQUEFACTION AND LANDSLIDES

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

SOILS

According to the Natural Resources Conservation Service's (NRCS) Web Soil Survey, the project area is underlain with the following soil types: San Joaquin Galt Complex leveled, zero (0) to one (1) percent slopes and San Joaquin Silt Loam leveled, zero (0) to one (1) percent slopes.

PALEONTOLOGICAL RESOURCES

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

The project area includes developed single-family residential properties, institutional uses (Florin High School), and existing roadways. Additionally, the subject property has been subject to past grading activities and includes large areas of fill material. Therefore, the majority of near surface deposits are likely comprised of Holocene-age artificial fill material. Based on the geologic mapping, the artificial fill is underlain by deposits of Pleistocene-age Riverbank Formation, with sediments deposited approximately 130,000 – 450,000 before present (B.P.). Riverbank formation consists of weathered reddish gravel, sand, and silt comprising older alluvial fans and terraces of major rivers and streams in the Sacramento Valley. According to a search of the University of California Museum of Paleontology, Online Database (University of California Museum of Paleontology, 2024) there are 13 paleontological records for Sacramento County, with six (6) of them from the Riverbank Formation. Therefore, the Riverbank Formation is considered a high sensitivity for paleontological resources.

IMPACT DISCUSSION

- a. *Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:*
 - i. *Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map, issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.*

The project area is not within or adjacent to a fault zone under the Alquist-Priolo Earthquake Fault Zone Act. As described above, the nearest fault zone on the Alquist-Priolo Earthquake Fault Zoning Map is the Green Valley Fault, approximately 55 miles southwest of the project area. Therefore, implementation of the project would not directly or indirectly cause potential substantial adverse effects involving the rupture of a known fault as delineated on the most recent Alquist-Priolo Fault Zone Map. Additionally, the Uniform Building Code contains applicable construction regulations for earthquake safety. Therefore, the project would result in an **equal or less severe impact**.

- ii. *Strong seismic ground shaking?*

The closest active fault to the project area is the Dunnigan Hills Fault, approximately 24 miles to the northwest. The intensity of ground shaking is dependent on the proximity to the epicenter of the site, the magnitude of the earthquake, and site soil conditions. Although there are no known active earthquake faults in the project area, the site could be

subject to some ground shaking from regional faults. The CBC contains applicable construction regulations for earthquake safety that will ensure impacts are minimized. Therefore, the project would result in an **equal or less severe impact**.

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

Liquefaction happens when ground shaking causes water-saturated, loosely packed soils to lose strength and take on the characteristics of a fluid. Factors contributing to liquefaction include soil type, depth to groundwater, and level and duration of ground shaking. The project area is not within a liquefaction hazard zone, therefore, the project would result in an **equal or less severe impact**.

iv. *Landslides?*

The project area is relatively flat, with existing roads and surrounding rural residential infrastructure. Additionally, the California Department of Conservation's Earthquake Hazards Zone Application indicates that the project area is not located in a landslide hazard zone (California Department of Conservation, 2022). Therefore, the project would result in an **equal or less severe impact**.

b. *Would the project result in substantial soil erosion or the loss of topsoil?*

Construction activities such as site clearing and grubbing, earthmoving activities, and excavation would result in soil disturbance, temporarily exposing soils to wind and water erosion. During construction, the contractor would be required to comply with all applicable provisions and requirements of the County's Land Grading and Erosion Control Ordinance (Municipal Code Chapter 16.44). Additionally, since the implementation of the project would disturb more than one (1) acre of land, a project specific Stormwater Pollution Prevention Plan (SWPPP) would be required. The SWPPP would include best management practices (BMPs) and erosion control measures to be implemented during construction activities. Therefore, construction of the project would not result in substantial soil erosion, the project would result in an **equal or less severe impact**.

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

The potential for landslides and liquefaction is minimal due to the project parcel's flat area and the depth of the groundwater table. The project would be required to conform to the most recent California Building Code (CBC). Conformance to the CBC, standard engineering practices, and design criteria would reduce the potential for substantial risks as a result of unstable soils. Therefore, the project would result in an **equal or less severe impact**.

d. *Would the project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?*

The project site includes two (2) dominant soil types: San Joaquin-Galt Complex, which makes up 9.3 acres of the project site, and San Joaquin silt loam, which makes up 5.8 acres of the project site. Per the United States Department of Agriculture's Web Soil Survey, both of the soil types existing on the project site have a linear extensibility rating of 2.4 percent. Soils with a linear extensibility between zero (0) and three (3) percent have a low shrink-swell potential.

Therefore, the project site does not contain soils known to be expansive. Therefore, the project would result in an **equal or less severe impact**.

- e. *Would the project have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?*

The project will connect into the existing SacSewer sanitation system and there would be no development of onsite wastewater disposal systems. Therefore, the project would result in an **equal or less severe impact**.

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

The project site is underlain by the Riverbank Formation, which is known to contain paleontological resource sites. However, typical residential construction excavates to 6-8 feet. Most recovered paleontological resources are found much deeper (20 feet or more below ground). It is unlikely that paleontological resources would be uncovered. Therefore, the project would result in an **equal or less severe impact**.

ENVIRONMENTAL MITIGATION MEASURES

None Recommended.

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

ENVIRONMENTAL SETTING

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

The Global Warming Potential (GWP) of GHGs compares the ability of each GHG to trap heat in the atmosphere relative to another gas. GWP is based on several factors, including the relative effectiveness of a gas to absorb infrared radiation and the length of time the gas remains in the

atmosphere (its “atmospheric lifetime”). The GWP of each gas is measured relative to CO₂. Therefore, CO₂ has a GWP of one (1). GHGs with lower emissions rates than CO₂ may still contribute to climate change because they are more effective at absorbing outgoing infrared radiation than CO₂ (i.e., high GWP). For example, N₂O has a GWP of 273, meaning that one (1) ton of N₂O has the same contribution to the greenhouse effect as approximately 273 tons of CO₂. The concept of CO₂ equivalence (CO_{2e}) is used to account for the different GWP potentials of GHGs. GHG emissions are typically measured in terms of pounds or tons of CO_{2e} and are often expressed in metric tons (MT) CO_{2e}.

REGULATORY SETTING

STATE OF CALIFORNIA

California has adopted statewide legislation addressing various aspects of climate change and GHG emissions mitigation. Much of this establishes a broad framework for the State’s long-term GHG reduction and climate change adaptation program. Of particular importance is AB 32, which establishes a statewide goal to reduce GHG emissions back to 1990 levels by 2020, and Senate Bill (SB) 375 supports AB 32 through coordinated transportation and land use planning with the goal of more sustainable communities. SB 32 extends the State’s GHG policies and establishes a near-term GHG reduction goal of 40% below 1990 emissions levels by 2030. Executive Order (EO) S-03-05 identifies a longer-term goal for 2050.³

SACRAMENTO METROPOLITAN AQMD

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

SACRAMENTO COUNTY CLIMATE ACTION PLAN

The County’s Climate Action Plan (CAP), adopted by the Board of Supervisors in November 2024, is a comprehensive, multi objective plan that balances environmental, economic, and community interests for the reduction of GHG emissions. Strategies and measures have been identified in the CAP to meet California’s 2020 and 2045 GHG reduction targets. Each measure is supported by implementing actions to reduce GHG emissions generated from current and future activities within the unincorporated areas of the County, including existing County facilities and operations. Upon implementation of the CAP, projects being proposed in unincorporated areas of the County would need to demonstrate compliance with applicable measures and actions.

THRESHOLDS OF SIGNIFICANCE

Addressing GHG generation impacts requires an agency to make a determination as to what constitutes a significant impact. The Governor’s Office of Land Use and Climate Innovation

³ EO S-03-05 has set forth a reduction target to reduce GHG emissions by 80 percent below 1990 levels by 2050. This target has not been legislatively adopted.

(previously Planning and Research (OPR)) Guidance does not include a quantitative threshold of significance to use for assessing a proposed development's GHG emissions under CEQA. Moreover, CARB has not established such a threshold or recommended a method for setting a threshold for proposed development-level analysis.

In April 2020, SMAQMD adopted an update to their land development project operational GHG threshold, which requires a project to demonstrate consistency with CARB's 2017 Climate Change Scoping Plan. The Sacramento County Board of Supervisors adopted the updated GHG threshold in December 2020 (**Table GPC-9**). SMAQMD's technical support document, "Greenhouse Gas Thresholds for Sacramento County", identifies operational measures that should be applied to a project to demonstrate consistency.

All projects must implement Tier 1 Best Management Practices to demonstrate consistency with the Climate Change Scoping Plan. After implementation of Tier 1 Best Management Practices, project emissions are compared to the operational land use screening levels table (equivalent to 1,100 metric tons of CO_{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 Best Management Practices, the project will result in a less than cumulatively considerable contribution and has no further action. Tier 1 Best Management Practices include:

- BMP 1 – no natural gas: projects shall be designed and constructed without natural gas infrastructure.
- BMP 2 – electric vehicle (EV) ready: projects shall meet the current CalGreen Tier 2 standards.
 - EV Capable requires the installation of "raceway" (the enclosed conduit that forms the physical pathway for electrical wiring to protect it from damage) and adequate panel capacity to accommodate future installation of a dedicated branch circuit and charging station(s)
 - EV Ready requires all EV Capable improvements plus installation of dedicated branch circuit(s) (electrical pre-wiring), circuit breakers, and other electrical components, including a receptacle (240-volt outlet) or blank cover needed to support future installation of one (1) or more charging stations.

Projects that implement BMP 1 and BMP 2 can utilize the threshold criteria for operation emissions outlined in **Table GPC-9**. Projects that do not exceed 1,100 metric tons per year are then screened out of further requirements. For projects that exceed 1,100 metric tons per year, then compliance with BMP 3 is also required:

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

SMAQMD's GHG construction and operational emissions thresholds for Sacramento County are shown in **Table GPC-9**.

Table GPC-9: SMAQMD Thresholds of Significance for Greenhouse Gases

Land Development and Construction Projects		
	Construction Phase	Operational Phase
Greenhouse Gas as CO ₂ e	1,100 metric tons per year	1,100 metric tons per year
Stationary Source Only		
	Construction Phase	Operational Phase
Greenhouse Gas as CO ₂ e	1,100 metric tons per year	10,000 metric tons per year

IMPACT DISCUSSION

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

Construction-Generated Greenhouse Gas Emissions

GHG emissions associated with the project would occur over the short term from construction activities, consisting primarily of emissions from equipment exhaust. Project construction emissions were estimated for the project using CalEEMod. The project's estimated unmitigated CO₂e emissions would be well below the 1,100 MT SMAQMD threshold for construction activities. (Table GPC-10). Therefore, the project would result in an **equal or less severe impact**.

Table GPC-10: Construction Related Greenhouse Gas Emissions

CalEEMod Emissions	CO ₂ e (Metric Tons/Year)
Annual Max	336
SMAQMD Construction Threshold	1,100
Exceed SMAQMD Threshold?	No

Operational Phase Greenhouse Gas Emissions

The project will implement BMP 1 and BMP 2 in its entirety. As such, the project can be compared to the SMAQMD operational threshold table. According to CalEEMod modeling, the operational emissions associated with the project are less than 1,100 MT of CO₂e per year (Table GPC-11). Mitigation measure GHG-1 has been included such that the project will implement BMP 1 and BMP 2. Therefore, the project would result in an **equal or less severe impact**.

Table GPC-11: Operational Related Greenhouse Gas Emissions

CalEEMod Emissions	CO ₂ e Emissions (Metric Tons/Year)
Annual Max	1,089
SMAQMD Operational Threshold	1,100

Exceed SMAQMD Threshold?	No
---------------------------------	-----------

Notes: Emission projections are predominately based on the land use mix identified in Section 1.0 of this report and traffic trip generation rates from Fehr & Peers (2024). SMAQMD Tier 1 BMP 1, which requires that all development be designed and constructed without natural gas infrastructure, is included in the modeling calculations per mitigation measure GHG-1.

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

The project includes the division of the property into 66 residential parcels and the subsequent development of 65 new primary single-family residences and the replacement of one residential unit. Both the construction-generated and operational phase greenhouse gas emissions would be less than significant with mitigation. The project would be consistent with applicable air quality plans, including the adopted Sacramento County 2024 Climate Action Plan. Therefore, implementation of the project would not conflict with applicable plans, policies, or regulations for reducing GHG emissions. Therefore, the project would result in an **equal or less severe impact**.

ENVIRONMENTAL MITIGATION MEASURES

MITIGATION MEASURE GHG-1: GREENHOUSE GASES

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

1. Tier 1: Best Management Practices (BMP) Required for all Projects
 - BMP 1: No natural gas: Projects shall be designed and constructed without natural gas infrastructure.
 - BMP 2: Electric vehicle ready: Projects shall meet the current CalGreen Tier 2 standards, except all EV Capable spaces shall instead be EV ready.
 - EV Capable requires the installation of “raceway” (the enclosed conduit that forms the physical pathway for electrical wiring to protect it from damage) and adequate panel capacity to accommodate future installation of a dedicated branch circuit and charging station(s).
 - EV Ready requires all EV Capable improvements plus installation of dedicated branch circuit(s) (electrical pre-wiring), circuit breakers, and other electrical components, including a receptacle (240-volt outlet) or blank cover needed to support future installation of one (1) 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.

X. 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code § 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

REGULATORY SETTING

STATE OF CALIFORNIA

In the State of California, Section 65962.5 of the Government Code requires that the California Department of Toxic Substances Control (DTSC), the California Department of Public Health, and the State Water Resources Control Board (SWRCB) compile lists of all hazardous waste facilities subject to corrective action, sites included in the Abandoned Site Assessment Program, drinking water wells that contain detectable levels of organic contaminants, underground storage tanks with unauthorized releases, and solid waste disposal sites, cleanup sites, and the like. Locations of potential toxic substances and contamination in California are identified by the DTSC and the SWRCB.

Exposure to and containment of lead is regulated by Cal EPA's DTSC and the California Code of Regulations Title 8 and Title 22. As stipulated by the law, workers are required to be informed about the potential exposure to lead and that employers must have a Lead Compliance Plan in place that provides a protocol for worker safety, transport, and disposal of the hazardous material.

SACRAMENTO COUNTY ENVIRONMENTAL MANAGEMENT DEPARTMENT

The Hazardous Materials Division of the Sacramento County Environmental Management Department (EMD) has been designated by the California Environmental Protection Agency (CalEPA) as the Certified Unified Program Agency (CUPA) for Sacramento County. As the CUPA, the Environmental Compliance Division is responsible for the implementation of six (6) statewide environmental programs for Sacramento County. Program implementation involves permitting and inspection of regulated facilities, providing educational guidance and notice of changing requirements stipulated in State or Federal laws and regulations, investigations of complaints regarding spills or unauthorized releases and administrative enforcement actions levied against facilities that have violated applicable laws and regulations.

SACRAMENTO METROPOLITAN AQMD

The Sacramento Metropolitan Air Quality Management District administers and asbestos removal program under Rule 902. Rule 902 requires a thorough inspection for the presence of asbestos prior to the start of all renovations and/or demolition of any institutional, commercial, public, industrial or residential structure.

ENVIRONMENTAL SETTING

The project area is in an urban setting on the northwest corner of the intersection of Cottonwood Lane and Stevenson Avenue, which is within the South Sacramento Community of unincorporated Sacramento County. The site is surrounded by single-family residences to the west, south, and east and the Florin High School is located to the north.

A review of publicly available databases was conducted for the project to determine if any known hazardous waste sites are within the project area. The databases included EnviroStor maintained by the California Department of Toxic Substances Control (DTSC) (Department of Toxic Substances Control, 2024) and GeoTracker maintained by the State Water Resources Control Board (SWRCB) (State Water Resources Control Board, 2024). Additionally, a search of the U.S. Environmental Protection Agency's (EPA) National Priorities List (Superfund) database was completed (U.S. Environmental Protection Agency, 2024). According to the DTSC, SWRCB and EPA databases, the project site is not identified as a hazardous materials cleanup site, nor are there any hazardous materials cleanup sites located adjacent to the project site.

IMPACT DISCUSSION

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

Construction of the proposed project would not create significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials. Construction activities would include the use of hazardous materials typical of construction (i.e., fuel and lubricants for construction equipment). These materials are not considered

acutely hazardous. All handling, storage, and disposal of these materials are regulated by the California Department of Toxic Substances Control, USEPA, and the Sacramento Metropolitan Fire District. Construction of the proposed project would also involve the excavation and transport of demolished materials (e.g., asphalt and concrete). The transport and disposal of construction-related hazardous materials would comply with applicable health and safety laws and regulations. Therefore, construction activities would not create a substantial hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials. Therefore, the project would result in an **equal or less severe 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?*

The project site is mostly vacant but does contain two (2) single-family residential units. One (1) home will remain onsite within the proposed remainder lot while the other home, within proposed parcel 17, will be removed and replaced. The proposed project would allow for the development of single-family residences on parcels similar to residential parcels in the surrounding area. Single-family residential occupancy would not create a significant hazard involving the release of hazardous materials into the environment.

Asbestos

The project will result in the demolition of a single-family home that was constructed in the 1960's. This home has the potential to include asbestos containing materials that may become friable during demolition. However, the project will be required to comply with SMAQMD rule 902 (asbestos) which will require an investigation for asbestos and appropriate handling and remediation activities. Therefore, the project would result in an **equal or less severe impact**.

Lead Based Paint

The project will result in the demolition of a single-family home that was constructed in the 1960's. The renovation or demolition of existing structures constructed prior to 1978 can pose an exposure risk of workers to lead-based paint if the paint were chipped away and then accidentally ingested, or if the paint became an airborne dust and was inhaled. Also, lead can deposit on exposed soil, which can then be tracked into a structure. Exposure to and containment of lead is regulated by Cal EPA's DTSC and the California Code of Regulations Title 8 and Title 22. As stipulated by the law, workers are required to be informed about the potential exposure to lead and that employers must have a Lead Compliance Plan in place that provides a protocol for worker safety, transport, and disposal of the hazardous material. Therefore, the project would result in an **equal or less severe 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 project site is located adjacent to Florin High School, which is a sensitive receptor. Single-family residential uses are not known as a use which emits hazardous emissions or handles hazardous or acutely hazardous materials, substances or waste. Therefore, the project would result in an **equal or less severe 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 project area is not located on a site included on a list of hazardous materials sites compiled pursuant to Government Code §65962.5. Therefore, the project would result in an **equal or less severe impact**.

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

The project would result in the development of a new residential subdivision which would be required to comply with fire access requirements set forth by Sacramento Metropolitan Fire District. The project would not interfere with any known emergency response or evacuation plan; therefore, the project would result in an **equal or less severe 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 area is in an urban community and is not within or near a State Responsibility Area or a fire hazard severity zone (California Department of Forestry and Fire Protection, 2024). Implementation of the project would not directly or indirectly expose people or structures to a significant risk of loss, injury or death involving wildland fires. Therefore, the project would result in an **equal or less severe impact**.

ENVIRONMENTAL MITIGATION MEASURES

None recommended.

XI. 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

SURFACE WATER

REGIONAL HYDROLOGY

The project area is in an urbanized area of the South Sacramento community, within the Sacramento River Basin. The Sacramento River Basin encompasses approximately 27,000 square miles and is bounded by the Sierra Nevada to the east, Coast Ranges to the west, Cascade Range and Trinity Mountains to the north, and the Delta to the southeast. The project area is situated within the Unionhouse Creek watershed.

LOCAL HYDROLOGY

A level 2 drainage study was prepared for the project by Burrell Consulting Group, Inc. (Appendix C). According to the drainage study, the existing drainage system in the project area includes a 24-inch storm drain line under Stevenson Avenue and existing infrastructure within the adjacent subdivision to the west. The 24-inch storm drain under Stevenson Avenue terminates about halfway along the project parcel and it is apparent that the identified storm drain line was sized and located to serve the project parcel. While most of the project parcel drains south to Stevenson Avenue, there are two (2) other drainages existing for the project. Eight (8) of the proposed lots are designed to drain to the west into the Devon Place subdivision’s existing drainage infrastructure. There is also a small portion of the site in the northeast corner of the project where drainage will flow to the north into drainage infrastructure along Cottonwood Lane.

The drainage study concluded that the proposed street drainage pattern within the subdivision will be able to convey onsite flows to the existing drainage infrastructure and that there is capacity in the existing drainage system to receive flows from the project. Additionally, the drainage study concluded that the proposed storm water low impact development treatment meets the goals of the County storm water standards. DWR reviewed the drainage study and deemed it technically sufficient to outline the drainage infrastructure required to support the project.

FLOODING

According to the Federal Emergency Management Agency (FEMA) National Flood Hazard layer, the project area is within Zone X-500, which is an area of moderate-risk flooding with a 0.2% chance of flooding in a given year.

GROUNDWATER

SUSTAINABLE GROUNDWATER MANAGEMENT

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

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

GROUNDWATER QUALITY

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

REGULATORY SETTING

FEDERAL

CLEAN WATER ACT

The federal Clean Water Act and subsequent amendments, under the enforcement authority of the US Environmental Protection Agency (USEPA), was enacted “to restore and maintain the chemical, physical, and biological integrity of the Nation’s waters.” The purpose of the act is to protect and maintain the quality and integrity of the nation’s waters by requiring states to develop and implement state water plans and policies. The Clean Water Act also sets water quality standards for surface waters and established the National Pollutant Discharge Elimination System (NPDES) program to protect water quality, such as under Section 402, which outlines the NPDES program, including Section 402(p), which governs stormwater permitting. The Clean Water Act authorizes the USEPA to implement pollution control programs such as setting wastewater standards for industry. In California, implementation and enforcement of the act is conducted through the California SWRCB and the nine (9) Regional Water Quality Control Boards (RWQCBs).

NPDES PERMIT

Section 402 of the Clean Water Act contains the NPDES permit system, which regulates municipal and industrial point discharges to surface waters of the U.S. Each NPDES permit for point discharges contains limits on allowable concentrations of pollutants contained in discharges.

The NPDES program also regulates non-point source (i.e., stormwater) pollutants in discharges. Stormwater sources are diffuse and originate over a wide area rather than from a definable point. The goal of NPDES stormwater regulations is to improve the quality of stormwater discharged to receiving waters to the “maximum extent practicable” using structural and non-structural best management practices (BMPs). BMPs can include the development and implementation of various practices including educational measures (workshops informing the public of the impacts of household chemicals being dumped into storm drains), regulatory measures (local authority of drainage facility design), public policy measures, and structural measures (e.g., silt fences, straw wattle, grass swales, and detention ponds). The NPDES permits that apply to the project include the Construction General Permit, as described further below.

NATIONAL FLOOD INSURANCE PROGRAM

Under Executive Order 11988, FEMA is responsible for management of floodplain areas, defined as the lowland and relatively flat areas adjoining inland and coastal waters subject to a one (1) percent or greater chance of flooding in any given year (the 100-year floodplain). FEMA’s overall mission is to support citizens and first responders to ensure that the United States builds, sustains, and improves capabilities to prepare for, protect against, respond to, recover from, and mitigate all hazards. Regarding flooding, FEMA provides information, guidance, and regulation associated with flood prevention, mitigation, and response. Under Executive Order 11988, FEMA requires that local governments covered by the federal flood insurance program pass and enforce a floodplain management ordinance that specifies minimum requirements for any construction within the 100-year floodplain. Through its Flood Insurance and Mitigation Administration, FEMA manages the National Flood Insurance Program (NFIP), which includes flood insurance, floodplain management, and flood hazard mapping functions. FEMA determines flood elevations and floodplain boundaries and distributes the FIRM maps used in the NFIP. These maps identify the locations of special flood hazard areas, including 100-year floodplains.

Federal regulations governing development in a floodplain are set forth in Code of Federal Regulations Title 44, Part 60. Those regulations enable FEMA to require municipalities participating in the NFIP to adopt certain flood hazard reduction standards for construction and development in 100-year floodplains.

STATE

PORTER-COLOGNE WATER QUALITY CONTROL ACT

The Porter-Cologne Water Quality Control Act (Water Code Section 13000 et seq.) is the primary water quality control law in California. The Porter-Cologne Act established the SWRCB and divided the State into nine (9) regional basins, each overseen by a RWQCB. The nine (9) RWQCBs have the primary responsibility for the coordination and control of water quality within their respective jurisdictional boundaries. The Porter-Cologne Act requires the RWQCBs to establish water quality objectives while acknowledging that water quality may be changed to some degree without unreasonably affecting beneficial uses. Water quality objectives are limits or levels of water quality constituents or characteristics established for the purpose of protecting beneficial uses. Designated beneficial uses, together with the corresponding water quality objectives, also constitute water quality standards under the federal Clean Water Act. Therefore, the water quality objectives form the regulatory references for meeting State and federal requirements for water quality control. Designated beneficial uses for water bodies in the study area are described in the regional regulatory section (under Water Quality Control Plan [Basin Plan]).

NPDES CONSTRUCTION GENERAL PERMIT

Construction associated with projects that would disturb more than one (1) acre of land surface affecting the quality of stormwater discharges into waters of the U.S. are subject to the NPDES General Permit for Stormwater Discharges Associated with Construction and Land Disturbance Activities (Order 2022-0057-DWQ, NPDES No. CAS000002).

The Construction General Permit regulates discharges of pollutants in stormwater associated with construction activity to waters of the U.S. from construction sites that disturb one (1) acre or more of land surface, or that are part of a common plan of development that disturbs more than one (1) acre of land surface. The permit regulates stormwater discharges associated with construction or demolition activities, such as clearing and excavation; construction of buildings; and linear underground projects, including installation of water pipelines and other utility lines.

The Construction General Permit requires that construction sites be assigned a Risk Level of 1 (low), 2 (medium), or 3 (high), based both on the sediment transport risk at the site and the receiving waters risk during periods of soil exposure (e.g., grading and site stabilization). The sediment risk level reflects the relative amount of sediment that could potentially be discharged to receiving water bodies and is based on the nature of the construction activities and the location of the site relative to receiving water bodies. The receiving waters risk level reflects the risk to the receiving waters from the sediment discharge. Depending on the risk level, the construction projects could be subject to the following requirements:

- Effluent standards
- Good site management “housekeeping”
- Non-stormwater management
- Erosion and sediment controls
- Run-on and runoff controls

- Inspection, maintenance, and repair
- Monitoring and reporting requirements

The Construction General Permit requires the development and implementation of a Stormwater Pollution Prevention Plan (SWPPP), which includes specific BMPs designed to prevent sediment and pollutants from contacting stormwater from moving off-site into receiving waters. The BMPs fall into several categories, including erosion control, sediment control, waste management and good housekeeping, and are intended to protect surface water quality by preventing the off-site migration of eroded soil and construction-related pollutants from the construction area. Routine inspection of all BMPs is required under the provisions of the Construction General Permit. In addition, the SWPPP is required to contain a visual monitoring program, a chemical monitoring program for non-visible pollutants, and a sediment monitoring plan if the site discharges directly to a water body listed on the 303(d) list for sediment.

LOCAL

WATER QUALITY CONTROL PLAN (BASIN PLAN)

The Central Valley RWQCB (Region 5S) Water Quality Control Plan (commonly referred to as the Basin Plan) for the Sacramento River Basin and the San Joaquin River Basin was adopted by the RWQCB as revised in 2019 (Central Valley RWQCB 2019). The Basin Plan is the master water quality control planning document used to designate beneficial uses and surface and ground water quality objectives. The RWQCB is tasked with implementing the adopted Basin Plan through planning, permitting, and enforcement of established water quality objectives. In accordance with the State Policy for Water Quality Control, the RWQCB employs a range of beneficial use designations for surface waters (including creeks, streams, lakes, and reservoirs), groundwater, marshes, and mudflats that serve as the basis for establishing water quality objectives, discharge conditions, and prohibitions. The Basin Plan has identified existing and potential beneficial uses supported by the key surface water drainages throughout its jurisdictional planning area, and for groundwater. The Basin Plan designates the beneficial uses for the nearby Cosumnes River as municipal and domestic supply, agricultural supply, contact and non-contact water recreation, freshwater habitat, migration, spawning, and wildlife habitat (Central Valley RWQCB 2019). The beneficial uses for groundwater in the area are municipal and domestic water supply, agricultural supply, industrial service supply, and industrial process supply.

SACRAMENTO COUNTY WATER QUALITY: EROSION AND GRADING

Sacramento County has a National Pollutant Discharge Elimination System (NPDES) Municipal Stormwater Permit issued by Regional Water Board. The Municipal Stormwater Permit requires the County to reduce pollutants in stormwater discharges to the maximum extent practicable and to effectively prohibit non-stormwater discharges. The County complies with this permit in part by developing and enforcing ordinances and requirements to reduce the discharge of sediments and other pollutants in runoff from newly developing and redeveloping areas of the County.

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 (1) 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.

IMPACT DISCUSSION

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

Construction of the project would disturb more than one (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, and the project would result in an ***equal or less severe 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?*

The project would be served by the California American Water District. The water purveyor does not rely solely on groundwater. The increase of 65 new 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. Additionally, the project site is not located within a high groundwater recharge area. Therefore, the project would result in an ***equal or less severe 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, and the project would result in an **equal or less severe impact**.

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

Development of each lot would add impervious surface area necessary for driveway and foundation infrastructure. However, stormwater devices would be built into the project to attenuate off site flows and the project will not substantially increase surface runoff that will result in flooding. According to the approved drainage study prepared for the project, the proposed stormwater facilities will be adequate to convey onsite flows to the 24-inch receiving pipe in Severson Avenue and the receiving drainage system has adequate capacity to convey flows offsite. Therefore, the project would result in an **equal or less severe 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*

The project proposes to integrate two (2) storm water infiltration basins, one (1) each into Lot A and Lot B of the project. Basin A would be located adjacent to lots 64 and 65 and proposed Bloomington Drive. Basin B would be located adjacent to lots 50 and 51 and Bloomington Drive. Flow to these basins would be achieved by following a gutter to a low point at the retention basin locations, creating two (2) curb cuts so the flow can drain from the gutter to each basin. A drain inlet would be installed between the two (2) curb cuts to avoid any backflow during heavy rain events. The drainage would flow from the curb cuts through a swale, located in the separated sidewalk area, then outlets to the basin from an underdrain beneath the separated sidewalk. With the addition of bioretention basins for stormwater retention, the project would provide a higher level of storm water quality treatment than currently exists in the surrounding area and will not impede or redirect flood flows. Therefore, the project would result in an **equal or less severe impact**.

- iv. *impede or redirect flood flows?*

The project parcel drains stormwater from the north to the south where Stevenson Avenue exists. Most of the proposed project drainage system as well as the drainage along Cottonwood Lane runs southerly and drains into the existing 24-inch drain line under Stevenson Avenue. Along the west boundary of the project site, two (2) existing streets would be extended into the subdivision. Drainage from the first two (2) lots on each of these existing street extensions would drain westerly into the existing drainage system. While the project proposes stormwater retention basins, stormwater would continue to drain into existing stormwater infrastructure. According to the drainage study prepared for the project, the proposed and existing stormwater facilities would be adequate to attenuate stormwater runoff. Therefore, the project would not impede or redirect runoff from the site and the project would result in an **equal or less severe 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. Therefore, the project would result in an **equal or less severe impact**.

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

The project area is within FEMA designated Zone X-500. 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 and the project would result in an **equal or less severe 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. Additionally, although the project would result in an increase in impervious surface area, construction and operation of the project would not decrease groundwater supply or inhibit groundwater recharge. Therefore, implementation of the project would not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan, and the project would result in an **equal or less severe impact**.

ENVIRONMENTAL MITIGATION MEASURES

None recommended.

XII. LAND USE AND PLANNING

Would the project:	New Significant Impact	Substantial Increase in Severity of Impact	Equal or Less Severity of Impact
a. Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

ENVIRONMENTAL SETTING

The project is located within an urban area in the South Sacramento Community. The project parcel is designated as Residential Five (RD-5), which requires low density single-family residential use where public water supply and public sewage facilities are both in use. The project parcel is surrounded by single-family residences on the west, south, and east as well as the Florin High School to the north. The project is located within the Low Density Residential (LDR) General Plan Land Use Designation which provides for areas of predominantly single-family housing with some attached housing units. The LDR designation allows urban densities between one (1) and twelve dwelling units per acre, resulting in population densities ranging from approximately 2.5 to 30 persons per acre. The project parcel is not located within a specific plan or special planning area.

REGULATORY SETTING

GENERAL PLAN

The County's General Plan consists of 16 elements that outline the long-range vision for development within the County focused on existing needs and character of the County. The Land Use Element establishes a land use classification system as well as land use policies. The project site is designated as Low Density Residential (LDR), which provides for areas of predominantly single-family housing with some attached units. The project area primarily consists of single-family residential lots similar in size to the proposed lots as well as infrastructure necessary for community areas such as roadways and utilities. Both Cottonwood Lane and Stevenson Avenue are designated as local collector roadways in the General Plan, Transportation Diagram (Sacramento County, 2019b). The project vicinity includes residential and institutional land use designations based on the General Plan (**Plate GPC-3**).

SOUTH SACRAMENTO COMMUNITY PLAN

The project site is located within the South Sacramento Community Plan area. The South Sacramento Community Plan includes land use designations which are similar to the designations denoted within the County's General Plan. The project site is identified as Residential Density Five (5). Due to the size of the South Sacramento Community Plan area map, the map could not be inserted into this report. For ease of access, the following link leads to the South Sacramento Community Plan area map: <https://planning.saccounty.gov/Documents/Maps/south-sacramento-cp.pdf>.

ZONING CODE

In addition to the General Plan and the Community Plan, the County's Zoning Code establishes land use zones with standards and regulations for development within those zones. Similar to the General Plan and Community Plan, the project site is zoned RD-5 and the surrounding area includes land use zones of RD-5, RD-10, RD-1, A-10, M-1, and SPA (**Plate GPC-4**).

IMPACT DISCUSSION

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

The project is located within an urban residential area in the South Sacramento community. The project is surrounded by single-family residential and institutional uses. The project would result in the construction of a residential development consistent with the surrounding community and existing land use designations. The proposed subdivision would not conflict with the existing land use pattern in the area or physically divide an established community. Therefore, the project would result in an **equal or less severe impact**.

- b. *Would the project cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?*

The project site has a zoning designation of RD-5. The intent of the RD-5 zoning district is single-family residential development where public water supply and public sewage facilities are both in use. The proposed subdivision is consistent with the existing zone district. The

proposed project would not conflict with applicable plans, policies, or regulations. Therefore, the project would result in an **equal or less severe impact**.

ENVIRONMENTAL MITIGATION MEASURES

None recommended.

XIII. MINERAL RESOURCES

Would the project:	New Significant Impact	Substantial Increase in Severity of Impact	Equal or Less Severity of Impact
a. Result in the loss of availability of a known mineral resource that would be a value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

ENVIRONMENTAL SETTING

The project parcel is located west of Cottonwood Lane within the South Sacramento Community Plan area. This area is not located with an area known to contain valuable or important mineral resources. According to the General Plan Conservation Element the nearest area identified to contain significant mineral deposits are located North of Gerber Road and east of Elk Grove Florin Road approximately two (2) miles northeast of the project site.

IMPACT DISCUSSION

- a. *Would the project result in the loss of availability of a known mineral resource that would be a value to the region and the residents of the state?*

The project area is not located in an area identified to contain significant mineral resources. Therefore, the project would result in an **equal or less severe impact**.

- b. *Would the project result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?*

The project area is not delineated as a locally important mineral resource recovery site in the Sacramento County General Plan. Therefore, implementation of the project would not result in the loss of availability of mineral resources and the project would result in an **equal or less severe impact**.

ENVIRONMENTAL MITIGATION MEASURES

None recommended.

XIV. NOISE

Would the project:	New Significant Impact	Substantial Increase in Severity of Impact	Equal or Less Severity of Impact
a. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

ENVIRONMENTAL SETTING

The project parcel is a 13.93-acre property located northwest of the intersection of Cottonwood Lane and Stevenson Avenue in the South Sacramento community. The project site is bound by single-family residential properties to the west, south, and east as well as Florin High School to the north. Additional single-family residential land uses are beyond adjacent properties. The project area surrounding the project parcel includes typical noise levels and sources associated with residential communities.

EXISTING AMBIENT NOISE LEVELS

Land use within the project area consists of single-family residential development and institutional uses. Surrounding sources of transportation noise include urban roadways. State Route (SR) 99 is the closest state highway to the project site and is located approximately 1.2 miles to the west of the site. The most common and primary sources of noise in the project area vicinity are associated with traffic on Stevenson Avenue and Cottonwood Lane, educational activities adjacent to the project parcel, and other typical residential noises like dogs barking, radios, and landscaping equipment.

NOISE-SENSITIVE RECEPTORS

Urban residential areas contain a variety of land use and development types that are noise sensitive including residences, schools, churches, and convalescent care facilities. Adjacent sensitive receptors are single-family residences located to the west, south, and east as well as the Florin High School to the north. Florin High School is within a quarter mile of the project parcel.

IMPACT DISCUSSION

- a. *Would the project result in the generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?*

Construction

The project as proposed would result in a new residential subdivision from an existing 13.93-acre parcel. Construction noise associated with the proposed project would be temporary and

would vary depending on the specific nature of the activities being performed. Noise generated would primarily be associated with the operation of off-road equipment for onsite construction activities as well as construction vehicle traffic on area roadways. Construction noise typically occurs intermittently and varies depending on the nature or phase of construction. Noise generated by construction equipment, including backhoes, front loaders and portable generators would be some of the loudest pieces of equipment on a small residential project which have a maximum noise level of 80 decibels (dB) at 50 feet. Typical operating cycles for these types of construction equipment would be intermittent over the course of a day through the duration of construction. Other primary sources of acoustic disturbance would be random incidents, which would last less than one (1) minute (such as dropping large pieces of equipment or the hydraulic movement of machinery lifts). Sacramento County Code Section 6.68.90 exempts noise associated with construction, repair, remodeling, demolition, paving, or grading, provided that the activities do not take place between the hours of 8:00p.m. to 6:00a.m., Monday through Saturday and 8:00p.m. to 7:00a.m. on weekends. With adherence to allowed construction timeframes, the project would result in an ***equal or less severe impact***.

Operations

Implementation of the proposed project would create new sources of noise in the project vicinity. However, noise generated from developed single-family residential properties in areas surrounded by similar single-family residential development is not known to increase the ambient noise levels within an area. Although the project would allow for additional residential development, the completed project is not expected to generate substantial noise over that which is normally experienced on residential properties. Therefore, the project would result in an ***equal or less severe impact***.

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

Construction of the project has the potential to generate limited groundborne vibration. For the project, the use of dozers, loaded trucks (hauling) and other similar construction equipment is expected. According to the Federal Transit Administration, the vibration levels associated with the use of a loaded trucks are identified as having a vibration level of 0.076 in/sec PPV and 86 VdB and dozers, depending on size, as 0.003 - 0.089 in/sec PPV and 55-87 VdB based on the RMS velocity amplitude at 25 feet (Federal Transit Authority, 2018).

Caltrans has identified that vibration levels below 0.5 in/sec PPV would not cause issues related to structural damage for older residential structures and 80 VdB is identified as the level that individuals would find annoying (California Department of Transportation, 2020). Vibration levels were predicted using the Federal Transit Authority's recommended procedure for applying propagation adjustments to heavy equipment reference levels. The predicted worst-case vibration levels associated with the project during construction were approximately 0.12 in/sec PPV and 90 VdB at the closest existing residential structure, located approximately 20 feet from the nearest project construction area (Federal Transit Authority, 2018). The project's predicted vibration level is below 0.5 in/sec PPV and construction of the project will not cause structural damage to buildings. However, at 90 VdB, some people may find the vibration annoying.

Project related groundborne vibration noise would not result in the damage of existing structures and would be temporary. The long-term operation of the project would not include

any groundborne vibration sources. Therefore, implementation of the project would not generate excessive groundborne vibration but would temporarily generate groundborne noise levels. Therefore, the project would result in an **equal or less severe impact**.

ENVIRONMENTAL MITIGATION MEASURES

None recommended.

XV. POPULATION AND HOUSING

Would the project:	New Significant Impact	Substantial Increase in Severity of Impact	Equal or Less Severity of Impact
a. Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

ENVIRONMENTAL SETTING

The project parcel is located within an urban residential community which primarily includes single-family residences as well as institutional uses. The project parcel includes two (2) single-family residences, of which one (1) would remain on site. No other housing exists on the project parcel.

IMPACT DISCUSSION

- a. *Would the project induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?*

The project parcel is designated as Low Density Residential per the Sacramento County General Plan land use designations. The LDR designation provides for areas of predominantly single-family housing with some attached housing units. The proposed project includes the creation of 66 residentially developable parcels across a 13.93-acre property, which would result in approximately five (5) residences per acre. Five (5) residences per acre is consistent with the allowed urban density range. Additionally, the project would be consistent with the allowed density of the Community Plan land use designation and Zoning designation. The project site is located within an area with existing urban utility infrastructure available to the project site. As the proposed project would not result in development outside of areas designated for urban growth and would not result in the addition of new infrastructure in an area not designated for urban development, the project would not induce substantial unplanned population growth in the area. Therefore, the project would result in an **equal or less severe impact**.

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

The project parcel is partially developed with two (2) single-family residences, of which one (1) would be demolished as a result of the project. The removal of one (1) home would be compensated by the creation of new residential parcels and the project would not displace substantial numbers of people or housing. Therefore, the project would result in an **equal or less severe impact**.

ENVIRONMENTAL MITIGATION MEASURES

None recommended.

XVI. PUBLIC SERVICES

Would the project:	New Significant Impact	Substantial Increase in Severity of Impact	Equal or Less Severity of Impact
a. Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services:			
Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

ENVIRONMENTAL SETTING

The project area is located in the unincorporated community of South Sacramento. The South Sacramento community contains a mix of urban development.

FIRE PROTECTION

The project area is within the Sacramento Metropolitan Fire District (SMFD) service area. The closest fire station to the project area is SMFD Station 51 located south of the intersection of Meadowhaven Drive and Pixley Way, approximately 3,450 feet southwest of the project area.

POLICE PROTECTION

Sacramento County Sherriff's Department provides police protection within the project area. The project area is within the service area of the Central Division District Six which provides law enforcement services to the central portion of the County due north of the City of Elk Grove. The closest Central Division station is located at 7000 65th Street, Suite B Sacramento, California 95823, approximately 3.25 miles northwest of the project area.

SCHOOLS

The project area is within the Elk Grove Unified School District. There is one (1) school within a quarter mile from the project site, Florin High School, which is located immediately adjacent to the project parcel. There is one (1) additional school, Isabelle Jackson Elementary, located within a quarter mile of the project site.

PARKS

The project is within the Southgate Recreation and Park District. There are two (2) neighborhood and community parks within an approximate 0.25 miles distance from the project parcel, Cottonwood Park and Toby Johnson Park. Additionally, there are nine (9) parks beyond 0.25 miles from the project parcel, but less than one (1) mile from the project parcel.

IMPACT DISCUSSION

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

Fire protection?

Sacramento Metropolitan Fire District provides fire protection to the project site and surrounding area. The subject property will continue to be served by the Sacramento Metropolitan Fire District, and the project will create new residential housing consistent with allowed densities and will not increase the need for additional fire-fighting personnel, facilities or equipment. Additionally, the project must adhere to applicable requirements for emergency vehicle access including roadway widths and turning radii, fire flow and sprinkler requirements, and vehicle ingress/egress. Compliance with these requirements would ensure adequate emergency access and evacuation routes. Therefore, the project would result in an ***equal or less severe impact***.

Police protection?

Police services would continue to be provided by the Sacramento County Sheriff's Department. The project will create new residential housing consistent with allowed densities and will not substantially increase the need for law enforcement services or require additional law enforcement personnel, facilities or equipment. Therefore, the project would result in an ***equal or less severe impact***.

Schools?

The project site is located within the Elk Grove Unified School District (EGUSD). A comment letter provided by the EGUSD indicates that EGUSD has more students than available facilities capacity. The project would result in increases to the student population; however, the increase would not require the construction/expansion of new unplanned school facilities. Established case law, *Goleta Union School District v. The Regents of the University of California* (36 Cal-App 4th 1121, 1995), indicates that school overcrowding, standing alone, is not a change in the physical conditions, and cannot be treated as an impact on the environment. Therefore, the project would result in an **equal or less severe impact**.

Parks?

The project site would result in a 66 lot subdivision. The addition of new single-family residences on the project site would increase the demand of existing park facilities within the project area and the South Sacramento community. Prior to building permit approval for each residence, a park fee assessment would be calculated. The project proponent will be required to pay the assessed park fee to mitigate for the increased demand for park facilities within the project area and the greater South Sacramento community. Therefore, the project would result in an **equal or less severe impact**.

Other public facilities?

Development of the project site, consistent with existing land use designations, will not substantially impact other public facilities. Therefore, the project would result in an **equal or less severe impact**.

ENVIRONMENTAL MITIGATION MEASURES

None recommended.

XVII. RECREATION

	New Significant Impact	Substantial Increase in Severity of Impact	Equal or Less Severity of Impact
Would the project: a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

ENVIRONMENTAL SETTING

The project area is in the unincorporated South Sacramento community, which is an urbanized area consisting primarily of residential uses with a mix of uses beyond the immediate project area. There are two (2) neighborhood parks within 0.25 miles of the project parcel, Cottonwood Park and Toby Johnson Park. Both Cottonwood Park and Toby Johnson Park are located approximately 0.25 miles from the project site. Cottonwood Park is located to the east of the project parcel while Toby Johnson Park is located southwest of the project parcel. Beyond 0.25 miles from the project parcel, but within one (1) mile of the project parcel, there are nine (9) parks.

IMPACT DISCUSSION

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

The proposed 66 lot single family residential subdivision would increase the local population and increase the demand on existing park facilities in the project area and within the greater South Sacramento community. However, each residential building permit cannot be approved until a park fee has been assessed and paid. Therefore, the project would result in an **equal or less severe impact**.

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

The project does not include recreational facilities. In lieu of recreational facilities, each residential building permit cannot be approved until a park fee has been assessed and paid. However, the project could opt to develop park land in the amount of acreage which a park fee assessment would otherwise mitigate. Therefore, the project would result in an **equal or less severe impact**.

ENVIRONMENTAL MITIGATION MEASURES

None recommended.

XVIII. 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict or be inconsistent with CEQA Guidelines § 15064.3, subdivision (b) – measuring transportation impacts individually or cumulatively, using a vehicles miles traveled standard established by the County?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

intersections) or incompatible uses (e.g., farm equipment)?			
d. Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

ENVIRONMENTAL SETTING

The project site is located along Stevenson Avenue which is identified as a local collector roadway. Stevenson Avenue serves the residential uses surrounding it. The closest roadway intersection is the intersection of Stevenson Avenue and Cottonwood Lane which is located at the southeastern corner of the project parcel. Cottonwood Lane is identified as a local collector roadway. The identified intersection of Stevenson Avenue and Cottonwood Lane is stop sign controlled.

IMPACT DISCUSSION

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

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.

Conditions of approval submitted by the Site Improvements and Permits Section of County Engineering, indicate that Class A Public Street improvements will need to be installed consistent with County Improvement Standards. With the installation of improvements, the project will not conflict with an applicable plan policy or ordinance related to the transportation system. Sacramento County Department of Transportation (SacDOT), also provided conditions of approval for the project and noted that frontage improvements are planned to be installed along Stevenson Avenue and Cottonwood lane as part of the South Sacramento Sidewalk Gap Closure Project. The installation of sidewalks along the project’s frontage is tentatively scheduled to begin in 2027.

Sidewalk improvement work would be completed with or without this project. Therefore, adequate public street improvements for Stevenson Avenue or Cottonwood Lane will be available to serve the project site. The project includes the addition of internal roadways including the extension of Bloomington Drive and Dara Way. These internal roadways will be required to be constructed in compliance with adopted standards. Therefore, 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?*

The Final Environmental Impact Report (EIR) for the Sacramento County General Plan was released prior to 2020 when the CEQA Guidelines were updated to shift the analysis for transportation impacts from Level of Service (LOS) to VMT. Prior case law in California has uniformly concluded that projects subject to supplemental review under CEQA do not need to

address new subject matters, even though the prior EIR did not address the new subject matter. In the application of the referenced case law, the CEQA Guidelines expressly states that VMT, “shall apply prospectively as described in Section 15007.”

Although a VMT analysis is not included in this document, a trip generation analysis was prepared by SacDOT consistent with the traffic impact analysis methodology utilized for the General Plan EIR. The trip generation analysis concluded that the project would generate 651 daily trips upon full build-out and 68 PM peak hour trips. Although the project will increase overall traffic in the project area, the increase in daily and peak hour trips are less than the thresholds requiring a traffic study (1,000 daily trips and 100 peak hour trips). Therefore, 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 installation of new roadways and associated frontage improvements are required to be in compliance with Sacramento County Improvement Standards, and the project would not increase hazards related to geometric designs. Additionally, the project does not propose any uses incompatible with the surrounding transportation network. 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 the Sacramento Metropolitan Fire District and Sacramento County Improvement Standards. Therefore, the project would not result in inadequate emergency access. Therefore, the project would result in an **equal or less severe impact**.

ENVIRONMENTAL MITIGATION MEASURES

None recommended.

XIX. TRIBAL CULTURAL RESOURCES

Would the project:	New Significant Impact	Substantial Increase in Severity of Impact	Equal or Less Severity of Impact
a. Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code § 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:			
i. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

ii. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code § 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code § 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--	--------------------------	--------------------------	-------------------------------------

ENVIRONMENTAL SETTING

Pursuant to Senate Bill 18 (Cal. Gov. Code Sections 65352.3, 65352.4), the County Department of Planning and Community Development initiated the consultation process as required under these provisions of the Government Code. No requests for consultation were received from Native American Tribes.

A North Central Information Center Record Search was completed for this project on October 13, 2021. The record search evaluated California Historic Resources Information Systems maps for cultural resource site records and survey reports in Sacramento County within a ¼ mile radius of the project area. Record search review concluded that there is low potential for locating indigenous-period/ethnographic-period cultural resources in the immediate vicinity of the project site.

IMPACT DISCUSSION

The General Plan Update Final EIR was certified prior to 2015 when the CEQA Guidelines were updated to require consideration of Tribal Cultural Resources. 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 tribal cultural resources is required for this project. However, the General Plan Update Final EIR did include a discussion of tribal consultation under SB18 and the County has since conducted multiple tribal consultations in and around the project area. This information is provided in the questions below.

- a. *Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code § 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:*
 - i. *Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)?*

There is no evidence indicating the presence of tribal cultural resources near the project site. The North Central Information Center record indicate that there is no evidence of tribal cultural resources near the project site and there is low potential for locating indigenous-period/ethnographic-period cultural resources in the immediate vicinity of the project site. However, there is always a potential to uncover buried resources during

construction activities. The project would be subject to inadvertent discovery Mitigation Measure CR-1. Therefore, the project would result in an **equal or less severe impact**.

- ii. *A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code § 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code § 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?*

There is no information suggesting that there are any tribal cultural resources in the vicinity of the project site. However, there is always the potential to uncover buried resources. Implementation of mitigation measure CR-1 would ensure proper treatment of unknown buried tribal resources or remains. Therefore, the project would result in an **equal or less severe impact**.

ENVIRONMENTAL MITIGATION MEASURES

No additional mitigation required. Refer to Mitigation Measure CR-1: Inadvertent Discovery of Cultural Resources listed in Section VI (Cultural Resources) above.

XX. UTILITIES AND SERVICE SYSTEMS

	New Significant Impact	Substantial Increase in Severity of Impact	Equal or Less Severity of Impact
Would the project:			
a. Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Result in substantial adverse physical impacts associated with the provision of storm water drainage facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

f. Result in substantial adverse physical impacts associated with the provision of electric or natural gas service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

ENVIRONMENTAL SETTING

The project parcel is located within the urbanized South Sacramento community along Cottonwood Lane and Stevenson Avenue. The project area has existing utilities including Sacramento Metropolitan Utility District (SMUD) electric service, Pacific Gas & Electric (PG&E) gas service, California American Water, and SacSewer for sanitation service. Solid waste disposal is provided by Sacramento County Waste Management & Recycling (Kiefer Landfill).

IMPACT DISCUSSION

- a. *Would the project require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?*

Minor extension of infrastructure would be necessary to serve the proposed project. Existing service lines are located within existing roadways and other developed areas, and the extension of lines would take place within areas already proposed for development as part of the project. SMUD reviewed the project and indicated there are existing overhead SMUD facilities along Stevenson Avenue and Cottonwood Lane and underground facilities located northwest of the project site that will need to remain in place. SMUD also indicated that, in the event facilities need to be relocated, the project proponent will need to coordinate with them prior to relocations. With coordination, no significant new impacts would result from service line extension or relocation. Therefore, the project would result in an **equal or less severe impact**.

- b. *Would the project have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?*

The proposed project would attain water service from California American Water. The proposed subdivision would result in a development density consistent with the density allowance of the Sacramento County General Plan and Zoning Code. Therefore, the subdivision project as proposed would not require water in excess of that which was expected per the County’s General Plan. Therefore, the project would result in an **equal or less severe impact**.

- c. *Would the project result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project’s projected demand in addition to the provider’s existing commitments?*

Sewer service is currently provided to the project site by the SacSewer and existing sewer infrastructure is located along Stevenson Avenue, Cottonwood Lane and within the existing residential development immediately west of the subject property. The project would be

required to construct sewer infrastructure onsite with connection to existing sewer lines along the property boundaries. The proposed project was reviewed by SacSewer and they did not determine the project area as having inadequate capacity to serve the project's projected demand. Therefore, the project would result in an **equal or less severe impact**.

- d. *Would the project generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?*

Kiefer Landfill has the capacity to accommodate solid waste until the year 2050. Implementation of the project would comply with all applicable federal, state, and local solid waste statutes and regulations, including compliance with the CALGreen Code and the County's Construction and Demolition Debris program. There is sufficient landfill capacity available to accommodate the solid-waste disposal needs of the project. Therefore, implementation of the project would not generate waste in excess of state or local standards or in excess of local infrastructure. Therefore, the project would result in an **equal or less severe impact**.

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

The project proposes installing two (2) stormwater bio-retention basins which would prevent excess stormwater from flowing off-site. Minor extension of infrastructure would be necessary to serve the proposed project. Existing stormwater drainage facilities are located within existing roadways and other developed areas, and the extension of facilities would take place within areas already proposed for development as part of the project. Therefore, the project would result in an **equal or less severe impact**.

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

The project does not propose connecting to natural gas services. For electrical service, minor extension of infrastructure would be necessary to serve the proposed project. Existing service lines are located along existing roadways and other developed areas, and the extension of lines would take place within areas already proposed for development as part of the project. No significant new impacts would result from service line extension. Therefore, the project would result in an **equal or less severe impact**.

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

As discussed above under item d), implementation of the project would comply with all applicable solid waste statutes and regulations, including CALGreen and Article 6 (Construction and Demolition Debris) of Chapter 6.20, Title 6, of the Sacramento County Code. Therefore, the project would result in an **equal or less severe impact**.

ENVIRONMENTAL MITIGATION MEASURES

None recommended.

XXI. WILDFIRE

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:	New Significant Impact	Substantial Increase in Severity of Impact	Equal or Less Severity of Impact
a. Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

ENVIRONMENTAL SETTING

The project parcel is located in the urbanized South Sacramento community area and is not within or near a State Response Area (SRA) or a Fire Hazard Severity Zone (FHSZ). The closest SRA is east of Grant Line Road, approximately seven (7) miles east of the project area. The nearest very high FHSZ is located approximately 16 miles southeast of the project site (California Department of Forestry and Fire Protection, 2025).

The project area is within the Local Responsibility Area (LRA) for Sacramento County, and fire protection is provided by Sacramento Metropolitan Fire District (see Section XVI Public Services for further discussion); however, there are no FHSZ in the LRA that encompass the project area (California Department of Forestry and Fire Protection, 2024).

IMPACT DISCUSSION

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

The project site is not denoted within a State or Local Fire Hazard Severity Zone. Areas of Sacramento County which are not located within a State Responsibility Area have not been reviewed for wildfire hazard severity due to the distance from wildland areas. Fuel levels observed within wildland areas are not typically found in large quantities within developed and urbanized areas due to the replacement of potential fuel sources with the built environment.

The project site is not in a very high or high fire hazard severity zone and would not impair the emergency response plan or evacuation plan. Project construction would not require the complete closure of any public or private streets or roadways during construction. Temporary

construction activities would not impede use of roadways for emergencies or access for emergency response vehicles. In addition, the project would be required to comply with Sacramento Metropolitan Fire District development requirements concerning emergency access and circulation. Therefore, the project would result in an **equal or less severe impact**.

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

The project is not within SRAs or a very high or high severity zone. The project site is relatively flat and does not support areas of steep slopes. In addition, the project site is located within the urbanized South Sacramento community area. Tree canopy within the project area includes landscaping trees and scattered trees located on undeveloped parcels. In areas including scattered tree canopy alongside development, the risk of wildland fire is decreased. As such, the proposed project would not be located in a critical fire danger zone or adjacent to wildlands subject to wildfires. There would be an unchanged level of fire protection provided to the project area. In addition, the project would adhere to building codes and any conditions included through review by the Sacramento Metropolitan Fire District. Therefore, the project would result in an **equal or less severe impact**.

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

The project site is not located in an SRA nor is it classified as a very high or high fire hazard severity zone. The project is required to provide fire department access, which would be provided by constructing three (3) new internal roadways off of Stevenson Avenue and Cottonwood Lane. All individual residential driveways would connect onto either existing roadway segments or proposed roadway segments. Therefore, the project would result in an **equal or less severe impact**.

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

The project site is generally flat and not within a very high or high fire hazard severity zone and the project would not result in exposure of people or structures to significant risks from flooding or landslides following a wildfire. Therefore, the project would result in an **equal or less severe impact**.

ENVIRONMENTAL MITIGATION MEASURES

None recommended.

XXII. 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?*

As discussed in Section V. (Biological Resources), potential impacts were identified to migratory birds and native trees. However, mitigation measures BIO-1 and BIO-2 would be implemented, and the project would result in an **equal or less severe impact**.

As discussed in Section VI. (Cultural Resources), and Section XIX. (Tribal Cultural Resources), there is potential for inadvertent discoveries of cultural resources, tribal cultural resources and human remains. However, mitigation measure CR-1 would be implemented, and the project would result in an **equal or less severe 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 66 residential lots, two (2) landscape lots, and a remainder lot 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 (e.g., cultural resources). Additionally, for each of the topics analyzed in the General Plan Consistency Memo, the proposed project would have no impacts, less than significant impacts, or less than significant impacts with mitigation incorporated, and therefore would not substantially contribute to any potential cumulative impacts. Cumulative impacts would be **equal or less severe**.

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

As discussed in Section IV, the project would result in air emissions during construction of the project. However, AQ-1 would be implemented, and the project would result in an **equal or less severe impact**.

As discussed in Section IX. (Greenhouse Gas), there is potential for greenhouse gas emissions to exceed allowed thresholds of significance. However, GHG-1 would be implemented, and the project would result in an **equal or less severe impact**.

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 Cottonwood Tentative 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 **\$2,800.00**, which includes administrative costs of **\$1,167.00**. Over the course of the project, the Office 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	Kevin Messerschmitt
Associate Planner	Matthew Aselage
Office Manager	Kim Reading
Administrative Support	Jessica Love

REFERENCES/CITATIONS

- Airport Land Use Commission. (1992). *McClellan Air Force Base Comprehensive Land Use Plan*. Adopted 1987, Amended 1992. Retrieved October 18, 2024, from <https://www.sacog.org/planning/land-use/airport-planning/comprehensive-land-use-planning-maps>
- Branum, D., Chen, R., Petersen, M., & Wills, C. (2016). *Earthquake Shaking Potential for California*. digitized by the California Department of Conservation. Retrieved January 22, 2025, from <https://www.conservation.ca.gov/cgs/psha>
- California Department of Conservation. (1999). *Mineral Land Classification Map of PCC-Grade Aggregate Resources in Sacramento County, Plate 3*. Division of Mines. Retrieved January 22, 2025, from <https://maps.conservation.ca.gov/mineralresources/>
- California Department of Conservation. (2022). EQ Zapp: California Earthquake Hazards Zone Application. Sacramento, CA. Retrieved January 22, 2025, from <https://www.conservation.ca.gov/cgs/sh/eqzapp>
- California Department of Conservation (2023). *Sacramento County Important Farmland 2020*. Retrieved March 3, 2025, from <https://www.conservation.ca.gov/dlrp/fmmp/Pages/Sacramento.aspx>
- California Department of Forestry and Fire Protection. (2024). *Fire Hazard Severity Zone Viewer*. Retrieved February 5, 2025, from Fire Hazard Severity Zones: <https://experience.arcgis.com/experience/03beab8511814e79a0e4eabf0d3e7247/>
- California Department of Transportation. (2020). *Transportation and Construction Vibration Guidance Manual*. Retrieved January 15, 2025, from <https://dot.ca.gov/programs/environmental-analysis/noise-vibration/guidance-manuals>
- California Geological Survey. (2002). *California Geomorphic Provinces, Note 36*. California Department of Conservation. Retrieved February 5, 2025, from <https://www.conservation.ca.gov/cgs/Documents/Publications/CGS-Notes/CGS-Note-36.pdf>
- CalRecycle. (2024a). *SWIS Facility/Site Summary Sacramento County Landfill (Kiefer) (34-AA-0001)*. Retrieved November 1, 2024, from Solid Waste Information System (SWIS): <https://www2.calrecycle.ca.gov/SolidWaste/Site/Summary/2507>
- Department of Toxic Substances Control. (2024). EnviroStor. Retrieved January 22, 2025, from <https://www.envirostor.dtsc.ca.gov/public/>
- Department of Water Resources. (2023). *Sacramento Valley - North American Subbasin 2022 GSP Approved*. Retrieved January 30, 2025, from <https://rwah2o.org/long-term-groundwater-sustainability-plan-secures-state-approval/>
- Sacramento County. (2011). *Sacramento County General Plan of 2005-2030*. Retrieved October 24, 2024, from <https://planning.saccounty.gov/PlansandProjectsIn-Progress/Pages/GeneralPlan.aspx>
- Sacramento County. (2019b). *General Plan Transportation Element; Transportation Plan Roadway Components*. Retrieved October 23, 2024, from <https://planning.saccounty.gov/PlansandProjectsIn-Progress/Pages/GeneralPlan.aspx>

- Sacramento County. (2022b). Circulation Element. *General Plan*. Retrieved November 1, 2024, from <https://planning.saccounty.gov/PlansandProjectsIn-Progress/Pages/GeneralPlan.aspx>
- Sacramento County. (2024). *Sacramento County Certified Construction & Demolition (C&D) Sorting Facilities*. Retrieved November 1, 2024, from Waste Management and Recycling: <https://wmr.saccounty.gov/Pages/CDDebrisSortingFacilities.aspx>
- Sacramento Metropolitan AQMD. (2013). *PM2.5 Implementation/Maintenance Plan and Redesignation Request for Sacramento PM2.5 Nonattainment Area*. Retrieved October 24, 2024, from <https://www.airquality.org/air-quality-health/air-quality-plans>
- Sacramento Metropolitan AQMD. (2017). *Sacramento Regional 2008 NAAQS 8-Hour Ozone Attainment and Reasonable Further Progress Plan*. Retrieved October 24, 2024, from <https://www.airquality.org/air-quality-health/air-quality-plans>
- Sacramento Metropolitan AQMD. (2019). Basic Construction Emission Control Practices (Best Management Practices). *CEQA Guide, Chapter 3 Appendix*. Retrieved October 18, 2024, from <https://www.airquality.org/Residents/CEQA-Land-Use-Planning/CEQA-Guidance-Tools>
- Sacramento Metropolitan AQMD. (2020a). SMAQMD Thresholds of Significance Table. *SMAQMD CEQA Guide, Chapter 2 Appendix*. Retrieved October 18, 2024, from <https://www.airquality.org/Residents/CEQA-Land-Use-Planning/CEQA-Guidance-Tools>
- Sacramento Metropolitan AQMD. (2020b). Construction-Generated Criteria Air Pollutant and Precursor Emissions. *SMAQMD CEQA Guide, Chapter 3*. Retrieved October 18, 2024, from <https://www.airquality.org/Residents/CEQA-Land-Use-Planning/CEQA-Guidance-Tools>
- Sacramento Metropolitan AQMD. (2021). *Second 10-Year PM10 Maintenance Plan for Sacramento County*. Retrieved October 18, 2024, from <https://www.airquality.org/air-quality-health/air-quality-plans>
- Sacramento Metropolitan AQMD. (2023). *Sacramento Regional 2015 NAAQS 8-Hour Attainment and Reasonable Further Progress Plan*. Retrieved October 18, 2024, from <https://www.airquality.org/air-quality-health/air-quality-plans>
- Sacramento Metropolitan AQMD. (2024). *Air Quality Pollutants and Standards*. Retrieved October 18, 2024, from Air Quality and Health: <https://www.airquality.org/air-quality-health/air-quality-pollutants-and-standards>
- State Water Resources Control Board. (2022). *California 2020-2022 Integrated Report, Clean Water Act 303(d) List and 305(b) Report*. Retrieved November 25, 2024, from https://www.waterboards.ca.gov/water_issues/programs/water_quality_assessment/2020_2022_integrated_report.html
- State Water Resources Control Board. (2024). GeoTracker. Retrieved November 25, 2024, from <https://geotracker.waterboards.ca.gov/>

