



Mitigated Negative Declaration

Pursuant to Title 14, Division 6, Chapter 3, Article 6, Sections 15070 and 15071 of the California Code of Regulations and pursuant to the Procedures for Preparation and Processing of Environmental Documents adopted by the County of Sacramento pursuant to Sacramento County Ordinance No. SCC-116, the Environmental Coordinator of Sacramento County, State of California, does prepare, make, declare, publish, and cause to be filed with the County Clerk of Sacramento County, State of California, this Mitigated Negative Declaration re: The Project described as follows:

1. **Control Number:** PLNP2018-00291
2. **Title and Short Description of Project:** Napa Valley Subdivision
A **Rezone** request to convert the zoning on the existing property from A-10 to RD-5.
A **Community Plan Amendment** to convert the existing community plan land use from A-10 to RD-5.
A **Tentative Subdivision Map** to create 14 residential lots on a 2.65 acre property with A-10 zoning.
3. **Assessor's Parcel Number:** 121-0380-058-0000, 121-0380-075-0000
4. **Location of Project:** The project site is located at the terminus of Lemas Road (private), east of Elk Grove-Florin Road, where the north boundary is adjacent to Napa Valley Way, in the Vineyard community.
5. **Project Applicant:** John F. Kautz
6. Said project will not have a significant effect on the environment for the following reasons:
 - a. It will not have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory.
 - b. It will not have the potential to achieve short-term, to the disadvantage of long-term, environmental goals.
 - c. It will not have impacts, which are individually limited, but cumulatively considerable.
 - d. It will not have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly.
7. As a result thereof, the preparation of an environmental impact report pursuant to the Environmental Quality Act (Division 13 of the Public Resources Code of the State of California) is not required.
8. The attached Initial Study has been prepared by the Sacramento County Office of Planning and Environmental Review in support of this Negative Declaration. Further information may be obtained by contacting the Office of Planning and Environmental Review at 827 Seventh Street, Room 225, Sacramento, California, 95814, or phone (916) 874-6141.

[Original Signature on File]

Tim Hawkins

Environmental Coordinator
County of Sacramento, State of California

COUNTY OF SACRAMENTO
OFFICE OF PLANNING AND ENVIRONMENTAL REVIEW
INITIAL STUDY

PROJECT INFORMATION

CONTROL NUMBER: PLNP2018-00291

NAME: Napa Valley Subdivision

LOCATION: The project site is located at the terminus of Lemas Road (private), east of Elk Grove-Florin Road, where the north boundary is adjacent to Napa Valley Way, in the Vineyard community.

ASSESSOR'S PARCEL NUMBER: 121-0380-058-0000, 121-0380-075-0000

APPLICANT/OWNER: John F. Kautz
5252 Bear Creek Road
Lodi, CA 95240
Attention: Sharon O'Brien

PROJECT DESCRIPTION

1. A **Rezone** request to convert the zoning on the existing property from A-10 to RD-5.
2. A **Community Plan Amendment** to convert the existing community plan land use from A-10 to RD-5.
3. A **Tentative Subdivision Map** to create 14 residential lots on a 2.65 acre property with A-10 zoning.

ENVIRONMENTAL SETTING

This 2.65 acre parcel is located in the Vineyard community about 1,155 feet east of Elk Grove-Florin Road. Existing access to the property is provided by Lemas Road via Elk Grove Florin Road and connects with the subject property at its southwest corner. Napa Valley Way borders the property to the north. The west, east, and south sides of the property are fenced in by 6 foot tall wooden fencing and surrounded by single family residences. Some portions of the adjacent wooden fencing appear to be dilapidated and/or missing with other material in place. The project site is one of the remaining pieces of property left to be developed within this subdivision. Surrounding properties

are zoned RD-5, with RD-1, RD-10 and RD-20 zones within the immediate project area (see Plate IS-1: Zoning Map).

The subject property is currently vacant, but once had an existing 1,600± square foot house, garage, outbuilding, shed, well, and septic system on the northwest portion of the property. A number of trees also existed on the property, but were subsequently removed. The trees were located primarily along the east and west property lines and around the demolished house, but a few were also located in the southern portion of the property (see Plate IS-2: Vicinity Map). The property is mainly covered in non-native annual grasses and weeds with remnant debris of where structures once appeared on-site. The property is nearly level but appears to lie lower than the surrounding properties creating a collection area for runoff from the adjacent parcels.

Plate IS-1: Zoning Map

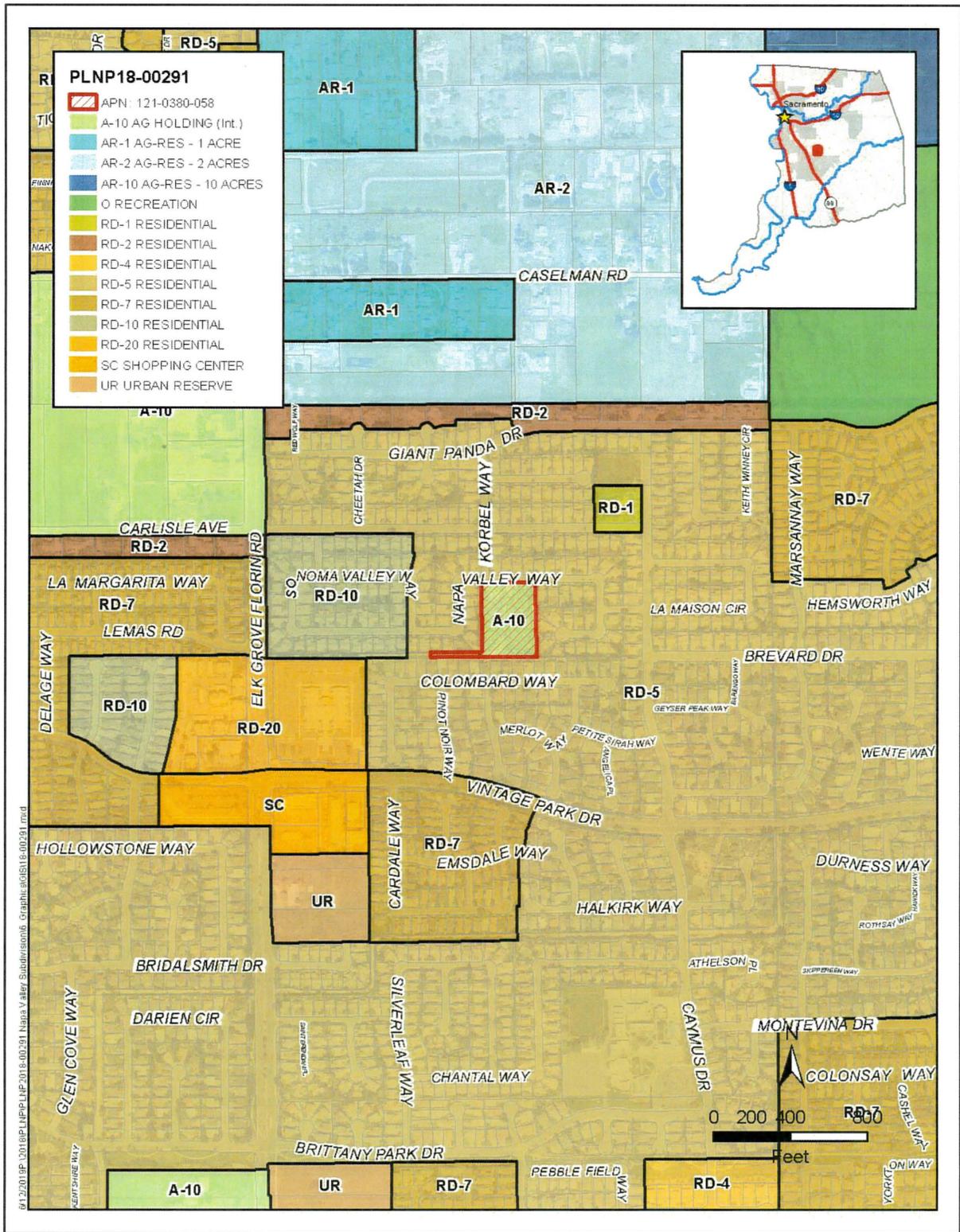
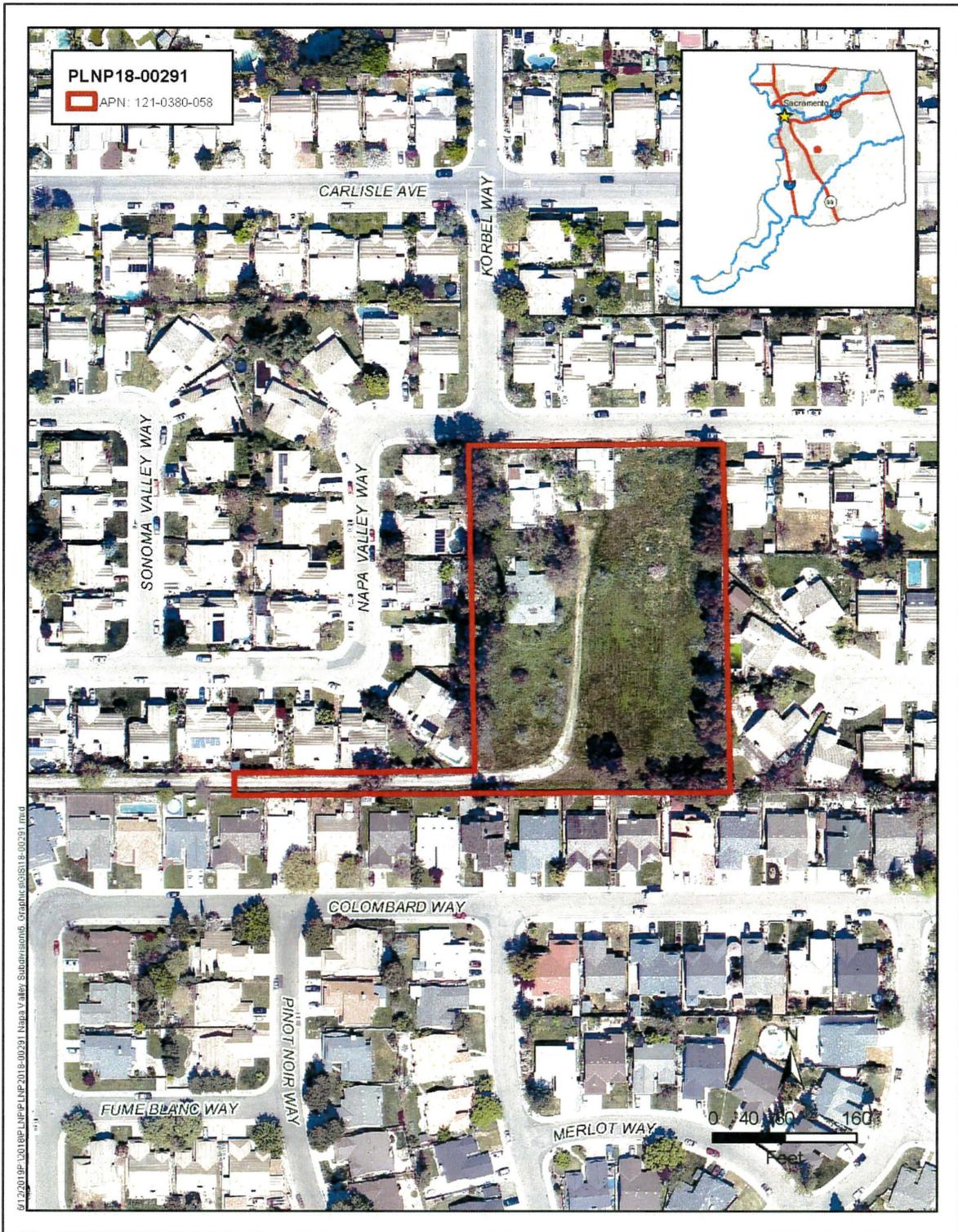


Plate IS-2: Vicinity Map



ENVIRONMENTAL EFFECTS

Appendix G of the California Environmental Quality Act (CEQA) provides guidance for assessing the significance of potential environmental impacts. Based on this guidance, Sacramento County has developed an Initial Study Checklist (located at the end of this report). The Checklist identifies a range of potential significant effects by topical area. The topical discussions that follow are provided only when additional analysis beyond the Checklist is warranted.

BACKGROUND

A Negative Declaration for the project site was released on September 15, 2006 (County Control No. 2005-CZB-SDP-AHS-0241). The project request was similar to the current request, with the exception of Lemas Road being included into the former project request, thus expanding the project site acreage to approximately 3.13 net-acres. Lemas Road, the unpaved private drive that historically has provided access to the site, will be incorporated into adjacent residential backyards through a series of Boundary Line Adjustments.

LAND USE

This section supplements the Initial Study Checklist by analyzing if the proposed project would physically divide an established community; conflict with a land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect; induce substantial population growth; or displace substantial numbers of existing housing or people.

The subject property is currently zoned A-10 and the project is proposing a Community Plan Amendment and Rezone to change the land use designation to an RD-5 zone (see Plate IS-3: Community Plan Amendment and Rezone Exhibit). The rezone would change the property from an Agricultural Holding Land Use Zone, which requires a minimum of 10 acres of land per parcel, to a Residential Land Use Zone, which requires that one acre of land have a maximum of 5 dwellings. This rezoning would be consistent with the adjacent properties within the subdivision, which have already been built with RD-5 zoning. With the new zoning, the project proposes a tentative subdivision map to create 14 single family lots on the property (see Plate IS-4: Tentative Subdivision Map).

The lots range from 5,685 square feet to 7,699 square feet and meet the minimum lot size requirements for the RD-5 zone. Public street frontage requirements also appear to be adequate with the development of Baile Court; which is to run down the center of the property and connect with Napa Valley Way to the north. Prior environmental documentation for the project site states that sewer, drainage, utilities, and water are all stubbed at the property line. Expansion of utility facilities to each parcel will be necessary for full build out of the project and the existing wells and septic systems are to be abandoned. No significant environmental impacts relating to land use are expected as a result of this project.

Plate IS-3: Community Plan Amendment and Rezone Exhibit

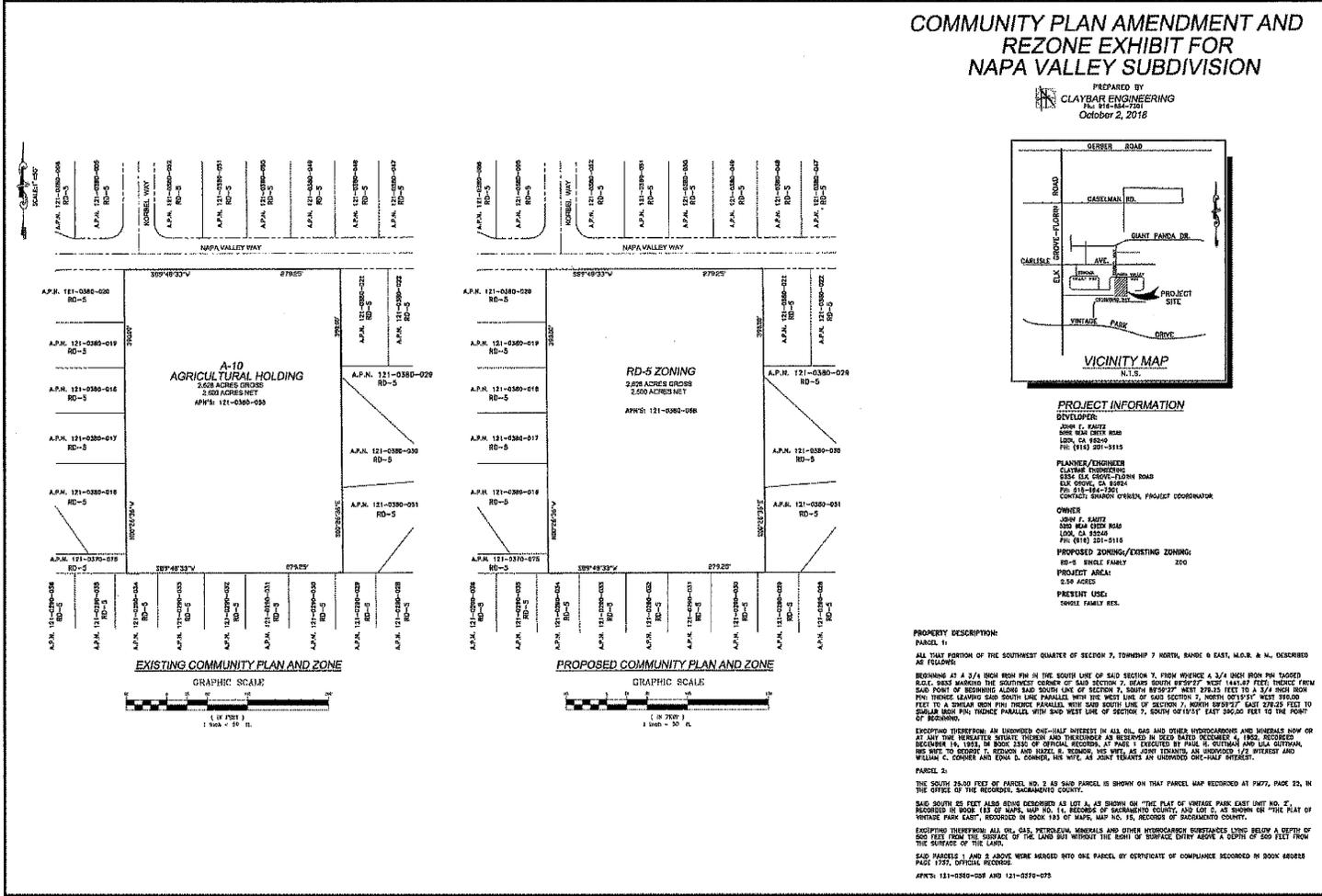
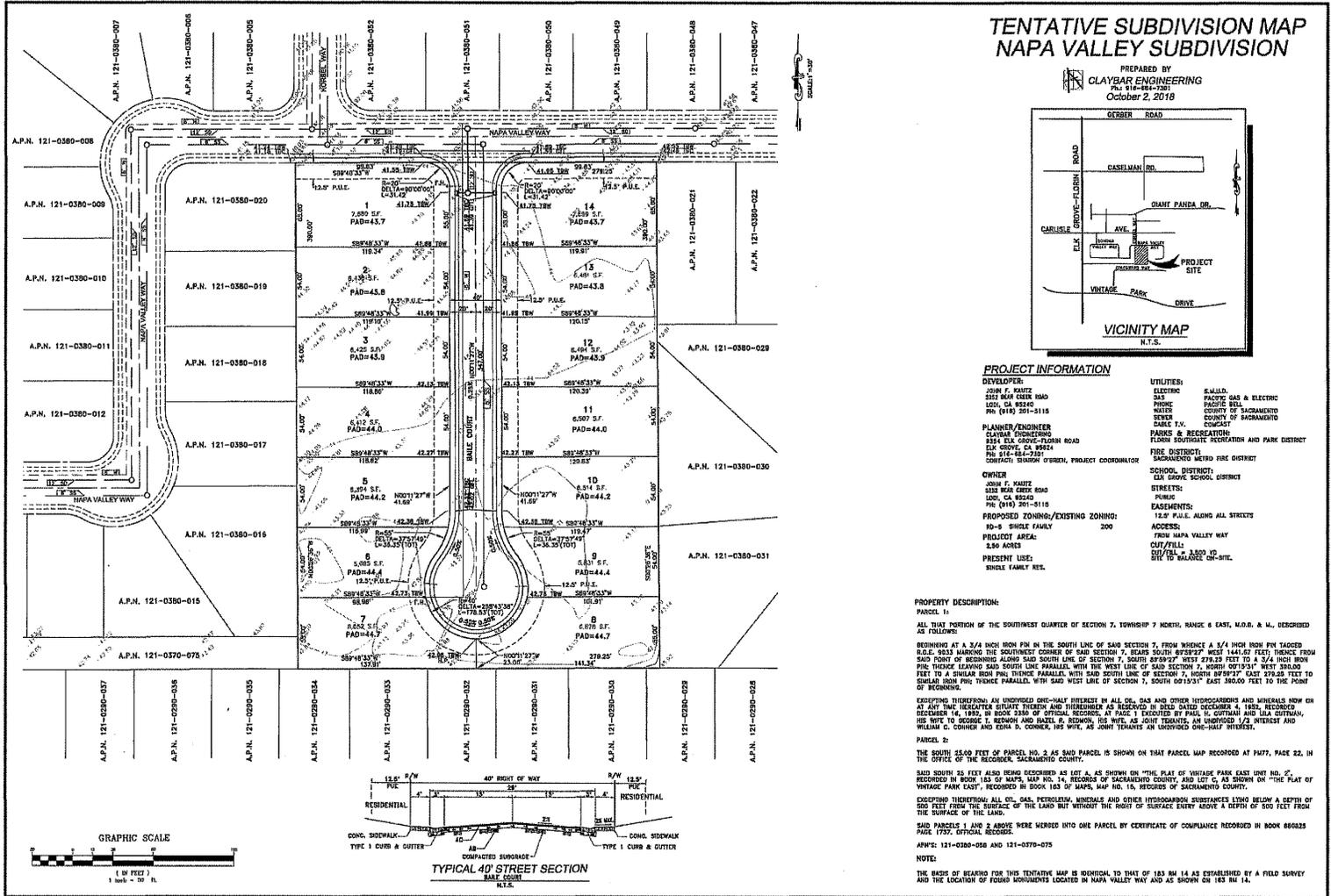
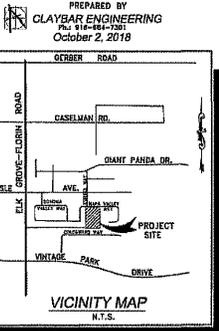


Plate IS-4: Tentative Subdivision Map Exhibit



TENTATIVE SUBDIVISION MAP
NAPA VALLEY SUBDIVISION



PROJECT INFORMATION

DEVELOPER:
JOHN F. KAUTZ
2322 MAIN STREET ROAD
LUCAS, CA 95420
PH (916) 291-9115

PLANNER/ENGINEER:
CLAYBAR ENGINEERING
854 ELX GROVE-FLOREN ROAD
ELX GROVE, CA 95924
PH 916-484-8247
CONTACT: SHARON O'NEIL, PROJECT COORDINATOR

OWNER:
JOHN F. KAUTZ
2322 MAIN STREET ROAD
LUCAS, CA 95420
PH (916) 291-9115

PROPOSED ZONING/EXISTING ZONING:
R0-8 SINGLE FAMILY ZONING

PROPOSED AREA:
5.80 ACRES

PRESENT USE:
SINGLE FAMILY RES.

UTILITIES:
ELECTRIC
WATER
SEWER
GAS

E.M.U.D.:
PACIFIC GAS & ELECTRIC
PACIFIC BEL
SACRAMENTO COUNTY OF SACRAMENTO
SACRAMENTO COUNTY OF SACRAMENTO
SACRAMENTO COUNTY OF SACRAMENTO

PARKS & RECREATION:
FLOREN SOUTHWEST RECREATION AND PARK DISTRICT

FIRE DISTRICT:
SACRAMENTO METRO FIRE DISTRICT

SCHOOL DISTRICT:
ELX GROVE SCHOOL DISTRICT

STREETS:
PUMPE

EASEMENTS:
12.5' P.U.L.E. ALONG ALL STREETS

ACCESS:
FROM NAPA VALLEY WAY

CUT/FILL:
CUT/18" A. ROAD OR
FILL TO 18" A. ROAD OR 24" SHT.

PROPERTY DESCRIPTION:

PARCEL 1:
ALL THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 7 NORTH, RANGE 6 EAST, M.D.B. & M., DESCRIBED AS FOLLOWS:
BEGINNING AT A 3/4" HIGH IRON PIN IN THE SOUTH LINE OF SAID SECTION 7, FROM THENCE A 3/4" HIGH IRON PIN TACED R.L.E. 9213 MARKING THE SOUTHWEST CORNER OF SAID SECTION 7, BEARS SOUTH 87°59'27" WEST 1441.07 FEET THENCE FROM SAID POINT OF BEGINNING ALONG SAID SOUTH LINE OF SECTION 7, SOUTH 88°07'07" WEST 278.19 FEET TO A 3/4" HIGH IRON PIN; THENCE LEAVING SAID SOUTH LINE PARALLEL WITH THE WEST LINE OF SAID SECTION 7, NORTH 00°19'51" WEST 378.00 FEET TO A SIMILAR IRON PIN; THENCE PARALLEL WITH SAID SOUTH LINE OF SECTION 7, NORTH 88°07'07" EAST 278.19 FEET TO SIMILAR IRON PIN; THENCE PARALLEL WITH SAID WEST LINE OF SECTION 7, SOUTH 00°19'51" EAST 380.00 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM AN UNDIVIDED ONE-HALF INTEREST IN ALL OIL, GAS AND OTHER HYDROCARBONS AND MINERALS NOW OR AT ANY TIME DISCOVERED HEREIN AND THEREUNDER AS PROVIDED IN DEED DATED DECEMBER 4, 1982, RECORDED DECEMBER 14, 1982, IN BOOK 183 OF OFFICIAL RECORDS, AT PAGE 1 DICTATED BY PAUL H. CUTLER AND LILA CUTLER, HIS WIFE TO DEBORAH L. BEHSON AND HAZEL B. BEHSON, HIS WIFE, AS JOINT TENANTS, AN UNDIVIDED 1/2 INTEREST AND WILLIAM G. CHAMBER AND EDNA S. CHAMBER, HIS WIFE, AS JOINT TENANTS AN UNDIVIDED ONE-HALF INTEREST.

PARCEL 2:
THE SOUTH 25.00 FEET OF PARCEL NO. 2 AS SAID PARCEL IS SHOWN ON THAT PARCEL MAP RECORDED AT PAGE 22, IN THE OFFICE OF THE RECORDER, SACRAMENTO COUNTY.

SAID SOUTH 25 FEET ALSO BEING DESCRIBED AS LOT A, AS SHOWN ON "THE PLAN OF VINTAGE PARK EAST UNIT NO. 2," RECORDED IN BOOK 183 OF MAPS, MAP NO. 14, RECORDS OF SACRAMENTO COUNTY, SAID LOT A, AS SHOWN ON "THE PLAN OF VINTAGE PARK EAST," RECORDED IN BOOK 183 OF MAPS, MAP NO. 16, RECORDS OF SACRAMENTO COUNTY.

EXCEPTING THEREFROM: ALL OIL, GAS, PETROLEUM, MINERALS AND OTHER HYDROCARBON SUBSTANCES LYING BELOW A DEPTH OF 500 FEET FROM THE SURFACE OF THE LAND BUT WITHOUT THE RIGHT OF SURFACE ENTRY ABOVE A DEPTH OF 500 FEET FROM THE SURFACE OF THE LAND.

SAID PARCELS 1 AND 2 ABOVE WERE MERGED INTO ONE PARCEL BY CERTIFICATE OF COMPLETION RECORDED IN BOOK 86023 PAGE 1737, OFFICIAL RECORDS.

APNs: 121-0380-008 AND 121-0370-075

NOTE:
THE BENCH OF BEARINGS FOR THIS TENTATIVE MAP IS SIMILAR TO THAT OF 183 IN 14 AS ESTABLISHED BY A FIELD SURVEY AND THE LOCATION OF FOUND MONUMENTS LOCATED IN NAPA VALLEY WAY AND AS SHOWN ON 183 IN 14.

TRANSPORTATION/ACCESS

This section supplements the Initial Study Checklist by analyzing if the proposed project would cause a substantial increase in traffic or exceed a level of service standard, substantially increase hazards due to design features (e.g. sharp curves), result in inadequate emergency access, or conflict with an adopted transit plan.

Sacramento County has developed quantitative thresholds for determining the significance of project-related impacts due to an alteration in the traffic generating potential of the project site. If a proposed project is expected to increase p.m. peak hour vehicle trips by 100 or more over existing zoning of the subject property, a traffic study is required to further analyze impacts. If a proposed project is not expected to increase p.m. peak hour trips by 100 or more, impacts are typically considered less than significant. The additional trips generated in the peak hour by the proposed project is less than 100, therefore, a traffic study for the proposed project is not recommended. No environmental impacts related to traffic generation are expected as a result of this project.

Existing access to the property is provided by Lemas Road, a private unpaved road off of Elk Grove-Florin Road. Lemas Road branches off of Elk Grove-Florin Road and connects with the southwest corner of the property. When structures were located on the property, Lemas Road became a gravel driveway and headed north, terminating into a parking area at the northwest end of the property near the on-site structures. With the demolition of the structures on-site, the portion of Lemas Road that was located on the property has become overgrown with grasses.

The project proposes to create a new access to the site provided by Baile Court. The 40 foot wide court will come off of Napa Valley Way and will become the predominate ingress/egress to the site. County Land Division and Site Improvement Review (SIPS) staff (Santiago) reviewed the project and recommended standard conditions relating to cul-de-sac development pursuant to Sacramento County Improvement Standards and standard conditions relating to the public road right-of-ways. No significant environmental impacts relating to access are expected as a result of this project.

HYDROLOGY AND WATER QUALITY

This section supplements the Initial Study Checklist by analyzing if the proposed project would alter the existing drainage patterns in such a way that it causes flooding; contribute runoff that would exceed the capacity of existing or planned stormwater infrastructure; place housing within the 100-year floodplain; place structures in a 100-year floodplain that would cause substantial impacts as a result of impeding or redirecting flood flows; develop in an area that is subject to 200 year urban levels of flood protection, or expose people or structures to substantial loss of life, health, or property as a result of flooding.

The property is located in FEMA Flood Zone X, which is located outside the 100 year flood zone. The site is also located outside of the local flood hazard zone. The property is relatively flat with total elevation fluctuations of about two feet. The north end of the

property seems to be generally higher than the south. Natural drainage of the property appears to flow south and then west along the south property line. On the southeast corner of the property lies a shallow depression. This shallow depression was determined to be a seasonal wetland. Issues relating to this wetland feature are detailed in the Biological Resources section of this document.

WATER QUALITY

CONSTRUCTION WATER QUALITY: EROSION AND GRADING

Construction on undeveloped land exposes bare soil, which can be mobilized by rain or wind and displaced into waterways or become an air pollutant. Construction equipment can also track mud and dirt onto roadways, where rains will wash the sediment into storm drains and thence into surface waters. After construction is complete, various other pollutants generated by site use can also be washed into local waterways. These pollutants include; but are not limited to: vehicle fluids, heavy metals deposited by vehicles, and pesticides or fertilizers used in landscaping.

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 or more acres or moving 350 cubic yards or more of earthen material to obtain a grading permit. To obtain a grading permit, project proponents must prepare and submit for approval an Erosion and Sediment Control (ESC) Plan describing erosion and sediment control best management practices (BMPs) that will be implemented during construction to prevent sediment from leaving the site and entering the County's storm drain system or local receiving waters. Construction projects not subject to SCC 16.44 are subject to the Stormwater Ordinance (SCC 15.12) described above.

In addition to complying with the County's ordinances and requirements, construction sites disturbing one or more acres are required to comply with the State's General Stormwater Permit for Construction Activities (CGP). CGP coverage is issued by the State Water Resources Control Board (State Board) http://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.shtml and enforced by the Regional Water Board. Coverage is obtained by submitting a Notice of Intent (NOI) to the State Board prior to construction and verified by receiving a WDID#. The CGP requires preparation and implementation of a site-specific

Stormwater Pollution Prevention Plan (SWPPP) that must be kept on site at all times for review by the State inspector.

Applicable projects applying for a County grading permit must show proof that a WDID# has been obtained and must submit a copy of the SWPPP. Although the County has no enforcement authority related to the CGP, the County does have the authority to ensure sediment/pollutants are not discharged and is required by its Municipal Stormwater Permit to verify that SWPPPs include the minimum components.

The project must include an effective combination of erosion, sediment and other pollution control BMPs in compliance with the County ordinances and the State's CGP.

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

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

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

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

Project compliance with requirements outlined above, as administered by the County and the Regional Water Board will ensure that project-related erosion and pollution impacts are ***less than significant***.

OPERATION: STORMWATER RUNOFF

Development and urbanization can increase pollutant loads, temperature, volume and discharge velocity of runoff over the predevelopment condition. The increased volume, increased velocity, and discharge duration of stormwater runoff from developed areas has the potential to greatly accelerate downstream erosion and impair stream habitat in natural drainage systems. Studies have demonstrated a direct correlation between the degree of imperviousness of an area and the degradation of its receiving waters. These impacts must be mitigated by requiring appropriate runoff reduction and pollution prevention controls to minimize runoff and keep runoff clean for the life of the project.

The County requires that projects include source and/or treatment control measures on selected new development and redevelopment projects. Source control BMPs are intended to keep pollutants from contacting site runoff. Examples include “No Dumping-Drains to Creek/River” stencils/stamps on storm drain inlets to educate the public, and providing roofs over areas likely to contain pollutants, so that rainfall does not contact the pollutants. Treatment control measures are intended to remove pollutants that have already been mobilized in runoff. Examples include vegetated swales and water quality detention basins. These facilities slow water down and allow sediments and pollutants to settle out prior to discharge to receiving waters. Additionally, vegetated facilities provide filtration and pollutant uptake/adsorption. The project proponent should consider the use of “low impact development” techniques to reduce the amount of imperviousness on the site, since this will reduce the volume of runoff and therefore will reduce the size/cost of stormwater quality treatment required. Examples of low impact development techniques include pervious pavement and bioretention facilities.

The County requires developers to utilize the *Stormwater Quality Design Manual for the Sacramento Region, 2018* (Design Manual) in selecting and designing post-construction facilities to treat runoff from the project. Regardless of project type or size, developers are required to implement the minimum source control measures (Chapter 4 of the Design Manual). Low impact development measures and Treatment Control Measures are required of all projects exceeding the impervious surface threshold defined in Table 3-2 and 3-3 of the Design Manual. Further, depending on project size and location, hydromodification control measures may be required (Chapter 5 of the Design Manual).

Updates and background on the County’s requirements for post-construction stormwater quality treatment controls, along with several downloadable publications, can be found at the following websites:

<http://www.waterresources.saccounty.net/stormwater/Pages/default.aspx>

<http://www.beriverfriendly.net/Newdevelopment/>

The final selection and design of post-construction stormwater quality control measures is subject to the approval of the County Department of Water Resources; therefore, they should be contacted as early as possible in the design process for guidance. Project compliance with requirements outlined above will ensure that project-related stormwater pollution impacts are ***less than significant***.

BIOLOGICAL RESOURCES

This section supplements the Initial Study Checklist by analyzing if the proposed project would have a substantial effect on a special status species, sensitive habitat, or protected wetland; if it would interfere substantially with the movement of wildlife; or if it would conflict with applicable ordinances, policies, or conservation plans.

TREES

A prior arborist report was prepared for the project site in 2005 identifying non-native trees mainly consisting of eucalyptus, fruit, nut, and palm trees. Four black walnut trees were also on-site. The arborist report indicated that two of the black walnuts were in poor condition and should be removed while the other two were in fair condition with no recommendations. Additionally, a number of trees were recommended by the arborist to be removed, including a stand of approximately 30 eucalyptus trees with poor structure on the east side of the property. No oak trees were identified on-site. All trees on the property have subsequently been removed, with the exception of one black walnut tree (*Juglans californicus*) and one ornamental tree both located along Lemas Road. Since Lemas Road is not included in the project proposal, no trees will be impacted due to the proposed project. It is anticipated that the two trees will be incorporated into the existing residential backyards adjacent to Lemas Road due to the Boundary Line Adjustments. No significant environmental impacts related to trees are expected as a result of this project.

WETLANDS AND OTHER SURFACE WATERS

Federal and state regulation (Clean Water Act Sections 404 and 401) 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 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 wetted 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 Army Corps 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 United States Army Corps of Engineers (Army Corps) is generally the lead agency for the federal permit process, and the Regional Water Quality Control Board (Regional Water Board) 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 wetlands 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 Army Corps, the U.S. Fish and Wildlife Service (USFWS), the Regional Water Board, the California Department of Fish and Wildlife and any other agencies with authority over surface waters. Any loss of delineated wetlands not mitigated for 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 the County Environmental Review Section has typically required a minimum 50-foot setback¹. 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.

PROJECT SPECIFIC ISSUES

A wetland delineation was prepared by Moore Biological Consultants for the project site, dated May 2019 (Appendix A). A single seasonal wetland of approximately 0.15 acres was identified in the southeast portion of the site. According to the delineation report, the seasonal wetland is a shallow basin, appearing to pond water to depths of

¹ 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.

approximately 8 inches. The report also states that the wetland feature has been highly disturbed by past farming activities on-site and may have been enlarged or created. However, the seasonal wetland is vegetated with hydrophytic species typical of this feature. The seasonal wetland is not considered a vernal pool, with stalked popcorn-flower as the only vernal pool endemic plant species identified on-site. Since the project site is surrounded on all four sides by residential housing, a small enclosed basin receiving runoff from adjacent suburban development collects on the south side of the site where this seasonal wetland is present. The seasonal wetland appears to have no connectivity. The likelihood of any listed, candidate, and other special status species associated with the wetland feature is generally low, but it provides suitable habitat for the vernal pool fairy shrimp.

Although the site's wetland impact is considered small, the proposed project will need to mitigate for the loss and filling of the wetland thru the South Sacramento Habitat Conservation Plan (SSHCP). In the event that applicable SSHCP permits are not obtained by the County at the time of project approval, prior to the approval of any grading and/or building permits for any development of the site, the project applicant or property owner shall obtain a 404 permit from the U.S. Army Corps of Engineers.. With mitigation, project impacts to wetlands are considered *less than significant*.

SWAINSON'S HAWK AND NESTING BIRDS OF PREY

The Swainson's hawk (*Buteo swainsoni*) is listed as a threatened species by the State of California and is a candidate for federal listing as threatened or endangered. It is a migratory raptor typically nesting in or near valley floor riparian habitats during spring and summer months. Swainson's hawks were once common throughout the state, but various habitat changes, including the loss of nesting habitat (trees) and the conversion of native Central Valley grasslands to certain incompatible agricultural and urban uses has caused an estimated 90% decline in their population.

Swainson's hawks feed primarily upon small mammals, birds, and insects. Their typical foraging habitat includes native grasslands, alfalfa, and other hay crops that provide suitable habitat for small mammals. Certain other row crops and open habitats also provide some foraging habitat. The availability of productive foraging habitat near a Swainson's hawk's nest site is a critical requirement for nesting and fledgling success. In Central California, about 85% of Swainson's hawk nests are within riparian forest or remnant riparian trees.

NESTING BIRDS OF PREY

This section addresses raptors which are not listed as endangered, threatened, or of special concern, but are nonetheless afforded general protections by the Fish and Game Code. Raptors and their active nests are protected by the California Fish and Game Code Section 3503.5, which states: It is unlawful to take, possess, or destroy any birds in the orders Falconiformes or Strigiformes (birds of prey, or raptors) or to take, possess, or destroy the nest or eggs of any such bird except as otherwise provided by this code or any regulation adopted pursuant thereto. Section 3(18) of the Federal Endangered Species Act defines the term "take" means to harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect, or to attempt to engage in any such conduct.

Causing a bird to abandon an active nest may cause harm to egg(s) or chick(s) and is therefore considered “take.” Thus, take may occur both as a result of cutting down a tree or as a result of activities nearby an active nest which cause nest abandonment.

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

To avoid impacts to nesting raptors, mitigation involves pre-construction nesting surveys to identify any active nests and to implement avoidance measures if nests are found – if construction will occur during the nesting season of March 1 to September 15. The purpose of the survey requirement is to ensure that construction activities do not agitate or harm nesting raptors, potentially resulting in nest abandonment or other harm to nesting success. If nests are found, the developer is required to contact California Fish and Wildlife to determine what measures need to be implemented in order to ensure that nesting raptors remain undisturbed. The measures selected will depend on many variables, including the distance of activities from the nest, the types of activities, and whether the landform between the nest and activities provides any kind of natural screening. If no active nests are found during the focused survey, no further mitigation will be required.

PROJECT SPECIFIC ISSUES

A biological assessment was prepared by Moore Biological Consultants dated May 21, 2019 (Appendix B). The assessment stated that the site is within range of Swainson’s hawks, with the nearest nest occurrence approximately 1.5 miles southeast of the site. Although trees are no longer on the site, there are the two trees along Lemas Road and a few large trees used as landscaping within the residential subdivisions surrounding the site. Swainson’s hawks could potentially nest in these trees and maybe disturbed by construction noise and other project activity. In terms of foraging habitat, the grassland on-site provides very low-quality, but potentially suitable habitat. Due to the small size of the site, surrounding development, and the presence of irrigated cropland and large open fields within the project area providing high quality foraging habitat, the biological assessment concludes that it is unlikely Swainson’s hawks forage in the site on more than an occasional basis. The project site contains potential suitable nesting habitat for Swainson’s hawks and other raptors. Participation in the SSHCP will ensure that impacts are ***less than significant***.

BURROWING OWLS

According to the California Fish and Wildlife life history account for the species, burrowing owl (*Athene cunicularia*) habitat can be found in annual and perennial grasslands, deserts, and arid scrublands characterized by low-growing vegetation. Burrows are the essential component of burrowing owl habitat. Both natural and artificial burrows provide protection, shelter, and nesting sites for burrowing owls.

Burrowing owls typically use burrows made by fossorial mammals, such as ground squirrels or badgers, but also use human-made structures such as cement culverts; cement, asphalt, or wood debris piles; or openings beneath cement or asphalt pavement. Burrowing owls are listed as a California Species of Special Concern due to loss of breeding habitat.

Burrowing owls may use a site for breeding, wintering, foraging, and/or migration stopovers. Breeding season is generally defined as spanning February 1 to August 31 and wintering from September 1 to January 31. Occupancy of suitable burrowing owl habitat can be verified at a site by detecting a burrowing owl, its molted feathers, cast pellets, prey remains, eggshell fragments, or excrement at or near a burrow entrance. Burrowing owls exhibit high site fidelity, reusing burrows year after year.

According to the California Fish and Wildlife “Staff Report on Burrowing Owl Mitigation” (March 2012), surveys for burrowing owl should be conducted whenever suitable habitat is present within 500 feet of a proposed impact area; this is also consistent with the “Burrowing Owl Survey Protocol and Mitigation Guidelines” published by The California Burrowing Owl Consortium (April 1993). Occupancy of burrowing owl habitat is confirmed whenever one burrowing owl or burrowing owl sign has been observed at a burrow within the last three years.

The California Fish and Wildlife Staff Report on Burrowing Owl Mitigation indicates that the impact assessment should address the factors which could impact owls, the type and duration of disturbance, the timing and duration of the impact, and the significance of the impacts. The assessment should also take into account existing conditions, such as the visibility and likely sensitivity of the owls in question with respect to the disturbance area and any other environmental factors which may influence the degree to which an owl may be impacted (e.g. the availability of suitable habitat).

PROJECT SPECIFIC ISSUES

The biological assessment (Appendix B) stated that only one ground squirrel was observed on-site and ground squirrel burrows were observed when the site was surveyed on May 9, 15, and 20, 2019. While there were no burrowing owls or suitable burrows for owls observed on-site, burrowing owls are known to occur in this area of Sacramento County and may nest on-site if burrow habitat is available in the near future. The nearest occurrence of nesting burrowing owls is approximately three miles southeast of the project site. The biological assessment concludes that burrowing owls could potentially nest in the site and could be disturbed by construction noise and other project activity. With participation in the SSHCP, impacts related to burrowing owls are considered *less than significant*.

SOUTH SACRAMENTO COUNTY HABITAT CONSERVATION PLAN

The proposed project site is located within the urban development area boundaries of the South Sacramento County Habitat Conservation Plan (SSHCP). On May 15, 2018 the Final SSHCP and EIS/EIR was published in the federal Register for a 30 day review period. Public hearings on the proposed adoption of the final SSHCP, final EIS/EIR, final Aquatic Resources Plan (ARP), and final Implementation Agreement (IA) began in

August 2018, and adoption by the County occurred on September 11, 2018. The permit was received on June 12, 2019 from the U.S. Fish and Wildlife Service.

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

The SSHCP will consolidate and enhance wetlands, primarily vernal pools and upland habitats to provide ecologically viable conservation areas. It also intends to minimize regulatory hurdles and facilitate the permitting process for development projects. The SSHCP will cover 28 different species of plants and wildlife, including 10 that are state and/or federally-listed as threatened or endangered. The SSHCP will be an agreement between state/federal wildlife and wetland regulators and local jurisdictions, which will allow land owners to engage in the “incidental take” of listed species in return for conservation commitments from local jurisdictions. The options for securing these commitments are currently being developed. Sacramento County is partnering with the incorporated cities of Rancho Cordova, and Galt, as well as the Sacramento Regional Sanitation District, Sacramento County Connector Joint Powers Authority (JPA), and Sacramento County Water Agency (SWCA) to further advance the regional planning goals of the SSHCP. The SSHCP has been developed as a collaborative effort to streamline permitting and protect open space, habitat, and agriculture.

PROJECT SPECIFIC ISSUES

The SSHCP land cover type data indicate that the project site contains 0.92 acre of Low Density Development, 0.15 acre of High Density Development, 1.49 acres of Valley Grassland, and 0.12 acre of Swale (see Plate IS-5: SSHCP Land Cover Types).

The applicant will be required to obtain authorization through the SSHCP for potential impacts to Valley Grassland and Swale acreage. Compliance with the requirements of the SSHCP, including adherence to the Avoidance and Minimization Measures (Appendix C) as well as payment of fees to support the overall SSHCP Conservation Strategy, will ensure that impacts are ***less than significant***.

Plate IS-5: SSHCP Land Cover Types



CULTURAL RESOURCES

This section supplements the Initial Study Checklist by analyzing if the proposed project would cause a substantial adverse change in significance of a historical resource or archeological resource, directly or indirectly destroy a unique paleontological or site or unique feature, or disturb any human remains.

The California Environmental Quality Act (CEQA) defines cultural resources as historical and unique archaeological resources that meet significance criteria of the California Register of Historical Resources. The eligibility criteria of the California Register include the following:

- Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
- Is associated with the lives of persons important in our past;
- Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or
- Has yielded, or may be likely to yield, information important in prehistory or history. (Public Resources Code SS5024.1, Title 14 CCR, Section 4852).

Under CEQA, lead agencies must consider the effects of their projects on cultural resources. Project notification according to Assembly Bill (AB) 52 was sent to Native American tribes who requested notification on May 8, 2019. E-mail correspondence dated May 31, 2019 was received from the United Auburn Indian Community of the Auburn Rancheria (UAIC) requesting project consultation, all existing cultural resource assessments of the project site, and results of Records Searches for the project site. A Records Search was conducted for the project site by the North Central Information Center (NCIC) and a non-confidential letter was prepared dated May 7, 2019. The Records Search Results indicated that the proposed project area is not sensitive for cultural resources. No cultural resource assessments for the project site were prepared. The project's Records Search Results were sent by e-mail to UAIC representatives on June 3, 2019. UAIC representatives did not express any further questions or concerns with the project, with the incorporation of mitigation measures to address unanticipated discoveries and construction worker environmental awareness and protection training for tribal cultural resources.

There is the possibility of uncovering subsurface archaeological materials during project construction. If such subsurface resources are encountered, work should halt in the vicinity of the discovery until its significance can be evaluated by a professional archeologist. With mitigation from consultation with Native American tribes, impacts to undiscovered cultural resources will be reduced to ***less than significant***.

ENVIRONMENTAL MITIGATION MEASURES

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

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

Applicant [Original Signature on File] Date: _____

MITIGATION MEASURE A: WETLAND COMPENSATION

To compensate for the permanent loss of approximately 0.15 acre of wetlands, the applicant shall perform one or a combination of the following prior to issuance of building permits, and shall also obtain all applicable permits from the Army Corps of Engineers, the U.S. Fish and Wildlife Service, the Central Valley Regional Water Quality Control Board, and the California Department of Fish and Game:

- A. Where a Section 404 Permit has been issued by the Army Corps of Engineers, or an application has been made to obtain a Section 404 Permit, the Mitigation and Management Plan required by that permit or proposed to satisfy the requirements of the Corps for granting a permit may be submitted for purposes of achieving a no net-loss of wetlands. The required Plan shall be submitted to the Sacramento County Environmental Coordinator, U.S. Army Corps of Engineers, and U.S. Fish and Wildlife Service for approval prior to its implementation.
- B. If regulatory permitting processes result in less than a 1:1 compensation ratio for loss of wetlands, the project applicant shall demonstrate that the wetlands which went unmitigated/uncompensated as a result of permitting have been mitigated through other means. Acceptable methods include payment into a mitigation bank or protection of off-site wetlands through the establishment of a permanent conservation easement, subject to the approval of the Environmental Coordinator.
- C. The project applicant will participate in the South Sacramento Habitat Conservation Plan (SSHCP) to mitigate impacts to the on-site wetland, if associated federal and state permits have been issued to the County at the time of project approval. The applicant shall prepare project plans in accordance with

that Plan and any and all fees or land dedications shall be completed prior to construction. A and B (above) will be applicable to the project in the event associated SSHCP permits have not been issued to the County at the time of project approval.

MITIGATION MEASURE B: PARTICIPATION IN THE SSHCP

To compensate for impacts to approximately 1.49 acres of Valley Grassland and potential impacts associated with Swainson's Hawk, nesting raptors and burrowing owl, the applicant shall obtain authorization through the SSHCP and conform with all applicable Avoidance and Minimization Measures (Appendix C), as well as payment of fees necessary to mitigate for impacts to species and habitat prior to construction.

MITIGATION MEASURE C: TRIBAL CULTURAL RESOURCE AWARENESS TRAINING

A consultant and construction worker tribal cultural resources awareness brochure and training program for all personnel involved in project implementation will be developed in coordination with interested Native American tribes. The brochure will be distributed and the training will be conducted in coordination with qualified cultural resources specialists and Native American Representatives and Monitors from culturally affiliated Native American Tribes before any stages of project implementation and construction activities begin on the project site. The program will include relevant information regarding sensitive tribal cultural resources, including applicable regulations, protocols for avoidance, and consequences of violating State laws and regulations. The worker cultural resources awareness program will also describe appropriate avoidance and minimization measures for resources that have the potential to be located on the project site and will outline what to do and whom to contact if any potential archaeological resources or artifacts are encountered. The program will also underscore the requirement for confidentiality and culturally-appropriate treatment of any find of significance to Native Americans and behaviors, consistent with Native American Tribal values.

MITIGATION MEASURE D: INADVERTENT DISCOVERY OF CULTURAL RESOURCES

1. If subsurface deposits believed to be cultural or human in origin are discovered during ground disturbance, site preparation, or construction activities, then all work must halt within a 100-foot radius of the discovery. A qualified professional archeologist, 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.
2. Work shall not continue within the 100-foot radius of the discovery site until the archaeologist 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.
 - a) If a potentially-eligible resource is encountered, then the archeologist, and the project proponent shall coordinate with the Sacramento County Office of Planning and Environmental Review (PER), and 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 PER as verification that the provisions of CEQA for managing unanticipated discoveries have been met.
 - b) Section 5097.98 of the State Public Resources Code and Section 7050.5 of the State Health and Safety Code, in the event of the discovery of human remains, all work must stop and the County Coroner shall be immediately notified. If the remains are determined to be Native American, guidelines of the Native American Heritage Commission shall be adhered to in the treatment and disposition of the remains.

MITIGATION MEASURE COMPLIANCE

Comply with the Mitigation Monitoring and Reporting Program (MMRP) for this project as follows:

1. The proponent shall comply with the MMRP for this project, including the payment of a fee to cover the Office of Planning and Environmental Review staff costs incurred during implementation of the MMRP. The MMRP fee for this project is \$2,914.00. This fee includes administrative costs of \$934.00.
2. Until the MMRP has been recorded and the administrative portion of the MMRP fee has been paid, no final parcel map or final subdivision map for the subject property shall be approved. Until the balance of the MMRP fee has been paid, no encroachment, grading, building, sewer connection, water connection or occupancy permit from Sacramento County shall be approved.

INITIAL STUDY CHECKLIST

Appendix G of the California Environmental Quality Act (CEQA) provides guidance for assessing the significance of potential environmental impacts. Based on this guidance, Sacramento County has developed the following Initial Study Checklist. The Checklist identifies a range of potential significant effects by topical area. The words "significant" and "significance" used throughout the following checklist are related to impacts as defined by the California Environmental Quality Act as follows:

- 1 Potentially Significant indicates there is substantial evidence that an effect MAY be significant. If there are one or more "Potentially Significant" entries an Environmental Impact Report (EIR) is required. Further research of a potentially significant impact may reveal that the impact is actually less than significant or less than significant with mitigation.
- 2 Less than Significant with Mitigation applies where an impact could be significant but specific mitigation has been identified that reduces the impact to a less than significant level.
- 3 Less than Significant or No Impact indicates that either a project will have an impact but the impact is considered minor or that a project does not impact the particular resource.

	Potentially Significant	Less Than Significant with Mitigation	Less Than Significant	No Impact	Comments
1. LAND USE - Would the project:					
a. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including but not limited to a general plan, specific plan or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?			X		The project is consistent with environmental policies of the Sacramento County General Plan, Vineyard Community Plan, and Sacramento County Zoning Code.
b. Physically disrupt or divide an established community?				X	The project will not create physical barriers that substantially limit movement within or through the community.
2. POPULATION/HOUSING - Would the project:					
a. Induce substantial unplanned population growth in an area either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of infrastructure)?			X		The project is located in an area designated for urban uses/growth. Development of the site and the associated extension of public infrastructure to serve the site would not result in substantial unplanned population growth.
b. Displace substantial amounts of existing housing, necessitating the construction of replacement housing elsewhere?				X	The project will not result in the removal of existing housing, and thus will not displace substantial amounts of existing housing. Additionally, the project will create a total of 14 new housing units, resulting in a net increase in housing stock.
3. AGRICULTURAL RESOURCES - Would the project:					
a. Convert Prime Farmland, Unique Farmland, Farmland of Statewide Importance or areas containing prime soils to uses not conducive to agricultural production?				X	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. The site does not contain prime soils. No impact will occur.

	Potentially Significant	Less Than Significant with Mitigation	Less Than Significant	No Impact	Comments
b. Conflict with any existing Williamson Act contract?				X	No Williamson Act contracts apply to the project site. No impact will occur.
c. Introduce incompatible uses in the vicinity of existing agricultural uses?				X	The project does not occur in an area of agricultural production. No impact will occur.
4. AESTHETICS - Would the project:					
a. Substantially alter existing viewsheds such as scenic highways, corridors or vistas?				X	The project does not occur in the vicinity of any scenic highways, corridors, or vistas. No impact will occur.
b. Substantially degrade the existing visual character or quality of the site and its surroundings?			X		It is acknowledged that aesthetic impacts are subjective and may be perceived differently by various affected individuals. Nonetheless, given the urbanized environment in which the project is proposed, it is concluded that the project would not substantially degrade the visual character or quality of the project site or vicinity. A less than significant impact will result.
c. Create 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?			X		The project will 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. A less than significant impact will result.
5. AIRPORTS - Would the project:					
a. Result in a safety hazard for people residing or working in the vicinity of an airport/airstrip?				X	The project occurs outside of any identified public or private airport/airstrip safety zones. No impact will occur.
b. Expose people residing or working in the project area to aircraft noise levels in excess of applicable standards?				X	The project occurs outside of any identified public or private airport/airstrip noise zones or contours. No impact will occur.
c. Result in a substantial adverse effect upon the safe and efficient use of navigable airspace by aircraft?				X	The project does not affect navigable airspace. No impact will occur.

	Potentially Significant	Less Than Significant with Mitigation	Less Than Significant	No Impact	Comments
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?				X	The project does not involve or affect air traffic movement. No impact will occur.
6. PUBLIC SERVICES - Would the project:					
a. Have an adequate water supply for full buildout of the project?			X		The water service provider, the Sacramento County Water Agency, has adequate capacity to serve the water needs of the proposed project. A less than significant impact will result.
b. Have adequate wastewater treatment and disposal facilities for full buildout of the project?			X		The Sacramento Regional County Sanitation District has adequate wastewater treatment and disposal capacity to service the proposed project. A less than significant impact will result.
c. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?			X		The Kiefer Landfill has capacity to accommodate solid waste until the year 2050. A less than significant impact will result.
d. Result in substantial adverse physical impacts associated with the construction of new water supply or wastewater treatment and disposal facilities or expansion of existing facilities?			X		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. No significant new impacts would result from service line extension.
e. Result in substantial adverse physical impacts associated with the provision of storm water drainage facilities?			X		Minor extension of infrastructure would be necessary to serve the proposed project. Existing stormwater drainage facilities are located within existing roadways and other developed areas, and the extension of facilities would take place within areas already proposed for development as part of the project. No significant new impacts would result from stormwater facility extension.

	Potentially Significant	Less Than Significant with Mitigation	Less Than Significant	No Impact	Comments
f. Result in substantial adverse physical impacts associated with the provision of electric or natural gas service?			X		Minor extension of utility lines would be necessary to serve the proposed project. Existing utility 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 utility extension.
g. Result in substantial adverse physical impacts associated with the provision of emergency services?			X		The project would incrementally increase demand for emergency services, but would not cause substantial adverse physical impacts as a result of providing adequate service. A less than significant impact will result.
h. Result in substantial adverse physical impacts associated with the provision of public school services?			X		The project would result in minor increases to student population; however, the increase would not require the construction/expansion of new unplanned school facilities. Established case law, <i>Goleta Union School District v. The Regents of the University of California</i> (36 Cal-App. 4 th 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. A less than significant impact will result.
i. Result in substantial adverse physical impacts associated with the provision of park and recreation services?			X		The project will result in increased demand for park and recreation services, but meeting this demand will not result in any substantial physical impacts.
7. TRANSPORTATION/TRAFFIC - Would the project:					
a. Result in a substantial increase in vehicle trips that would exceed, either individually or cumulatively, a level of service standard established by the County?			X		The project will result in minor increases in vehicle trips, but this increase will not cause, either individually or cumulatively, a level of service standard established by the County to be exceeded. Refer to the Traffic/Access discussion in the Environmental Effects section above.

	Potentially Significant	Less Than Significant with Mitigation	Less Than Significant	No Impact	Comments
b. Result in a substantial adverse impact to access and/or circulation?			X		The project will be required to comply with applicable access and circulation requirements of the County Improvement Standards and the Uniform Fire Code. Upon compliance, impacts are less than significant.
c. Result in a substantial adverse impact to public safety on area roadways?			X		The project will be required to comply with applicable access and circulation requirements of the County Improvement Standards and the Uniform Fire Code. Upon compliance, impacts are less than significant.
d. Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?			X		The project does not conflict with alternative transportation policies of the Sacramento County General Plan, with the Sacramento Regional Transit Master Plan, or other adopted policies, plans or programs supporting alternative transportation.
8. AIR QUALITY - Would the project:					
a. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable federal or state ambient air quality standard?			X		The project does not exceed the screening thresholds established by the Sacramento Metropolitan Air Quality Management District and will not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment. A less than significant impact will result.
b. Expose sensitive receptors to pollutant concentrations in excess of standards?			X		There are no sensitive receptors (i.e., schools, nursing homes, hospitals, daycare centers, etc.) adjacent to the project site. See Response 8.a.
c. Create objectionable odors affecting a substantial number of people?				X	The project will not generate objectionable odors. No impact will occur.

	Potentially Significant	Less Than Significant with Mitigation	Less Than Significant	No Impact	Comments
9. NOISE - Would the project:					
a. Result in exposure of persons to, or generation of, noise levels in excess of standards established by the local general plan, noise ordinance or applicable standards of other agencies?			X		The project is not in the vicinity of any uses that generate substantial noise, nor will the completed project generate substantial noise. The project will not result in exposure of persons to, or generation of, noise levels in excess of applicable standards.
b. Result in a substantial temporary increase in ambient noise levels in the project vicinity?			X		Project construction will result in a temporary increase in ambient noise levels in the project vicinity. This impact is less than significant due to the temporary nature of the these activities, limits on the duration of noise, and evening and nighttime restrictions imposed by the County Noise Ordinance (Chapter 6.68 of the County Code). A less than significant impact will result.
10. HYDROLOGY AND WATER QUALITY - Would the project:					
a. Substantially deplete groundwater supplies or substantially interfere with groundwater recharge?			X		The project will incrementally add to groundwater consumption; however, the singular and cumulative impacts of the proposed project upon the groundwater decline in the project area are minor. A less than significant impact will result.
b. Substantially alter the existing drainage pattern of the project area and/or increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?			X		Compliance with applicable requirements of the Sacramento County Floodplain Management Ordinance, Sacramento County Water Agency Code, and Sacramento County Improvement Standards will ensure that impacts are less than significant.
c. Develop within a 100-year floodplain as mapped on a federal Flood Insurance Rate Map or within a local flood hazard area?				X	The project is not within a 100-year floodplain as mapped on a federal Flood Insurance Rate Map, nor is the project within a local flood hazard area. No impact will occur.
d. Place structures that would impede or redirect flood flows within a 100-year floodplain?				X	The project site is not within a 100-year floodplain. No impact will occur.

	Potentially Significant	Less Than Significant with Mitigation	Less Than Significant	No Impact	Comments
e. Develop in an area that is subject to 200 year urban levels of flood protection (ULOP)?				X	The project is not located in an area subject to 200-year urban levels of flood protection (ULOP). No impact will occur.
f. Expose people or structures to a substantial risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?			X		The project will not expose people or structures to a substantial risk of loss, injury, or death involving flooding, including flooding as a result of the failure of a levee or dam. A less than significant impact will result.
g. Create or contribute runoff that would exceed the capacity of existing or planned stormwater drainage systems?			X		Adequate on- and/or off-site drainage improvements will be required pursuant to the Sacramento County Floodplain Management Ordinance and Improvement Standards. A less than significant impact will result.
h. Create substantial sources of polluted runoff or otherwise substantially degrade ground or surface water quality?			X		Compliance with the Stormwater Ordinance and Land Grading and Erosion Control Ordinance (Chapters 15.12 and 14.44 of the County Code respectively) will ensure that the project will not create substantial sources of polluted runoff or otherwise substantially degrade ground or surface water quality. A less than significant impact will result.
11. GEOLOGY AND SOILS - Would the project:					
a. Expose people or structures to substantial risk of loss, injury or death involving 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?			X		Sacramento County is not within an Alquist-Priolo Earthquake Fault Zone. 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 Uniform Building Code contains applicable construction regulations for earthquake safety that will ensure less than significant impacts.

	Potentially Significant	Less Than Significant with Mitigation	Less Than Significant	No Impact	Comments
b. Result in substantial soil erosion, siltation or loss of topsoil?			X		Compliance with the County's Land Grading and Erosion Control Ordinance will reduce the amount of construction site erosion and minimize water quality degradation by providing stabilization and protection of disturbed areas, and by controlling the runoff of sediment and other pollutants during the course of construction. A less than significant impact will result.
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, soil expansion, liquefaction or collapse?			X		The project is not located on an unstable geologic or soil unit. A less than significant impact will result.
d. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available?			X		A public sewer system is available to serve the project. A less than significant impact will result.
e. Result in a substantial loss of an important mineral resource?				X	The project is not located within an Aggregate Resource Area as identified by the Sacramento County General Plan Land Use Diagram, nor are any important mineral resources known to be located on the project site. No impact will occur.
f. Directly or indirectly destroy a unique paleontological resource or site?			X		No known paleontological resources (e.g. fossil remains) or sites occur at the project location. A less than significant impact will result.
12. BIOLOGICAL RESOURCES - Would the project:					
a. Have a substantial adverse effect on any special status species, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, or threaten to eliminate a plant or animal community?			X		The project site contains potential suitable habitat for vernal pool fairy shrimp. Mitigation is included to reduce impacts to less than significant levels. Refer to the Biological Resources discussion in the Environmental Effects section above.

	Potentially Significant	Less Than Significant with Mitigation	Less Than Significant	No Impact	Comments
b. Have a substantial adverse effect on riparian habitat or other sensitive natural communities?			X		No sensitive natural communities occur on the project site, nor is the project expected to affect natural communities off-site.
c. Have a substantial adverse effect on streams, wetlands, or other surface waters that are protected by federal, state, or local regulations and policies?		X			The project will result in the loss of 0.15 acre of seasonal wetland. Mitigation is included to require no net-loss or participation in the South Sacramento Habitat Conservation Plan (SSHCP). Refer to the Biological Resources discussion in the Environmental Effects section above.
d. Have a substantial adverse effect on the movement of any native resident or migratory fish or wildlife species?			X		Resident and/or migratory wildlife may be displaced by project construction; however, impacts are not anticipated to result in significant, long-term effects upon the movement of resident or migratory fish or wildlife species, and no major wildlife corridors would be affected.
e. Adversely affect or result in the removal of native or landmark trees?			X		No native and/or landmark trees occur on the project site, nor is it anticipated that any native and/or landmark trees would be affected by off-site improvement required as a result of the project. Refer to the Biological Resources discussion in the Environmental Effects section above.
f. Conflict with any local policies or ordinances protecting biological resources?				X	The project is consistent with local policies/ordinances protecting biological resources.
g. Conflict with the provisions of an adopted Habitat Conservation Plan or other approved local, regional, state or federal plan for the conservation of habitat?				X	The project is within the Urban Development Area of the SSHCP. The project will need to comply with the applicable avoidance and minimization measures outlined in the SSHCP. Refer to the Biological Resources discussion in the Environmental Effects section above.
13. CULTURAL RESOURCES - Would the project:					
a. Cause a substantial adverse change in the significance of a historical resource?				X	No historical resources would be affected by the proposed project. No impact will occur.

	Potentially Significant	Less Than Significant with Mitigation	Less Than Significant	No Impact	Comments
b. Have a substantial adverse effect on an archaeological resource?			X		The Northern California Information Center was contacted regarding the proposed project. A record search indicated that the project site is not considered sensitive for archaeological resources. A less than significant impact will result.
c. Disturb any human remains, including those interred outside of formal cemeteries?			X		No known human remains exist on the project site. Nonetheless, mitigation has been recommended to ensure appropriate treatment should remains be uncovered during project implementation. A less than significant impact will result.
d. Would the project cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code 21074?			X		Notification pursuant to Public Resources Code 21080.3.1(b) was provided to the tribes and request for consultation was received. Refer to the Cultural Resources discussion in the Environmental Effects section above.
14. HAZARDS AND HAZARDOUS MATERIALS - Would the project:					
a. Create a substantial hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?				X	The project does not involve the transport, use, and/or disposal of hazardous material. No impact will occur.
b. Expose the public or the environment to a substantial hazard through reasonably foreseeable upset conditions involving the release of hazardous materials?				X	The project does not involve the transport, use, and/or disposal of hazardous material. No impact will occur.
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances or waste within one-quarter mile of an existing or proposed school?				X	The project does not involve the transport, use, and/or disposal of hazardous material. No impact will occur.

	Potentially Significant	Less Than Significant with Mitigation	Less Than Significant	No Impact	Comments
d. Be located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5, resulting in a substantial hazard to the public or the environment?				X	The project is not located on a known hazardous materials site. No impact will occur.
e. Impair implementation of or physically interfere with an adopted emergency response or emergency evacuation plan?			X		The project would not interfere with any known emergency response or evacuation plan. A less than significant impact will result.
f. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to or intermixed with urbanized areas?			X		The project is within the urbanized area of the unincorporated County. There is no significant risk of loss, injury, or death to people or structures associated with wildland fires. A less than significant impact will result.
15. GREENHOUSE GAS EMISSIONS – Would the project:					
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			X		The project will not have the potential to interfere with the County meeting the goals of AB 32 (reducing greenhouse gas emissions to 1990 levels by 2020); therefore, the climate change impact of the project is considered less than significant.

SUPPLEMENTAL INFORMATION

LAND USE CONSISTENCY	Current Land Use Designation	Consistent	Not Consistent	Comments
General Plan	Low Density Residential	X		
Community Plan	Agricultural/Residential 10	X		Community Plan Amendment to RD-5
Land Use Zone	A-10	X		Rezone to RD-5

INITIAL STUDY PREPARERS

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