



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 Negative Declaration re: The Project described as follows:

1. **Control Number:** PLNP2018-00372
2. **Title and Short Description of Project:** 10843 Gay Road Tentative Parcel Map
The project is requesting the following entitlements.
A **Tentative Parcel Map** to divide approximately 10 gross acres into two parcels in the interim A-5 zoning district with Flood combining overlay.
A **Design Review** to comply with the Countywide Design Guidelines.
3. **Assessor's Parcel Number:** 134-0141-013
4. **Location of Project:** The project site is located at 10843 Gay Road in Wilton, approximately 1.2 miles west of Wilton Road, in the Cosumnes community
5. **Project Applicant:** 10843 Gay Road Tentative Parcel Map
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 Office of County Planning and Environmental Review in support of this Negative Declaration. Further information may be obtained by contacting the Office 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: PLNP2018-00372

NAME: 10843 Gay Road Tentative Parcel Map

LOCATION: The project site is located at 10843 Gay Road in Wilton, approximately 1.2 miles west of Wilton Road, in the Cosumnes community (reference Plate IS-1).

ASSESSOR'S PARCEL NUMBER: 134-0141-013

OWNER/APPLICANT: Steve Mendoza b/o Irvin J. Nix

ENGINEER: Winn Land Survey
Contact: Evan Winn

PROJECT DESCRIPTION

The project is requesting the following entitlements (reference Plate IS-2):

1. A **Tentative Parcel Map** to divide approximately 10 gross acres into two parcels in the interim A-5 zoning district with Flood combining overlay.
2. A **Design Review** to comply with the Countywide Design Guidelines.

ENVIRONMENTAL SETTING

The project site is 10 acres and is relatively flat and contains a house and several accessory structures. The eastern half of the property, near the house, is planted with an almond orchard. The western half is a natural setting with many mature Valley oak trees, and a wetland/marsh area in the southeastern corner of the property.

The project site is located at the corner of Gay Road and Rainbow Lane. Access to the project is currently off Gay Road. The Cosumnes River is approximately 0.2 miles to the northwest.

Plate IS-1: Project Location Map

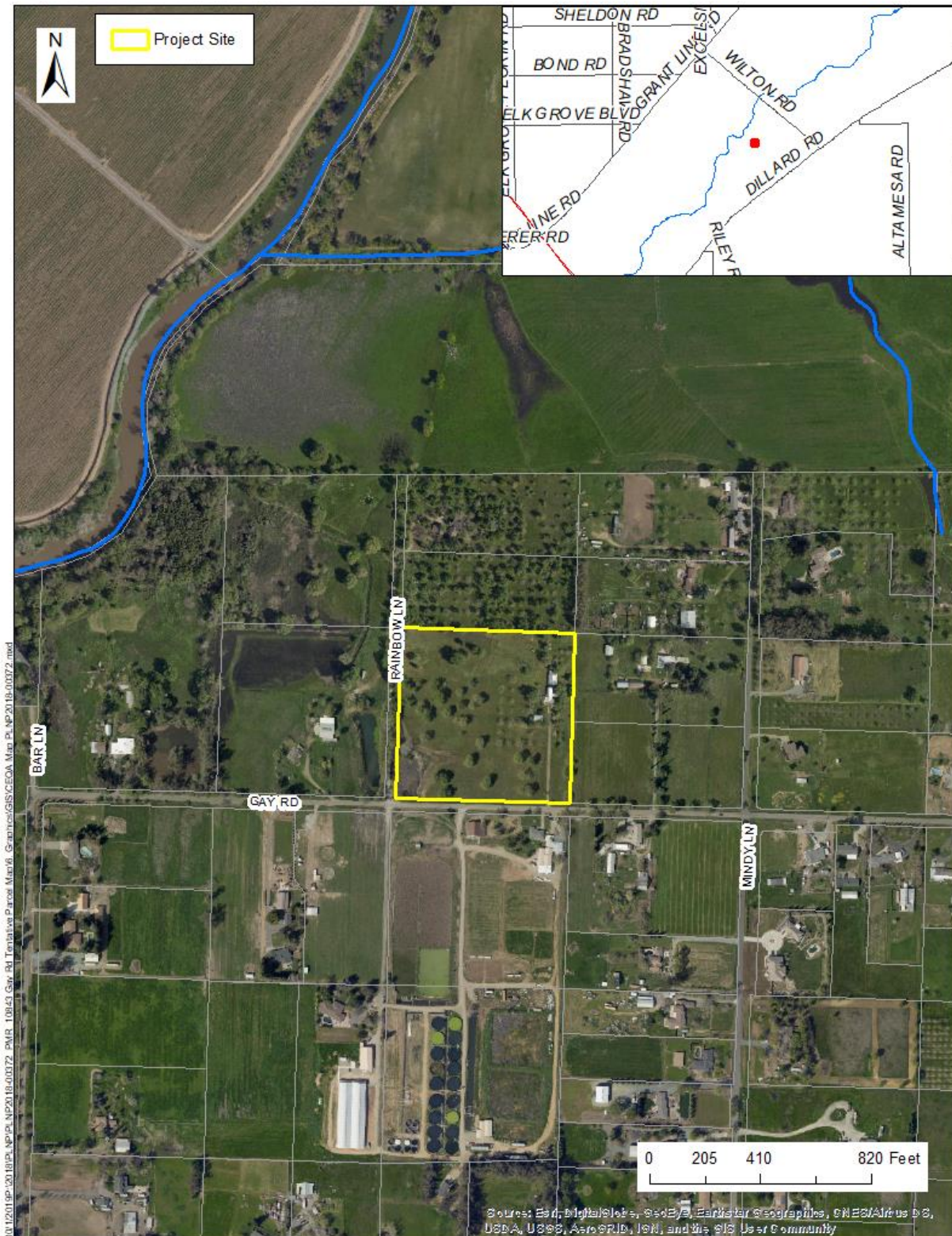
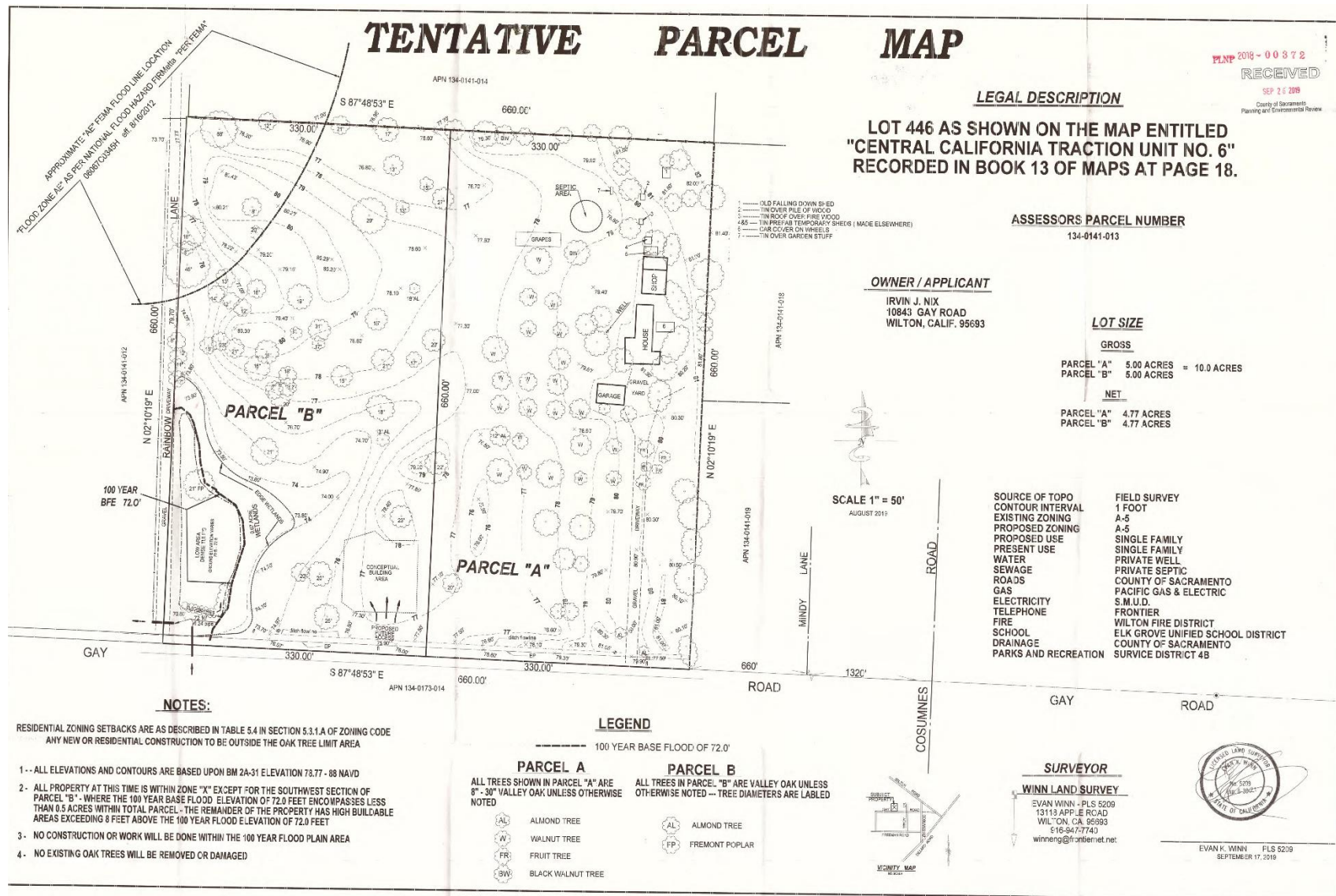


Plate IS-2: Tentative Parcel Map



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.

PUBLIC SERVICES

This section supplements the Initial Study Checklist by analyzing if the proposed project would:

- Have an adequate water supply for full buildout of the project.
- Have adequate wastewater treatment and disposal facilities for full buildout of the project.

The project site is located outside the urban services boundary but has some public services available to it – fire, electric, gas, and garbage. However, no public water supply or sewer service is currently available or anticipated in the near future. Private water wells and septic systems will be required for the development of this property.

WATER SUPPLY

Development of the project site- one new single-family dwelling, will require the provision of potable water. Any new water well that is located on the site must be installed pursuant to Sacramento County Code Chapter 6.28, which is enforced by the County Environmental Management Department, to ensure safe drinking water standards.

Environmental Management Department staff (Floyd) reviewed the project and submitted the following advisory notice:

Each individual parcel must have its own domestic water supply. The newly installed well must be in compliance with EMD's well program permitting and inspection program requirements.

Impacts to water supply associated with the development on this project site is not considered significant. Environmental impacts associated with the installation of private wells are considered ***less than significant***.

SEPTIC SYSTEM

The Soil Survey of Sacramento County, California, (1993) issued by the USDA Soil Conservation Service indicates the project site soil to be San Joaquin silt loam, 3-8 percent slopes. Table 14 (pages 313 through 325) indicates that these soils are

“severe” for septic tank absorption fields. Severe is defined as “soil properties or site features are so unfavorable or so difficult to overcome that special design, significant increases in construction costs, and possibly increased maintenance are required.” Typically this rating is due to the presence of a hardpan layer. To overcome this difficulty, septic systems in this area are generally required to utilize a seepage pit design that disposes of the effluent below the hardpan layer. The seepage pits are generally 35 feet deep and 3 feet in diameter.

Any septic systems that are installed on the proposed lots must be installed pursuant to Sacramento County Code Chapter 6.32, which is enforced by the Sacramento County Environmental Management Department. Sacramento County has established restricted areas for septic tank installation based on soil types and other factors. The project site lies within the area that requires percolation tests and/or soil boring.

Environmental Management Department staff (Floyd) reviewed the project and submitted the following advisory notice:

Each individual parcel must have its own septic system installed. The newly installed septic systems must be in compliance with EMD’s liquid waste permitting and inspection program requirements.

Septic systems installed meeting the County permitting and inspection program requirements ensure that environmental impacts associated with sewage disposal are ***less than significant***.

HYDROLOGY AND WATER QUALITY

This section supplements the Initial Study Checklist by analyzing if the proposed project would:

- Develop within a 100-year floodplain as mapped on a federal Flood Insurance Rate Map or within a local flood hazard area.
- Create substantial sources of polluted runoff or otherwise substantially degrade ground or surface water quality.

DRAINAGE

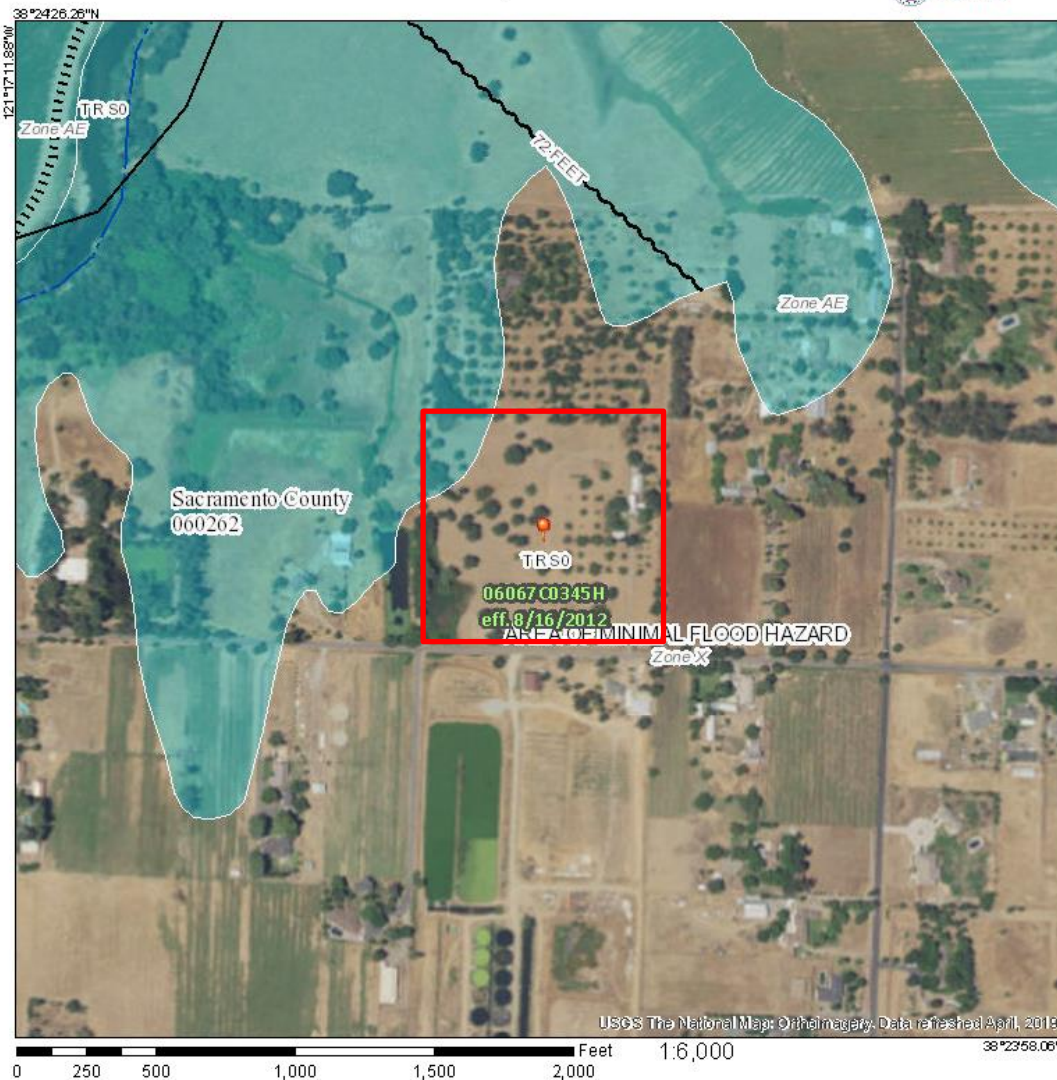
The project is located within the Cosumnes River watershed. The majority of the project is located in Flood Zone X and a small portion in the upper northwest corner is Zone AE, as shown on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) panel 06067C0345H (8/16/12) (Plate IS-3). Flood Zone AE are areas determined to be located in the 100-year floodplain with base flood elevations determined. Zone X are areas with minimal flood hazard. Sacramento County Department of Water Resources staff (Mezentsev) noted that the ground contours do not reflect the FEMA mapping of the AE Zone, and that the area at or below the base flood elevation (69.5 feet) is actually in the southwest corner where the wetland is

located. To change the FEMA mapping a Letter of Map Revision must be filed with FEMA. The applicant does not intend go through this process at this time.

The proposed conceptual building area is outside of the identified federal flood plain and is outside of the wetland on-site. Impacts associated with localized flooding are ***less than significant***.

Plate IS-3: Flood Map

National Flood Hazard Layer FIRMette



Legend

SEE FIRM REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, AD, D
		With BFE or Depth 1: Zone AE, AD, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes, Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		Area of Minimal Flood Hazard Zone X
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone D
		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		Cross Sections with 1% Annual Chance Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 9/20/2019 at 1:17:21 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

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***.

BIOLOGICAL RESOURCES

This section supplements the Initial Study Checklist by analyzing if the proposed project would:

- Have a substantial adverse effect on streams, wetlands, or other surface waters that are protected by federal, state, or local regulations and policies.

- 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.
- Adversely affect or result in the removal of native or landmark trees.

The project is located within the South Sacramento Habitat Conservation Plan (SSHCP), but it is not located within the Urban Development Area identified in the Plan. Further, the project is not located adjacent to a planned or existing conservation area; therefore, the project is not subject to the SSHCP. Biological impacts associated with the project are assessed using current regulatory guidance and evaluation of the species and habitat type present or suitable on the property.

A biological assessment (*Gay Road Tentative Map, Sacramento County CA: Biological Assessment*, Moore Biological Consultants. June 2019) and arborist report (*10843 Gay Road, Wilton CA Arborist Report*, Trees, Bugs, Dirt Landscape Consulting & Training. June 2019) were prepared for the project. Information from the reports are included in the appropriate discussions below, and the reports are available online at: <https://planningdocuments.saccounty.net/ViewProjectDetails.aspx?ControlNum=PLNP2018-00372> as Appendix A and B.

WETLANDS

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 (CDFW) 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.

PROJECT IMPACTS

Based on aerial photography and confirmed during a site visit by County staff in September 2019, the southwest corner of the project site shows wetland signatures. The Biological Assessment prepared by Moore Biological Consultants, evaluated the feature to determine if it would meet the parameters of the definition of a wetland under the Clean Water Act. The emergent wetland contains hydrophytic species including common tule and cattails, curly dock, tall flat sedge, and Himalayan blackberries. Water was present during the September site visit and the water source for the wetland is from the property to the south (caviar farm) which pumps water under Gay Road to the subject property. There is a secondary culvert under Rainbow Lane leading to another large pond on the neighboring property to the west. The wetland is approximately 0.67 acres and is a potentially jurisdictional feature based on aerial photography and field observations.

The boundary of the wetland is depicted on the tentative parcel map along with a conceptual building area. As proposed, the project will not directly impact the wetland feature. Applying the 50 foot wetland setback as depicted in Plate IS-4, the conceptual building area is outside of the wetlands buffer area. Since there is no present plan to develop the proposed parcel, mitigation requiring a 50-foot setback from the edge of the emergent wetland is recommended to ensure future development will not impact the feature. Impacts to wetlands are ***less than significant***.

Plate IS-4: Biological Resources Map



SPECIAL STATUS SPECIES

The Biological Assessment details the likelihood of occurrence of several special status species. As noted in the report, the project site does not provide suitable habitat for many of these species. For example, there are no vernal pools on the project site; therefore, animal and plant species dependent on that habitat are not present. Similarly, the emergent wetland does not provide suitable habitat for western pond turtle due to the density of the vegetation, minimal basking habitat and minimal volume of ponded water during the summer months.

The discussions below focus on those species which could potentially inhabit the project site.

TRICOLORED BLACKBIRD

The tricolored blackbird (*Agelaius tricolor*) is protected under the California Fish and Game Code (Sections 3503 and 3800). In March of 2019 tricolored blackbird was listed as a State threatened species under the California Endangered Species Act.

Reasons for decline of tri-colored blackbird populations include loss of nesting and foraging habitat. According to the California Department of Fish and Wildlife Life History Account for the tricolored blackbird (*Agelaius tricolor*), the species is mostly a resident in California, and common locally throughout the Central Valley. The species is a colonial nester which breeds near fresh water, preferably in emergent wetland with tall, dense cattails or tules, but also in thickets of willow, blackberry, wild rose, and tall herbs. Nesting colonies usually support a minimum of 50 pairs. The species feeds in grassland and cropland habitats. The usual breeding season is mid-April into late July.

PROJECT ANALYSIS

The wetland on the site contain thick pockets of tules and blackberry bushes and is suitable habitat for tricolored blackbirds. Additionally, the neighboring property to the west has a large pond which also supports suitable habitat for tricolored blackbirds. County staff visited the site in September, which is after the breeding season and no birds were observed.

While no construction is proposed in the near future, in order to reduce potential impacts to nesting tricolored blackbirds, mitigation measures have been included. Equipment operation and noise associated with construction activities may disturb nesting birds. If construction activities are proposed during the breeding season (March 1 through July 31) pre-construction surveys shall be conducted where suitable nesting habitat is present within 300 feet of the Project site. If tricolored blackbirds are found nesting within 300 feet of the survey area, the California Department of Fish and Wildlife shall be contacted and appropriate avoidance and impact minimization measures shall be implemented. This may include establishing a buffer or postponing construction until fledging of all nestlings (about July 31). Specific measures cannot be outlined at this time, because the extent and type of measures required are highly situational, depending on distance to the nest, the number of nesting individuals, the type of nesting substrate, and other factors. If no tricolored blackbirds are found during the pre-

construction survey, no further mitigation would be required. Impacts to tricolored blackbirds are ***less than significant***.

SWAINSON'S HAWK

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 loss of foraging habitat through 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. CEQA analysis of impacts to Swainson's hawks consists of separate analyses of impacts to nesting habitat and foraging habitat.

The CEQA analysis provides a means by which to ascertain impacts to the Swainson's hawk. When the analysis identifies impacts, mitigation measures are established that will reduce impacts to the species to a less than significant level. Project proponents are cautioned that the mitigation measures are designed to reduce impacts and do not constitute an incidental take permit under the California Endangered Species Act (CESA). Anyone who directly or incidentally takes a Swainson's hawk, even when in compliance with mitigation measures established pursuant to CEQA, may violate the California Endangered Species Act.

PROJECT ANALYSIS

The project is located near the Cosumnes River which is nesting and foraging habitat for Swainson's hawks. The nearest recorded occurrence is 0.2 miles to the northwest. The project site does provide marginal foraging habitat and potential nesting habitat. The Biological Assessment noted that the disking of the field reduces foraging potential and that while there are mature trees, no nests were observed on-site. This was confirmed during County staffs site visit in September 2019.

The project site will not be changing the land use and therefore there is no loss to Swainson's hawk foraging habitat. Even though there are no immediate plans to develop the proposed parcel, development could happen in the future and there is no knowing if an on-site tree or one nearby could become occupied by nesting hawks.

For determining impacts to and establishing mitigation for nesting Swainson's hawks in Sacramento County, California Department of Fish and Wildlife recommends implementing the measures set forth in the California Fish and Wildlife Staff Report

Regarding Mitigation for Impacts to Swainson's Hawks (*Buteo swainsoni*) in the Central Valley of California (November 1, 1994). These state that no intensive new disturbances, such as heavy equipment operation associated with construction, should be initiated within ½-mile of an active Swainson's hawk nest in a rural setting between March 1 and September 15. Mitigation is recommended to conduct pre-construction surveys for nesting Swainson's hawk within ½ mile prior to construction activities on Parcel B. If no nests are observed then no further action is necessary. If nests are observed then the applicant must contact CDFW for guidance prior to proceeding. Impacts to Swainson's hawk are ***less than significant***.

WHITE-TAILED KITE

According to the CDFW Life History Account for the white-tailed kite, the species is a resident in coastal and valley lowlands and is rarely found away from agricultural areas. The species forages in undisturbed grasslands, meadows, farmlands, and emergent wetlands. Substantial groves of dense, broad-leafed deciduous trees are used for nesting and roosting. The species is listed as Fully Protected due to nesting impacts and are afforded general protections by the Fish and Game Code.

White-tailed kites 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 (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.

PROJECT ANALYSIS

The project site contains suitable nesting (large oaks) and minimal foraging habitat (due to annual disking). No nests were observed in the trees on site; however, since the timing of land development is unknown, there is the possibility of white-tailed kites using the trees on the land in the future.

To avoid impacts to nesting white-tailed kites, 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 white-tailed kites, 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. Mitigation will ensure that impacts to nesting white-tailed kites will be ***less than significant***.

BURROWING OWL

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.

PROJECT ANALYSIS

The project site contains open fields with a moderate density of mature trees. Due to the annual disking of the field, the foraging habitat is reduced. As noted in the Biological Assessment, there were only a few ground squirrel burrows at the base of a few oak trees. No owls were observed, nor was there evidence that the burrows were occupied by owls. The nearest recorded owl observance in the California Natural Diversity Database is 5.5 miles to the northwest. Since it is unknown if or when the property may develop, there is always the possibility that burrowing owls may begin to occupy the site.

According to the California Department of 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. If owls are observed, consultation with the CDFW is required. Mitigation to this effect is recommended to ensure impacts are ***less than significant***.

NATIVE TREES

Sacramento County has identified the value of its native and landmark trees and has adopted measures for their preservation. Over the years, a significant number of trees have been removed throughout Sacramento County to facilitate urban development, to

accommodate agriculture, to provide fuel wood, or to be milled into building materials. It is clear that with continued urban and rural development, the County's woodlands and the variety of species they support will disappear unless concerted efforts are pursued to protect this valuable resource. All native oak trees, Valley oak (*Quercus lobata*) interior live oak (*Q. wislizenii*) and blue oak (*Q. douglasii*), are protected under the Conservation Element of the County of Sacramento General Plan. When development requires removal of native oaks, replacement mitigation is required pursuant to County policy.

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

PROJECT ANALYSIS

The undeveloped proposed parcel "B" contains many mature native oak trees. The trees are fairly evenly spaced throughout the property and are all in generally good health. Because the proposed parcel could, by right, in the future be developed with a single-family residence, a conceptual building area was identified on the tentative map. This analysis focus on potential native tree impacts with respect to the conceptual building area.

As shown on the tentative map, no trees are proposed to be removed consistent with General Plan policy CO-138. However, as shown in Plate IS-4, to maximize the conceptual building area (maximum 10,700 square feet), several trees would be at the edge of the building area and could be impacted by construction if care is not taken. Further, the private well and septic system may not fit within the conceptual building area and would need to be positioned so that they are not impacting the trees critical root zone. Mitigation is recommended to ensure the preservation and protection of native oak trees during development of the property. Impacts to native trees are ***less than significant***.

CULTURAL RESOURCES

This section supplements the Initial Study Checklist by analyzing if the proposed project would:

- Have a substantial adverse effect on an archeological resources.
- Cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code 21074.

ARCHEOLOGICAL RESOURCES

A Records Search was conducted by the North Central Information Center (NCIC) on May 23, 2019. The search included the California Historic Resources Information (CHRIS) maps for cultural resource site records and survey reports in Sacramento County within a ¼-mile radius of the proposed project area.

Review of the information indicated that the search contained zero recorded prehistoric-period cultural resources, zero historic-period cultural resources, and zero cultural resources study reports are on file at the NCIC office that cover a portion of the proposed project site.

In this part of Sacramento County, archeologist locate prehistoric-period habitation sites “along streams or on ridges or knolls, especially those with southern exposure” (Moratto 1984:290). This region is known as the ethnographic-period territory of the Nisenan, also call the Southern Maidu. The Nisenan maintained permanent settlements along major rivers in the Sacramento Valley and foothills; they periodically traveled to higher elevations (Wilson and Towne 1978:387-389). The proposed project is about ¼ mile southeast of the Cosumnes River. Given the extent of known cultural resources and the environmental setting, there is low potential for locating prehistoric-period cultural resources in the vicinity of the proposed project area.

TRIBAL CULTURAL RESOURCES

Pursuant to AB-52, Sacramento County sent notification letters on August 13, 2019, to three local tribes upon initiation of environmental review for the project. One Tribe – United Auburn Indian Community expressed interest in the project and requested tribal consultation.

On August 19, and again on September 10, 2019, United Auburn Indian Community sent a letter requesting additional information and consultation. Sacramento County held a conference call with United Auburn Indian Community on September 19, 2019, to discuss the project and potential tribal cultural resources. The Tribe noted there are tribal resources within ½ mile along the Cosumnes River. It was discussed that there is no immediate plans to develop the property, but there is always the future possibility development. The Tribe is requesting mitigation measures to allow for a Native American monitor post-ground disturbance and to ensure protection of undiscovered tribal resources during construction and concluded consultation.

CULTURAL AND TRIBAL RESOURCES IMPACT CONCLUSION

No historical or prehistoric resources were identified within or adjacent to the project site. No additional work is recommended at this time. The likelihood of encountering buried sites and or archeological resources within the project site is considered potentially sensitive.

However, any time that soil is excavated, archeological material or Tribal Resources could be uncovered. In addition to standard mitigation language for protection and treatment of unanticipated discoveries a measure which allows for a Native American monitor to visit the site post-ground disturbance. Impacts to cultural and Tribal Resources are considered ***less than significant***.

ENVIRONMENTAL MITIGATION MEASURES

MITIGATION MEASURE A: WETLAND PROTECTION

All development shall remain 50 feet from the edge of the on-site ephemeral wetland as depicted on Plate IS-4. Construction fencing shall be installed a minimum of 50 feet from the delineated wetland margin. All construction activities are prohibited within this buffer area.

MITIGATION MEASURE B: SURVEYS FOR NESTING TRICOLORED BLACKBIRDS

If construction activity (which includes clearing, grubbing, or grading) is to commence within 300 feet of suitable nesting habitat between March 1 and July 31, a survey for nesting tricolored blackbirds shall be conducted by a qualified biologist. The survey shall cover all potential nesting habitat on-site and off-site up to a distance of 300 feet from the project boundary. The survey shall occur within 30 days of the date that construction will encroach within 300 feet of suitable habitat. The biologist shall supply a brief written report (including date, time of survey, survey method, name of surveyor and survey results) to the Environmental Coordinator prior to ground disturbing activity. If no tricolored blackbird were found during the pre-construction survey, no further mitigation would be required. If an active tricolored blackbird colony is found on-site or within 300 feet of the project site the project proponent shall do the following:

1. Consult with the California Department of Fish and Wildlife to determine if project activity will impact the tricolored blackbird colony(s). Provide the Environmental Coordinator with written evidence of the consultation or a contact name and number from the California Department of Fish and Wildlife. Implement all protective measures recommended by the California Department of Fish and Wildlife.
2. With the California Department of Fish and Wildlife permission, the applicant may avoid impacts to tricolored blackbird by establishing a 300-foot temporary setback, with fencing that prevents any project activity within 300 feet of the colony. A qualified biologist shall verify that setbacks and fencing are adequate and will determine when the colonies are no longer dependent on the nesting habitat (i.e. nestling have fledged and are no longer using habitat). The breeding season typically ends in July.
3. If tricolored blackbird habitat is permanently destroyed follow the California Department of Fish and Wildlife procedure to mitigate for habitat loss, and submit documentation of the mitigation to the Environmental Coordinator.

MITIGATION MEASURE C: SWAINSON'S HAWK NESTING HABITAT

If construction, grading, or project-related improvements are to commence between March 1 and September 15, a focused survey for Swainson's hawk nests on the site and within ½ mile of the site shall be conducted by a qualified biologist no later than 30

days prior to the start of construction work (including clearing and grubbing). If active nests are found, the California Fish and Wildlife shall be contacted to determine appropriate protective measures, and these measures shall be implemented prior to the start of any ground-disturbing activities. If no active nests are found during the focused survey, no further mitigation will be required.

MITIGATION MEASURE D: SURVEYS FOR NESTING WHITE-TAILED KITE

To avoid impacts to nesting white-tailed kite the following shall apply:

1. If construction activity (which includes clearing, grubbing, or grading) is to commence within 500 feet of nesting habitat between February 1 and August 31, a survey for active white-tailed kite nests shall be conducted no more than 14 day prior to construction by a qualified biologist.
2. 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, shall be established and maintained around the nest to prevent nest failure. All construction activities shall be avoided within this buffer area until a qualified biologist determines that nestlings have fledged, or until September 1.

MITIGATION MEASURE E: BURROWING OWLS

Prior to the commencement of construction activities (which includes clearing, grubbing, or grading) within 500 feet of suitable burrow habitat, a survey for burrowing owl shall be conducted by a qualified biologist. The survey shall occur within 30 days of the date that construction will encroach within 500 feet of suitable habitat. Surveys shall be conducted in accordance with the following:

1. A survey for-burrows and owls should be conducted by walking through suitable habitat over the entire project site and in areas within 150 meters (~500 feet) of the project impact zone.
2. Pedestrian survey transects should be spaced to allow 100 percent visual coverage of the ground surface. The distance between transect center lines should be no more than 30 meters (~100 feet), and should be reduced to account for differences in terrain, vegetation density, and ground surface visibility. To efficiently survey projects larger than 100 acres, it is recommended that two or more surveyors conduct concurrent surveys. Surveyors should maintain a minimum distance of 50 meters (~160 feet) from any owls or occupied burrows. It is important to minimize disturbance near occupied burrows during all seasons.
3. If no occupied burrows or burrowing owls are found in the survey area, a letter report documenting survey methods and findings shall be submitted to the Environmental Coordinator and no further mitigation is necessary.
4. If occupied burrows or burrowing owls are found, then a complete burrowing owl survey is required. This consists of a minimum of four site visits conducted on four separate days, which must also be consistent with the Survey Method,

Weather Conditions, and Time of Day sections of Appendix D of the California Fish and Wildlife “Staff Report on Burrowing Owl Mitigation” (March 2012). Submit a survey report to the Environmental Coordinator which is consistent with the Survey Report section of Appendix D of the California Fish and Wildlife “Staff Report on Burrowing Owl Mitigation” (March 2012).

5. If occupied burrows or burrowing owls are found the applicant shall contact the Environmental Coordinator and consult with California Fish and Wildlife prior to construction, and will be required to submit a Burrowing Owl Mitigation Plan (subject to the approval of the Environmental Coordinator and in consultation with California Fish and Wildlife). This plan must document all proposed measures, including avoidance, minimization, exclusion, relocation, or other measures, and include a plan to monitor mitigation success. The California Fish and Wildlife “Staff Report on Burrowing Owl Mitigation” (March 2012) should be used in the development of the mitigation plan.

MITIGATION MEASURE F: NATIVE TREE PROTECTION DURING CONSTRUCTION

For the purpose of this mitigation measure, a native tree is defined as a Valley oak (*Quercus lobata*) interior live oak (*Q. wislizenii*) and blue oak (*Q. douglasii*), having a diameter at breast height (dbh) of at least 6 inches, or if it has multiple trunks of less than 6 inches each, a combined dbh of at least 10 inches. If a significant amount of time has elapsed since the adoption of this document (+10 years), a new arborist report is required prior to development.

All native trees on the project site, all portions of adjacent off-site native trees which have driplines that extend onto the project site, and all off-site native trees which may be impacted by utility installation and/or improvements associated with this project, shall be preserved and protected as follows:

1. A circle with a radius measurement from the trunk of the tree to the tip of its longest limb shall constitute the dripline protection area of the tree. Limbs must not be cut back in order to change the dripline. The area beneath the dripline is a critical portion of the root zone and defines the minimum protected area of the tree. Removing limbs which make up the dripline does not change the protected area.
2. Chain link fencing or a similar protective barrier shall be installed one foot outside the driplines of the native trees prior to initiating project construction, in order to avoid damage to the trees and their root system.
3. No signs, ropes, cables (except cables which may be installed by a certified arborist to provide limb support) or any other items shall be attached to the native trees.

4. No vehicles, construction equipment, mobile home/office, supplies, materials or facilities shall be driven, parked, stockpiled or located within the driplines of the native trees.
5. Any soil disturbance (scraping, grading, trenching, and excavation) is to be avoided within the driplines of the native trees. Where this is necessary, an ISA Certified Arborist will provide specifications for this work, including methods for root pruning, backfill specifications and irrigation management guidelines.
6. All underground utilities and drain or irrigation lines shall be routed outside the driplines of native trees. Trenching within protected tree driplines is not permitted. If utility or irrigation lines must encroach upon the dripline, they should be tunneled or bored under the tree under the supervision of an ISA Certified Arborist.
7. Drainage patterns on the site shall not be modified so that water collects or stands within, or is diverted across, the dripline of oak trees.
8. No sprinkler or irrigation system shall be installed in such a manner that it sprays water within the driplines of the oak trees.
9. Tree pruning that may be required for clearance during construction must be performed by an ISA Certified Arborist or Tree Worker and in accordance with the American National Standards Institute (ANSI) A300 pruning standards and the International Society of Arboriculture (ISA) "Tree Pruning Guidelines".
10. Landscaping beneath the oak trees may include non-plant materials such as boulders, decorative rock, wood chips, organic mulch, non-compacted decomposed granite, etc. Landscape materials shall be kept two (2) feet away from the base of the trunk. The only plant species which shall be planted within the driplines of the oak trees are those which are tolerant of the natural semi-arid environs of the trees. Limited drip irrigation approximately twice per summer is recommended for the understory plants.
11. For a project constructing during the months of June, July, August, and September, deep water trees by using a soaker hose (or a garden hose set to a trickle) that slowly applies water to the soil until water has penetrated at least one foot in depth. Sprinklers may be used to water deeply by watering until water begins to run off, then waiting at least an hour or two to resume watering (provided that the sprinkler is not wetting the tree's trunk. Deep water every 2 weeks and suspend watering 2 weeks between rain events of 1 inch or more.

MITIGATION MEASURE G: TRIBAL MONITORING-POST GROUND DISTURBANCE

A minimum of seven days prior to beginning earthwork or other soil disturbance activities, the applicant shall notify the Environmental Coordinator of the proposed

earthwork start-date, in order to provide the County time to contact the United Auburn Indian Community (UAIC). A UAIC tribal representative shall be invited to inspect the project site, including any soil piles, trenches, or other disturbed areas, within the first five days of ground breaking activity. During this inspection, a site meeting of construction personnel shall also be held in order to afford the tribal representative the opportunity to provide tribal cultural resources awareness information.

If any tribal cultural resources, such as structural features, unusual amounts of bone or shell, artifacts, human remains, or architectural remains are encountered during this initial inspection or during any subsequent construction activities, work shall be suspended within 100 feet of the find, and the project applicant shall immediately notify the Environmental Coordinator. The project applicant shall coordinate any necessary investigation of the site with a UAIC tribal representative, a qualified archaeologist approved by the Environmental Coordinator, and as part of the site investigation and resource assessment the archeologist shall consult with the UAIC and provide proper management recommendations should potential impacts to the resources be found by the Environmental Coordinator to be significant. A written report detailing the site assessment, coordination activities, and management recommendations shall be provided to the Environmental Coordinator by the qualified archaeologist. Possible management recommendations for tribal cultural resources, historical, or unique archaeological resources could include resource avoidance or, where avoidance is infeasible in light of project design or layout or is unnecessary to avoid significant effects, preservation in place or other measures. The contractor shall implement any measures deemed by Environmental Coordinator to be necessary and feasible to avoid or minimize significant effects to the cultural resources, including the use of a Native American Monitor whenever work is occurring within 100 feet of the find.

MITIGATION MEASURE H: UNANTICIPATED CULTURAL RESOURCES

DISCOVERIES

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 unexpected cultural resources discovered during project construction, work shall be halted until a qualified archaeologist may evaluate the resource encountered.

1. 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 Office of 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. 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.

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 \$4,700.00. This fee includes administrative costs of \$900.00.
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 site is 10 acres within the A-5 (F) zone. The proposed project is consistent with environmental policies of the Sacramento County General Plan, the Southeast Area Plan, and the 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 will neither directly nor indirectly induce substantial unplanned population growth; the proposal is consistent with existing land use designations.
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.
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.
b. Conflict with any existing Williamson Act contract?				X	No Williamson Act contracts apply to the project site..

	Potentially Significant	Less Than Significant with Mitigation	Less Than Significant	No Impact	Comments
c. Introduce incompatible uses in the vicinity of existing agricultural uses?			X		Though in an area where agricultural uses occur, the project will not substantially interfere with agricultural operations because the project site is surrounded by similar sized parcels which are primarily used for hobby farms.
4. AESTHETICS - Would the project:					
a. Substantially alter existing viewsheds such as scenic highways, corridors or vistas?				X	The project is located in a rural part of the County near the Cosumnes River; however, this area is not considered a scenic viewshed, highway, corridor or vista.
b. In non-urbanized area, substantially degrade the existing visual character or quality of public views 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 similar parcels sizes surrounding the proposed project, it is concluded that the project would not substantially degrade the visual character or quality of the project site or vicinity.
c. If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?				X	The project is not within an urbanized area.
d. 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.
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.
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.

	Potentially Significant	Less Than Significant with Mitigation	Less Than Significant	No Impact	Comments
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.
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.
6. PUBLIC SERVICES - Would the project:					
a. Have an adequate water supply for full buildout of the project?			X		Private wells would be required to provide potable water to future development. As proposed, the project could result in the addition of up to one new water well to serve the project. The introduction of one well would add incrementally to a documented decline in the groundwater table in the County but it would not in itself constitute a significant environmental impact.
b. Have adequate wastewater treatment and disposal facilities for full buildout of the project?			X		Septic systems would be required. Refer to the Public Services discussion in the Environmental Effects section above.
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.
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	The project will not require construction or expansion of new water supply, wastewater treatment, or wastewater disposal facilities.
e. Result in substantial adverse physical impacts associated with the provision of storm water drainage facilities?				X	Project construction would not require the addition of new stormwater drainage facilities.

	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.
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.
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.
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.

	Potentially Significant	Less Than Significant with Mitigation	Less Than Significant	No Impact	Comments
c. Result in a substantial adverse impact to public safety on area roadways?			X		No changes to existing access and/or circulation patterns would occur as a result of the project; therefore, no impacts to public safety on area roadways will result.
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.
b. Expose sensitive receptors to pollutant concentrations in excess of standards?				X	See Response 8.a.
c. Create objectionable odors affecting a substantial number of people?				X	The project will not generate objectionable odors.
9. NOISE - Would the project:					
a. 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).

	Potentially Significant	Less Than Significant with Mitigation	Less Than Significant	No Impact	Comments
c. Generate excessive groundborne vibration or groundborne noise levels.				X	The project will not involve the use of pile driving or other methods that would produce excessive groundborne vibration or noise levels at the property boundary.
10. HYDROLOGY AND WATER QUALITY - Would the project:					
a. Substantially decrease groundwater supplies or substantially interfere with groundwater recharge such that the project may impede sustainable groundwater management of the basin?			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.
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		A portion of the project is within a 100-year floodplain as mapped on a federal Flood Insurance Rate Map (Flood Zone AE). The Sacramento County Floodplain Management Ordinance, Sacramento County Water Agency Code, and Sacramento County Improvement Standards require that the project be located outside or above the floodplain, and will ensure that impacts are less than significant. Refer to the Hydrology discussion in the Environmental Effects section above.
d. Place structures that would impede or redirect flood flows within a 100-year floodplain?			X		Although a portion of the project is within a 100-year floodplain, compliance with the Sacramento County Floodplain Management Ordinance, Sacramento County Water Agency Code, and Sacramento County Improvement Standards will ensure that impacts are less than significant.
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).

	Potentially Significant	Less Than Significant with Mitigation	Less Than Significant	No Impact	Comments
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.
g. Create or contribute runoff that would exceed the capacity of existing or planned stormwater drainage systems?			X		The project could introduce new impermeable surface associated with new structures. The project site is in a rural area of the County where surface drainage is carried via roadside ditches. The addition of a new home would not significantly affect runoff from the site.
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. Sacramento County Code Chapters 6.28 and 6.32 provide rules and regulations for water wells and septic systems that are designed to protect water quality. The Environmental Health Division of the County Environmental Management Department has permit approval authority for any new water wells and septic systems on the site. Compliance with existing regulations will ensure that impacts are less than significant.
11. GEOLOGY AND SOILS - Would the project:					
a. Directly or indirectly cause potential 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.
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		Pursuant to Title 16 of the Sacramento County Code and the Uniform Building Code, a soils report will be required prior to building construction. If the soils report indicates that soils may be unstable for building construction then site-specific measures (e.g., special engineering design or soil replacement) must be incorporated to ensure that soil conditions will be satisfactory for the proposed construction.
d. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available?			X		All septic systems must comply with the requirements of the County Environmental Management Department, Environmental Health Division, as set forth in Chapter 6.32 of the County Code. Compliance with County standards will ensure impacts are less than significant.
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.
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.
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 suitable habitat for tricolored black birds, Swainson's hawk, burrowing owl and white-tailed kite. 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		The project site is largely grassland with native oak trees. The project site does not contain riparian habitat or other sensitive natural communities. Wetlands and species habitat are discussed in greater detail in the Biological Resources discussion in the Environmental Effects section above.
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 site contains 0.67 acres of emergent wetland habitat. Mitigation is included to require that construction activities remain a minimum of 50 feet from the wetlands, which will ensure that impacts are less than significant. 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		Native trees occur on the project site and may be affected by on-site construction. Mitigation is included to ensure impacts are less than significant. 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	There are no known conflicts with any approved plan for the conservation of habitat.
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.

	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.
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.
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.
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. The project involves the storage of hazardous materials on the site (i.e., underground storage tanks). However, compliance with local, state and federal standards regarding the construction and maintenance of these tanks will provide adequate protection from upset conditions.
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 use or handling of hazardous material.

	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.
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.
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 located in an agricultural-residential community which is intermixed with wildlands (valley grasslands or oak woodlands). Compliance with local Fire District standards and requirements ensures impacts are less than significant.
15. ENERGY – Would the project:					
a. Result in potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction?			X		While the project will introduce one new home and increase energy consumption, compliance with Title 24, Green Building Code, will ensure that all project energy efficiency requirements are net resulting in less than significant impacts.
b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?				X	The project will comply with Title 24, Green Building Code, for all project efficiency requirements.
16. 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.

	Potentially Significant	Less Than Significant with Mitigation	Less Than Significant	No Impact	Comments
b. Conflict with an applicable plan, policy or regulation for the purpose of reducing the emission of greenhouse gases?				X	The project is consistent with County policies adopted for the purpose of reducing the emission of greenhouse gases.

SUPPLEMENTAL INFORMATION

LAND USE CONSISTENCY	Current Land Use Designation	Consistent	Not Consistent	Comments
General Plan	Agricultural Residential	X		
Community Plan	AR-5	X		
Land Use Zone	General Agricultural 5 (A-5)	X		

INITIAL STUDY PREPARERS

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