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## 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 Negative Declaration re: The Project described as follows:

1. **Control Number:** PLNP2018-00158
2. **Title and Short Description of Project:** 4820 Pennsylvania Avenue Tentative Parcel Map  
A Tentative Parcel Map to divide a 0.85-acre parcel into three parcels in the Fair Oaks community  
A Design Review to comply with the Countywide Design Guidelines.  
A Development Plan Review to allow encroachment into the canopies of native trees, pursuant to the Sunrise/Sunset SPA.
3. **Assessor's Parcel Number:** 244-0013-005-0000
4. **Location of Project:** The project site is located at 4820 Pennsylvania Avenue, approximately 150 feet north of Sunset Avenue at Sunrise Boulevard, in the Fair Oaks community.
5. **Project Applicant:** John Ehsan
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.

 Recoverable Signature

X Tim Hawkins

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Tim Hawkins  
Environmental Coordinator  
Signed by: hawkest@saccounty.net

**COUNTY OF SACRAMENTO**  
**OFFICE OF PLANNING AND ENVIRONMENTAL REVIEW**  
**INITIAL STUDY**

**PROJECT INFORMATION**

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**CONTROL NUMBER:** PLNP2018-00158

**NAME:** 4820 Pennsylvania Avenue Tentative Parcel Map

**LOCATION:** The project site is located at 4820 Pennsylvania Avenue, approximately 150 feet north of Sunset Avenue at Sunrise Boulevard, in the Fair Oaks community.

**ASSESSOR'S PARCEL NUMBER:** 244-0013-005-0000

**OWNER:** Ehsan Family Revocable Living Trust

**APPLICANT:**

John Ehsan  
9831 Elmhurst Drive  
Granite Bay, CA 95746

**PROJECT DESCRIPTION**

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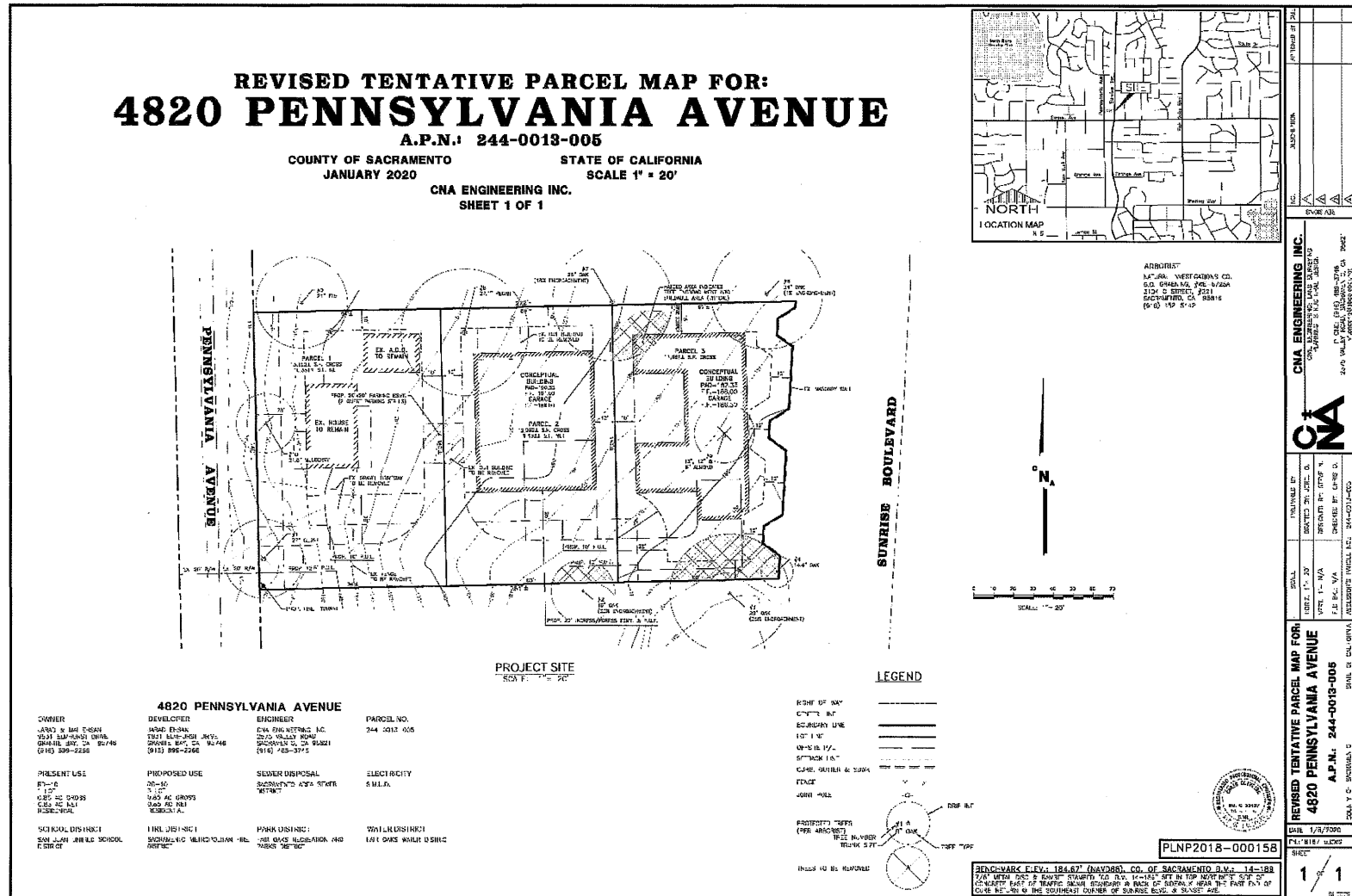
Entitlements for the project include:

1. A Tentative Parcel Map to divide a 0.85-acre parcel into three parcels in the Fair Oaks community (refer to Plate IS-1 and Plate IS-2 ).
2. A Design Review to comply with the Countywide Design Guidelines.
3. A Development Plan Review to allow encroachment into the canopies of native trees, pursuant to the Sunrise/Sunset SPA.

Plate IS-1: Vicinity Map



## Plate IS-2: Tentative Parcel Map



Project construction activities include:

- the demolition of the existing garage converted accessory dwelling unit (ADU) and two outdoor sheds
- grading for the construction of two additional single-family homes and construction of a private, paved driveway
  - two retaining walls with drainage swales on top will also be constructed along the northwest portions of the proposed homes
- construction of a four- to five-foot masonry wall along the southern property line
- removal of two non-native trees

## **ENVIRONMENTAL SETTING**

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The project is located in an urbanized area of unincorporated Sacramento County in the Fair Oaks community. The project site is located approximately 150 feet northwest of the intersection of Sunset Avenue and Sunrise Boulevard. The project site is currently developed with one single-family residence, one accessory dwelling unit (ADU), and two small sheds. The project has a variety of native and non-native trees around the perimeter of the property lines, some of which are located on-site, while others are located on neighboring parcels with their canopy overhanging the site.

## **ENVIRONMENTAL EFFECTS**

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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.

## **LAND USE**

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

- 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.

The project site is located within the Sunrise/Sunset Special Planning Area (SPA). The intent of the County Board of Supervisors in adopting this SPA Ordinance was to allow development on the properties described within the document, while protecting and preserving the existing oak trees, providing noise protection for future residents along Sunrise Boulevard, minimizing grading, providing adequate access and circulation, and ensuring compatibility of design with the existing neighborhood development. The SPA achieves these objectives by providing a set of standards that the property owner shall comply with. Any request for deviations from the standards requires a Development Review process with approval of the development plans and deviations by the County Planning Commission.

#### DISCUSSION OF PROJECT IMPACTS

The applicant is proposing improvements that would result in construction-related encroachment within the dripline of two native oak trees, which has the potential to damage or result in tree fatality. The SPA standards state that trees having a diameter of nine inches or more shall not be damaged or removed unless:

- 1) The trees are located within the right-of-way of an approved street or approved building envelope
- 2) The trees are specifically approved for removal by the Planning Commission as part of the site plan approval
- 3) Such removal is necessary for elimination of diseased growth, for fire prevention and control, or erosion control.

The subject trees do not meet criteria #1 or #3 and therefore the proposed encroachment within their canopies must be considered as part of the site plan approval by the Planning Commission. Further discussion of potential biological impacts to trees can be found in the Biological Resources section of this document.

#### CONCLUSION

The current proposal deviates from the tree standards set forth by the SPA; however, the Planning Commission has the authority to approve the applicant's encroachment proposals via the Development Review process. With the consideration of the Planning Commission, any conflicts with the Sunrise/Sunset SPA would be considered ***less than significant***.

#### **AIR QUALITY**

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

- 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.

- Expose sensitive receptors to pollutant concentrations in excess of standards.

### **REGULATORY SETTING**

The proposed project site is located in the Sacramento Valley Air Basin (SVAB). The SVAB's frequent temperature inversions result in a relatively stable atmosphere that increases the potential for pollution. Within the SVAB, the Sacramento Metropolitan Air Quality Management District (SMAQMD) is responsible for ensuring that emission standards are not violated. The prior EIR assumed that a full air quality analysis would be conducted at the point at which construction level details were known. Project related air emissions would have a significant effect if they would result in concentrations that either violate an ambient air quality standard or contribute to an existing air quality violation. SMAQMD has established significance thresholds to determine if a proposed project's emission contribution significantly contributes to regional air quality impacts (Table IS-1). The current analysis utilizes the current SMAQMD standards as outlined below.

**Table IS-1: SMAQMD Significance Thresholds**

	ROG <sup>1</sup> (lbs/day)	NO <sub>x</sub> (lbs/day)	CO (µg/m <sup>3</sup> )	PM <sub>10</sub> (lbs/day)	PM <sub>2.5</sub> (lbs/day)
Construction (short-term)	None	85	CAAQS <sup>2</sup>	80 <sup>3*</sup>	82 <sup>3*</sup>
Operational (long-term)	65	65	CAAQS	80 <sup>3*</sup>	82 <sup>3*</sup>
1. Reactive Organic Gas 2. California Ambient Air Quality Standards 3*. Only applies to projects for which all feasible best available control technology (BACT) and best management practices (BMPs) have been applied. Projects that fail to apply all feasible BACT/BMPs must meet a significance threshold of 0 lbs/day.					

### **CONSTRUCTION EMISSIONS/SHORT-TERM IMPACTS**

Short-term air quality impacts are mostly due to dust (PM<sub>10</sub> and PM<sub>2.5</sub>) generated by construction and development activities, and emissions from equipment and vehicle engines (NO<sub>x</sub>) operated during these activities. Dust generation is dependent on soil type and soil moisture, as well as the amount of total acreage actually involved in clearing, grubbing and grading activities. Clearing and earthmoving activities comprise the major source of construction dust generation, but traffic and general disturbance of the soil also contribute to the problem. Sand, lime or other fine particulate materials may be used during construction, and stored on-site. If not stored properly, such materials could become airborne during periods of high winds. The effects of construction activities include increased dust fall and locally elevated levels of suspended particulates. PM<sub>10</sub> and PM<sub>2.5</sub> are considered unhealthy because the particles are small enough to inhale and damage lung tissue, which can lead to respiratory problems.

### **PARTICULATE MATTER AND OZONE PRECURSOR (NO<sub>x</sub>) EMISSIONS**

The SMAQMD Guide includes screening criteria for construction-related particulate matter and NO<sub>x</sub>. Projects that are 35 acres or less in size will generally not exceed the

SMAQMD's construction PM<sub>10</sub>, PM<sub>2.5</sub>, or NO<sub>x</sub> thresholds of significance provided that the project does not:

- Include buildings more than 4 stories tall;
- Include demolition activities;
- Include significant trenching activities;
- Have a construction schedule that is unusually compact, fast-paced, or involves more than 2 phases (i.e., grading, paving, building construction, and architectural coatings) occurring simultaneously;
- Involve cut-and-fill operations (moving earth with haul trucks and/or flattening or terracing hills); or,
- Require import or export of soil materials that will require a considerable amount of haul truck activity

Some PM<sub>10</sub> and PM<sub>2.5</sub> emissions during project construction can be reduced through compliance with institutional requirements for dust abatement and erosion control. These institutional measures include the SMAQMD "District Rule 403-Fugitive Dust" and measures in the Sacramento County Code relating to land grading and erosion control [Title 16, Chapter 16.44, Section 16.44.090(K)].

The SMAQMD Guide includes a list of Basic Construction Emissions Control Practices that should be implemented on all projects, regardless of size. Dust abatement practices are required pursuant to SMAQMD Rule 403 and California Code of Regulations, Title 13, sections 2449(d)(3) and 2485; the SMAQMD Guide simply lays out the basic practices needed to comply. Since these are already required by existing rules and regulations, it is not necessary to include them as mitigation.

#### DISCUSSION OF PROJECT IMPACTS

The project involves the demolition of three small structures totaling approximately 1,800 square feet, as well as some grading requiring cut-and-fill operations, and therefore does not meet the SMAQMD screening criteria. CalEEMod was used to provide an estimate of construction emissions for the project. The model utilizes equipment, phasing and timelines to generate daily emissions estimate. The results are summarized in Table IS-2.

**Table IS-2: CalEEMod Daily Emissions Results**

Construction Year	Constituent in pounds per day			
	ROG	NO <sub>x</sub>	PM <sub>10</sub>	PM <sub>2.5</sub>
Thresholds	None	85	80	82
2020 Construction	0.08	0.50	0.03	0.03

**CONCLUSION**

As shown in Table IS-2, the project will not exceed the SMAQMD construction-phase significance thresholds for NO<sub>x</sub>, PM<sub>10</sub> or PM<sub>2.5</sub>; impacts associated with emissions for air quality standards are ***less than significant***.

**NOISE**

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

- 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.

**NOISE FUNDAMENTALS AND TERMINOLOGY**

Noise is often described as unwanted sound, and thus is a subjective reaction to the physical phenomenon of sound. Sound is variations in air pressure that the ear can detect. Sound levels are measured and expressed in decibels (dB), which is the unit for describing the amplitude of sound<sup>1</sup>. Because sound pressure levels are defined as logarithmic numbers, the values cannot be directly added or subtracted. For example, two sound sources, each producing 50 dB, will produce 53 dB when combined, not 100 dB. This is because two sources have two times the energy (not volume) of one source, which results in a 3 dB increase in noise levels.

Most environmental sounds consist of several frequencies, with each frequency differing in sound level. The intensities of each frequency combine to generate sound. Acoustical professionals quantify sounds by “weighting” frequencies based on how sensitive humans are to that particular frequency. Using this method, low and extremely high frequency sounds are given less weight, or importance, while mid-range frequencies are given more weight, because humans can hear mid-range frequencies much better than low and very high frequencies. This method is called “A” weighting, and the units of measurement are called dBA (A-weighted decibel level). In practice, noise is usually measured with a meter that includes an electrical “filter” that converts the sound to dBA. The threshold at which one hears sounds is considered to be zero (0) dBA. The range of sound in normal human experience is 0 to 140 dBA. Decibels and other technical terms are defined in Table IS-3.

The ambient noise level is defined as the noise from all sources near and far, and refers to the noise levels that are present before a noise source being studied is introduced. A synonymous term is pre-project noise level.

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<sup>1</sup> Equal to 20 times the logarithm to the base 10 of the ratio of the pressure of the sound measured to the reference pressure, which is 20 micropascals.

Table IS-3: Acoustical Terminology

TERM	DEFINITION
<b>Ambient Noise Level:</b>	The composite of noise from all sources near and far. In this context, the ambient noise level constitutes the normal or existing level of environmental noise at a given location.
<b>Intrusive Noise:</b>	That noise which intrudes over and above the existing ambient noise at a given location. The relative intrusiveness of a sound depends upon its amplitude, duration, frequency, and time of occurrence and tonal or informational content as well as the prevailing ambient noise level.
<b>Decibel, dB:</b>	A unit for describing the amplitude of sound, equal to 20 times the logarithm to the base 10 of the ratio of the pressure of the sound measured to the reference pressure, which is 20 micropascals (20 micronewtons per square meter).
<b>Frequency, Hz</b>	The number of complete pressure fluctuations per second above and below atmospheric pressure.
<b>Community Noise Equivalent Level, CNEL*:</b>	The average equivalent sound level during a 24-hour day, obtained after addition of approximately five decibels to sound levels in the evening from 7:00 p.m. to 10:00 p.m. and ten decibels to sound levels in the night before 7:00 a.m. and after 10:00 p.m.
<b>Day/Night Noise Level, <math>L_{dn}</math>*:</b>	The average equivalent sound level during a 24-hour day, obtained after addition of ten decibels to sound levels in the night after 10:00 p.m. and before 7:00 a.m.
<b>Equivalent Noise Level, <math>L_{eq}</math>:</b>	The average noise level during the measurement or sample period. $L_{eq}$ is typically computed over 1, 8 and 24-hour sample periods.
<b><math>L_{max}</math>, <math>L_{min}</math>:</b>	The maximum or minimum sound level recorded during a noise event.
<b><math>L_n</math> :</b>	The sound level exceeded "n" per percent of the time during a sample interval. $L_{10}$ equals the level exceeded 10 percent of the time ( $L_{90}$ , $L_{50}$ , etc.)
<b>Noise Exposure Contours:</b>	Lines drawn about a noise source indicating constant levels of noise exposure. CNEL and $L_{dn}$ contours are frequently utilized to describe community exposure to noise.
<b>Sound Exposure Level, SEL; or Single Event Noise Exposure Level, SENEL:</b>	The level of noise accumulated during a single noise event, such as an aircraft overflight, with reference to a duration of one second. More specifically, it is the time integrated A-weighted squared sound pressure level for a stated time interval or event, based on a reference pressure of 20 micropascals and a reference duration of one second.
<b>Sound Level, dBA:</b>	The sound pressure level in decibels as measured on a sound level meter using the A-weighting filter network. The A-weighting filter de-emphasizes the very low and very high frequency components of the sound in a manner similar to the response of the human ear and gives good correlation with subjective reactions to noise.

**REGULATORY SETTING**

In order to limit population exposure to physically and/or psychologically damaging noise levels, the State of California and Sacramento County have established standards and ordinances to control noise.

***STATE OF CALIFORNIA***

The California Department of Health Services (DHS) office of Noise Control has studied the relationship between noise levels and different land uses. As a result, the DHS has established four categories for judging the severity of noise intrusion on specified land use. Noise in the “normally acceptable” category places no undue burden on affected receptors and would need no mitigation. As noise rises into the “conditionally acceptable” range, some mitigation of exposure (as established by an acoustical study) would be warranted. At the next level, noise intrusion is so severe that it is classified “normally unacceptable” and would require extraordinary noise reduction measures to avoid disruption. Finally, noise in the “clearly unacceptable” category is so severe that it cannot be mitigated.

Title 24 of the California Administrative Code establishes standards governing interior noise levels that apply to all new multifamily residential units in California. The standards require that acoustical studies be performed prior to construction at building locations where the existing Ldn exceeds 60 dBA. Such acoustical studies are required to establish mitigation measures that will limit maximum Ldn noise levels to 45 dBA in any inhabitable room. The U.S. Department of Housing and Urban Development (HUD) has set an Ldn of 45 as its goal for interior noise in residential units built with HUD funding.

***COUNTY GENERAL PLAN NOISE ELEMENT***

The goals of the Sacramento County General Plan Noise Element are to: (1) protect the citizens of Sacramento County from exposure to excess noise and (2) protect the economic base of Sacramento County by preventing incompatible land uses from encroaching upon existing planned noise-producing uses. The General Plan defines a noise sensitive outdoor area as the primary activity area associated with any given land use at which noise sensitivity exists. Noise sensitivity generally occurs in locations where there is an expectation of relative quiet, or where noise could interfere with the activity which takes place in the outdoor area. An example is a backyard, where loud noise could interfere with the ability to engage in normal conversation.

The Noise Element of the Sacramento County General Plan establishes noise exposure criteria to aid in determining land use compatibility by defining the limits of noise exposure for sensitive land uses. There are policies for noise receptors or sources, transportation or non-transportation noise, and interior and exterior noise.

NO-1. The noise level standards for noise-sensitive areas of *new* uses affected by traffic or railroad noise sources in Sacramento County are shown by Table 1.

Where the noise level standards of Table 1 are predicted to be exceeded at new uses proposed within Sacramento County which are affected by traffic or railroad noise, appropriate noise mitigation measures shall be included in the project design to reduce projected noise levels to a state of compliance with the Table IS-4 standards.

**Table IS-4: Noise Standards for New Uses Affected by Traffic and Railroad Noise**

New Land Use	Sensitive Outdoor Area – L <sub>dn</sub>	Sensitive Interior Area – L <sub>dn</sub>
All Residential <sup>5</sup>	65	45
Transient lodging <sup>3,5</sup>	65	45
Hospitals and nursing homes <sup>3,4,5</sup>	65	45
Theaters and auditoriums <sup>3</sup>	None	35
Churches, meeting halls, schools, libraries, etc. <sup>3</sup>	65	40
Office buildings <sup>3</sup>	65	45
Commercial buildings <sup>3</sup>	None	50
Playgrounds, parks, etc	70	None
Industry <sup>3</sup>	65	50
<ol style="list-style-type: none"> <li>1. Sensitive areas are defined in acoustical terminology section.</li> <li>2. Interior noise level standards are applied within noise-sensitive areas of the various land uses, with windows and doors in the closed positions.</li> <li>3. Where there are no sensitive exterior spaces proposed for these uses, only the interior noise level standard shall apply.</li> <li>4. Hospitals are often noise-generating uses. The exterior noise level standards for hospitals are applicable only at clearly identified areas designated for outdoor relaxation either by hospital staff or patients.</li> <li>5. If this use is affected by railroad noise, a maximum (L<sub>max</sub>) noise level standard of 70 dB shall be applied to all sleeping rooms to reduce the potential for sleep disturbance during nighttime train passages.</li> </ol>		

**NOISE ASSESSMENT BY BOLLARD ACOUSTICAL CONSULTANTS**

Bollard Acoustical Consultants, Incorporated (Bollard) was retained by the applicant to perform a noise study and prepare a subsequent report.

**Existing Ambient Noise**

Bollard conducted continuous (24-hour) noise level measurements at the project site, on December 12-13, 2018. Sound level meters were located at the center of the property, 130 feet west of the centerline of Sunrise Boulevard. The results of the noise measurements can be found in Table IS-5.

**Table IS-5: Noise Measure Results**

Noise Measurement Results <sup>1,2</sup>				
Lot Split at 4820 Pennsylvania Avenue – Sacramento County, California				
Date	Average Noise Level, $L_{eq}$ (dB)		Maximum Noise Level, $L_{max}$ (dB) <sup>5</sup>	
	Daytime <sup>3</sup>	Nighttime <sup>4</sup>	Daytime	Nighttime
December 12-13, 2018	64	61	77 (71-85)	74 (69-80)
Notes: <sup>1</sup> Measurement site shown on Figure 1. LT-1 was located approximately 130 feet from the Sunrise Boulevard centerline. <sup>2</sup> Detailed noise measurement results are provided in Appendices B and C. <sup>3</sup> Daytime hours are 7 AM – 10 PM. <sup>4</sup> Nighttime hours are 10 PM – 7 AM. <sup>5</sup> Average (Minimum-Maximum) Source: Bollard Acoustical Consultants, Inc. (2018)				

Table IS-5 indicates that the hourly average noise levels, during daytime and nighttime hours, were 64 dB  $L_{eq}$  and 61 dB  $L_{eq}$ , respectively. The measured Day-Night Average Level ( $L_{dn}$ ) during the monitoring period was 68 dB. Measured traffic noise levels at the project site (at the location of the sound level meters), exceed the Sacramento County exterior noise level standard of 65 dB  $L_{dn}$ .

#### **FUTURE TRAFFIC NOISE LEVELS**

The Federal Highway Administration Highway Traffic Noise Prediction Model (FHWA Model) was used to predict traffic noise levels at the project site. The FHWA model is based upon the CALVENO noise emission factors for automobiles, medium and heavy trucks, with consideration given to vehicle volume speed, roadway configuration, distance to predict hourly  $L_{eq}$  values for free flowing traffic conditions and is considered to be accurate within 1.5dB in most situations. The accuracy of the model varies with based upon how “ideal” roadway conditions are. Ideal conditions are generally considered long, straight roadway segments with uniform vehicle speeds, a flat roadway surface, good pavement conditions, a statistically large volume of traffic, and an unimpeded view of the roadway from the receiver location.

An existing seven-foot masonry noise barrier is located on the eastern property line and provides shielding of the southbound lanes and partial shielding of the northbound lanes of Sunrise Boulevard. Since masonry barrier shields portions of the roadway, further calibration of the FHWA Model, by Bollard, was conducted by gathering site-specific traffic noise level measurements and utilizing concurrent traffic counts.

The calibration procedure was performed at the project site on December 12, 2018 at two locations with setbacks to the Sunrise Boulevard centerline of 135 feet and 190 feet. The measurement locations were intended to be representative of the traffic noise exposure at the nearest proposed outdoor activity areas. The FHWA Model was determined to under predict Sunrise Boulevard traffic noise levels at both sites by 2 dB

relative to measured noise levels; therefore, a -2 dB offset would be warranted for the prediction of future traffic noise levels.

According to the Sacramento County Traffic Count Program website, the segment of Sunrise Boulevard adjacent to the project site currently experiences an average of 50,537 vehicles per day. Future traffic was conservatively estimated by assuming a 50 percent increase relative to existing conditions. Table IS-6 summarizes the predicted future traffic noise levels using the estimated future traffic.

**Table IS-6: Predicted Future Traffic Noise Levels**

<b>Predicted Future Traffic Noise Levels<sup>1</sup></b> <b>Lot Split at 4820 Pennsylvania Avenue – Sacramento County, California</b>			
<b>Parcel<sup>2</sup></b>	<b>Description</b>	<b>Distance From Roadway Centerline (feet)</b>	<b>Exterior L<sub>dn</sub> (dB)</b>
3	Outdoor Activity Area	130	64
2	Outdoor Activity Area	190	63
3	Building Façade – 1 <sup>st</sup> Floor	80	72
3	Building Façade – 2 <sup>nd</sup> Floor	80	75
2	Building Façade – 1 <sup>st</sup> Floor	155	63
2	Building Façade – 2 <sup>nd</sup> Floor	155	66
<b>Notes:</b> 1. A complete listing of FHWA Model inputs and results are provided in Appendix F. 2. Parcel locations are shown on Figure 2. Source: Bollard Acoustical Consultants, Inc. (2018)			

### ***FUTURE EXTERIOR TRAFFIC NOISE LEVELS***

The proposed tentative parcel map would result in the construction of two additional single-family residential structures on the site. Outdoor activity areas would be shielded by the single-family home to be built on parcel #3, highlighted in Plate IS-3. The home on parcel #3 would entirely screen the outdoor activity area from Sunrise Boulevard traffic. Bollard estimates that the home would provide a minimum noise level reduction of 5 dB at the parcel 3 outdoor activity area. Similarly, the structure on parcel #3 would also shield the proposed outdoor activity area of parcel #2. Future traffic noise levels will satisfy the Sacramento County exterior noise level standard of 65 DB L<sub>dn</sub>. Mitigation requiring the parcel #3 residence to completely screen the outdoor activity area from view of Sunrise Boulevard will be required.



### ***FUTURE INTERIOR TRAFFIC NOISE LEVELS***

Standard residential construction (wood or stucco siding, Sound Transmission Class (STC) 27 windows, door weather-stripping, exterior wall insulation, composition plywood roof), results in an exterior-to-interior noise level reduction of at least 25 dB with windows closed and approximately 15 dB with windows open. Sacramento County applies an interior noise level standard of 45 dB  $L_{dn}$  for new residential construction. Therefore, provided exterior noise levels do not exceed 70 dB  $L_{dn}$  ( $70 \text{ dB} - 25 \text{ dB} = 45 \text{ dB}$ ), standard construction would provide the necessary noise level reduction to achieve satisfaction with the County's 45 dB  $L_{dn}$  interior noise level standard.

As indicated in Table IS-6, the future traffic noise levels at the parcel #2 building façade are predicted to be less than 70 dB  $L_{dn}$ ; therefore, no improvements to the proposed parcel #2 building façade construction would be required to satisfy the County's interior noise level standard. Table IS-6 indicates future traffic noise levels at the parcel #3 building façade are predicted to be 72 dB  $L_{dn}$  and 75 dB  $L_{dn}$  at first floor and second floor facades, respectively. Building façade noise level reductions of 27 dB and 30 dB would be required of the first floor and second floor exterior wall construction for parcel #3, respectively.

To achieve the required degree of noise reduction at the first-floor facades of the proposed parcel #3 residence, all north, east, and south-facing window assemblies shall be upgraded to a minimum STC rating of 30. To achieve the required degree of noise reduction at the second floor facades of the proposed parcel #3 residence, all north, east, and south-facing window assemblies shall be upgraded to a minimum STC rating of 33. In addition, air conditioning should be provided for all residences within this development to allow the occupants to close doors and windows as desired for additional acoustical isolation.

### **CONCLUSION**

With the recommended mitigation measure to completely screen parcel #3's outdoor activity area from view of Sunrise Boulevard, future exterior noise levels will be consistent with County outdoor, residential noise standards. With the recommended mitigation measures requiring minimum STC 30 (first floor) and STC 33 (second floor) windows on the east-facing façade of the residence to be built on parcel #3, future interior noise levels will be consistent with County interior noise standards. With implementation of the recommended noise measures, potential impacts from noise are ***less than significant***.

### **HYDROLOGY AND WATER QUALITY**

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

- 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

- Create or contribute runoff that would exceed the capacity of existing or planned stormwater drainage systems

The project site is located in a FEMA designated area of minimal flood hazard (Zone X; Panel #06067C0094H Date: 8/16/2012), within the Minnesota Creek watershed. The project site currently drains from the northwest corner of the parcel southeasterly to the southeastern corner of the property. Stormwater is then directed to the adjacent property to the south, where water is collected at a 15-inch diameter inlet.

#### DISCUSSION OF PROJECT IMPACTS

The proposed project will slightly alter the existing drainage pattern present on-site (reference Plate IS-4). Cut and fill activities will be used to bring the parcel #2's pad to an elevation of approximately 190.33 feet above sea level with a finished floor to an elevation of approximately 191.00 feet; this will involve a change in grade of two feet higher than the existing grade. A retaining wall, with a drainage swale on top, is proposed at the northwest corner of the home, which will direct flows around the structure and to the south to a detention area with a final grade of approximately 183.60 feet (lowest point on the property). Water would then follow the existing drainage pattern south across the neighboring property and into the 15-inch diameter inlet.

Proposed parcel #3 (eastern most parcel) will also have minor cut and fill activities to bring the pad to an approximate elevation of 187.33 feet above sea level, with a finished floor at approximately 188.00 feet. A retaining wall is also being proposed at the northwest corner of the structure of parcel #3. Drainage would be directed around the home and to the same collection point on the neighboring property to the south.

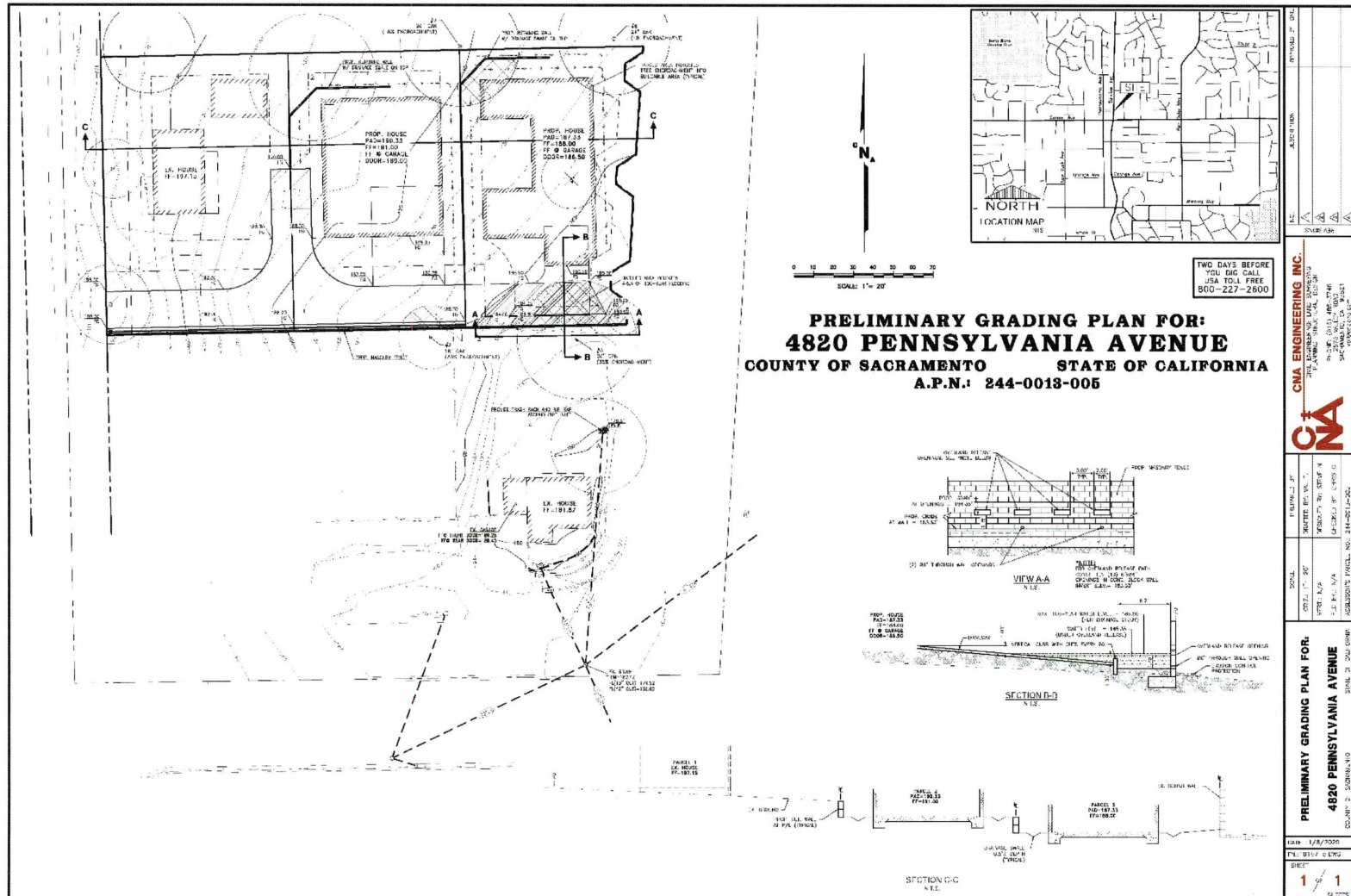
As shown in cross-section A of Plate IS-4, the applicant is proposing the construction of a masonry wall along the southern property line. The wall will be designed to have overland release openings so water flows are not impeded. The elevation of the openings shall be to the satisfaction of the County Department of Water Resources (DWR).

CNA Engineering Incorporated (CNA) was retained by the applicant to prepare a drainage report. CNA's report concluded that the proposed project would not result in a substantial increase in surface flows on- or off-site. Additionally, upon reviewing the drainage report, DWR concluded that the report demonstrated that the proposed project could accommodate drainage. Existing drainage facilities can accommodate estimated runoff.

#### CONCLUSION

Impacts related to surface runoffs and drainage are ***less than significant***. Impacts related to water quality are discussed in the Water Quality section.

Plate IS-4: Preliminary Grading Plan & Drainage



## **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](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 DWR; 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 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.

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

An evaluation of natural and biological resources was conducted to determine whether any special status plant, wildlife species or their habitat, or other sensitive habitats occur in or near the project site. The United States Fish and Wildlife Service's (USFWS) Information for Planning and Conservation was used to obtain a list of special status and endangered species that had the potential to exist in the study areas. The parcel is located within the Citrus Heights USGS 7.5-minute Quadrangle Maps. The California Natural Diversity Database (CNDDB) occurrence records and the California Department of Fish and Wildlife's (CDFW) Biogeographic Information and Observation System website were then used to review critical habitat, range, and distribution data.

Based on examination of natural resources and the presence of sensitive habitats in proximity to the project site, it was determined that several special status species, their habitat, and overall sensitivity of the surrounding area warranted further analysis and discussion. Special status species with the potential to occur in or near the project area are discussed below.

## **NATIVE TREES**

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

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

CO-139. Native trees other than oaks, which cannot be protected through development, shall be replaced with in-kind species in accordance with established tree planting

specifications, the combined diameter of which shall equal the combined diameter of the trees removed.

Native trees other than oaks include Fremont cottonwood (*Populus fremontii*), California sycamore (*Platanus racemosa*), California black walnut (*Juglans californica*, which is also a List 1B plant), Oregon ash (*Fraxinus latifolia*), western redbud (*Cercis occidentalis*), gray pine (*Pinus sabiniana*), California white alder (*Alnus rhombifolia*), boxelder (*Acer negundo*), California buckeye (*Aesculus californica*), narrowleaf willow (*Salix exigua*), Gooding's willow (*Salix gooddingii*), red willow (*Salix laevigata*), arroyo willow (*Salix lasiolepis*), shining willow (*Salix lucida*), Pacific willow (*Salix lasiandra*), and dusky willow (*Salix melanopsis*).

Partial mitigation should be applied to 6-inch (or 10-inch aggregate for multi-trunk trees) or larger dbh native oak trees when encroachment exceeds 20 percent of the dripline protection area, as defined by a circle using the distance from the trunk to the tip of the longest limb as radius. The concept of partial mitigation stems from the fact that removal of more than 25-30 percent of a tree's root system or live canopy can result in early decline, if not death. The dripline protection area is a conservative boundary from a development perspective, because roots are known to extend past the furthest extent of the canopy. The dripline protection area is the minimum protected area for a tree. Past practices during monitoring of project development utilized a 20 percent encroachment threshold because of the difference between the extent of root systems and the minimum protected area. An encroachment of 20 percent of the dripline protection area will likely impact 25-30 percent of the root system, if not more. The following encroachment thresholds should be applied:

- Encroachment of 20 percent or less is considered a minor impact, and does not require mitigation.
- Encroachment of more than 20 percent and less than 50 percent requires partial mitigation based on the percentage of encroachment multiplied by the impacted tree's dbh.
- Encroachment of 50 percent or more requires full mitigation for the tree.

#### DISCUSSION OF PROJECT IMPACTS

Although only one native oak is located on the project site, there are four native oaks located on adjacent properties with canopies overhanging the project site. All five oaks have a dbh larger than 6 inches. The proposed tentative parcel map depicts construction-related encroachment within all five of the subject oaks' canopies.

Tree #2, of the arborist report, measures 16 inches dbh and the proposed map shows an encroachment of 33 percent for the construction of the access road. Partial mitigation for this encroachment will require 5.28 inches (16 inches x .33 encroachment).

Tree #3 measures 20 inches dbh and the proposed map shows 35% encroachment to account for the replacement of the existing wooden fence with a masonry fence and

grading for drainage. Partial mitigation for the proposed encroachment would require 7 inches (20 inches x .35 encroachment).

Tree #4 would have an encroachment of approximately 45%; however, the tree is leaning against the masonry wall along Sunrise Boulevard, which is causing the wall to bow. This poses a risk to pedestrians and vehicles along Sunrise Boulevard as the wall could fail and fall into the sidewalk and street. No mitigation will be required, if the applicant chooses to remove the tree.

Trees #6 and #7 have less than 20% encroachment (1% and 18%, respectively) and would not require partial replacement mitigation; however, oak tree protection mitigation will be required to ensure that work does not encroach farther into the canopies than what is currently proposed.

#### **CONCLUSION**

As currently proposed, the applicant will owe a total of 13 inches (5.28 inches rounded to 6 inches (tree #2) + 7 inches (tree #3)); however, estimates will be recalculated at the time of permitting to account for any changes to the proposed project. Impacts to native trees are considered *less than significant*.

#### ***NON-NATIVE TREES AND TREE CANOPY***

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

CO-145. Removal of non-native tree canopy for development shall be mitigated by creation of new tree canopy equivalent to the acreage of non-native tree canopy removed. New tree canopy acreage shall be calculated using the 15-year shade cover values for tree species.

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

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

CO-149. Trees planted within new or existing parking lots should utilize pervious cement and structured soils in a radius from the base of the tree necessary to maximize water infiltration sufficient to sustain the tree at full growth.

The 15-year shade cover values for tree species referenced in policy CO-145 are also referenced by the Sacramento County Zoning Code, Chapter 30, Article 4, and the list is maintained by the SacDOT, Landscape Planning and Design Division. The list includes more than seventy trees, so is not included here, but it is available upon request from the Sacramento County Office of Planning and Environmental Review. Policy CO-146

references the Greenprint program, which is run by the Sacramento Tree Foundation and has a goal of planting five million trees in the Sacramento region.

#### DISCUSSION OF PROJECT IMPACTS

Two non-native trees (trees #1 and #10) located at the west end of the property will be removed for placement of the private road and to clear a public utility easement for SMUD facilities. Their removal will require replacement tree mitigation for the canopy lost, equivalent to 220 square feet.

#### CONCLUSION

Impacts to non-native trees are considered *less than significant*.

#### ***SPECIAL STATUS SPECIES***

The United States Congress passed the Federal Endangered Species Act (FESA) in 1973 to protect those species that are endangered or threatened with extinction. In 1984, the State of California enacted a similar law, the California Endangered Species Act (CESA), to protect species identified and listed by the California Fish and Game Commission as endangered or threatened with extinction.

CESA and FESA are intended to operate in conjunction with CEQA and the National Environmental Policy Act (NEPA) to help protect ecosystems that endangered and threatened species depend upon. USFWS is responsible for implementation of the FESA while the CDFW implements the CESA.

Accidental or intentional killing of a threatened or endangered species is labeled "take." "Take" is defined by the FESA as "to harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect" any threatened or endangered wildlife species. Take may include significant habitat modification or degradation and is applied to threatened or endangered plant species as well.

Take, incidental to an otherwise lawful activity, may be authorized by one of two procedures. If a federal agency is involved with the permitting, funding, or carrying out of the project, then initiation of formal consultation between that agency and USFWS pursuant to Section 7 of the FESA is required if a proposed project may affect a federally listed species. Such consultation would result in a biological opinion that addresses the anticipated effects of the project to listed species and may authorize a limited level of incidental take. If a federal agency is not involved with the project, and federally listed species may be taken as part of the project, then an incidental take permit pursuant to Section 10(a) of the FESA must be obtained. USFWS may issue such a permit upon completion of a satisfactory conservation plan for any listed species that would be affected by the project.

Under CEQA, species of animals or plants presumed to be endangered, rare, or threatened as listed in the California Code of Regulation or Federal Code of Regulation; those officially proposed for listing (federal classification), candidate species (federal and state classification), and species of special concern (State of California classification) are given similar treatment as protected animal species. Plants identified

as 1A, 1B, and 2A, 2B by the California Native Plant Society are treated similarly under CEQA.

#### SPECIAL-STATUS PLANTS

Table IS-7 provides a list of the special-status plant species that have been documented in the CNDDDB search (Citrus Heights, Carmichael, Folsom, & Buffalo Creek) and describes their regulatory status, habitat, and potential for occurrence on the project site.

**Table IS-7: Special-Status Plant Species & Potential for Occurrence**

Species	Status <sup>1</sup>			Habitat and Blooming Period	Potential for Occurrence <sup>2</sup>
	USFWS	CDFW	CRPR		
Ahart's dwarf rush <i>Juncus leiospermus</i> var. <i>ahartii</i>	–	–	1B.2	Vernal pools and swales in areas of low cover of competing vegetation; most often on gopher turnings along margins of pools or swales (Witham 2006:38); 0 to 1,000 feet elevation. Blooms March-May.	Not expected to occur. Suitable habitat for this species is not present on the project site. Known occurrences within the USGS quads search, occur approximately 8.90 miles to the south of the project site.
Boggs Lake hedge-hyssop <i>Gratiola heterosepala</i>	–	–	1B.2	Marshes, swamps (lake margins), and vernal pools. 32 to 7790 feet elevation. Blooms: April-August	Not expected to occur. Suitable habitat for this species is not present on site. Nearest recorded occurrence are located 6.63 miles to the southeast.
Dwarf downingia <i>Downingia pusilla</i>	–	–	2B.2	Valley and foothill grassland (mesic) and vernal pools. 0 to 1460 feet elevation. Blooms: March-May.	Not expected to occur. Suitable habitat for this species is not present on the project site and only one known occurrence is present within five miles of the project site – 2.70 miles to the east of the project site.
Legenere <i>Legenere limosa</i>	–	–	1B.1	Relatively deep and wet vernal pools (Witham 2006:39); below 3,000 feet elevation. Blooms April-June.	Not expected to occur. Suitable habitat not present on site. Nearest recorded occurrence is located 7.10 miles to the southeast.
Pincushion navaretia <i>Navaretia myersii</i> ssp. <i>myersii</i>	–	–	1B.1	Vernal pools. 65 – 1085 feet elevation. Blooms: April – May.	Not expected to occur. The project site does not provide suitable habitat. There is one recorded occurrence within 5 miles and is located 3.09 miles to the east of the project site.
Sacramento Orcutt grass <i>Orcuttia viscida</i>	–	–	1B.1	Vernal Pools. 99 – 330 feet elevation. Blooms: April-July.	Not expected to occur. The project site does not provide suitable habitat. There are three known occurrences within five miles of the site. The nearest recorded occurrence is located 2.93 miles east of the project site.
Sanford's arrowhead <i>Sagittaria sanfordii</i>	–	–	1B.2	Shallow freshwater marshes and swamps; below 2,200 feet elevation. Blooms May-October.	Not expected to occur. The project site does not provide potential habitat. There are four recorded occurrences, with the nearest known occurrence located 3.09 miles north of the project site.
Slender Orcutt grass <i>Orcuttia tenuis</i>	–	–	1B.1	Open-gravelly vernal pools. 115 – 5775 feet elevation. Blooms: May-September.	Not expected to occur. The project site does not provide suitable habitat. Nearest recorded occurrence is located 7.19 miles south of the project site.

Species	Status <sup>1</sup>			Habitat and Blooming Period	Potential for Occurrence <sup>2</sup>
	USFWS	CDFW	CRPR		

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

<sup>1</sup> Legal Status Definitions

U.S. Fish and Wildlife Service:	California Rare Plant Ranks:
E Endangered (legally protected)	1B Plant species considered rare or endangered in California and elsewhere (protected under CEQA, but not legally protected under ESA or CESA)
T Threatened (legally protected)	2 Plant species considered rare or endangered in California but more common elsewhere (protected under CEQA, but not legally protected under ESA or CESA)
California Department of Fish and Game:	CRPR Extensions:
E Endangered (legally protected)	.1 Seriously endangered in California (>80% of occurrences are threatened and/or high degree and immediacy of threat)
	.2 Fairly endangered in California (20 to 80% of occurrences are threatened)

<sup>2</sup> Potential for Occurrence Definitions

Not expected to occur: Species is unlikely to be present on the project site due to poor habitat quality, lack of suitable habitat features, or species not detected by surveys during blooming period.

Could occur: Suitable habitat is available on the project site; however, there are little to no other indicators that the species might be present.

Sources: USFWS 2019, CDFW 2019, CNDDDB 2019, CNPS 2019

As shown in Table IS-7, the project site does not contain suitable habitat for special-status plant species. All of the rare plant species returned within the CNDDDB query require aquatic habitat (vernal pools, marsh, wetlands, etc.); however, the project site does not contain any of the habitat needed for these plant species. Since waters are absent from the site these plants are not expected to occur.

**SPECIAL-STATUS WILDLIFE**

Table IS-8 provides a list of the special-status wildlife species that have been documented within the CNDDDB search area (Citrus Heights, Carmichael, Folsom, & Buffalo Creek) and USFWS IPaC results for Sacramento County. The table describes their regulatory status, habitat, and potential for occurrence on the project site.

**Table IS-8: Special-Status Wildlife and Potential for Occurrence**

Species	Listing Status <sup>1</sup>		Habitat	Potential for Occurrence <sup>2</sup>
	Federal	State		
Invertebrates				
Valley elderberry longhorn beetle <i>Desmocerus californicus dimorphus</i>	T	–	Elderberry shrubs below 3,000 feet in elevation, typically in riparian habitats. Found in stems measuring 1 inch or greater at ground level.	Not expected to occur. The project site does not contain elderberry shrubs, which are the sole hosts for this species.
Vernal pool fairy shrimp <i>Branchinecta lynchi</i>	T	–	Vernal pools and other seasonal wetlands in valley and foothill grasslands. Tends to occur in smaller wetland features (less than 0.05 acre in size) (USFWS 1994).	Not expected to occur. The project site does not contain vernal pools or other seasonal wetlands. Nearest known occurrence located approximately 2.38 miles southeast of the project site.
Vernal pool tadpole shrimp <i>Lepidurus packardii</i>	E	–	Vernal pools and other seasonal wetlands in valley and foothill grasslands that pond for sufficient duration to allow the species to	Not expected to occur. The project site does not contain vernal pools or other seasonal wetlands. Nearest known occurrence located

Species	Listing Status <sup>1</sup>		Habitat	Potential for Occurrence <sup>2</sup>
	Federal	State		
			complete its life cycle. Typically found in ponds ranging from 0.1 to 80 acres in size (USFWS 1994).	approximately 5.79 miles southeast of the project site.
<b>Amphibians and Reptiles</b>				
California red-legged frog <i>Rana draytonii</i>	T	SC	Inhabits ponds, slow-moving creeks, and streams with deep pools that are lined with dense emergent marsh or shrubby riparian vegetation. Submerged root masses and undercut banks are important habitat features for this species.	Not expected to occur. No breeding habitat for this species is present on the project site. The site is surrounded by suburban development and the species is considered extirpated from the Sacramento Valley floor.
California tiger salamander <i>Ambystoma californiense</i>	T	T	Vernal pools and seasonal wetlands with a minimum 10-week inundation period and surrounding uplands, primarily grasslands, with burrows and other belowground refugia (e.g., rock or soil crevices).	Not expected to occur. The study area does not provide suitable habitat for this species.
Giant garter snake <i>Thamnophis gigas</i>	T	T	Slow-moving streams, sloughs, ponds, marshes, inundated floodplains, rice fields, and irrigation/drainage ditches on the Central Valley floor with mud bottoms, earthen banks, emergent vegetation, abundant small aquatic prey and absence or low numbers of large predatory fish. Also, require upland refugia not subject to flooding during the snake's inactive season.	Not expected to occur. No suitable habitat occurs on or immediately adjacent to the project site.
Western spadefoot <i>Spea hammondi</i>	–	SC	Occurs in shallow, seasonal wetlands in valley and foothill habitats such as grasslands, open chaparral, sage scrubland, short-grass plains, and pine woodlands. Spadefoot occur in both grazed and ungrazed habitat. Adult spadefoot occupy burrows up to three feet in depth in upland habitat during dry periods to avoid desiccation. Current research on amphibian conservation suggests that average habitat utilization falls within 1,200 feet of aquatic habitats.	Not expected to occur. The project site does not provide suitable habitat for this species.
Western pond turtle <i>Emys marmorata</i>	–	SC	Forage in ponds, marshes, slow-moving streams, sloughs, and irrigation/drainage ditches; nest in nearby uplands with low, sparse vegetation.	Not expected to occur. The project site does not provide suitable aquatic or upland habitat for this species; No suitable habitat occurs on or immediately adjacent to the project site. The nearest known occurrences are located along the American River, approximately 2.64 miles to the southwest.
<b>Birds</b>				
Bank swallow <i>Riparia riparia</i>	–	T	Digs nest burrows in nearly vertical banks/cliff faces and requires substrates comprised of soft soils such as fine sandy loam, loam, silt loam, and sand. Suitable banks for nesting must be at least 1 meter	Not expected to occur. No suitable habitat present on site. Nearest recorded occurrence is located approximately 1.16 miles to the south, along the American River.

Species	Listing Status <sup>1</sup>		Habitat	Potential for Occurrence <sup>2</sup>
	Federal	State		
			(3.3 feet) above ground or water for predator avoidance. Colony sites are often used in subsequent years as long as the substrate and burrows remain intact. Bank swallows breed between April and July.	
Swainson's hawk <i>Buteo swainsoni</i>	-	T	Forages in grasslands and agricultural lands; nests in riparian and isolated trees.	Not expected to occur. Although there are trees on the project site may be used for nesting, a site visit conducted, on December 6, 2019, found no large, stick nests in the trees on-site. There are three known occurrences within five miles of the project site, two of which occur along the American River. The nearest recorded occurrence is located approximately 2.75 miles southwest of the project site along the American River. The third recorded occurrence is located 4.6 miles to the south near the Mather Airport. Given the sites proximity to Sunrise Boulevard, it is unlikely that the species would choose this area over the much quieter American River. Moreover, the lack of nearby foraging makes it highly unlikely that the species would occur.
Tricolored blackbird <i>Agelaius tricolor</i> (nesting colony)	-	SC	Forages in agricultural lands and grasslands; nests in marshes, riparian scrub, and other areas that support cattails or dense thickets of shrubs or herbs. Requires open water and protected nesting substrate, such as flooded, spiny, or thorny vegetation (Schuford and Gardali 2008: 439).	Not expected to occur. The site does not contain suitable habitat. The nearest occurrences are located approximately 4.06 miles south of the site.
Western burrowing owl <i>Athene cunicularia</i> (burrow sites)	-	SC	Nests and forages in grasslands, agricultural lands, open shrublands, and open woodlands with existing ground squirrel burrows or friable soils. Suitable burrow sites consist of short, herbaceous vegetation with only sparse cover of shrubs or taller herbs (Shuford and Gardali 2008: 221).	Not expected to occur. The project site is located in an urban area, is less than an acre in size, and is located adjacent to a corridor with high traffic. There are no known occurrences within five miles of the project site.

Note: CNDDB = California Natural Diversity Database; USFWS = U.S. Fish and Wildlife Service

<sup>1</sup> Legal Status Definitions

Federal:

E Endangered (legally protected)

T Threatened (legally protected)

D Delisted

State:

D Delisted

FP Fully protected (legally protected)

SC Species of special concern (no formal protection other than CEQA consideration)

E Endangered (legally protected)

T Threatened (legally protected)

<sup>2</sup> Potential for Occurrence Definitions

Not expected to occur: Species is unlikely to be present on the project site due to poor habitat quality, lack of suitable habitat features, or restricted current distribution of the species.

Species	Listing Status <sup>1</sup>		Habitat	Potential for Occurrence <sup>2</sup>
	Federal	State		

Could occur: Suitable habitat is available on the project site; however, there are little to no other indicators that the species might be present.

Known to occur: The species, or evidence of its presence, was observed on the project site during project surveys, or was otherwise documented.

Sources: USFWS 2019, CDFW 2019, CNDDDB 2019, CNPS 2019

Although the CNDDDB query found multiple special-status species within a five-mile radius, none of these species are expected to occur, as suitable habitat is not present on site (reference Table IS-8); however, the site does contain multiple large trees, that have the potential to provide habitat for Swainson's hawk, migratory nesting birds, and nesting birds of prey.

### ***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.

### **DISCUSSION OF PROJECT IMPACTS**

Swainson's are not expected to occur. Although there are trees on the project site may be used for nesting the site contains poor habitat quality, as the site is not near foraging habitat and is immediately adjacent to the Sunrise Boulevard and Sunset Boulevard intersection. A site visit conducted, on December 6, 2019, found no large, stick nests in

the trees on-site. There are three known occurrences within five miles of the project site, two of which occur along the American River. The nearest recorded occurrence is located approximately 2.75 miles southwest of the project site along the American River. The third recorded occurrence is located 4.6 miles to the south near the Mather Airport. Given the sites proximity to Sunrise Boulevard, it is unlikely that the species would choose this area over the much quieter American River. Moreover, the lack of nearby foraging makes it highly unlikely that the species would occur. Nevertheless, for an abundance of caution a 0.25-mile radius survey for Swainson's hawks will be required.

CDFW recommends the use of the Swainson's Hawk Technical Advisory Committee's *Recommended Timing and Methodology for Swainson's Hawk Nesting Surveys in California's Central Valley* (2000). The document recommends that surveys be completed for at least two survey periods prior to a project's initiation. This recommendation would require a minimum of four surveys. Due to the unlikelihood of Swainson's hawk nesting on-site, a single pre-construction survey will be required 30 days prior to construction. The purpose of the survey requirement is to ensure that construction activities do not agitate nesting hawks, potentially resulting in nest abandonment or other harm to nesting success. If Swainson's hawk 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 hawks 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.

#### **CONCLUSION**

Impacts to Swainson's hawk are considered ***less than significant***.

#### ***MIGRATORY NESTING BIRDS***

The Migratory Bird Treaty Act of 1918, which states "unless and except as permitted by regulations, it shall be unlawful at any time, by any means or in any manner, to pursue, hunt, take, capture, kill, attempt to take, capture, or kill" a migratory bird. Section 3(18) of FESA 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." To avoid take of nesting migratory birds, minimization measures have been included to require that activities either occur outside of the nesting season, or to require that nests be buffered from construction activities until the nesting season is concluded.

#### **DISCUSSION OF PROJECT IMPACTS**

Suitable tree habitat is present throughout the project site and adjacent properties. Preconstruction surveys for migratory nesting birds will be required if work is to commence between February 1 and August 31. The purpose of the survey requirement is to ensure that construction activities do not agitate or harm nesting migratory birds, potentially resulting in nest abandonment or other harm to nesting success.

**CONCLUSION**

Impacts to migratory nesting birds are considered *less than significant*.

***NESTING BIRDS OF PREY***

This section addresses raptors that 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.

**DISCUSSION OF PROJECT IMPACTS**

CNDDDB queries found multiple known occurrences of white-tailed kite and Cooper's hawk within a five-mile radius. The nearest known occurrence was a white-tailed kite approximately 1.50 miles southwest of the site near the American River. The project site and adjacent properties contain suitable tree habitat; however, it is unlikely that nesting raptors would find these trees which are located immediately adjacent to a busy, urban corridor preferable over habitat along the American River. Moreover, the lack of nearby foraging habitat makes it unlikely that these trees would be chosen over areas along the American River. Nevertheless, for an abundance of caution a survey for nesting raptors will be required.

**CONCLUSION**

Impacts to nesting birds of prey are considered *less than significant*.

**CULTURAL RESOURCES**

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

- Have a substantial adverse change in the significance of a historical resource
- Have a substantial adverse effect on an archaeological resource.

- Disturb any human remains, including those interred outside of formal cemeteries.

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.

#### DISCUSSION OF PROJECT IMPACTS

A records search request was submitted to the California Historical Resources Information System (CHRIS) – North Central Information Center (NCIC) on August 22, 2019. The results of the records search were sent via non-confidential letter. The search found that zero prehistoric-period resources, zero historic-period cultural resources, and zero cultural resources study reports exist within the project site. Outside of the project area, but within the 0.25-mile search radius, there were zero records of prehistoric-period resources, one historic period cultural resource (historic-era building), and five cultural resources study reports. The non-confidential letter concluded that there is low potential for prehistoric-period resources, moderate potential for historic-period cultural resources, and that the site is potentially sensitive with respect to cultural resources. Unanticipated discovery mitigation language has been included to ensure the project does not result in a substantial adverse change to the discovery of unknown cultural resources.

The project is unlikely to impact human remains buried outside of formal cemeteries; however, if human remains are encountered during construction, mitigation is included specifying how to comply with CEQA Guidelines Section 15064.5 (e), Sections 5097.97 and 5097.98 of the State Public Resources Code, and Section 7050.5 of the State Health and Safety Code.

#### CONCLUSION

Potential impacts to cultural resources are ***less than significant***.

## TRIBAL CULTURAL RESOURCES

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

- Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with a cultural value to a California Native American tribe, that is:
  - Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or
  - A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.

Under PRC Section 21084.3, public agencies shall, when feasible, avoid damaging effects to any tribal cultural resource. California Native American tribes traditionally and culturally affiliated with a geographic area may have expertise concerning their tribal cultural resources (21080.3.1(a)).

### ***AB-52 CONSULTATION***

Pursuant to Public Resources Code 21090.3.1(b)(1), tribal notifications were sent out to participating tribes on September 19, 2019. Correspondence sent to the tribes included a project description, non-confidential letter with from the California Historical Resources Information System's Northern Central Information Center indicating that the project area is potentially sensitive with respect to cultural resources, and supporting map graphics.

No correspondence was received from tribes. To avoid construction-related impacts to potential unknown cultural resources, unanticipated discovery mitigation has been incorporated.

### **CONCLUSION**

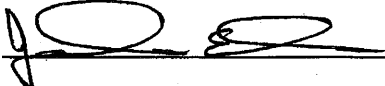
Potential impacts to cultural resources will be ***less than significant***.

## ENVIRONMENTAL MITIGATION MEASURES

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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, this measure must be adopted exactly as written unless the hearing body or Environmental Coordinator 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  Date: 3/17/20

### MITIGATION MEASURE A: INTERIOR & EXTERIOR NOISE REDUCTION (PARCEL #3)

In order to achieve the required degree of outdoor noise reduction, the residence shall be constructed to completely shield the outdoor activity area from view of Sunrise Boulevard.

In order to achieve the required degree of interior noise reduction, the first-floor facades of the proposed parcel #3 residence, all north, east, and south-facing window assemblies shall be upgraded to a minimum STC rating of 30. To achieve the required degree of noise reduction at the second floor facades of the proposed parcel #3 residence, all north, east, and south-facing window assemblies shall be upgraded to a minimum STC rating of 33. In addition, air conditioning should be provided for all residences within this development to allow the occupants to close doors and windows as desired for additional acoustical isolation.

### MITIGATION MEASURE B: PARTIAL OAK TREE ENCROACHMENT REPLACEMENT PLANTINGS

Proposed encroachment into trees #2 and #3 of the arborist report shall require 13 inches dbh of native trees shall be compensated for by planting in-kind native trees equivalent to the dbh inches lost, based on the ratios listed below, at locations that are authorized by the Environmental Coordinator. On-site preservation of native trees that are less than 6 inches (<6 inches) dbh, may also be used to meet this compensation requirement.

Native trees include: valley oak (*Quercus lobata*), interior live oak (*Quercus wislizenii*), blue oak (*Quercus douglasii*), or oracle oak (*Quercus morehus*), California sycamore (*Platanus racemosa*), California black walnut (*Juglans californica*, which is also a List

1B plant), Oregon ash (*Fraxinus latifolia*), western redbud (*Cercis occidentalis*), gray pine (*Pinus sabiniana*), California white alder (*Alnus rhombifolia*), boxelder (*Acer negundo*), California buckeye (*Aesculus californica*), narrowleaf willow (*Salix exigua*), Gooding's willow (*Salix gooddingii*), red willow (*Salix laevigata*), arroyo willow (*Salix lasiolepis*), shining willow (*Salix lucida*), Pacific willow (*Salix lasiandra*), and dusky willow (*Salix melanopsis*).

Replacement tree planting shall be completed prior to approval of improvement plans. A total of 13 inches will require compensation. If changes to the proposed design would result in additional encroachment, the required replacement calculations shall be updated to account for that work.

Equivalent compensation based on the following ratio is required:

- one preserved native tree < 6 inches dbh on-site = 1 inch dbh
- one D-pot seedling (40 cubic inches or larger) = 1 inch dbh
- one 15-gallon tree = 1 inch dbh
- one 24-inch box tree = 2 inches dbh
- one 36-inch box tree = 3 inches dbh

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

1. Species, size and locations of all replacement plantings and < 6-inch dbh trees to be preserved
2. Method of irrigation
3. If planting in soils with a hardpan/duripan or claypan layer, include the Sacramento County Standard Tree Planting Detail L-1, including the 10-foot deep boring hole to provide for adequate drainage
4. Planting, irrigation, and maintenance schedules;
5. Identification of the maintenance entity and a written agreement with that entity to provide care and irrigation of the trees for a 3-year establishment period, and to replace any of the replacement trees which do not survive during that period.
6. Designation of 20-foot root zone radius and landscaping to occur within the radius of trees < 6 inches dbh to be preserved on-site.

No replacement tree shall be planted within 15 feet of the driplines of existing native trees or landmark size trees that are retained on-site, or within 15 feet of a building foundation or swimming pool excavation. The minimum spacing for replacement native trees shall be 20 feet on-center. Examples of acceptable planting locations are publicly owned lands, common areas, and landscaped frontages (with adequate spacing). Generally unacceptable locations are utility easements (PUE, sewer, storm drains), under overhead utility lines, private yards of single family lots (including front yards), and roadway medians.

Native trees <6 inches dbh to be retained on-site shall have at least a 20-foot radius suitable root zone. The suitable root zone shall not have impermeable surfaces, turf/lawn, dense plantings, soil compaction, drainage conditions that create ponding (in the case of oak trees), utility easements, or other overstory tree(s) within 20 feet of the tree to be preserved. Trees to be retained shall be determined to be healthy and structurally sound for future growth, by an ISA Certified Arborist subject to Environmental Coordinator approval.

If tree replacement plantings are demonstrated to the satisfaction of the Environmental Coordinator to be infeasible for any or all trees removed, then compensation shall be through payment into the County Tree Preservation Fund. Payment shall be made at a rate of \$325.00 per dbh inch removed but not otherwise compensated, or at the prevailing rate at the time payment into the fund is made.

### **MITIGATION MEASURE C: NATIVE TREE PROTECTION**

All native trees (Trees #2, #3, 6, & #7) 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 at the limits of the construction, proposed in the grading exhibit of this document, prior to initiating project construction, in order to avoid damage to the trees and their root system.
3. No signs, ropes, cables (except cables which may be installed by a certified arborist to provide limb support) or any other items shall be attached to the native trees.

4. No vehicles, construction equipment, mobile home/office, supplies, materials or facilities shall be driven, parked, stockpiled or located within the driplines of the native trees.
5. Any soil disturbance (scraping, grading, trenching, and excavation) is to be avoided within the driplines of the native trees. Where this is necessary, an ISA Certified Arborist will provide specifications for this work, including methods for root pruning, backfill specifications and irrigation management guidelines.
6. All underground utilities and drain or irrigation lines shall be routed outside the driplines of native trees. Trenching within protected tree driplines is not permitted. If utility or irrigation lines must encroach upon the dripline, they should be tunneled or bored under the tree under the supervision of an ISA Certified Arborist.
7. If temporary haul or access roads must pass within the driplines of oak trees, a roadbed of six inches of mulch or gravel shall be created to protect the root zone. The roadbed shall be installed from outside of the dripline and while the soil is in a dry condition, if possible. The roadbed material shall be replenished as necessary to maintain a six-inch depth.
8. Drainage patterns on the site shall not be modified so that water collects or stands within, or is diverted across, the dripline of oak trees.
9. No sprinkler or irrigation system shall be installed in such a manner that it sprays water within the driplines of the oak trees.
10. Tree pruning that may be required for clearance during construction must be performed by an ISA Certified Arborist or Tree Worker and in accordance with the American National Standards Institute (ANSI) A300 pruning standards and the International Society of Arboriculture (ISA) "Tree Pruning Guidelines".
11. Landscaping beneath the oak trees may include non-plant materials such as boulders, decorative rock, wood chips, organic mulch, non-compacted decomposed granite, etc. Landscape materials shall be kept two (2) feet away from the base of the trunk. The only plant species which shall be planted within the driplines of the oak trees are those which are tolerant of the natural semi-arid environs of the trees. Limited drip irrigation approximately twice per summer is recommended for the understory plants.
12. Any fence/wall that will encroach into the dripline protection area of any protected tree shall be constructed using grade beam wall panels and posts or piers set no closer than 10 feet on center. Posts or piers shall be spaced in such a manner as to maximize the separation between the tree trunks and the posts or piers in order to reduce impacts to the trees.
13. For a project constructing during the months of June, July, August, and September, deep water trees by using a soaker hose (or a garden hose set to a

trickle) that slowly applies water to the soil until water has penetrated at least one foot in depth. Sprinklers may be used to water deeply by watering until water begins to run off, then waiting at least an hour or two to resume watering (provided that the sprinkler is not wetting the tree's trunk. Deep water every 2 weeks and suspend watering 2 weeks between rain events of 1 inch or more.

#### **MITIGATION MEASURE D: NON-NATIVE TREE CANOPY**

Removal of non-native tree canopy for development shall be mitigated by creation of new tree canopy equivalent to the acreage of non-native tree canopy removed. New tree canopy acreage shall be calculated using the Sacramento County Department of Transportation 15-year shade cover values for tree species. Preference is given to on-site mitigation, but if this is infeasible, then funding shall be contributed to the Sacramento Tree Foundation's Greenprint program in an amount proportional to the tree canopy lost (as determined by the 15-year shade cover calculations for the tree species to be planted through the funding, with the cost to be determined by the Sacramento County Tree Foundation).

#### **MITIGATION MEASURE E: SWAINSON'S HAWK NESTING SURVEY**

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 ¼ 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 F: MIGRATORY BIRD NEST PROTECTION**

To avoid impacts to nesting migratory birds the following shall apply:

1. If construction activity (which includes clearing, grubbing, or grading) is to commence within 50 feet of nesting habitat between February 1 and August 31, a survey for active migratory bird nests shall be conducted no more than 14 day prior to construction by a qualified biologist.
2. Trees slated for removal shall be removed during the period of September through January, in order to avoid the nesting season. Any trees that are to be removed during the nesting season, which is February through August, shall be surveyed by a qualified biologist and will only be removed if no nesting migratory birds are found.

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.

### **MITIGATION MEASURE G: NESTING BIRDS OF PREY SURVEY**

If construction activity (which includes clearing, grubbing, or grading) is to commence within 500 feet of suitable nesting habitat between March 1 and September 15, a survey for raptor nests shall be conducted by a qualified biologist. The survey shall cover all potential tree on-site and off-site up to a distance of 500 feet from the project boundary. The survey shall occur within 30 days of the date that construction will encroach within 500 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 active nests are found during the survey, no further mitigation will be required. If any active nests are found, the Environmental Coordinator and California Fish and Wildlife shall be contacted to determine appropriate avoidance/protective measures. The avoidance/protective measures shall be implemented prior to the commencement of construction within 500 feet of an identified nest.

### **MITIGATION MEASURE H: UNANTICIPATED DISCOVERY OF CULTURAL RESOURCES**

In the event that human remains are discovered in any location other than a dedicated cemetery, work shall be halted and the County Coroner contacted. For all other 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 \$6,658.00. This fee includes administrative costs of \$930.00.
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**

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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
<b>1. LAND USE - Would the project:</b>					
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 the environmental requirements of all applicable land use plans and policies. The project is consistent with environmental policies of the Sacramento County General Plan, Fair Oaks Community Plan, and the Sunrise/Sunset Specific Plan (with the Planning Commission's approval) and Sacramento County Zoning Code. Refer to Land Use section.
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.
<b>2. POPULATION/HOUSING - Would the project:</b>					
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 result in the removal of the existing ADU, which was formerly a garage; however, the removal of the ADU would not be considered a displacement of substantial amounts of housing.
<b>3. AGRICULTURAL RESOURCES - Would the project:</b>					
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.

	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.
c. Introduce incompatible uses in the vicinity of existing agricultural uses?				X	The project does not occur in an area of agricultural production.
<b>4. AESTHETICS - Would the project:</b>					
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.
b. Substantially degrade the existing visual character or quality of the site and its surroundings?			X		Construction will not substantially degrade the visual character or quality of the project site. 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.
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.
<b>5. AIRPORTS - Would the project:</b>					
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.
<b>6. PUBLIC SERVICES - Would the project:</b>					
a. Have an adequate water supply for full buildout of the project?			X		The water service provider (Fair Oaks Water District) has adequate capacity to serve the water needs of the proposed project.
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.
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		Minor extension of infrastructure may 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.

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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 <sup>th</sup> 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.
<b>7. TRANSPORTATION/TRAFFIC - Would the project:</b>					
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.

	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 would utilize existing access along Pennsylvania Avenue and the two new developments would utilize a private access road.  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	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.
<b>8. AIR QUALITY - Would the project:</b>					
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.  Compliance with existing dust abatement rules and standard construction mitigation for vehicle particulates will ensure that construction air quality impacts are less than significant. The California Emissions Estimator Model (CalEEMod) was used to analyze ozone precursor emissions; the project will not result in emissions that exceed standards.  Refer to Air Quality Section

	Potentially Significant	Less Than Significant with Mitigation	Less Than Significant	No Impact	Comments
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.
<b>9. NOISE - Would the project:</b>					
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.  The project is in the vicinity of a noise source that generates noise in excess of applicable standards, but mitigation will reduce these impacts to less than significant levels. Refer to the Noise discussion in the Environmental Effects section above.
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).
<b>10. HYDROLOGY AND WATER QUALITY - Would the project:</b>					
a. Substantially deplete groundwater supplies or substantially interfere with groundwater recharge?			X		The project will not substantially increase water demand over the existing use.

	Potentially Significant	Less Than Significant with Mitigation	Less Than Significant	No Impact	Comments
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		The project does not involve any modifications that would substantially alter the existing drainage pattern and or/increase the rate or amount of surface runoff in a manner that would lead to flooding.  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.
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.
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).
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 proposes minor changes in on-site drainage. Adequate on- and/or off-site drainage improvements will be required pursuant to the Sacramento County Floodplain Management Ordinance and Improvement Standards. Refer to the Hydrology section.

	Potentially Significant	Less Than Significant with Mitigation	Less Than Significant	No Impact	Comments
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.
<b>11. GEOLOGY AND SOILS - Would the project:</b>					
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.
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	The project is not located on an unstable geologic or soil unit.
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.

	Potentially Significant	Less Than Significant with Mitigation	Less Than Significant	No Impact	Comments
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.
<b>12. BIOLOGICAL RESOURCES - Would the project:</b>					
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	No special status species are known to exist on or utilize the project site, nor would the project substantially reduce wildlife habitat or species populations. Refer to the biological resources section.
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	No protected surface waters are located on or adjacent to the project site.
d. Have a substantial adverse effect on the movement of any native resident or migratory fish or wildlife species?			X		The project site is already developed and is located along a busy corridor. The project implementation would not affect native resident or migratory species. Refer to the Biological Resources section.
e. Adversely affect or result in the removal of native or landmark trees?			X		Native trees occur on the project site and proposed plans show minor encroachment. Mitigation is included to ensure impacts are less than significant. Refer to the Biological Resources section.

	Potentially Significant	Less Than Significant with Mitigation	Less Than Significant	No Impact	Comments
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. With the approval of the Planning Commission, impacts to native oaks would be allowed by the Sunrise/Sunset SPA.
<b>13. CULTURAL RESOURCES - Would the project:</b>					
a. Cause a substantial adverse change in the significance of a historical resource?				X	No historical resources would be affected by the proposed project.
b. Have a substantial adverse effect on an archaeological resource?				X	No known archaeological resources occur on-site. 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		The project site is located outside any area considered sensitive for the existence of undiscovered human remains. 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 not received. Tribal cultural resources have not identified in the project area. Refer to the Cultural Resources section.
<b>14. HAZARDS AND HAZARDOUS MATERIALS - Would the project:</b>					
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.

	Potentially Significant	Less Than Significant with Mitigation	Less Than Significant	No Impact	Comments
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.
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.
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 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.

	Potentially Significant	Less Than Significant with Mitigation	Less Than Significant	No Impact	Comments
<b>15. GREENHOUSE GAS EMISSIONS – Would the project:</b>					
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			X		<p>The California Emissions Estimator Model (CalEEMod) was used to estimate the greenhouse gas emissions associated with the project. Based on the estimated annual emissions of 43.40 metric tons, the project would not exceed the county threshold of 878,275 annual metric tons of CO<sub>2</sub>e for residential energy sector.</p> <p>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.</p>

## SUPPLEMENTAL INFORMATION

LAND USE CONSISTENCY	Current Land Use Designation	Consistent	Not Consistent	Comments
General Plan	Low Density Residential	X		
Community Plan	SPA	X		Sunrise/Sunset SPA – Fair Oaks Community Plan
Land Use Zone	SPA	X		

## **INITIAL STUDY PREPARERS**

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