Office of Planning and Environmental Review
Leighann Moffitt, Director

County Executive
Navdeep S. Gill

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: PLNP2019-00293**

2. **Title and Short Description of Project:** Alexander Court Use Permit
   A **Use Permit** for development within the setback of Erosion Zone 2 of the Parkway Corridor combining zone for an addition to an existing single-family residential dwelling.
   A **Design Review** to comply with the Countywide Design Guidelines.

3. **Assessor's Parcel Number:** 242-0251-035-0000

4. **Location of Project:** A **Use Permit** for development within the setback of Erosion Zone 2 of the Parkway Corridor combining zone for an addition to an existing single-family residential dwelling.
   A **Design Review** to comply with the Countywide Design Guidelines.

5. **Project Applicant:** Lou and Ellen Nishimura

6. Said project will not have a significant effect on the environment for the following reasons:
   a. It will not have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory.
   b. It will not have the potential to achieve short-term, to the disadvantage of long-term, environmental goals.
   c. It will not have impacts, which are individually limited, but cumulatively considerable.
   d. It will not have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly.

7. As a result thereof, the preparation of an environmental impact report pursuant to the Environmental Quality Act (Division 13 of the Public Resources Code of the State of California) is not required.

8. The attached Initial Study has been prepared by the Sacramento Office of County Planning and Environmental Review in support of this Negative Declaration. Further information may be obtained by contacting the Office Planning and Environmental Review at 827 Seventh Street, Room 225, Sacramento, California, 95814, or phone (916) 874-6141.

[Original Signature on File]
Tim Hawkins
Environmental Coordinator
County of Sacramento, State of California

COUNTY OF SACRAMENTO
OFFICE OF PLANNING AND ENVIRONMENTAL REVIEW
INITIAL STUDY

PROJECT INFORMATION

CONTROL NUMBER: PLNP2019-00293

NAME: Alexander Court Use Permit

LOCATION: The project site is located at 7430 Alexander Court, approximately 1,500 feet south of the Fair Oaks Boulevard and San Juan Avenue intersection, in the Fair Oaks community.

ASSESSOR'S PARCEL NUMBER: 242-0251-035-0000

APPLICANT/OWNER: Lou and Ellen Nishimura
7430 Alexander Court
Fair Oaks, CA 95628

PROJECT DESCRIPTION

1. A **Use Permit** for development within the setback of Erosion Zone 2 of the Parkway Corridor combining zone for an addition to an existing single-family residential dwelling.

2. A **Design Review** to comply with the Countywide Design Guidelines.

ENVIRONMENTAL SETTING

The project site is located on a bluff overlooking the American River, and is included in the American River Parkway Corridor (PC) Combining Zone. The surrounding land uses include single family homes (zoned RD-2 (PC) to the north, west, and east (see Plate IS-1). The proposed project is located on a single parcel, within a cul de sac known as Alexander Court.

From the rear of the existing backyard, the bluff edge tapers off in a steep downgrade towards the American River. There are oak trees and other vegetation located at the back of the parcel, but they are largely inaccessible due to the slope of the bluff. Several fruit and other landscape trees are present at the front and side yards of the parcel. See Plate IS-2 for an aerial view of the project site. The project includes the demolition of the existing 2-vehicle carport and the addition of approximately 1,150

square feet of new garage, workshop, and storage areas with a surround deck (see Plate IS-3: Enlarged Site Plan).

Plate IS-1: Zoning Map

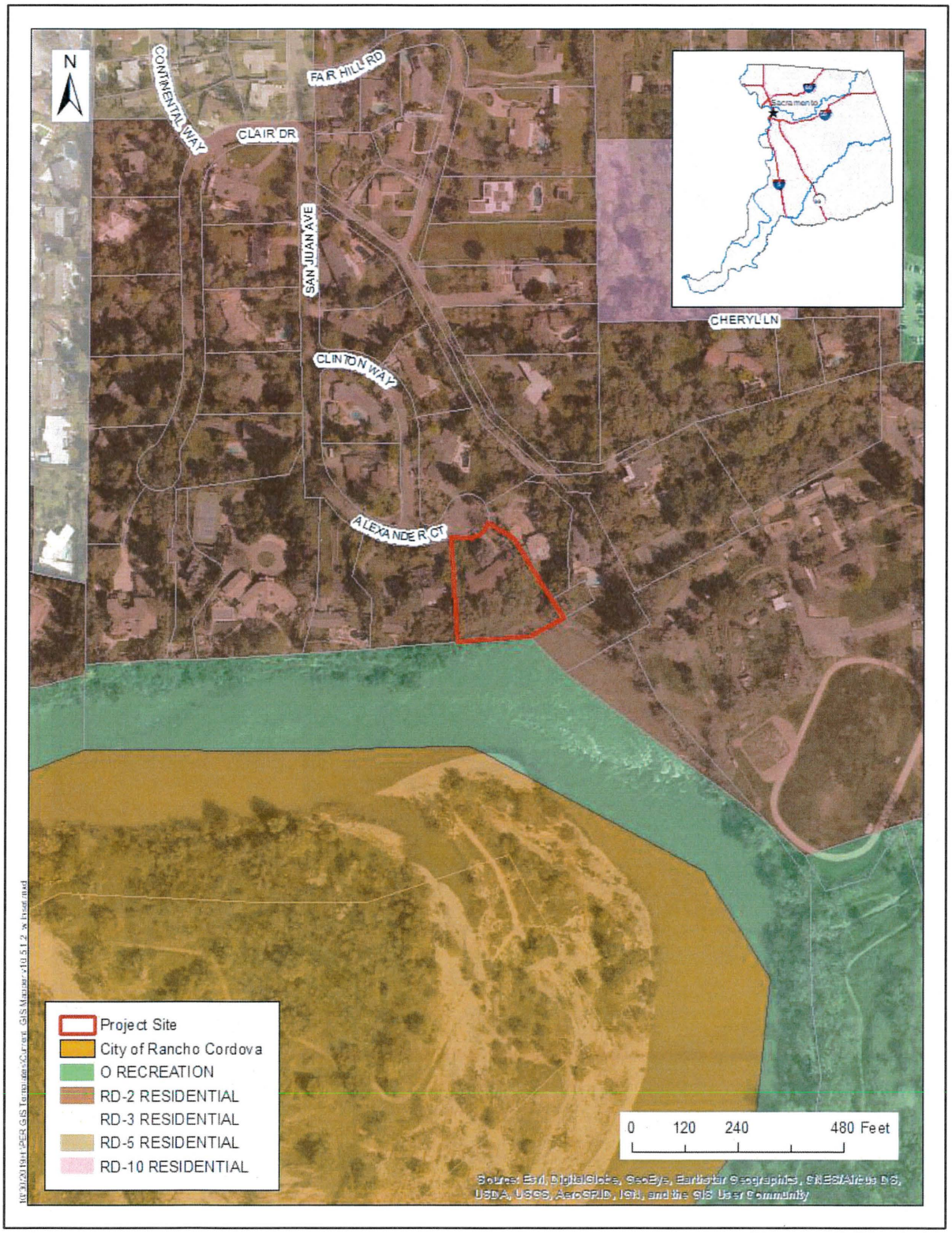
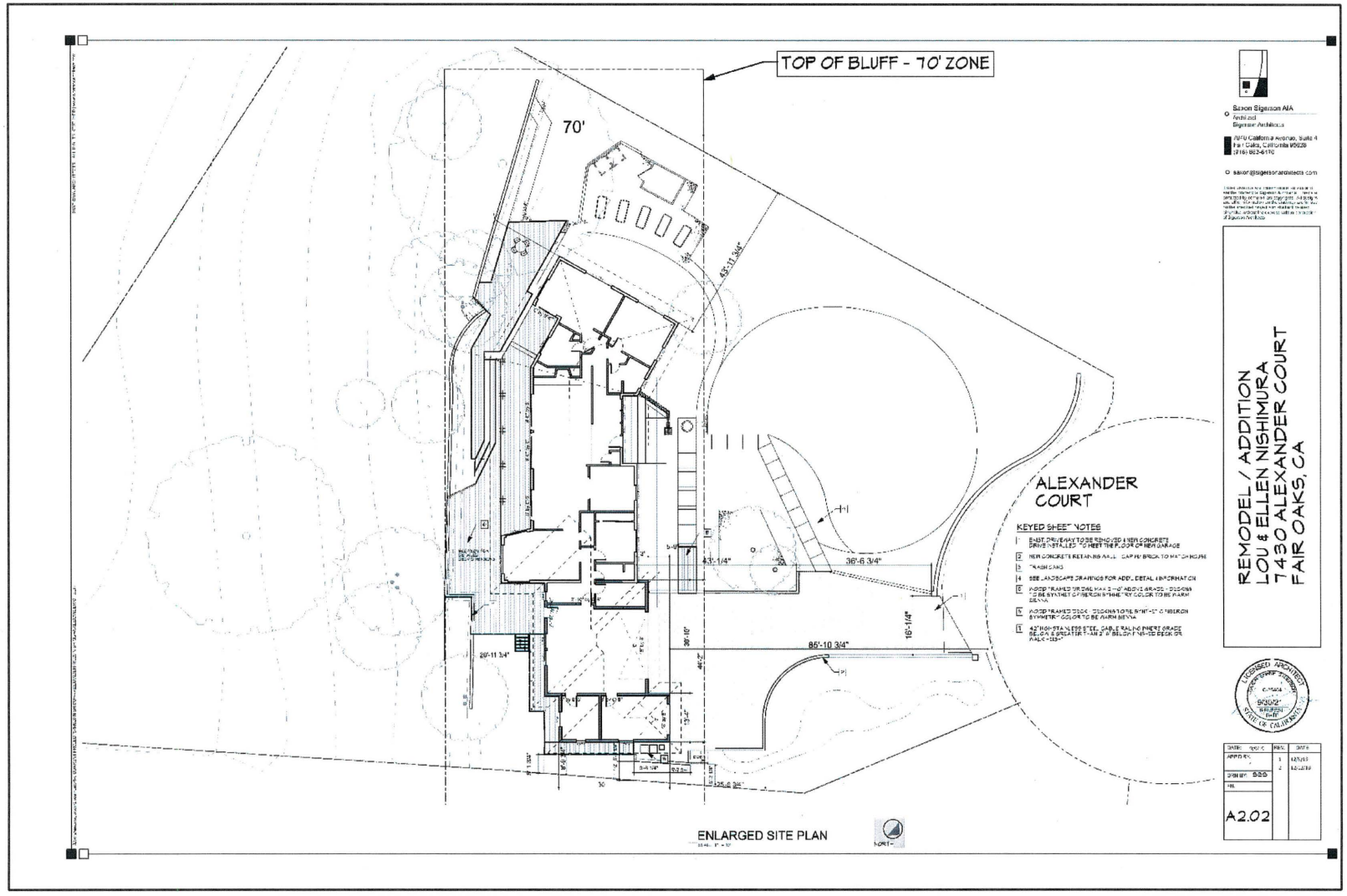


Plate IS-2: Vicinity Map

Plate IS-3: Enlarged Site Plan



ENVIRONMENTAL EFFECTS

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

AESTHETICS

This section supplements the Initial Study Checklist by analyzing if the proposed project would substantially alter existing viewsheds such as scenic highways, corridors, or vistas; and substantially degrade the existing visual character or quality of the site and its surroundings.

The project is located within the American River Parkway, which is considered a view-sensitive location. Visual and aesthetic impacts are generally subjective, as sensitivity to change in the urban visual environment varies and individuals respond differently to changes. The American River Parkway is publicly accessible and used for recreational purposes, and there are policies to regulate visual intrusion within the Parkway Corridor.

There are several regulatory documents that address and provide guidance for aesthetics of structures within the American River Parkway, including the Sacramento County Zoning Code, and the Sacramento County General Plan. The American River Parkway Plan, for example, was adopted into the General Plan and is used by Sacramento County and the City of Sacramento to address uses in the American River Parkway. The Parkway contains invaluable natural vegetation and wildlife, as well as provides recreational opportunities such as bicycling, walking, bird watching, and boating. Many of the Parkway policies are designed to minimize visual intrusion from the homes and other structures into the view shed for the users of the Parkway recreation areas. This is achieved through policies that encourage the use of naturalistic materials, earth tone color schemes, the absence of advertising, the protection of natural vegetation and wildlife, among other guidelines. In addition, the Zoning Code includes the Parkway Corridor (PC) zone to regulate property along the American River within the unincorporated area of the County. The goals promoted by the establishment of this zone includes reducing "as much as possible visual intrusion into the Parkway and complementing the naturalistic amenities of the parkway".

The project proposes the remodel and addition of an existing single-family house, located adjacent to the American River. The project will be visible from the Parkway, with the demolition of an existing 2-car carport, addition of a 3-car garage, reroof, and addition of a deck with rail to an existing single-family residential dwelling within the setback of Erosion Zone 2 of the Parkway Corridor combining zone.

The proposed project was reviewed by County Regional Parks staff (Maret) to determine compliance with the Parkway Combining Zone pursuant to Sacramento County Zoning Code, Chapter 47. Staff determined that the project aesthetics met Zoning Code standards and that the setback requirements for Erosion Zone 2 do not apply to the project because the existing residence and project footprint were built prior to the enactment of the Parkway Combining Zone. Additionally, the proposed project site is screened from the American River Parkway due to the several mature native oak trees present at the back of the parcel along the bluff area. Impacts related to aesthetics due to the proposed project will be ***less than significant***.

HYDROLOGY AND WATER QUALITY

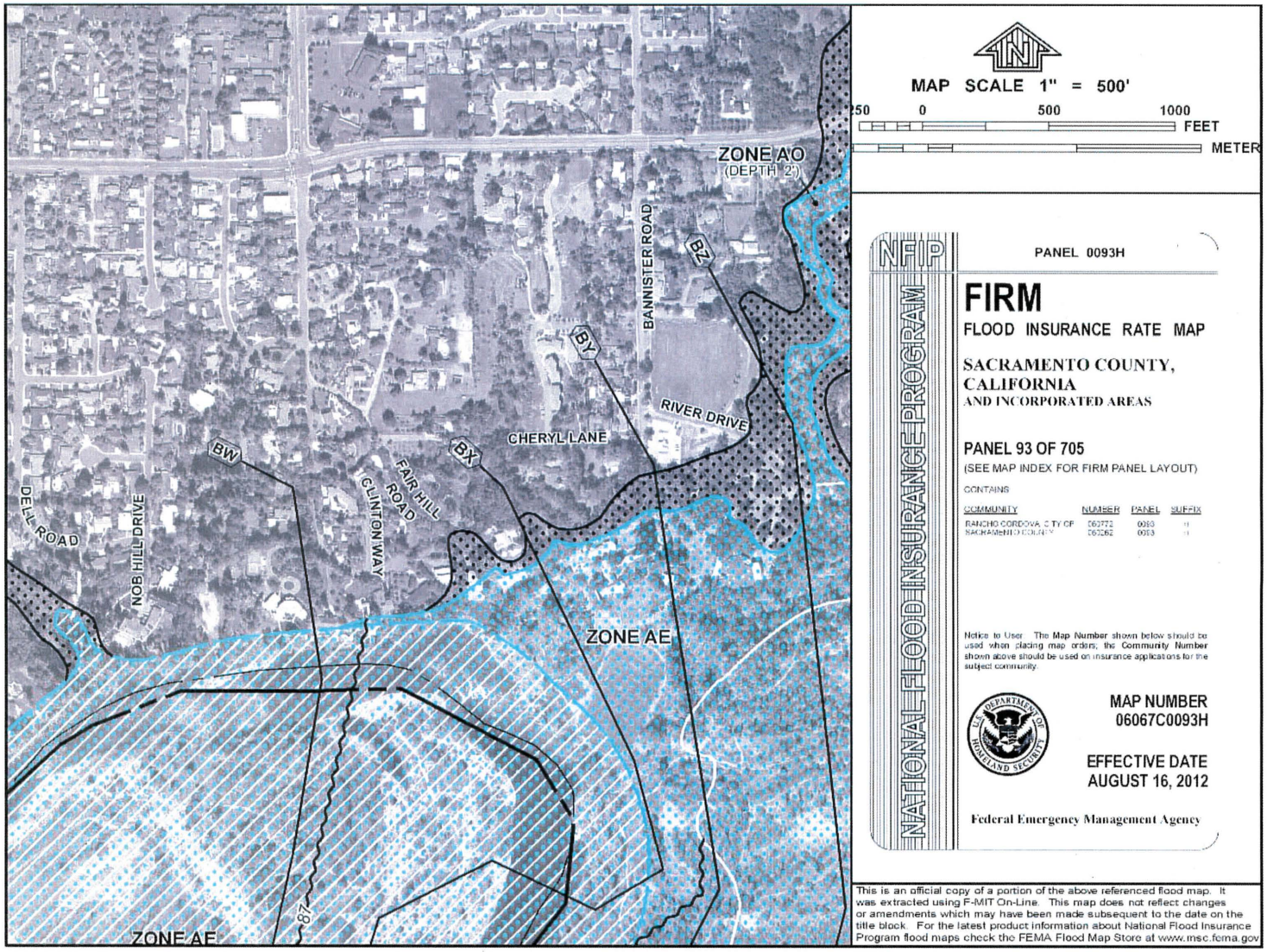
This section supplements the Initial Study Checklist by analyzing if the proposed project would develop within a 100-year floodplain as mapped on a federal Flood Insurance Rate Map or within a local flood hazard area; place structures that would impede or redirect flood flows within a 100-year floodplain; and develop in an area that is subject to 200 year urban levels of flood protection.

DRAINAGE AND FLOODING

The majority of the project site is within the Federal Emergency Management Agency (FEMA) Flood Zone X as determined by the 2012 Flood Insurance Rate Map, Panel No. 06067C0093H (see Plate IS-4). The southern portion of the project site is located within FEMA Flood Zone AE and the non-levee protected Urban Levels of Flood Protection (ULOP) area. Flood Zone X is defined as an "area determined to be outside the 500-year floodplain," which indicates there is a less than 0.2 percent chance of a flood event occurring on the site for any given year. Flood Zone AE are areas determined to be located in the 100-year floodplain with base flood elevations determined. The non-levee protected ULOP area is defined as a location subject to 200-year floodplain protection.

Sacramento County Department of Water Resources (DWR) staff (Durkee) reviewed the proposed project and stated in a memorandum to County Office of Planning and Environmental Review (PER) dated December 5, 2019 that the proposed improvements for the project appear to be safely above the 100-year and 200-year (for ULOP purposes) floodplains, and also outside the State-designated floodway. While the project site is adjacent to the river, it sits atop a natural bluff at a high elevation, and floodwaters would be unlikely to directly impact the property. Any new or substantially improved structures within identified flood hazards are subject to all applicable requirements by the County Floodplain Management Ordinance. With the proposed project improvements above the 100-year and 200-year floodplains, impacts related to drainage are considered ***less than significant***.

Plate IS-4: FEMA Firmette Map



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 the Regional Water Board. The Municipal Stormwater Permit requires the County to reduce pollutants in stormwater discharges to the maximum extent practicable and to effectively prohibit non-stormwater discharges. The County complies with this permit in part by developing and enforcing ordinances and requirements to reduce the discharge of sediments and other pollutants in runoff from newly developing and redeveloping areas of the County.

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

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

Applicable projects applying for a County grading permit must show proof that a WDID# has been obtained and must submit a copy of the SWPPP. Although the County has no

enforcement authority related to the CGP, the County does have the authority to ensure sediment/pollutants are not discharged and is required by its Municipal Stormwater Permit to verify that SWPPPs include the minimum components. The project must include an effective combination of erosion, sediment, and other pollution control BMPs in compliance with the County ordinances and the State's CGP.

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

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

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

If sediment-laden or otherwise polluted runoff discharges from the construction site are found to impact the County's storm drain system and/or Waters of the State, the property owner will be subject to enforcement action and possible fines by the County and the Regional Water Board. Project compliance with requirements outlined above, as administered by the County and the Regional Water Board will ensure that project-related erosion and pollution impacts are ***less than significant***.

OPERATION: STORMWATER RUNOFF

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

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

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

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

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

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

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

GEOLOGY AND SOILS

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

Given the project site's location and distance from a bluff edge, a geotechnical investigation was conducted to determine the project site's suitability for the proposed remodel and addition. A Geotechnical and Geologic Hazards Assessment (Appendix A)

report was prepared to evaluate the soil conditions and provide construction recommendations based on an analysis of the surficial condition as well as samples extracted from exploratory drilling tests.

According to the report dated June 18, 2019, which cites the United States Department of Agricultural (USDA) Web Soil Survey, the surface soils consist primarily of Kaseberg-Fiddyment-Urban land complex 2 to 15 percent slopes. These soils are classified as well drained with a medium runoff potential. Neighboring parcels north of the American River located within the project's bluff area are identified as part of the Fair Oaks Formation, which consists of sandy, silty, and clay-rich braided streams and associated floodplain deposits of granitic origin. Exposed soils in the on-site bluff area are "the weathering product derived from the Fair Oaks Formation". Site bedrock was encountered at approximately 5 to 8 feet below ground surface and consisted of a light brown to orange, moderately weathered, siltstone with localized bands of iron staining. The report also noted that vegetation on the bluff adds stability and reduces the rate of slope erosion, which was considered minor and would not affect proposed project site improvements. The formations appeared stable and did not require further geotechnical investigation for slope analysis. The geotechnical report also included design recommendations for optimal site development.

The geotechnical report concluded that the planned improvements would not be impacted by existing slope conditions, nor would bluff stability be impacted by the proposed development. Project impacts to on-site geology and soils are considered ***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; adversely affect or result in the removal of native or landmark trees; or interfere substantially with the movement of wildlife.

SPECIAL STATUS SPECIES

A "special status" species is one which has been identified as having relative scarcity and/or declining populations. Special status species include those formally listed as threatened or endangered, those proposed for formal listing, candidates for federal listing, and those classified as species of special concern. Also included are those species considered to be "fully protected" by the California Department of Fish and Wildlife (CDFW), those granted "special animal" status for tracking and monitoring purposes, and those plant species considered to be rare, threatened, or endangered in California by the California Native Plant Society (CNPS).

The following species have been identified near the project site, or suitable habitat was noted to be on-site. Bank swallows and Swainson's hawk are considered to be "Threatened" species, which are any species likely to become endangered within the

forseeable future, and the white-tailed kite is considered "Fully Protected". A "Fully Protected" species is one that has been listed through California's initial species protection efforts, and most have been either relisted as endangered and threatened.

BANK SWALLOWS

The bank swallow (*Riparia riparia*) 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 (3.3 feet) above ground or water for predator avoidance. Suitable nest sites are few and are scattered throughout the species' remaining California range; they are most often found at large rivers in the Sacramento Valley and occasionally in gravel and sand mines that provide and maintain nesting habitat. Colony sites are often used in subsequent years as long as the substrate and burrows remain intact. Bank swallows breed between April and July. The species is listed as Threatened by the State of California.

PROJECT IMPACTS

Records from the California Natural Diversity Database (CNDDB) indicate the presence of bank swallow within the vicinity of the project site due to its location along the bluff area of the American River. Suitable nesting habitat for bank swallows are burrows within vertical banks of sand and dirt, which riverbanks consist of within the American River bluffs. If construction activity occurs within 500 feet of suitable nesting habitat for bank swallows between April 1 to July 1, mitigation is required to conduct a survey for bank swallows by a qualified biologist. If no nests are found, no further mitigation will be required. If nests are found, consultation with CDFW will be required to avoid nests. The mitigation described above will ensure that project impacts to bank swallows will be ***less than significant***.

SWAINSON'S HAWK

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

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

below focuses on impacts to nesting habitat, as the project does not contain, nor will it affect, foraging habitat for Swainson's hawk.

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

PROJECT IMPACTS

While the closest recorded nest site is over a mile away, the large trees located at the rear of the project site along the bluff area indicate that there is suitable nesting habitat available for Swainson's hawk. As a result, pre-construction surveys will be required. 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. In a rural setting, multiple surveys, as required by CDFW through the report Recommended Timing and Methodology for Swainson's Hawk Nesting Surveys in California's Central Valley (Swainson's Hawk TAC 2000) would be required. However, the project is located in an urban setting, where construction activity is less likely to agitate Swainson's hawks. Mitigation has been included implementing the measures included in the Staff Report Regarding Mitigation for Impacts to Swainson's Hawks (*Buteo swainsoni*) in the Central Valley of California (November 1, 1994). These state that no intensive new disturbances, such as heavy equipment operation associated with construction, should be initiated within ¼-mile of an active Swainson's hawk nest in an urban setting between March 1 and September 15.

If Swainson's hawk nests are found, the developer is required to contact CDFW 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. According to the Staff Report Regarding Mitigation for Impacts to Swainson's Hawks (*Buteo swainsoni*) in the Central Valley of California (November 1, 1994), the mitigation described above will ensure that project impacts to nesting Swainson's hawk will be ***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 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." To avoid take of nesting migratory birds, mitigation has 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. Project impacts related to nesting migratory birds are considered ***less than significant***.

NESTING BIRDS OF PREY

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

Raptors within the Sacramento region include tree-nesting species such as the red-tailed hawk and red-shouldered hawk, as well as ground-nesting species such as the northern harrier. The following raptor species are identified as "special animals" due to concerns over nest disturbance: Cooper's hawk, sharp-shinned hawk, golden eagle, northern harrier, and white-tailed kite. Multiple records for white-tailed kite occur within a one mile radius of the project site, and potential nesting habitat occurs on the project site.

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

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.

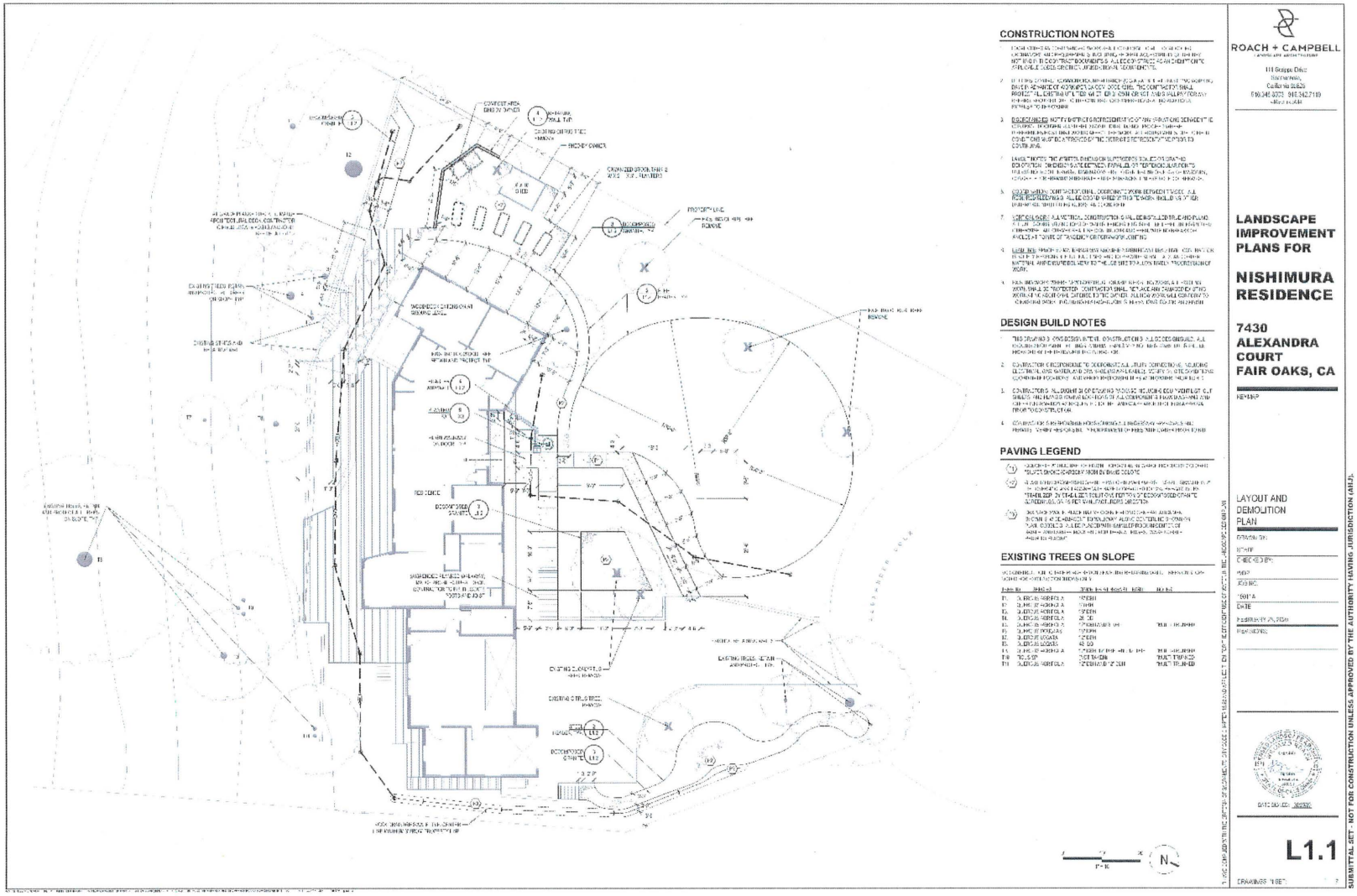
The County Code defines a landmark tree as "an especially prominent or stately tree on any land in Sacramento County, including privately owned land" and a heritage tree as "native oak trees that are at or over 19" diameter at breast height (dbh)." Chapter 19.12 of the County Code, titled Tree Preservation 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 a sapling, the tree must have a dbh of at least six (6) inches or, if it has multiple trunks of less than six 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 six inches in diameter or ten inches aggregate for multi-trunk trees at 4.5 feet above the 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 California sycamore (Plantanus racemosa), California black walnut ((Juglans californica, which is also a List 1B plant), Oregon ash (Fraxinus latifolia), gray pine (Pinus sabiniana), California white alder (Alnus rhombifolia), California buckeye (Aesculus californica), narrow leaf 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).

A total of 11 native trees are located on the project site. The majority of the native trees are located at the rear of the property within the bluff area. These native trees include two Valley Oak trees, one of which is of heritage size, one Blue Oak tree, and 7 Interior Live Oak trees, several of which are of heritage size. There are also non-native trees on-site that include Eucalyptus, Mulberry, Dogwood, and Citrus trees. **Error! Reference source not found.** illustrates the existing trees on-site. All native trees on-site are proposed to remain and are outside of the project limits. Some non-native trees will be removed due to the proposed project construction. Although the native trees are all located within an area that is not proposed for construction, protective measures are included to ensure that no construction equipment will be stored in a location that could damage the dripline environment. With mitigation, it is anticipated that the project's impact on native trees will be ***less than significant***.

Plate IS-5: Landscape Improvement Plans with Existing Trees On-site



CULTURAL RESOURCES

This section supplements the Initial Study Checklist by analyzing if the proposed project would cause a substantial adverse change in significance of a historical resource or archeological resource, directly or indirectly destroy a unique paleontological or site or unique feature, or disturb any human remains. Under CEQA, lead agencies must consider the effects of their projects on cultural resources.

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 (CRHR). 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).

HISTORICAL RESOURCES

The project proposes the remodel and addition of an existing home, which according to County Assessor's Records was constructed in 1956. See Plate IS-6 for photos of the front and rear views of the existing home on-site. As the structure is over 50 years in age, a cultural resources survey was requested to access the historical significance of the home. A Historic Resource Evaluation Report was prepared by Mikesell Historical Consulting Services dated November 2019 for the existing home. Given the sensitive nature of information found in cultural resource studies, the information and report is not appended to this Initial Study. The report identified the 3 bedroom, 3 bath approximately 2,607 square foot home situated on the 1.03 acre parcel to be of Mid-Century Modern (MCM) design, with elements of "modern" and Ranch design, the two most popular components of MCM, especially in California. The home, largely in its original condition, was designed by Grant Caywood, a local Sacramento architect who designed several MCM buildings in the area. Application of the CRHR criteria was used in the report's evaluation of the home to determine its eligibility under CEQA. The report concluded that the home does not appear eligible for inclusion in the CRHR and does not qualify as a historical resource under CEQA. Although the home has a design suited for its setting, it does not appear to be significant within the context of MCM

design in Sacramento County, or for its association with historical events or persons. Impacts to historical resources from the proposed project are considered ***less than significant***.

ARCHAEOLOGICAL RESOURCES

A record search for the proposed project site was conducted by the North Central Information Center (NCIC) staff on October 25, 2019. The record search results indicated that within one-fourth mile of the project site a pre-historic era village site and a historic-period cultural resource associated with historic mining activity exist. Seven cultural resource study reports are on file that cover a portion of the broader search area of the proposed project site. Given the extent of known cultural resources and the environmental setting, the record search results determined there is low potential for locating pre-historic period cultural resources in the immediate vicinity of the proposed project area. Impacts to archaeological resources from the proposed project are considered ***less than significant***.

Plate IS-6: Photos of the Front and Rear Reviews of Existing Home

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 as defined in Public Resources Code 21074.

Project notification according to Assembly Bill (AB) 52 was sent to Native American tribes who requested notification on December 2, 2019. Written correspondence dated January 4, 2020 was received from the United Auburn Indian Community of the Auburn Rancheria (UAIC) requesting formal project consultation under AB-52. The project area is identified as sensitive for tribal cultural resources (TCRs). On January 27, 2020, County PER staff sent by e-mail to UAIC representatives information regarding a nearby archeological site of importance to tribal representatives along with a cultural resource study prepared for an adjacent property in 2016.

After follow-up with UAIC representatives, e-mail correspondence was received dated February 10, 2020 requesting the incorporation of mitigation measures for tribal cultural resources, since the project site is in close proximity to sensitive resources and there is the potential for the presence of subsurface resources in the project area. The mitigation measures include a tribal representative to conduct a post-ground disturbance site visit and a cultural resources awareness training for construction personnel. The post-ground disturbance site visit is recommended by UAIC representatives due to the project site currently being fully built and landscaped. An inadvertent discoveries mitigation measure is also included and must be adhered to in the event that subsurface resources are found during project construction. If such subsurface resources are encountered, work should halt in the vicinity of the discovery until its significance can be evaluated by a professional archeologist. With mitigation through Native American consultation, impacts to undiscovered tribal cultural resources will be reduced to ***less than significant***.

ENVIRONMENTAL MITIGATION MEASURES

MITIGATION MEASURE A: NESTING BANK SWALLOWS

If construction activity (which includes clearing, grubbing, or grading) is to commence within 500 feet of suitable nesting habitat between April 1 and July 1, a survey for bank swallow nests shall be conducted by a qualified biologist. The survey shall cover all potential habitat 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. One of the following shall apply:

1. If active nests are found, the applicant shall consult with California Fish and Wildlife for appropriate avoidance measures. If nests are found within the survey area, a no-disturbance buffer shall be established around the site to avoid disturbance or destruction of the nest site until the end of the breeding season (July 1) or until after a qualified wildlife biologist determines that the

young have fledged. The extent of these buffers shall be determined by the biologist in coordination with California Fish and Wildlife, as the buffer size depends on the level of noise or construction disturbance, line-of-sight between the nest and the disturbance, ambient levels of noise and other disturbances, and other topographical or artificial barriers.

2. If no active nests are found during the focused survey, submit a written report with the date and name of the biologist to the County Environmental Coordinator. Upon receiving the report, no further mitigation will be required.

MITIGATION MEASURE B: SWAINSON'S HAWK NESTING HABITAT

If construction, grading, or project-related improvements are to commence between March 1 and September 15, a focused survey for Swainson's hawk nests on the site and within ½ mile OR 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, 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 C: MIGRATORY BIRD NESTING PROTECTION

To avoid impacts to nesting birds and ensure compliance with the Migratory Bird Treaty Act, implement the following measures:

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 days 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, or until September 1.

MITIGATION MEASURE D: RAPTOR NESTING PROTECTION

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 and ground nesting habitat 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 County 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 County 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 E: OAK TREE CONSTRUCTION PROTECTION

For the purpose of this mitigation measure, a native oak tree is defined as a valley oak (*Quercus lobata*), interior live oak (*Quercus wislizenii*), and blue oak (*Quercus douglasii*) having a diameter at breast height (dbh) of at least 6 inches, or if it has multiple trunks of less than 6 inches each, a combined dbh of at least 10 inches.

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

1. A circle with a radius measurement from the trunk of the tree to the tip of its longest limb shall constitute the dripline protection area of the tree. Limbs must not be cut back in order to change the dripline. The area beneath the dripline is a critical portion of the root zone and defines the minimum protected area of the tree. Removing limbs which make up the dripline does not change the protected area.

2. Chain link fencing or a similar protective barrier shall be installed one foot outside the driplines of the native trees prior to initiating project construction, in order to avoid damage to the trees and their root system.

3. No signs, ropes, cables (except cables which may be installed by a certified arborist to provide limb support) or any other items shall be attached to the native trees.

4. No vehicles, construction equipment, mobile home/office, supplies, materials or facilities shall be driven, parked, stockpiled or located within the driplines of the native oak trees.

5. Any soil disturbance (scraping, grading, trenching, and excavation) is to be avoided within the driplines of the native oak 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 oak 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 F: INADVERTENT DISCOVERY OF CULTURAL RESOURCES

1. If subsurface deposits believed to be cultural or human in origin are discovered during ground disturbance, site preparation, or construction activities, then all work must halt within a 100-foot radius of the discovery. A qualified professional archeologist, meeting the Secretary of the Interior's Professional Qualification Standards for prehistoric and historic archaeology, shall be retained at the Applicant's expense to evaluate the significance of the find. If it is determined due to the types of deposits discovered that a Native American monitor is required, the Guidelines for Monitors/Consultants of Native American Cultural, Religious, and Burial Sites as established by the Native American Heritage Commission shall be followed, and the monitor shall be retained at the Applicant's expense.

2. Work shall not continue within the 100-foot radius of the discovery site until the archaeologist conducts sufficient research and data collection to make a determination that the resource is either 1) not cultural in origin; or 2) not potentially eligible for listing on the National Register of Historic Places or California Register of Historical Resources.

    a) If a potentially-eligible resource is encountered, then the archeologist, and the project proponent shall coordinate with the Sacramento County Office of Planning and Environmental Review (PER), and arrange for either 1) total avoidance of the resource, if possible; or 2) test excavations or total data recovery as mitigation. The determination shall be formally documented in writing and submitted to PER as verification that the provisions of CEQA for managing unanticipated discoveries have been met.
    b) Section 5097.98 of the State Public Resources Code and Section 7050.5 of the State Health and Safety Code, in the event of the discovery of human remains, all work must stop and the County Coroner shall be immediately notified. If the remains are determined to be Native American, guidelines of the Native American Heritage Commission shall be adhered to in the treatment and disposition of the remains.

MITIGATION MEASURE G: POST GROUND DISTURBANCE

Due to the cultural sensitivity of the project area, the following mitigation measure[1] is intended to address the potential for buried Tribal Cultural Resources (TCRs) that may be unearthed during ground disturbing activities.

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[1] Proposed Mitigation Measure includes suggested template language to assist lead CEQA agencies, and their consultants, in understanding the Tribe's policies and expectations. All measures are subject to periodic review and change by the consulting Tribe to reflect best practices and to be worded on a project scope and site specific basis.

A minimum of seven days prior to beginning earthwork, clearing and grubbing, or other soil disturbing activities, the applicant shall notify the lead agency of the proposed earthwork start date. The lead agency shall contact the United Auburn Indian Community (UAIC) with the proposed earthwork start-date and a UAIC Tribal Representative or Tribal Monitor shall be invited to inspect the project site, including any soil piles, trenches, or other disturbed areas, within the first five days of groundbreaking activity, or as appropriate for the type and size of the project. During this inspection, a UAIC Tribal Representative or Tribal Monitor may provide an on-site meeting for construction personnel information on TCRs and workers awareness brochure.

If any TCRs are encountered during this initial inspection, or during any subsequent construction activities, work shall be suspended within 100 feet of the find and the measures included in Mitigation Measure F: Inadvertent Discoveries of Cultural Resources, above, shall be implemented. Preservation in place is the preferred alternative under CEQA and UAIC protocols, and every effort must be made to preserve the resources in place, including through project redesign.

The contractor shall implement any measures deemed by the CEQA lead agency to be necessary and feasible to preserve in place, avoid, or minimize significant effects to the resources, including the use of a paid Native American Monitor during ground disturbing activities.

MITIGATION MEASURE H: TRIBAL CULTURAL RESOURCE AWARENESS TRAINING

A Tribal Cultural Resource Awareness brochure and training program for all personnel involved in project implementation shall be developed in coordination with interested Native American Tribes. The brochure will be distributed and the training will be conducted by Native American Representatives, or Tribal Monitors from culturally affiliated Native American Tribes before any stages of project implementation and construction activities begin on the project site. The training may be done in coordination with the project archaeologist. The program will include relevant information regarding sensitive Tribal Cultural Resources (TCRs), applicable regulations and protocols for avoidance, as well as consequences of violating State laws and regulations. The program will describe appropriate avoidance and minimization measures for resources that have the potential to be located on the project site and will outline what to do and whom to contact if any potential TCRs or archaeological resources are encountered. The program will underscore the requirement for confidentiality and culturally appropriate treatment of any find with cultural significance to Native Americans Tribal values. All ground-disturbing equipment operators shall be required to receive the training and sign a form that acknowledges receipt of training.

MITIGATION MEASURE COMPLIANCE

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

1. The proponent shall comply with the MMRP for this project, including the payment of a fee to cover the Office of Planning and Environmental Review staff costs incurred during implementation of the MMRP. The MMRP fee for this project is $4,000.00. This fee includes administrative costs of $900.00.

2. Until the MMRP has been recorded and the administrative portion of the MMRP fee has been paid, no final parcel map or final subdivision map for the subject property shall be approved. Until the balance of the MMRP fee has been paid, no encroachment, grading, building, sewer connection, water connection or occupancy permit from Sacramento County shall be approved.

INITIAL STUDY CHECKLIST

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

1 Potentially Significant indicates there is substantial evidence that an effect MAY be significant. If there are one or more "Potentially Significant" entries an Environmental Impact Report (EIR) is required. Further research of a potentially significant impact may reveal that the impact is actually less than significant or less than significant with mitigation.

2 Less than Significant with Mitigation applies where an impact could be significant but specific mitigation has been identified that reduces the impact to a less than significant level.

3 Less than Significant or No Impact indicates that either a project will have an impact but the impact is considered minor or that a project does not impact the particular resource.

	Potentially Significant	Less Than Significant with Mitigation	Less Than Significant	No Impact	Comments
1. **LAND USE** - Would the project:					
a. Cause a significant environmental impact due to a conflict with any applicable land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?			X		The project is consistent with the environmental policies of the Sacramento County General Plan, Fair Oaks Community Plan, Sacramento County Zoning Code, and the American River Parkway Plan..
b. Physically disrupt or divide an established community?				X	The project is a remodel and addition of an existing house, and will not create physical barriers that substantially limit movement within or through the community.
2. **POPULATION/HOUSING** - Would the project:					
a. Induce substantial unplanned population growth in an area either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of infrastructure)?				X	The project is a remodel and addition of an existing single-family home. The project will neither directly nor indirectly induce substantial unplanned population growth. No impact will occur.
b. Displace substantial amounts of existing people or housing, necessitating the construction of replacement housing elsewhere?				X	The project will not result in the removal of existing housing, and thus will not displace substantial amounts of existing housing. No impact will occur.
3. **AGRICULTURAL RESOURCES** - Would the project:					
a. Convert Prime Farmland, Unique Farmland, Farmland of Statewide Importance or areas containing prime soils to uses not conducive to agricultural production?				X	The project is a remodel and addition of an existing single-family home. The project site is not designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance on the current Sacramento County Important Farmland Map published by the California Department of Conservation. The site does not contain prime soils. No impact will occur.
b. Conflict with any existing Williamson Act contract?				X	No Williamson Act contracts apply to the project site. No impact will occur.

	Potentially Significant	Less Than Significant with Mitigation	Less Than Significant	No Impact	Comments
c. Introduce incompatible uses in the vicinity of existing agricultural uses?				X	The project does not occur in an area of agricultural production. No impact will occur.
4. **AESTHETICS** - Would the project:					
a. Substantially alter existing viewsheds such as scenic highways, corridors or vistas?			X		Given its nature, the project is not expected to substantially alter the view shed associated with the American River Parkway Corridor because it complies with the design requirements outlined in the Parkway Plan. Refer to the Aesthetics discussion in the Environmental Effects section above.
b. In non-urbanized area, substantially degrade the existing visual character or quality of public views of the site and its surroundings?				X	The project is not located in a non-urbanized area. No impact will occur.
c. If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?			X		It is acknowledged that aesthetic impacts are subjective and may be perceived differently by various affected individuals. Nonetheless, given the urbanized environment in which the project is proposed, it is concluded that the project would not substantially degrade the visual character or quality of the project site or vicinity. A less than significant impact will result.
d. Create a new source of substantial light, glare, or shadow that would result in safety hazards or adversely affect day or nighttime views in the area?			X		The project will not result in a new source of substantial light, glare or shadow that would result in safety hazards or adversely affect day or nighttime views in the area. A less than significant impact will result.
5. **AIRPORTS** - Would the project:					
a. Result in a safety hazard for people residing or working in the vicinity of an airport/airstrip?				X	The project occurs outside of any identified public or private airport/airstrip safety zones. No impact will occur.
b. Expose people residing or working in the project area to aircraft noise levels in excess of applicable standards?				X	The project occurs outside of any identified public or private airport/airstrip noise zones or contours. No impact will occur.

	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. No impact will occur.
d. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				X	The project does not involve or affect air traffic movement. No impact will occur.
6. **PUBLIC SERVICES** - Would the project:					
a. Have an adequate water supply for full buildout of the project?			X		The project is a remodel and addition of an existing single-family home. While it may require minor extension of utility lines, the project will not result in increased demand for water supply. A less than significant impact will result.
b. Have adequate wastewater treatment and disposal facilities for full buildout of the project?			X		The project is a remodel and addition of an existing single-family home. While it may require minor extension of utility lines, the project will not require additional wastewater services. A less than significant impact will result.
c. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?			X		The Kiefer Landfill has capacity to accommodate solid waste until the year 2050. A less than significant impact will result.
d. Result in substantial adverse physical impacts associated with the construction of new water supply or wastewater treatment and disposal facilities or expansion of existing facilities?			X		Minor extension of infrastructure would be necessary to serve the proposed project. Existing service lines are located within existing roadways and other developed areas, and the extension of lines would take place within areas already proposed for development as part of the project. No significant new impacts would result from service line extension.

	Potentially Significant	Less Than Significant with Mitigation	Less Than Significant	No Impact	Comments
e. Result in substantial adverse physical impacts associated with the provision of storm water drainage facilities?			X		Minor extension of infrastructure would be necessary to serve the proposed project. Existing stormwater drainage facilities are located within existing roadways and other developed areas, and the extension of facilities would take place within areas already proposed for development as part of the project. No significant new impacts would result from stormwater facility extension.
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 is a remodel and addition to an existing single-family home. The project will not increase the need for emergency services above the existing condition. No impact will occur.
h. Result in substantial adverse physical impacts associated with the provision of public school services?				X	The project is a remodel and addition of an existing single-family home. The project will not trigger additional need for school services. No impact will occur.
i. Result in substantial adverse physical impacts associated with the provision of park and recreation services?				X	The project is a remodel and addition of an existing single-family home. The project will not create additional demand for park and recreation services. No impact will occur.
7. **TRANSPORTATION** - Would the project:					
a. Result in a substantial increase in vehicle trips that would exceed, either individually or cumulatively, a level of service standard established by the County?				X	The project is a remodel and addition of an existing single-family home. The project will not increase vehicle trips. No impact will occur.

	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	No changes to existing access and/or circulation patterns would occur as a result of the project. No impact will occur.
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. No impact will occur.
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. No impact will occur.
8. **AIR QUALITY** - Would the project:					
a. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable federal or state ambient air quality standard?			X		The project does not exceed the screening thresholds established by the Sacramento Metropolitan Air Quality Management District and will not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment. A less than significant impact will result.
b. Expose sensitive receptors to pollutant concentrations in excess of standards?			X		There are no sensitive receptors (i.e., schools, nursing homes, hospitals, daycare centers, etc.) adjacent to the project site. See Response 8.a.
c. Create objectionable odors affecting a substantial number of people?				X	The project will not generate objectionable odors. No impact will occur.

	Potentially Significant	Less Than Significant with Mitigation	Less Than Significant	No Impact	Comments
9. **NOISE** - Would the project:					
a. Result in generation of a temporary or permanent increase in ambient noise levels in the vicinity of the project 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. A less than significant impact will result.
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).
c. Generate excessive groundborne vibration or groundborne noise levels.			X		The project will not involve the use of pile driving or other methods that would produce excessive groundborne vibration or noise levels at the property boundary. A less than significant impact will result.
10. **HYDROLOGY AND WATER QUALITY** - Would the project:					
a. Substantially deplete groundwater supplies or substantially interfere with groundwater recharge?			X		The project will not substantially increase water demand over the existing use. A less than significant impact will result.
b. Substantially alter the existing drainage pattern of the project area and/or increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?			X		Compliance with applicable requirements of the Sacramento County Floodplain Management Ordinance, Sacramento County Water Agency Code, and Sacramento County Improvement Standards will ensure that impacts are less than significant.

	Potentially Significant	Less Than Significant with Mitigation	Less Than Significant	No Impact	Comments
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 southern portion of the project site is within a 100-year floodplain as mapped on a federal Flood Insurance Rate Map (Flood Zone AE). The Sacramento County Floodplain Management Ordinance, Sacramento County Water Agency Code, and Sacramento County Improvement Standards require that the project be located outside or above the floodplain, and will ensure that impacts are less than significant. Refer to the Hydrology discussion in the Environmental Effects section above.
d. Place structures that would impede or redirect flood flows within a 100-year floodplain?			X		Although the southern portion of the project site is within a 100-year floodplain, compliance with the Sacramento County Floodplain Management Ordinance, Sacramento County Water Agency Code, and Sacramento County Improvement Standards will ensure that impacts are less than significant.
e. Develop in an area that is subject to 200 year urban levels of flood protection (ULOP)?			X		The southern portion of the project site is located in an area subject to 200-year urban levels of flood protection (ULOP). Refer to the Hydrology discussion in the Environmental Effects section above.
f. Expose people or structures to a substantial risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?			X		The project will not expose people or structures to a substantial risk of loss, injury, or death involving flooding, including flooding as a result of the failure of a levee or dam. A less than significant impact will result.
g. Create or contribute runoff that would exceed the capacity of existing or planned stormwater drainage systems?			X		Adequate on- and/or off-site drainage improvements will be required pursuant to the Sacramento County Floodplain Management Ordinance and Improvement Standards. A less than significant impact will result.

	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. A less than significant impact will result.
11. **GEOLOGY AND SOILS** - Would the project:					
a. Directly or indirectly cause potential substantial adverse effects, including 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. A less than significant impact will result.
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, soil expansion, liquefaction or collapse?			X		The proposed project will not impact bluff stability, nor will the project be impacted by the bluff. Refer to the Geology and Soils discussion in the Environmental Effects section above.
d. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available?				X	The existing single-family home is connected to a public sewer system. No impact will occur.

	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. No impact will occur.
f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?			X		No known paleontological resources (e.g. fossil remains) or sites occur at the project location. A less than significant impact will result.
12. **BIOLOGICAL RESOURCES** - Would the project:					
a. Have a substantial adverse effect on any special status species, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, or threaten to eliminate a plant or animal community?			X		Due to the presence of large trees located at the rear portion of the parcel along the bluff area, the project site contains suitable habitat for bank swallow, white-tailed kite, and Swainson's hawk. Mitigation is included to reduce impacts to less than significant levels. Refer to the Biological Resources discussion in the Environmental Effects section above.
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. A less than significant impact will result.
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. A less than significant impact will result.
d. Have a substantial adverse effect on the movement of any native resident or migratory fish or wildlife species?			X		Resident and/or migratory wildlife may be displaced by project construction; however, impacts are not anticipated to result in significant, long-term effects upon the movement of resident or migratory fish or wildlife species, and no major wildlife corridors would be affected. A less than significant impact will result.

	Potentially Significant	Less Than Significant with Mitigation	Less Than Significant	No Impact	Comments
e. Adversely affect or result in the removal of native or landmark trees?			X		Native and/or landmark trees occur on the project site; however, the project will not impact these trees. Refer to the Biological Resources discussion in the Environmental Effects section above.
f. Conflict with any local policies or ordinances protecting biological resources?			X		The project is consistent with local policies/ordinances protecting biological resources.
g. Conflict with the provisions of an adopted Habitat Conservation Plan or other approved local, regional, state or federal plan for the conservation of habitat?			X		There are no known conflicts with any approved plan for the conservation of habitat.
13. **CULTURAL RESOURCES** - Would the project:					
a. Cause a substantial adverse change in the significance of a historical resource?			X		No historical resources would be affected by the proposed project. Refer to the Cultural Resources discussion in the Environmental Effects section above.
b. Have a substantial adverse effect on an archaeological resource?			X		The Northern California Information Center was contacted regarding the proposed project. A record search indicated that the project site is not considered sensitive for archaeological resources. A less than significant impact will result.
c. Disturb any human remains, including those interred outside of formal cemeteries?			X		No known human remains exist on the project site. Nonetheless, mitigation has been recommended to ensure appropriate treatment should remains be uncovered during project implementation. A less than significant impact will result.
14. **TRIBAL CULTURAL RESOURCES** - Would the project:					
d. Would the project cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code 21074?			X		Notification pursuant to Public Resources Code 21080.3.1(b) was provided to the tribes and request for consultation was received. Refer to the Tribal Cultural Resources discussion in the Environmental Effects section above.

	Potentially Significant	Less Than Significant with Mitigation	Less Than Significant	No Impact	Comments
15. **HAZARDS AND HAZARDOUS MATERIALS** - Would the project:					
a. Create a substantial hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?				X	The project does not involve the transport, use, and/or disposal of hazardous material. No impact will occur.
b. Expose the public or the environment to a substantial hazard through reasonably foreseeable upset conditions involving the release of hazardous materials?				X	The project does not involve the transport, use, and/or disposal of hazardous material. No impact will occur.
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances or waste within one-quarter mile of an existing or proposed school?				X	The project does not involve the use or handling of hazardous material. No impact will occur.
d. Be located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5, resulting in a substantial hazard to the public or the environment?				X	The project is not located on a known hazardous materials site. No impact will occur.
e. Impair implementation of or physically interfere with an adopted emergency response or emergency evacuation plan?			X		The project would not interfere with any known emergency response or evacuation plan. A less than significant impact will result.
f. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to or intermixed with urbanized areas?			X		The project is within the urbanized area of the unincorporated County. There is no significant risk of loss, injury, or death to people or structures associated with wildland fires. A less than significant impact will result.

	Potentially Significant	Less Than Significant with Mitigation	Less Than Significant	No Impact	Comments
16. ENERGY – Would the project:					
a. Result in potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction?			X		While the project will remodel and built an addition to an existing single-family home, thus increasing energy consumption, compliance with Title 24, Green Building Code, will ensure that all project energy efficiency requirements are net resulting in less than significant impacts.
b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?			X		The project will comply with Title 24, Green Building Code, for all project efficiency requirements. A less than significant impact will result.
17. GREENHOUSE GAS EMISSIONS – Would the project:					
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			X		The project will not have the potential to interfere with the County meeting the goals of AB 32 (reducing greenhouse gas emissions to 1990 levels by 2020); therefore, the climate change impact of the project is considered less than significant.
b. Conflict with an applicable plan, policy or regulation for the purpose of reducing the emission of greenhouse gases?			X		The project is consistent with County policies adopted for the purpose or reducing the emission of greenhouse gases. A less than significant impact will result.

SUPPLEMENTAL INFORMATION

LAND USE CONSISTENCY	Current Land Use Designation	Consistent	Not Consistent	Comments
General Plan	Low Density Residential (LDR)	X		
Community Plan	RD-2 (Residential Density 2)	X		
Land Use Zone	RD-2 (Residential Density 2)	X		

INITIAL STUDY PREPARERS

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