Office of Planning and Environmental Review
Leighann Moffitt, Director

County Executive
Navdeep S. Gill

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: PLNP2019-00157**

2. **Title and Short Description of Project:** Generations Village - Carmichael Commons

The proposal includes:
A Tentative Parcel Map to reconfigure the existing three parcels to accommodate the existing school, proposed senior living community, and proposed convalescent hospital (assisted living and memory care) on three separate parcels.
A Rezone from Residential 2 (RD-2) to Residential 25 (RD-25) on approximately 15.55 acres.
A General Plan Amendment from Low Density Residential (LDR) to Medium Density Residential (MDR) on approximately 15.55 acres.
A Use Permit to allow the following within the RD-25 zone:
A congregate care facility;
A convalescent hospital; and
Multi-family development exceeding 150 units
A Special Development Permit to allow the proposed project to deviate from the following development standards:
Trash Enclosure Setback (Section 5.4.3.F): Trash and recycling enclosures shall be located a minimum of 25 feet from any residentially zoned property line, and property used for residential purposes. The proposed project shows a 15 foot setback from the school property, which contains a residential zone.
Multi-family Use Fences (Section 5.2.5.C.2): Either a solid wood fence or masonry wall of at least six feet in height shall be provided along the interior property lines when located adjacent to residential zoning districts. The proposed project shows a six-foot tall black chain link fence.
Identification Signs (Section 5.10.1.M): Deviations from sign development standards are pending.
Multifamily Setback Requirements from Existing Single-family Residential: One-story multifamily residential development shall be setback a minimum of 25 feet from existing single-family residential development. The proposed project shows the fourplexes along the north property line less than 25 feet from the adjacent property line shared with the existing single-family residences.
A Design Review to comply with the Countywide Design Guidelines.
The entitlements outlined above would result in the development of a new Senior Housing Community and Performing Arts Center on 15.55 acres adjacent to Sacramento Adventist Academy in Carmichael California. The project is comprised of:
The demolition of a duplex of approximately 5,000 square feet prior to the start of project construction.
204 independent living apartments,
12 Villas (three separate 4-plexes),
8 standalone micro-home units,
93 Assisted Livings apartments with a 50-bed memory care wing,
A Performing Arts Center to be shared with the Adventist Academy with 470 seats,
A central common amenity building with multiple dining options, a wellness center, and activity areas,
342 off street parking spaces,
A semi-subterranean parking garage,
A detention basin to retain stormwater.
The gross residential density proposed is 23.60 dwelling units (DU)/acre. The building heights on this project would vary between one and four stories, with one 4-story wing built over a 1-story, semi-subterranean parking garage .

3. **Assessor's Parcel Number:** 230-0120-010 & 230-0131-001

4. **Location of Project:** The project site is located within the unincorporated community of Carmichael in Sacramento County

5. **Project Applicant:** Generations Construction LLC, Brian Holloway

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

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

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

[Original Signature on File}
Todd Smith
Interim Environmental Coordinator
County of Sacramento, State of California

COUNTY OF SACRAMENTO
OFFICE OF PLANNING AND ENVIRONMENTAL REVIEW
INITIAL STUDY

PROJECT INFORMATION

CONTROL NUMBER: PLNP2019-00157

NAME: Generations Village - Carmichael Commons

LOCATION: The project site is located within the unincorporated community of Carmichael in Sacramento County (Plate IS-1).

ASSESSOR'S PARCEL NUMBER: 230-0120-010 & 230-0131-001

OWNER: Northern California Conference of Seventh Day Adventist
401 Taylor Boulevard
Pleasant Hill, CA 94523

APPLICANT: Generations Construction LLC
8440 SE Sunnybrook Blvd. Suite 100
Clackamas, OR, 97015

Brian Holloway
2100 21st Street
Sacramento, CA 95818

PROJECT DESCRIPTION

The proposal includes:

- A Tentative Parcel Map to reconfigure the existing three parcels to accommodate the existing school, proposed senior living community, and proposed convalescent hospital (assisted living and memory care) on three separate parcels (Plate IS-2).
- A Rezone from Residential 2 (RD-2) to Residential 25 (RD-25) on approximately 15.55 acres (Plate IS-3).
- A General Plan Amendment from Low Density Residential (LDR) to Medium Density Residential (MDR) on approximately 15.55 acres (Plate IS-4).
- A Use Permit to allow the following within the RD-25 zone:
    - A congregate care facility;
    - A convalescent hospital; and
    - Multi-family development exceeding 150 units

Plate IS-1: Project Location

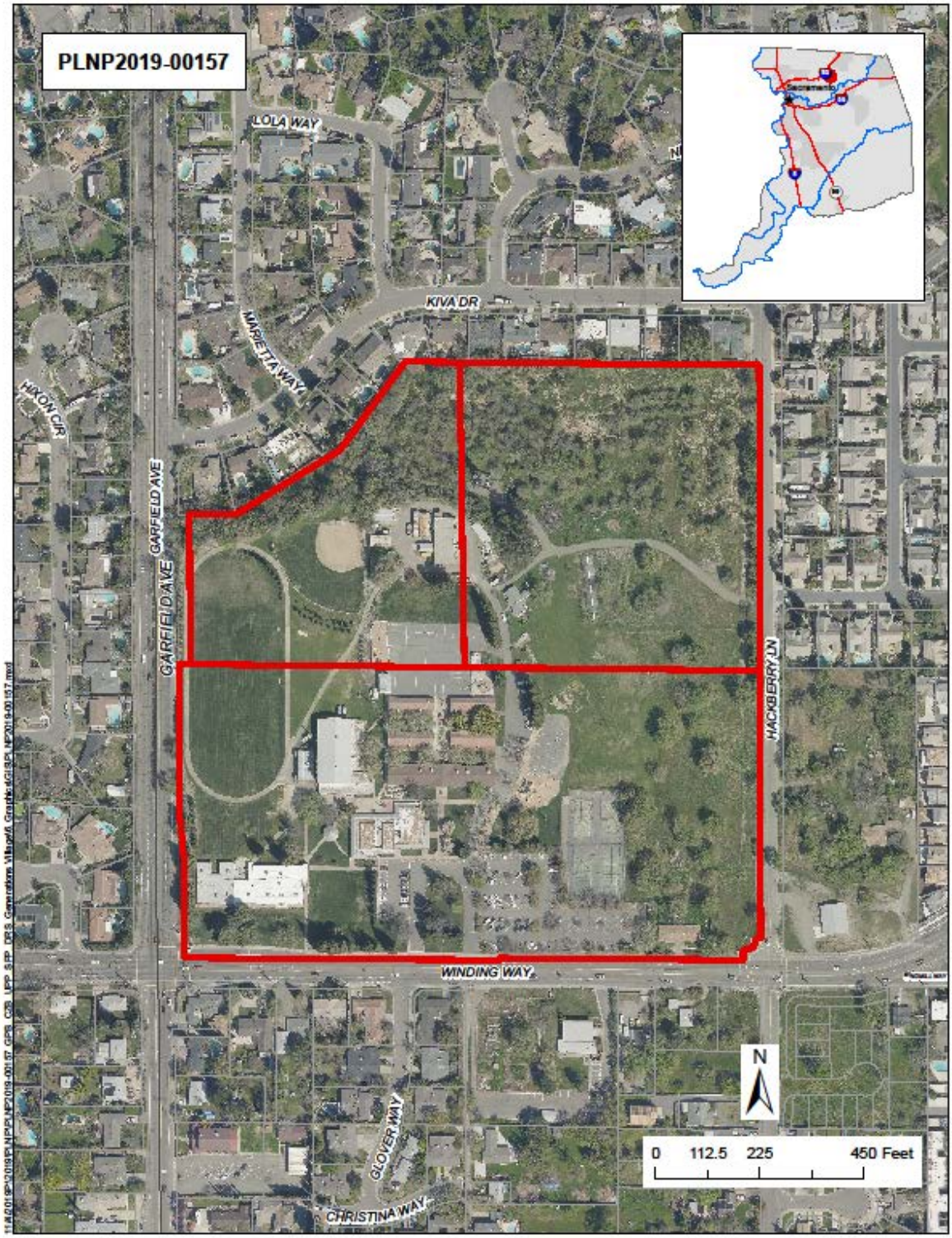


Plate IS-2: Tentative Parcel Map

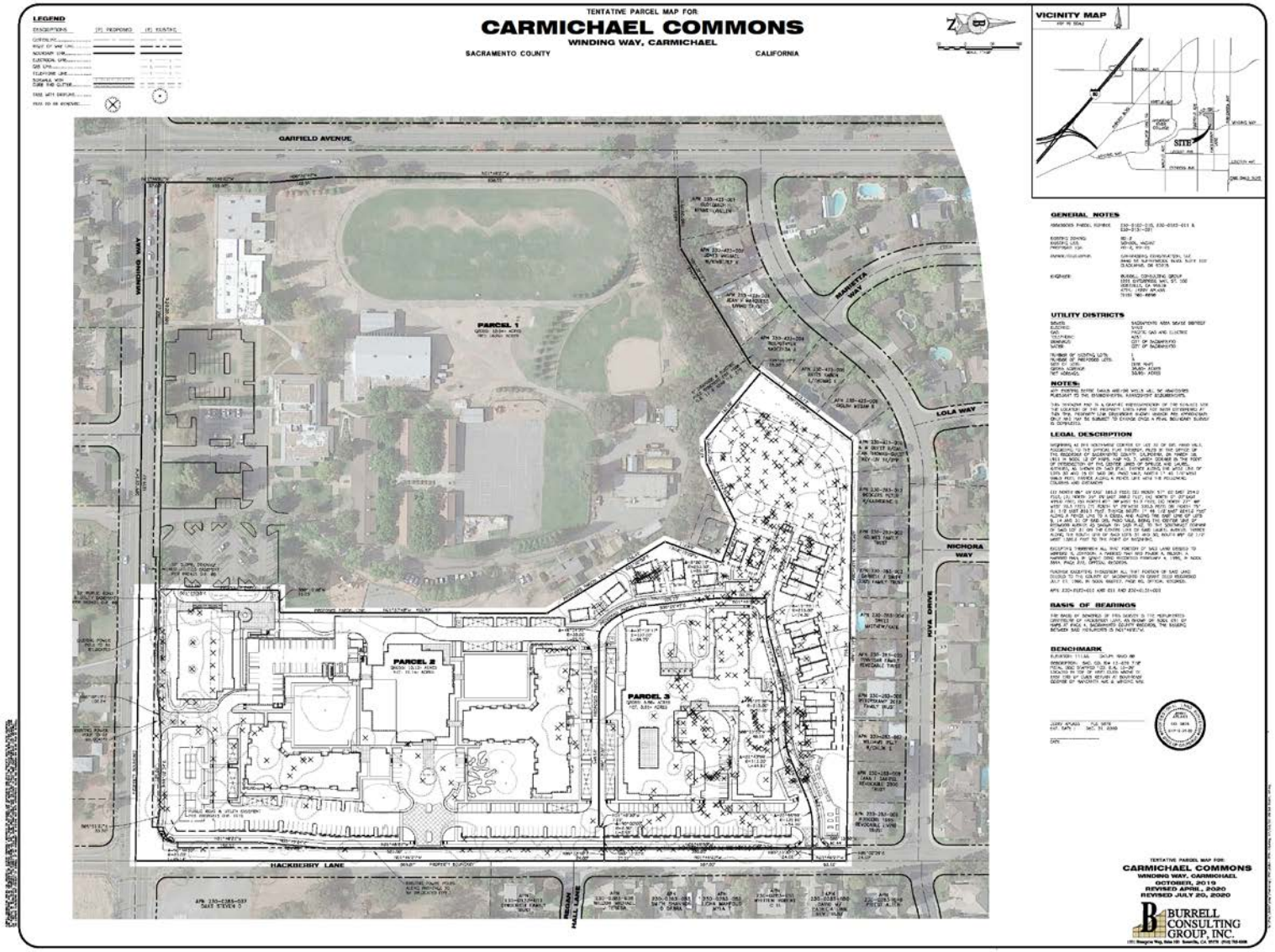
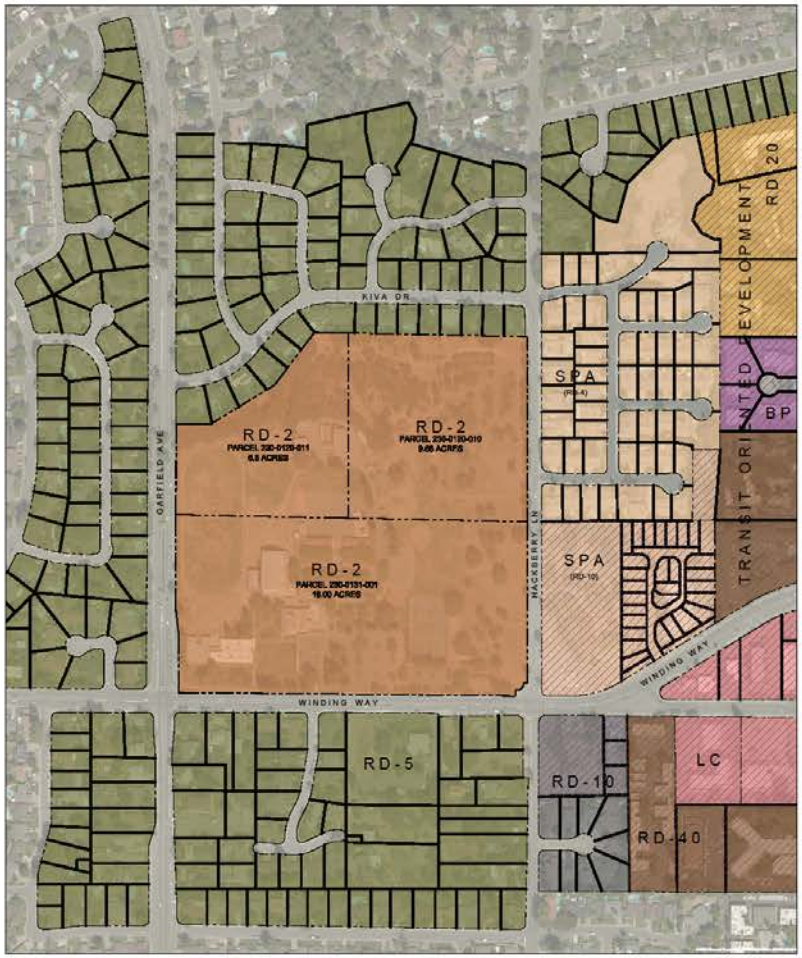
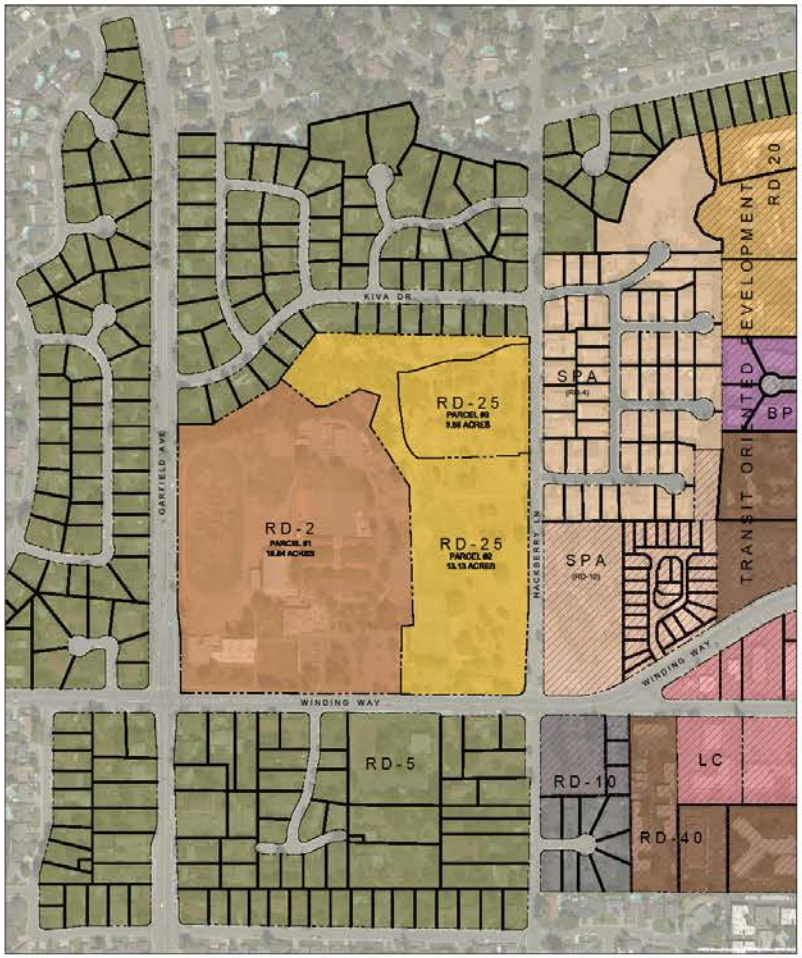


Plate IS-3: Proposed Rezone



EXISTING ZONING



PROPOSED ZONING

ktgy Architecture • Planning 888.456.5849 ktgy.com

GENERATIONS Construction, LLC
8440 SE Sunnybrook Blvd Ste 100
Clackamas, OR 97015

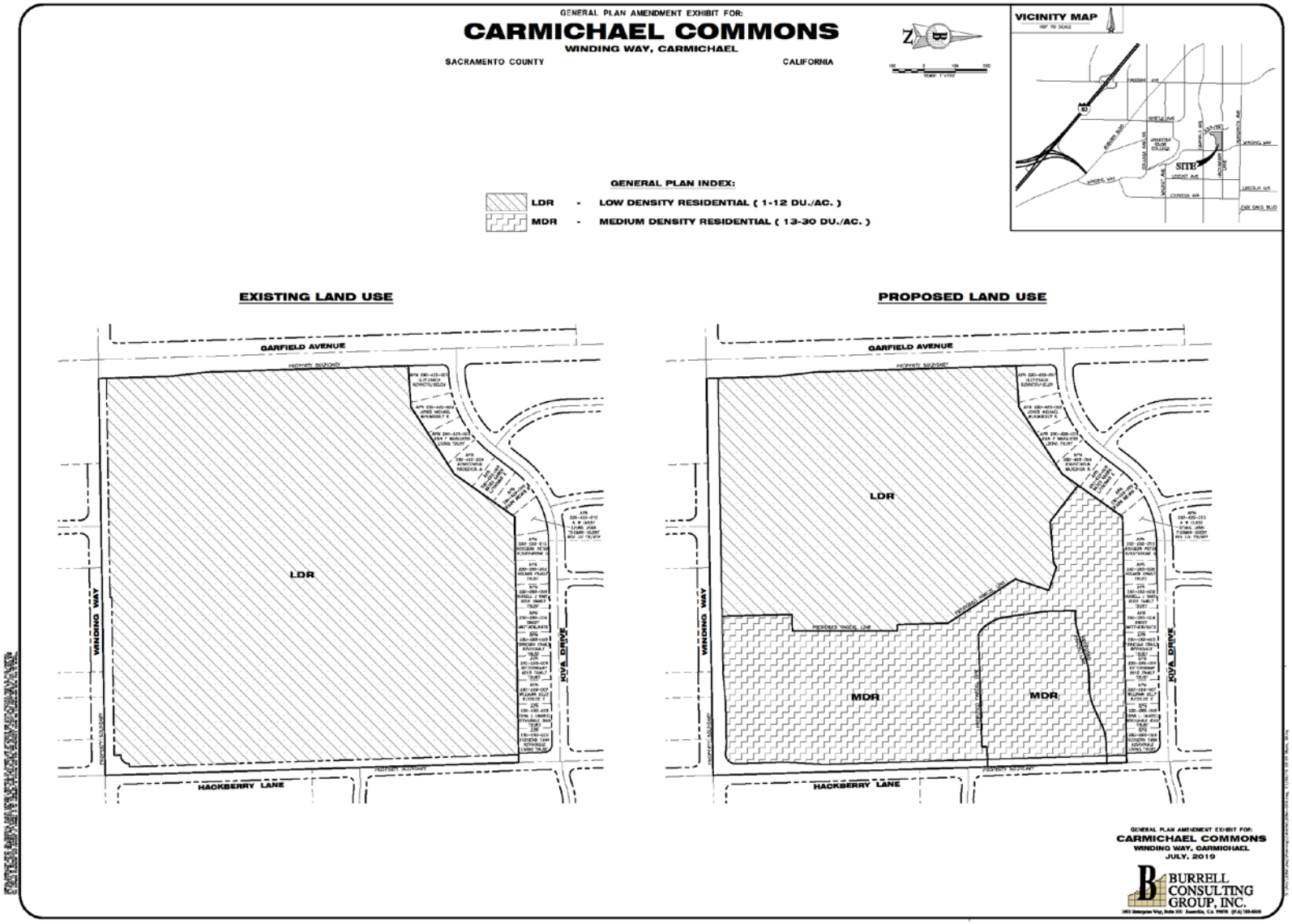
CARMICHAEL COMMONS
CARMICHAEL, CA # 2018-0166
PROJECT CONTROL # - PLNP2019-00157

CONCEPTUAL DESIGN
JULY 20TH, 2020

0 30 60 120

REZONE EXHIBIT

Plate IS-4: Proposed General Plan Amendment



A Special Development Permit to allow the proposed project to deviate from the following development standards:

  - Trash Enclosure Setback (Section 5.4.3.F): Trash and recycling enclosures shall be located a minimum of 25 feet from any residentially zoned property line, and property used for residential purposes. The proposed project shows a 15 foot setback from the school property, which contains a residential zone.
  - Multi-family Use Fences (Section 5.2.5.C.2): Either a solid wood fence or masonry wall of at least six feet in height shall be provided along the interior property lines when located adjacent to residential zoning districts. The proposed project shows a six-foot tall black chain link fence.
  - Identification Signs (Section 5.10.1.M): Deviations from sign development standards are pending.
  - Multifamily Setback Requirements from Existing Single-family Residential (Table 5.8): One-story multifamily residential development shall be setback a minimum of 25 feet from existing single-family residential development. The proposed project shows the fourplexes along the north property line less than 25 feet from the adjacent property line shared with the existing single-family residences.
- A Design Review to comply with the Countywide Design Guidelines.

The entitlements outlined above would result in the development of a new Senior Housing Community and Performing Arts Center on 15.55 acres adjacent to Sacramento Adventist Academy in Carmichael California (Plate IS-5). The project is comprised of:

- The demolition of a duplex of approximately 5,000 square feet prior to the start of project construction.
- 204 independent living apartments,
- 12 Villas (three separate 4-plexes),
- 8 standalone micro-home units,
- 93 Assisted Livings apartments with a 50-bed memory care wing,
- A Performing Arts Center to be shared with the Adventist Academy with 470 seats,
- A central common amenity building with multiple dining options, a wellness center, and activity areas,
- 342 off street parking spaces,
- A semi-subterranean parking garage,

- A detention basin to retain stormwater.

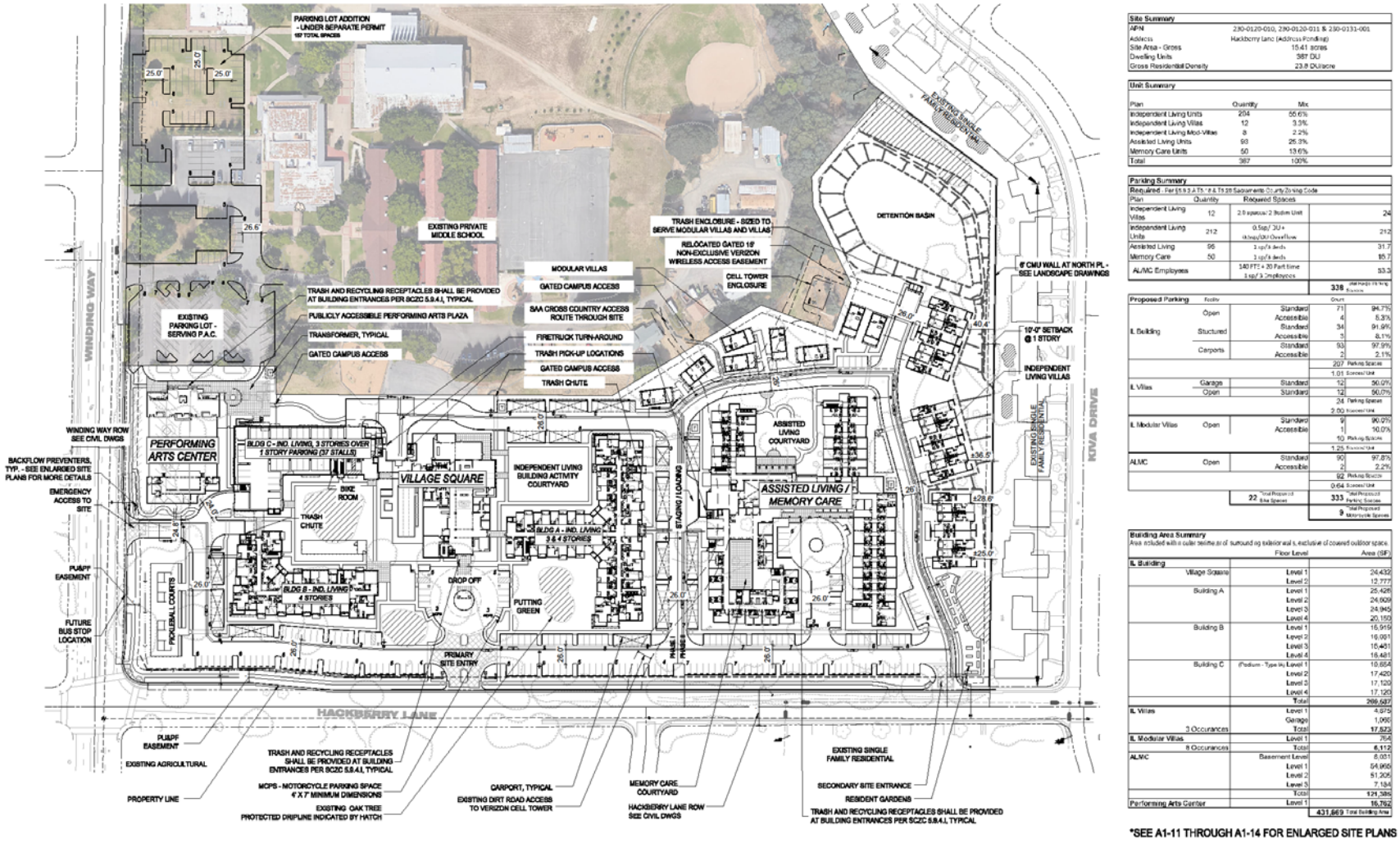
The gross residential density proposed is 23.60 dwelling units (DU)/acre. The building heights on this project would vary between one and four stories, with one 4-story wing built over a 1-story, semi-subterranean parking garage .

ENVIRONMENTAL SETTING

The project site is currently part of Sacramento Adventist Academy school grounds. Most of the project site is undeveloped open space, containing 635 trees. There is an existing dwelling unit along Winding Way and a former greenhouse near the middle of the site. The surrounding area consists of the Adventist Academy and residential homes.

The project site is bounded to the south by Winding Way, to the east by Hackberry Lane, to the west by the Sacramento Adventist Academy campus and to the north by residences along Kiva Drive. Winding Way is a major east-west roadway. The major north-south roadways are Garfield Avenue, approximately 800 feet to west of project site, and Manzanita Avenue, approximately 1,212 feet to the east. Hackberry Lane is a residential roadway lane is currently a half-width (single lane) street with an unpaved shoulder, and one lane in each direction north of Kiva Drive and south of Winding Way. Kiva Drive is an east-west residential street north of the project site that connects Hackberry Lane to Garfield Avenue.

Plate IS-5: Proposed Project Site Plan



Site Summary	
APN	230-0120-010, 230-0120-011 & 230-0131-001
Address	Hackberry Lane (Address Pending)
Site Area - Gross	15.41 acres
Dwelling Units	387 DU
Gross Residential Density	23.8 DU/acre

Unit Summary		
Plan	Quantity	Mix
Independent Living Units	204	55.6%
Independent Living Villas	12	3.3%
Independent Living Mod-Villas	8	2.2%
Assisted Living Units	93	25.3%
Memory Care Units	50	13.6%
Total	367	100%

Parking Summary			
Required - Per §5.9.3.A.T5.-F & T5.2E Sacramento County Zoning Code			
Plan	Quantity	Required Spaces	
Independent Living Villas	12	2.0 spaces/ 2 Bedrm Unit	24
Independent Living Units	212	0.5sp./ DU + (shop)/DU Overflow	212
Assisted Living	93	1 sp/3 Beds	31.7
Memory Care	50	1 sp/3 Beds	16.7
ALMC Employees		140 FTE x 20 Part time 1 sp/ 3 Employees	53.3
			338 Total Required Parking Spaces

Proposed Parking			Count	
IL Building	Open	Standard	71	84.7%
		Accessible	4	5.3%
	Stuctured	Standard	34	91.9%
		Accessible	3	8.1%
	Carports	Standard	93	97.9%
		Accessible	2	2.1%
			207	Parking Spaces
			1.01	Spaces/ Unit
IL Villas	Garage	Standard	12	50.0%
	Open	Standard	12	50.0%
			24	Parking Spaces
			2.00	Spaces/ Unit
IL Modular Villas	Open	Standard	9	90.0%
		Accessible	1	10.0%
			10	Parking Spaces
			1.25	Spaces/ Unit
ALMC	Open	Standard	90	97.8%
		Accessible	2	2.2%
			92	Parking Spaces
			0.64	Spaces/ Unit
		22 Total Proposed Site Spaces	333	Total Proposed Parking Spaces
			9	Total Proposed Motorcycle Spaces

Building Area Summary Area included with in outer perimeter of surround ng exterior wall s, exclusive of covered outdoor space.		
	Floor Level	Area (SF)
IL Building		
Village Square	Level 1	24,432
	Level 2	12,777
Building A	Level 1	25,428
	Level 2	24,609
	Level 3	24,945
	Level 4	20,193
Building B	Level 1	16,919
	Level 2	16,091
	Level 3	16,481
	Level 4	16,481
Building C	(Podium - Type IA) Level 1	19,654
	Level 2	17,420
	Level 3	17,120
	Level 4	17,120
	Total	299,587
IL Villas	Level 1	4,973
	Garage	1,000
3 Occurances	Total	17,573
IL Modular Villas	Level 1	764
8 Occurances	Total	6,112
ALMC	Basement Level	6,051
	Level 1	54,955
	Level 2	51,205
	Level 3	7,184
	Total	119,395
Performing Arts Center	Level 1	15,762
		431,669 Total Building Area

*SEE A1-11 THROUGH A1-14 FOR ENLARGED SITE PLANS

ktgy Architecture + Planning 888.456.5849 ktgy.com

GENERATIONS Construction LLC 8440 SE Sunnybrook Blvd Ste 100 Clackamas, OR 97015

CARMICHAEL COMMONS
CARMICHAEL, CA # 2018-0166
PROJECT CONTROL # - PLNP2019-00157

CONCEPTUAL DESIGN
JULY 20TH, 2020

0 30 60 120

ARCHITECTURAL SITE PLAN

A1-10

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:

- If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality.

- 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.

DESIGN GUIDELINES CONSISTENCY

SACRAMENTO COUNTY DESIGN GUIDELINES

The Design Review Program and the Countywide Design Guidelines were developed with the intent to provide consistent design principles for implementing the General Plan, to provide high quality development, strengthen economic viability in all areas of the County, and to encourage new projects to contribute to and enhance the existing and future surrounding communities. The Design Review Program is implemented from a site design and building design perspective with varying levels of review, dependent on the intensity of each project.

Pursuant to Zoning Code Section 6.3.2.A.1, any commercial, industrial, residential, mixed-use, institutional, or public works project, regardless of zoning district, requiring discretionary entitlement(s) or approval(s) is subject to the Design Review Program and compliance with the Countywide Design Guidelines.

PROJECT CONSISTENCY WITH THE SACRAMENTO COUNTY DESIGN GUIDELINES

The project is subject to the Design Review Program, but is unique in nature as it is a combination of residential and institutional uses requiring discretionary entitlements and approvals. The Countywide Design Guidelines contains separate guidelines for residential and institutional uses. Chapter 3.0 Multifamily Design Guidelines mentions senior housing as it relates to appropriate amenities to serve anticipated residents, but is otherwise silent in regards to senior housing. Chapter 5.0 Office, Business Park, Institutional, and Industrial Development Design Guidelines are meant to apply to a number of different uses including senior and assisted living facilities. Given the scale of the project and its inclusion of independent living buildings and units, Planning staff

determined it was appropriate for the project to be analyzed under both Chapter 3.0 and Chapter 5.0 of the Countywide Design Guidelines. However, it is important to note that not all multifamily design guidelines are applicable to the project as it is a senior living community, and thus operates differently than a typical multifamily housing development.

DESIGN REVIEW ADVISORY COMMITTEE (DRAC)

The Design Review Advisory Committee (DRAC) considers projects that require Design Review as outlined in the Zoning Code. In addition to staff's review and analysis of the project's consistency with the Countywide Design Guidelines, the DRAC considered the project over two meetings. The first meeting was held on May 14, 2020. The DRAC felt that the Performing Arts Building lacked interest and the architecture of the building should be revisited. The DRAC noted that the site amenities were poorly located on the site and very close to the public right-of-way. The DRAC commented that the proposed site design, project density, and overall height do not fit as currently proposed on the subject site. The DRAC expressed concern over the amount of tree removal and grading that is proposed for the site. Lastly, the DRAC requested that staff provide applicable Institutional Design Guidelines. The DRAC then recommended that the project return to a future DRAC meeting for continued discussion over whether the project complies with the Countywide Design Guidelines.

Following the May DRAC meeting, the project was presented to the Carmichael/Old Foothill Farms CPAC and the applicant continued to work with the Department of Water Resources (DWR). Based on the comments received from the DRAC, DWR, and CPAC, the applicant made a number of changes to the proposed project. The stormwater detention basin was enlarged and relocated in order to accommodate future on-site drainage needs. This enlargement and relocation resulted in the removal of six independent living units (an Independent Living Villa and two Independent Mod-Villas) and the retention of 21 additional trees. Other changes included revisions to the Performing Arts Center elevations and surrounding area resulting in the elimination of through vehicle traffic from the school parking area to the Independent Living Villas and the creation of an outdoor entrance plaza to the facility. Lastly, the changes involved additional details to the resident amenities and a six foot wall along the north property line instead of a six foot wood fence for additional security and noise buffer. The applicant also provided context photos of existing communities that have established amenities in similar locations to the proposed project, i.e. community garden plots along the right-of-way in order for public engagement and interface.

The project was re-presented to the DRAC on August 13, 2020. The DRAC was supportive and appreciative of the changes made to the Performing Arts Center, the explanation and context provided for the on-site amenities. However, the DRAC continued to express concern about the amount of tree removal, grading, and reconfiguration of drainage proposed for the site. The DRAC stated that they have no issue with the proposed project design or the building architecture, but the scale of the project does not match that of the neighborhood. The DRAC recommended that the final hearing body find the project not in substantial compliance with the Countywide Design Guidelines for the following reasons:

- There is not enough protection of the site's environmental characteristics, specifically due to the removal of about 60% of the protected trees on site;

- There is excessive grading and reconfiguration of natural drainage proposed; and

- The proposed project is not respectful or reflective of the scale of the surrounding neighborhood.

DESIGN REVIEW ADMINISTRATOR DETERMINATION

After review of the final project materials and the DRAC's comments, PER staff and Design Review Administrator have determined that the proposed design mitigates the DRAC's concerns stated at the August DRAC meeting.

TREE REMOVAL

Based on the historical aerial photo record (Plate IS-6) very few of the trees existed on this site prior to 1995, and the trees currently present have never received proper maintenance to sustain a healthy growth. Several hundred additional trees will be planted throughout the project and be continually maintained. Although a significant amount of trees are proposed for removal, the project is designed to retain trees that are in a healthy condition and would be creating a more diverse and healthy tree environment on the project site.

GRADING

The applicant is proposing to grade the existing site from its natural contours to provide a gravity drainage system to the constructed storm water facilities. The site design proposed included an analysis of onsite grading in order to mimic the existing drainage flow of the property to the greatest extent possible. However, for a senior living project it is also imperative to provide an accessible path of travel from one side of the site to the other. The overall drainage concept does follow the general existing flow of the site and the bulk of the site naturally sits lower than the surrounding street network. In addition, the soils report indicates that the few areas of slightly elevated terrain is a result of uncompacted fill placed on the property during the original development of the school. Therefore, the existing conditions are not part of the original natural topography of the site. A drainage study was prepared and the County's Department of Water Resources has reviewed and concurs with its findings.

Plate IS-6: 1995 Aerial Photo

PROJECT SCALE

As part of the development, two, three-story buildings and two, four-story buildings are proposed (see Plate IS-7 and Plate IS-8). The surrounding neighborhood consists primarily of single-family residential homes or undeveloped land. There are no three- or four-story buildings in the surrounding area. However, as stated, a bulk of the site naturally sites lower than the surrounding street network. The sidewalks along Hackberry Lane and Winding Way will be slightly elevated and contain landscape buffers on both sides of the sidewalk to provide a distinct pedestrian realm and visual buffer from the street and surrounding properties. This visually lowers the height impact of the taller buildings proposed. The buildings are proposed to be setback over the minimum required setbacks to accommodate visual buffer from the four-story buildings. The Independent Living Building and Assisted Living/Memory Care Building are setback over 90 feet from Hackberry Lane and over 140 feet from the north property line shared with existing single-family residences. The project design also involves placement of the single-story Independent Living Villas along the north property line to provide a more suitable building height closest to the existing single-family residences. The project design includes placement of community amenities closer to the Hackberry Lane frontage in order to provide more pedestrian scale activity interaction along the public right-of-way. The combination of the elevation change, the building and amenity placement, and the proposed landscaping buffers allow the proposed project to have the appearance of a smaller scale community and thus be suitable for the proposed site and neighborhood.

DESIGN REVIEW CONSISTENCY CONCLUSION

From the changes made by the applicant, and the discussion above, Planning and Environmental Review staff, including the Design Review Administrator, conclude that the proposed project is substantially compliant with the Countywide Design Guidelines.

It is acknowledged that aesthetic impacts are subjective and may be perceived differently by various affected individuals. However, based on the determination that the proposed project would be substantially compliant with the Countywide Design Guidelines the project would not conflict with applicable zoning and other regulations governing scenic quality. Therefore, the impacts to aesthetics would be ***less than significant***.

Plate IS-7: Project Views from Hackberry Lane

Plate IS-8: Project Views from the North of Project

LIGHTING AND GLARE

Nighttime lighting provides safety and comfort to communities and their residents, but excess and misdirected light creates the phenomenon known as light pollution. An increasing problem for metropolitan areas, light pollution is light not targeted for a specific task, creating an unhealthy and unsightly environment. This light originates from a number of sources including interior and exterior lighting on buildings, lights associated with advertising, streetlights, sporting venues and shopping centers.

SACRAMENTO COUNTY GENERAL PLAN

The Sacramento County General Plan includes goals and policies that protect and guide development. The following are the most pertinent General Plan policies related to lighting that pertain to the project.

LU-18. Encourage development that complements the aesthetic style and character of existing development nearby to help build a cohesive identity for the area.

LU-27. Provide safe, interesting and convenient environments for pedestrians and bicyclists, including inviting and adequately-lit streetscapes, networks of trails, paths and parks and open spaces located near residences, to encourage regular exercise and reduce vehicular emissions.

LU-31. Strive to achieve a natural nighttime environment and an uncompromised public view of the night sky by reducing light pollution.

SACRAMENTO COUNTY ZONING CODE

The Sacramento County Zoning Code (Zoning Code) implements the land use policies of the County. The Zoning Code ensures all development conforms to these policies by regulating land use and providing development standards.

Zoning Code Section 5.4.3. Multifamily Residential Development Standards contains regulations pertaining to multifamily residential development which would include senior housing developments. The following sections of the standards are pertinent to the discussion of lighting.

1. Site and street lighting shall comply with Section 5, “Street Light Design” of the Sacramento County Improvement Standards and the following standards.
2. Lighting fixtures shall provide for pedestrian safety and be adequately spaced and scaled without interference from landscaping, and directed away from adjacent areas to minimize light pollution caused by glare or stray light into neighboring properties.
3. Illumination shall be 0.25 foot-candles at grade level for surface areas of alcoves, walkways, and yards other than required for exits.
4. Illumination shall be one (1) foot-candle at floor level for open parking areas and carports.
5. All lights shall be placed on a timer or photo electronic cell capable of turning the lights on and off one-half (½) hour prior to dawn and one-half (½) hour past dusk.

Section 5.7.3. General Development Standards, Subsection 5.7.3.5.b

Development located adjacent to a single-family residential neighborhood shall be designed to minimize impacts on adjacent homes by utilizing the following techniques, as applicable.

i. Providing building height transitions or step downs. Height – maximum height; compatibility.
ii. Limiting exterior lighting to full cut off shielded fixtures and directing lights away from adjacent properties.
iii. Limiting sources of audible noise (i.e. heating and air conditioning units) from building facades that face lower-intensity uses.
iv. Arranging windows on new development so as to maintain privacy by avoiding direct lines of sight into adjacent homes.
v. Locating off-street parking, loading, and service areas away from the shared property line and screening them from adjacent residences; visual screening requirements and other conditions, deemed necessary to prevent adverse impacts, may also be authorized by the Planning Director.
vi. Limit and screen outdoor activity areas adjacent to single-family homes, particularly in proximity to quiet areas of the home such as bedrooms.

PROJECT IMPACTS

The project site currently contains a dwelling located on the southeast portion of the project site. In addition, there is lighting associated with the adjacent school. General Plan Policy, Zoning Code standards in addition to County Design Guidelines include lighting standards the require lights not be directed off-site and to shield locations from glare while supporting security and safety considerations. Compliance with the County Standards will reduce potential impacts from lighting to ***less than significant***.

TRANSPORTATION/TRAFFIC

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

- Conflict with or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b) – measuring transportation impacts individually or cumulatively, using a vehicles miles traveled standard established by the County.

REGULATORY SETTING

Senate Bill 743 (SB 743) was passed in 2013 and changes the way transportation impacts are evaluated for many projects under the California Environmental Quality Act (CEQA). Specifically, these changes replace vehicle delay with vehicle miles traveled (VMT) as the measure for determining a significant impact for applicable projects, including land use projects.

Sacramento County updated their Transportation Analysis Guidelines (TAG) in July 2020 to provide a methodology to conduct CEQA transportation analyses for land

development and transportation projects in compliance with SB 743. The 2020 TAG provide screening criteria for projects that are expected to result in less-than-significant VMT impacts based on project description, characteristics, and/or location. If a component of the project meets these screening criteria, but not the entire project, only the component meeting the criteria would be screened from CEQA transportation analysis.

Table IS-1 shows the screening criteria for whether a project could have significant traffic impacts based on Vehicle Miles Travel (VMT).

Table IS-1: Screening Criteria for CEQA Transportation Analysis for Development Projects

Type	Screening Criteria
1. Small Projects	• Projects generating less than 237 average daily traffic (ADT)
2. Local Serving Retail[1]	• 100,000 square feet of total gross floor area or less; OR if supported by a market study with a capture area of 3 miles or less; AND • Local Serving: Project does not have regional-serving characteristics
3. Local-Serving Public Facilities/Services	• Transit centers • Day care center • Public K-12 schools • Neighborhood park (developed or undeveloped) • Community center • Post offices • Police and fire facilities • Branch libraries • Government offices (primarily serving customers in-person) • Utility, communications, and similar facilities • Water sanitation, waste management, and similar facilities
4. Projects in VMT-Efficient Areas	• Residential Located in a VMT Efficient Area: Based on an approved screening map. • Commercial Employment Project Located in a VMT Efficient Area: Based on an approved screening map. • Industrial Employment Project Located in a VMT Efficient Area: Based on an approved screening map.
5. Projects Near Transit Stations	• High-Quality Transit: Located within ½ a mile of an existing major transit stop[2] or an existing stop along a high-quality transit corridor[3]; AND • Minimum Gross Floor Area Ratio (FAR) of 0.75 for office projects or components; AND • Parking: Provides no more than the minimum number of parking spaces required[4]; AND • Sustainable Communities Strategy (SCS): Project is not inconsistent with the adopted SCS; AND

	• Affordable Housing: Does not replace affordable residential units with a smaller number of moderate- or high-income residential units; AND • Active Transportation: Project does not negatively impact transit, bike or pedestrian infrastructure.
6. Restricted Affordable Residential Projects	• Affordability: Screening criteria only apply to the restricted affordable units; AND • Restrictions: Units must be deed-restricted for a minimum of 55 years; AND • Parking: Provides no more than the minimum number of parking spaces required[4]; AND • Transit Access: Project has access to transit within a ½ mile walking distance; AND • Active Transportation: Project does not negatively impact transit, bike or pedestrian infrastructure.

1 See Appendix A for land use types considered to be retail.

2 Defined in the Pub. Resources Code § 21064.3 ("Major transit stop' means a site containing an existing rail transit station, a ferry terminal served by either a bus or rail transit service, or the intersection of two or more major bus routes with a frequency of service interval of 15 minutes or less during the morning and afternoon peak commute periods").

3 Defined in the Pub. Resources Code § 21155 ("For purposes of this section, a high-quality transit corridor means a corridor with fixed route bus service with service intervals no longer than 15 minutes during peak commute hours").

4 Sacramento County Zoning Code Chapter 5: Development Standards

The senior housing components of the project can be screened out as residential projects meeting screening criteria of numbers 3 and 6 in the table above according to the definitions in Appendix A of the 2020 TAG. The senior housing provided as part of the project is considered a Local-Serving Public Facility/Service for a "Congregate Care Facility" and would meet the Affordable Residential Projects screening criteria for housing for senior citizens as "Residential Care Home", as seniors have lower vehicle ownership rates and fewer trips taken.

The Adventist Academy holds currently hosts events such has graduation and school plays and meetings in the schools multi-purpose room. These activities would be shifted to the proposed performing arts center on the project site which would also offer presentations, plays and other event to the residents of the project. The performing arts center would be subject to CEQA transportation analysis as a Regional (Non-Locally Serving) Retail or Public Facilities/Services component of the project, as it is associated with a private K-12 school. However, the performing arts center would be used for events and meetings that are already occurring on the school grounds (therefore, triprs that are part of the baseline condition and not increasing the number of trips) or locally-serving events for the adjacent senior housing. The performing arts center replaces existing uses on the school campus or serves on-site residents. Therefore, the performing arts center would not result in a net increase of regional VMT. Traffic impacts of the project would be ***less than significant***.

AIR QUALITY

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

1. 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.

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. 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 (Table IS-2). Moreover, SMAQMD has established significance thresholds to determine if a proposed project's emission contribution significantly contributes to regional air quality impacts (Table IS-3).

Table IS-2: Air Quality Standards Attainment Status

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

Hydrogen Sulfide	Unclassified (1 hour Standard)	No Federal Standard

1. Per Health and Safety Code (HSC) § 40921.59(c), the classification is based on 1989-1001 data, and therefore does not change.

2. Air Quality meets Federal 1-hour Ozone standard (77 FR 64036). EPA revoked this standard, but some associated requirements still apply. The SMAQMD attained the standard in 2009.

3. For the 1997, 2008 and the 2015 Standard.

4. Cannot be classified

5. Designation was made as part of EPA's designations for the 2010 SO_2 Primary National Ambient Air Quality Standard – Round 3 Designation in December 2017

* Designations based on information from http://www.arb.ca.gov/desig/changes.htm#reports

Source: SMAQMD. "Air Quality Pollutants and Standards". Web. Accessed: December 3, 2018. http://airquality.org/air-quality-health/air-quality-pollutants-and-standards

Table IS-3: SMAQMD Significance Thresholds

	ROG[1] (lbs/day)	NO_x (lbs/day)	CO ($\mu g/m^3$)	PM_{10} (lbs/day)	$PM_{2.5}$ (lbs/day)
Construction (short-term)	None	85	CAAQS[2]	80[3*]	82[3*]
Operational (long-term)	65	65	CAAQS	80[3*]	82[3*]

1. Reactive Organic Gas

2. California Ambient Air Quality Standards

3*. Only applies to projects for which all feasible best available control technology (BACT) and best management practices (BMPs) have been applied. Projects that fail to apply all feasible BACT/BMPs must meet a significance threshold of 0 lbs/day.

Construction Emissions/Short-Term Impacts

Short-term air quality impacts are mostly due to dust (PM_{10} and $PM_{2.5}$) generated by construction and development activities, and emissions from equipment and vehicle engines (NO_x) 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_{10} and $PM_{2.5}$ are considered unhealthy because the particles are small enough to inhale and damage lung tissue, which can lead to respiratory problems.

Particulate Matter Emissions

The SMAQMD Guide includes screening criteria for construction-related particulate matter. Projects that are 35 acres or less in size will generally not exceed the

SMAQMD's construction PM10 or PM2.5 thresholds of significance provided that the project does not:

- Include buildings more than 4 stories tall;
- Include demolition activities (see below);
- 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_{10} and $PM_{2.5}$ 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)].

Given the grading activities, and the demolition of the existing duplex on the site, the project does not meet the screening criteria for PM. PM_{10} and $PM_{2.5}$ emissions were calculated using the California Emissions Estimator Model (CalEEMod) the results of the modeling are discussed below.

OZONE PRECURSOR EMISSIONS (NO_x)

The SMAQMD Guide currently provides screening criteria for construction-related ozone precursor emissions (NO_x) similar to those which will be implemented for particulate matter. Projects that are 35 acres or less in size will generally not exceed the SMAQMD's construction NO_x 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);

- Require import or export of soil materials that will require a considerable amount of haul truck activity; or,
- Require soil disturbance (i.e., grading) that exceeds 15 acres per day. Note that 15 acres is a screening level and shall not be used as a mitigation measure.

Given the grading activities, and the demolition of the existing duplex on the site, the project does not meet the screening criteria for NOx. NOx emissions were calculated using CalEEMod and the results of the modeling are discussed below.

EMISSIONS MODELING

CalEEMod was used to model project emissions (Appendix B). There are four primary construction phases of interest in the CalEEMod model: demolition, grading, paving, and building. While the project site is less than 35 acres, the project would involve the construction of buildings up to 4 stories, but not more than 4 stories. The project would also involve the demolition of existing structures, and extensive grading associated with the construction of a detention basin. The proposed project contains a duplex of approximately 5,000 square feet that will be demolished.

The Land Use designations used for CalEEMod were Apartments Mid Rise and Condo/Townhouse for the proposed Senior Living facilities and Congregate Care (Assisted Living) for the Memory Care Unit. Model reports showing emissions as pounds per day and an annual summary of tons are included in Appendix B. As there can be differences in the emissions between winter and summer the, tables for construction and operations show the maximum level of emissions for pounds per day regardless of season.

Table IS-4: CalEEMod Results – Construction Phase NO_x

Construction Year	Constituent in pounds per day			
	ROG	NOx	PM_{10}	$PM_{2.5}$
2021	4.27	46.45	20.25	11.85
2022	259.68	19.99	3.08	1.38

As shown in the above table, the construction phase of the project will not exceed the significance thresholds established by SMAQMD. Therefore, the construction emissions impacts are ***less than significant.***

OPERATIONAL EMISSIONS/LONG-TERM IMPACTS

Once a project is completed, additional pollutants are emitted through the use, or operation, of the site. Land use development projects typically involve the following sources of emissions: motor vehicle trips generated by the land use; fuel combustion from landscape maintenance equipment; natural gas combustion emissions used for space and water heating; evaporative emissions of ROG associated with the use of consumer products; and, evaporative emissions of ROG resulting from the application

of architectural coatings. The results of the CalEEMod model for the operational phase are shown in Table IS-5.

Table IS-5: Operational Phase Emissions

Operational Phase Constituent in pounds per day			
ROG	**NOx**	**PM_{10}**	**$PM_{2.5}$**
14.08	14.13	10.44	3.02

The emissions levels are all less than the thresholds established by SMAQMD. Therefore, impacts to air quality during the operations of the Carmichael Commons project would be ***less than significant***.

NOISE

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

- 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.

NOISE IMPACTS FROM TRAFFIC

REGULATORY BACKGROUND

The Sacramento County Noise Element of the General Plan contains standards for the evaluation of noise impacts on new development.

> 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 1 standards.

Table IS-6: General Plan Noise Element Table 1

Noise Standards for New Uses Affected by Traffic and Railroad Noise Sacramento County Noise Element

New Land Use	Sensitive[1] Outdoor Area - Ldn	Sensitive Interior[2] Area - Ldn	Notes
All Residential	65	45	5
Transient Lodging	65	45	3,5
Hospitals & Nursing Homes	65	45	3, 4, 5
Theaters & Auditoriums	---	35	3
Churches, Meeting Halls	65	40	3
Schools, Libraries, etc.	65	40	3
Office Buildings	65	45	3
Commercial Buildings	---	50	3
Playgrounds, Parks, etc.	70	---	
Industry	65	50	3

Notes:

1. Sensitive areas are defined in acoustic terminology section.

2. Interior noise level standards are applied within noise-sensitive areas of the various land uses, with windows and doors in the closed positions.

3. Where there are no sensitive exterior spaces proposed for these uses, only the interior noise level standard shall apply.

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 by either hospital staff or patients.

5. If this use is affected by railroad noise, a maximum (Lmax) noise level standard of 70 dB shall be applied to all sleeping rooms to reduce the potential for sleep disturbance during nighttime train passages.

TRAFFIC NOISE SETTING

The existing noise environment at the adjacent residential uses is defined primarily by existing traffic on Winding Way and Garfield Avenue. Other local streets and the project vicinity have low capacity and low speed limits such that they do not generate significant noise from vehicular traffic.

Winding Way is a five-lane, east-west roadway with a posted speed limit of 40 miles per hour on the south side of the Project site. The facility extends from Auburn Boulevard near the Interstate 80 interchange to San Juan Avenue to the east in Fair Oaks. It is classified as an arterial in the County's General Plan Transportation Plan Combination Map (November 2011). The traffic study prepared for the project indicates that traffic volumes for Winding Way are 19,584 from Hackberry Ln to Garfield Ave. The traffic

volume assumed in the General Plan is 22,400 and that number is used here as a conservative estimate of potential noise impacts.

NOISE IMPACTS FROM TRAFFIC

The proposed project does not contain dedicated sensitive outdoor areas for each residence. In such cases, the General Plan directs noise analysis to the interior standard for residential uses. The maximum interior noise level for residential uses is 45 dB. Standard residential construction generally provides interior noise reduction of 25 dB, which means that exterior noise volumes must exceed 70 dB before interior volumes will exceed the 45 dB standard.

As outlined in the General Plan EIR, based on a volume of 22,400 vehicles, the distance to 70 dB L_{dn} is 58 feet from the roadway. At this distance, it could be assumed that outdoor ambient noise levels would be 70 dB. The project has been designed such that sensitive uses have been set back from the roadway, with pickleball courts and the performing arts center fronting on Winding Way. As such, there is a distance of approximately 75 feet between the roadway and residences, and 125 feet between the roadway and common outdoor space for residences. At these distances, the traffic on Winding Way would result in ambient noise levels at living and outdoor areas to be below the General Plan standards. Impacts are ***less than significant***.

TEMPORARY INCREASE TO AMBIENT NOISE

The project has the potential to create temporary noise generated during removal of garbage from the site. As garbage is collected there would be brief periods of elevated noise levels that may be noticed at the nearest existing residential locations. However, provided that these garbage removal operations occur during daytime hours (7 AM to 10 PM), the intrusion to the nearest residences would likely be no greater than that occurring during normal residential garbage removal activities in those residential neighborhoods. As a result, significant adverse noise impacts are not anticipated to result from normal garbage removal activities. In order to reduce the potential for annoyance impacts due to garbage removal noise, it is recommended that garbage removal activities be restricted to the period between 7 AM and 7 PM.

Noise impacts from temporary increase in noise levels would be ***less than significant***.

HYDROLOGY AND WATER QUALITY

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

1. 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.

2. Develop within a 100-year floodplain as mapped on a federal Flood Insurance Rate Map or within a local flood hazard area.

3. Place structures that would impede or redirect flood flows within a 100-year floodplain.

4. Create substantial sources of polluted runoff or otherwise substantially degrade ground or surface water quality.

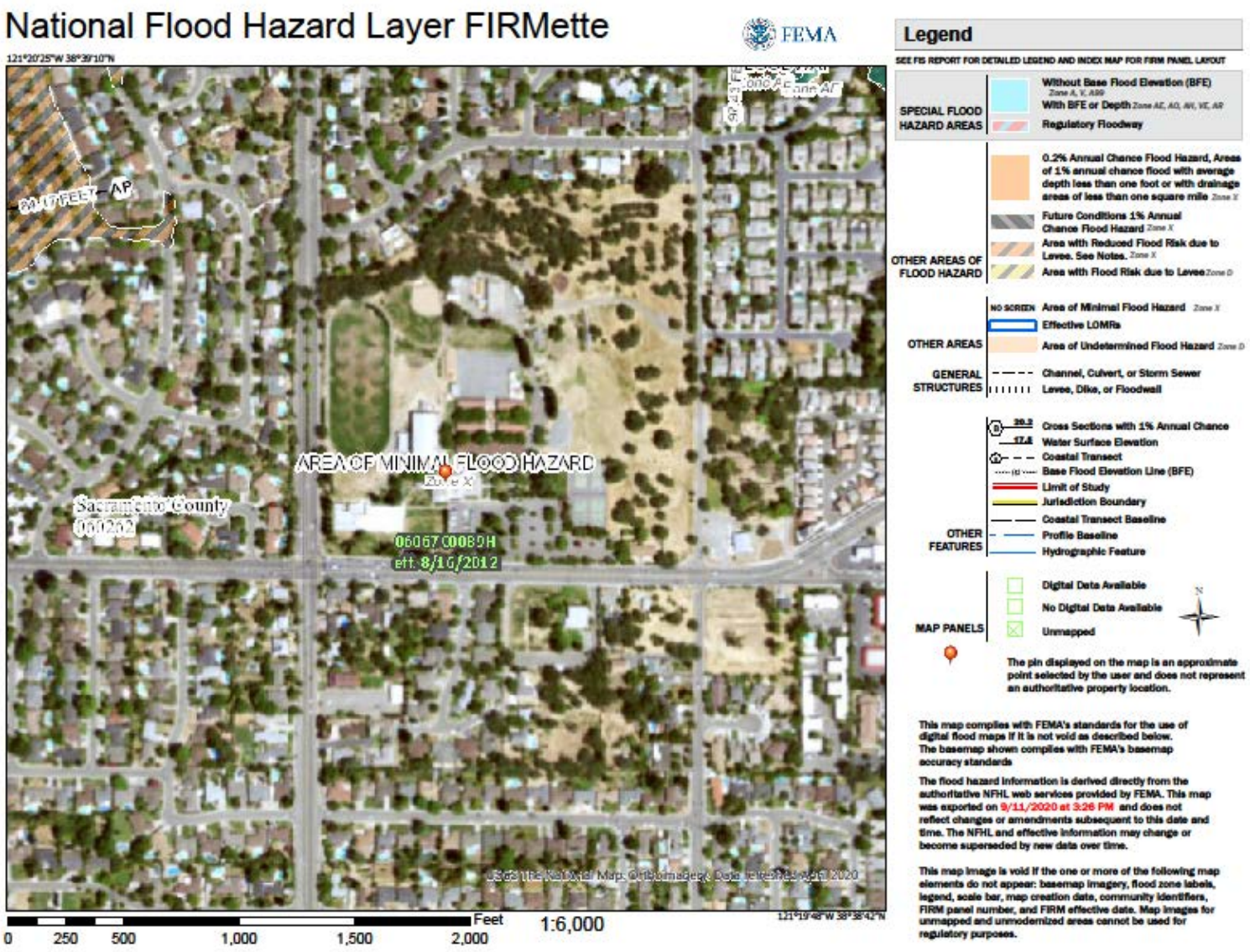
Floodplain and Drainage

The project site is located within the Verde Cruz Creek watershed. Verde Cruz Creek flows to Arcade which in turn flows to the Natomas East Main Drainage Canal and then on to the Sacramento River. The project site is within the Verde Cruz watershed but is not within a local flood zone. The project site is within Federal Emergency Management Agency (FEMA) Flood Zone X (Plate IS-9). Zone X, as determined by the 2012 FEMA Flood Insurance Rate Map, panel number 06067C0089H. Flood Zone X is defined as an "area determined to be outside the 500-year floodplain," which indicates there is statistically, for insurance rate mapping purposes, a less than 0.2 percent chance of a flood event occurring on the site for any given year. Flood Zone X does not require flood insurance and there are no Federal or local regulations that would preclude development within the zone.

The project proposes a stormwater detention basin onsite to minimize impacts associated with runoff. A preliminary drainage study was reviewed and approved by the Sacramento County Department of Water Resources (DWR). The drainage study indicates that the project would not result in adverse impacts to neighboring properties. The design level implementation plan of the drainage facilities will be required to be consistent with Sacramento County Hydrology Standards, Sacramento County Drainage Study Requirements, Sacramento County Improvement Standards, Sacramento Region Stormwater Quality Design Manual, and Sacramento County Floodplain Management Ordinance.

With the implantation of the drainage plan impacts to floodplain and drainage would be ***less than significant***.

Plate IS-9: FEMA 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 Regional Water Board. The Municipal Stormwater Permit requires the County to reduce pollutants in stormwater discharges to the maximum extent practicable and to effectively prohibit non-stormwater discharges. The County complies with this permit in part by developing and enforcing ordinances and requirements to reduce the discharge of sediments and other pollutants in runoff from newly developing and redeveloping areas of the County.

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

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

Applicable projects applying for a County grading permit must show proof that a WDID # has been obtained and must submit a copy of the SWPPP. Although the County has no enforcement authority related to the CGP, the County does have the authority to ensure

sediment/pollutants are not discharged and is required by its Municipal Stormwater Permit to verify that SWPPPs include the minimum components.

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

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

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

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

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

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

OPERATION: STORMWATER RUNOFF

Development and urbanization can increase pollutant loads, temperature, volume and discharge velocity of runoff over the predevelopment condition. The increased volume, increased velocity, and discharge duration of stormwater runoff from developed areas has the potential to greatly accelerate downstream erosion and impair stream habitat in natural drainage systems. Studies have demonstrated a direct correlation between the degree of imperviousness of an area and the degradation of its receiving waters. These

impacts must be mitigated by requiring appropriate runoff reduction and pollution prevention controls to minimize runoff and keep runoff clean for the life of the project.

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

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

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

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

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

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

BIOLOGICAL RESOURCES

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

- Have a substantial 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 the movement of any native resident or migratory fish or wildlife species.

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

According to CEQA Guidelines Appendix G, an impact to biological resources may be significant if it has a substantial effect on a special status species, sensitive habitat, or protected wetland; if it would interfere substantially with the movement of wildlife; or if it would conflict with applicable ordinances, policies, or conservation plans.

Special Status Species

Field visits by PER staff, and a search of the California Natural Diversity Database (CNDDB) species list was used to determine the potential habitats and species which could be impacted by the project. Review of the CNDDB species list indicates that some special status species occur within the Citrus Heights quadrangle and adjacent Pleasant Grove, Roseville, Rocklin, Rio Linda, Folsom, East Sacramento, Carmichael and Buffalo Creek quadrangles. The CNDDB indicates documented occurrences of tricolor blackbird, Swainson's hawk, burrowing owl, bank swallow, Cooper's hawk, pallid bat, Valley elderberry long horn beetle, vernal pool tadpole shrimp, vernal pool fairy shrimp, western pond turtle, California tiger salamander, and steelhead within the specific quadrangles.

While there are recorded occurrences within the quadrangles surrounding the project site, habitat does not exist on the project site or surrounding area to support Valley elderberry long horn beetle, vernal pool tadpole shrimp, vernal pool fairy shrimp, western pond turtle, California tiger salamander, and steelhead. Likewise, there is no nesting or roosting habitat on the project site that could be used by bank swallows or pallid bat. Therefore these species would not be impacted by the proposed project and are not discussed further.

BURROWING OWL

According to the California Department of Fish and Wildlife (CDFW) life history account for the species, burrowing owl (*Athene cunicularia*) habitat can be found in annual and perennial grasslands, deserts, and arid scrublands characterized by low-growing vegetation. Burrows are the essential component of burrowing owl habitat. Both natural and artificial burrows provide protection, shelter, and nesting sites for burrowing owls. Burrowing owls typically use burrows made by fossorial mammals, such as ground squirrels or badgers, but also use human-made structures such as cement culverts; cement, asphalt, or wood debris piles; or openings beneath cement or asphalt pavement. Burrowing owls are listed as a California Species of Special Concern due to loss of breeding habitat.

Burrowing owls may use a site for breeding, wintering, foraging, and/or migration stopovers. Breeding season is generally defined as spanning February 1 to August 31

and wintering from September 1 to January 31. Occupancy of suitable burrowing owl habitat can be verified at a site by detecting a burrowing owl, its molted feathers, cast pellets, prey remains, eggshell fragments, or excrement at or near a burrow entrance. Burrowing owls exhibit high site fidelity, reusing burrows year after year.

PROJECT IMPACTS

Although burrowing owls have been recorded within the Carmichael quadrangle, these locations are all more than 4.5 miles west of the project site. There is open space currently present on the project that could be used as burrowing habitat; therefore, to ensure that burrowing owls are not present and that no nesting is occurring on the site surveys will be conducted prior to the start of construction. If owls are found appropriate mitigation will implemented. With the surveys and as needed mitigation impacts to burrowing owls 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 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.

NESTING HABITAT IMPACT METHODOLOGY

For determining impacts to and establishing mitigation for nesting Swainson's hawks in Sacramento County, CDFW recommends implementing the measures set forth in the Recommended Timing And Methodology For Swainson's Hawk Nesting Surveys In

California's Central Valley by Swainson's Hawk Technical Advisory Committee (May 31, 2000). 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 or within ½-mile in a rural setting between March 1 and September 15.

FORAGING HABITAT IMPACT METHODOLOGY

Swainson's hawks are known to forage up to 18 miles from their nest site; however, that is the extreme range of one individual bird's daily movement. It is more common for a Swainson's hawk to forage within 10 miles of its nest site. Therefore, it is generally accepted and CDFW recommends evaluating projects for foraging habitat impacts when they are within 10 miles of a known nest site. Virtually all of Sacramento County is within 10 miles of a known nest.

Within urbanized areas of the state, CDFW recommends implementing the measures set forth in the "Staff Report Regarding Mitigation for Impacts to Swainson's Hawks (*Buteo swainsoni*) in the Central Valley of California" (November 1, 1994) for determining impacts to Swainson's hawk foraging habitat unless local jurisdictions develop an individualized methodology designed specifically for their location. Sacramento County has developed such a methodology and received confirmation from CDFW in May of 2006 that the methodology is a better fit for unincorporated Sacramento County and should replace the statewide, generalized methodology for determining impacts to foraging habitat.

Swainson's hawk foraging habitat value is greater in large expansive open space and agricultural areas than in areas, which have been fragmented by agricultural-residential or urban development. The methodology for unincorporated Sacramento County is based on the concept that impacts to Swainson's hawk foraging habitat occur as properties develop to increasingly more intensive uses on smaller minimum parcel sizes. As part of methodology development, County and CDFW staff analyzed aerial photography of the County and compared this to the underlying zoning. It was determined that there was a strong correlation in most areas between the presence of suitable habitat and zoning for large agricultural parcels, and conversely that areas zoned for agricultural-residential or more dense uses tended to have fragmented or absent habitat. Therefore, the methodology relies mainly on the minimum parcel size allowed by zoning to determine habitat value. Though there may be individual properties which do not follow the observed regional trend, it was concluded that adherence to this methodology would result in adequate cumulative mitigation for the species.

For the purpose of the methodology, properties with zoning of AG-40 and larger are assumed to maintain 100% of their foraging habitat value and properties with AR-5 zoning and smaller are assumed to have lost all foraging habitat value. The project site is currently zoned RD-2 Residential 2 for the entire 15.5 acres. In accordance with the Sacramento County Zoning Code Section 2.6.2 Table 2.4 the RD-2 zone district is summarized as "Same as RD-1 (RD-1 is similar to AR-1, except general agricultural not permitted except as incidental agricultural uses, such as the keeping of horses is permitted), except a minimum lot size of 20,000 square feet, with minimum lot width of

75 feet is permitted if a public sewer facility is in use or if a public sewage facility and public water facility are both in use. Based on this summarization, for the purposes of determining the habitat value remaining, the RD-2 designation is calculated as AR-2. Table IS-7 below illustrates this valuation and the continuum between AG-40 and AR-5 that represents the partial loss of habitat value that occurs with fragmentation of large agricultural land holdings. The large, 75% loss of habitat value between AG-20 and RD-5 is due to the change in land use from general agriculture to -residential.

Table IS-7: Swainson's Hawk Foraging Habitat Value by Zoning Category

Zoning Category	Habitat Value Remaining
AG-40 and above (e.g. AR-80, AG-160 etc.)	100%
AG-20/UR	75%
AR-10	25%
AR-5 and smaller (e.g. AR-2, 1, or RD-5, 7, 10, 15, 20, etc.	0%

PROJECT IMPACTS TO NESTING HABITAT

While the nearest recorded nest is approximately 2.1 miles from the project site there are large trees in the vicinity of the project could serve as suitable nesting habitat for Swainson's hawk. Mitigation has been included to implement pre-construction surveys, according to the Recommended Timing And Methodology For Swainson's Hawk Nesting Surveys In California's Central Valley by Swainson's Hawk (May 31, 2000), for nesting raptors within ½ mile of ground disturbing activities. 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 Department of Fish and Wildlife (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. Impacts to nesting Swainson's hawk are considered ***less than significant.***

PROJECT IMPACTS TO FORAGING HABITAT.

Based on the site's existing RD-2 zoning, the land possesses 0% value as suitable foraging habitat. Therefore, no mitigation is required for the loss of foraging habitat.

Project impacts to special status species are expected to be ***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 Wildlife Code. Raptors and their active nests are protected by the California Fish and Wildlife 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. There are a number of large trees located on and adjacent to the project that could afford nesting opportunities.

To avoid impacts to nesting raptors, mitigation is recommended. If construction will occur during the nesting season of March 1 to September 15 pre-construction nesting surveys to identify active nests will be required. If active nests are found avoidance measures will be required. 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. Impacts to nesting raptors are ***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. Impacts to migratory nesting birds are ***less than significant***.

Native Trees

The Sacramento County General Plan 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 (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 the 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*), Northern California black walnut (*Juglans hindsii*), 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*).

Non-Native Trees

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 Program funding in an amount proportional to the tree canopy of the specific project.

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 Sacramento County Department of Transportation, Landscape Planning and Design Division. 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. The contributions shall be equivalent to the square footage of the tree canopies removed.

TREE SURVEY

The applicant provided a Tree Inventory and Summary (Inventory) prepared by Foothill Associates (ISA certification WE-11615A) and dated August 7, 2017 (Appendix C). In addition, a supplementary survey prepared August 28, 2020 was completed (Appendix C-1). The Inventory identified the species, size, and location of onsite and overhanging offsite trees. Foothill Associates inventoried and evaluated all trees 4 inches or greater diameter at breast height (dbh) on or overhanging the site. A total of 635 trees were inventoried and evaluated Table IS-8 is a summary of the trees surveyed on the site and Appendix C-2 lists the trees by species truck size and canopy. Of the 635 trees, 540 of the trees are native oaks of these 540 trees 310[1] of the trees qualify as "protected trees" by the standards of the Sacramento County Tree Ordinance and Zoning Code. All trees identified on the property and adjacent lots are shown on Plates IS-8 through IS-14. Plate IS-15 shows the proposed trees that would be removed and retained with the development of the project site.

TREE INVENTORY SUMMARY

Trees native to California, ornamental non-native trees, fruit trees, and invasive trees (as listed by California Invasive Plant Council (IPC) or locally weedy trees are present in the survey area. Trees present on the project site are shown in Table IS-8.

[1] There is a difference in the number of protected trees according the County and as shown in the arborist report (Appendix C). This is due to the method used by the County, which calculates the DBH for multi-stem trees and the method used by the arborist of adding the diameters of each stem.

Table IS-8: Tree Summary

Common Name	Scientific Name	Number of Trees
Trees Native to California		
Modesto ash	*Fraxinus velutina* 'Modesto'	1
Fremont cottonwood	*Populus fremontii*	1
Blue Oak	*Quercus douglasii*	385
Valley Oak	*Quercus lobate*	108
Interior Live Oak	*Quercus wislizeni*	47
Coast Redwood	*Sequoia sempervirens*	4
Non-Native Ornamental Trees		
Camphor	*Cinnamomum camphora*	1
English walnut	*Juglans regia*	1
Crepe Myrtle	*Lagerstrpoemia* sp.	3
White Poplar	*Populus alba*	1
Silver Wattle	*Acacia dealbata*	1
Siberian Elm	*Ulmus pumila*	1
Fruit trees		
Lemon	*Citrus limon*	2
Apple	*Malus pumila*	1
Apricot	*Prunus armeniaca*	2
European Plum	*Prunus domestica*	6
Five Almond	*Prunus dulcis*	5
Peach	*Prunus persica*	4
Pear	*Pyrus commuis*)	9
Invasive Species Trees		
River Red Gum	*Eucalyptus camaldulensis*	28

Fig	*Ficus carica*	2
Peruvian Peppertree	*Schinus molle*	2
Chinese Tallow	*Triadica sebifera*	8

Plate IS-10: Tree Location Sheet 1

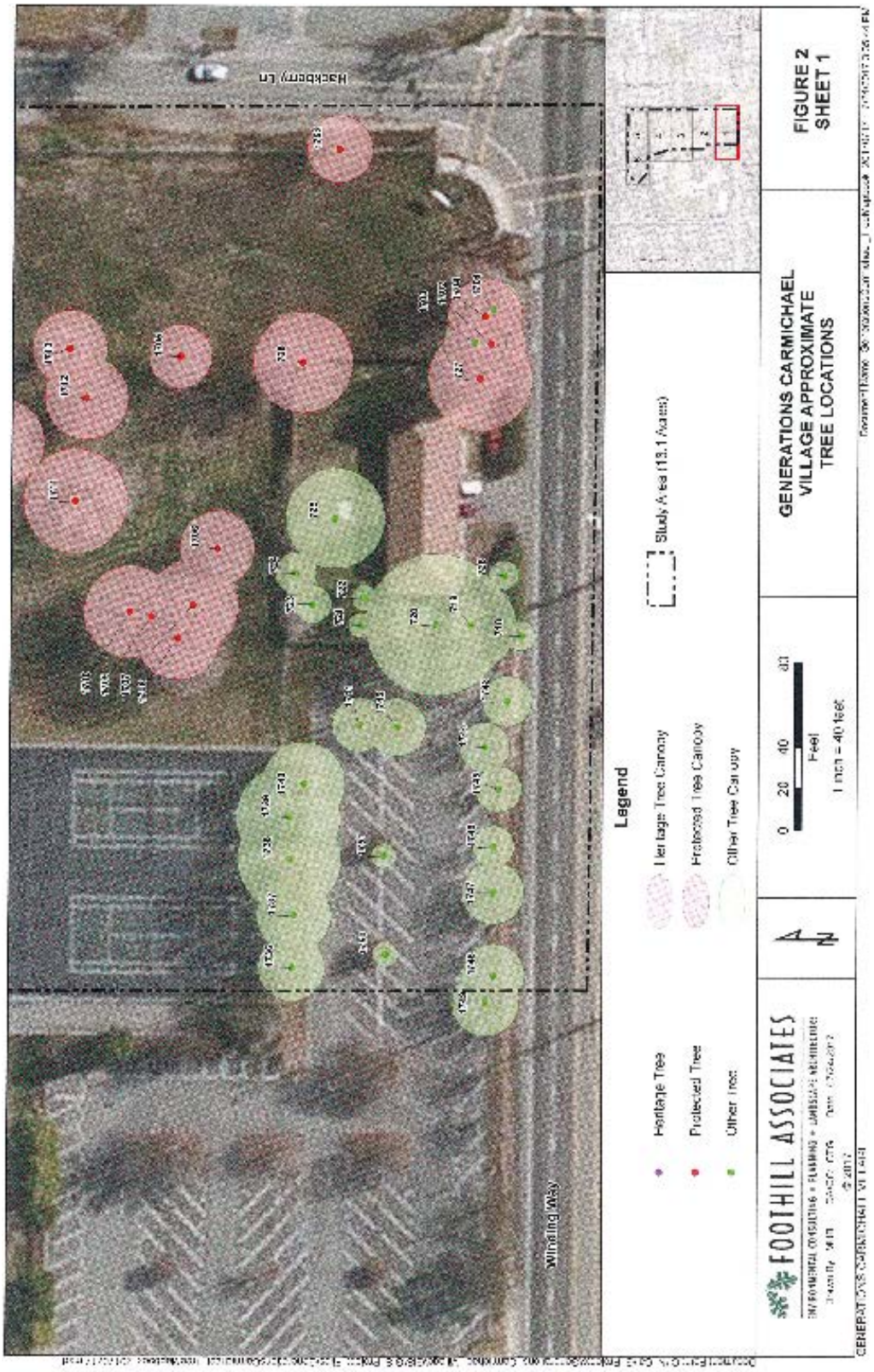


Plate IS-11: Tree Location Sheet 2

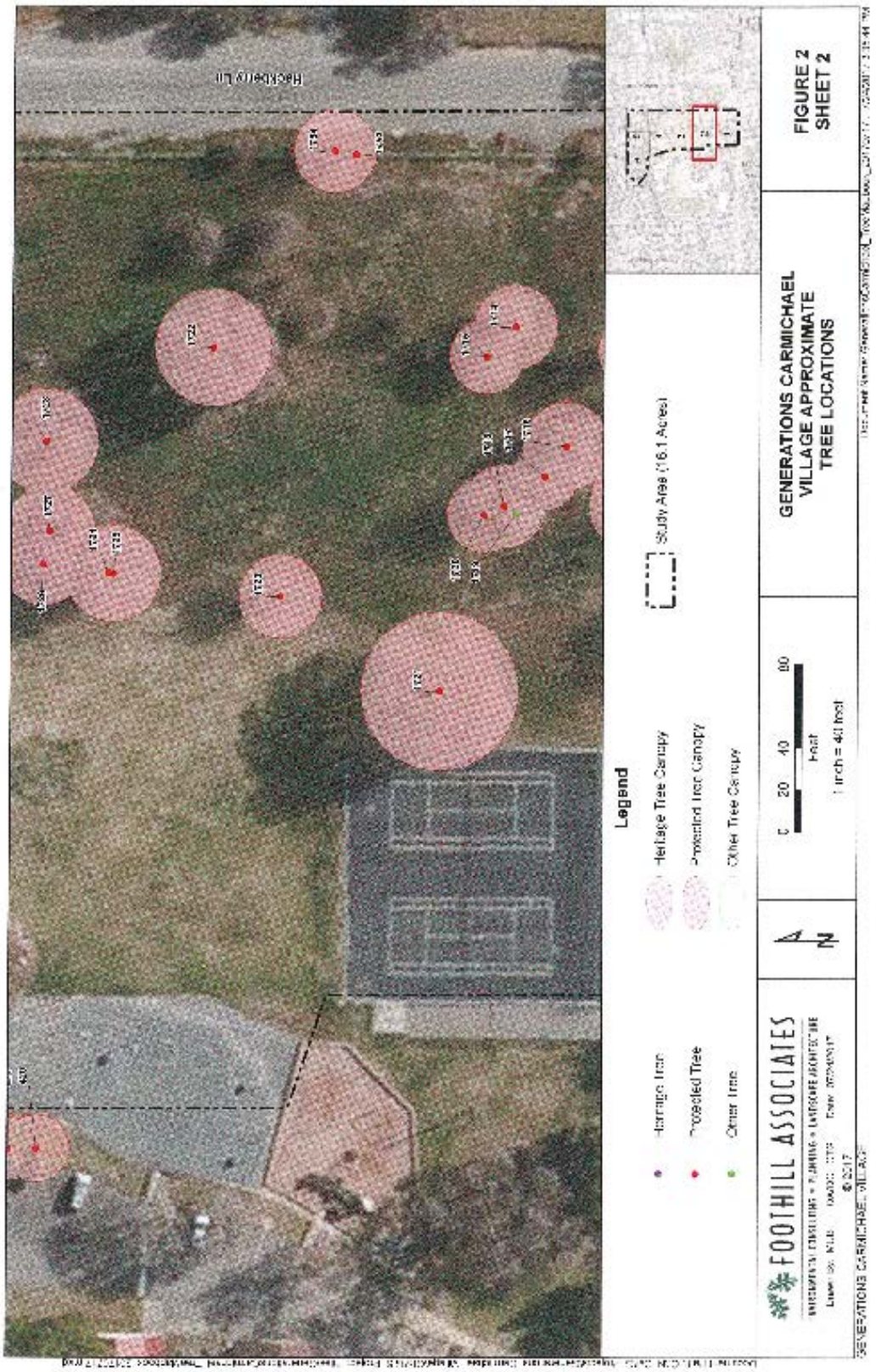


Plate IS-12: Tree Location Sheet 3

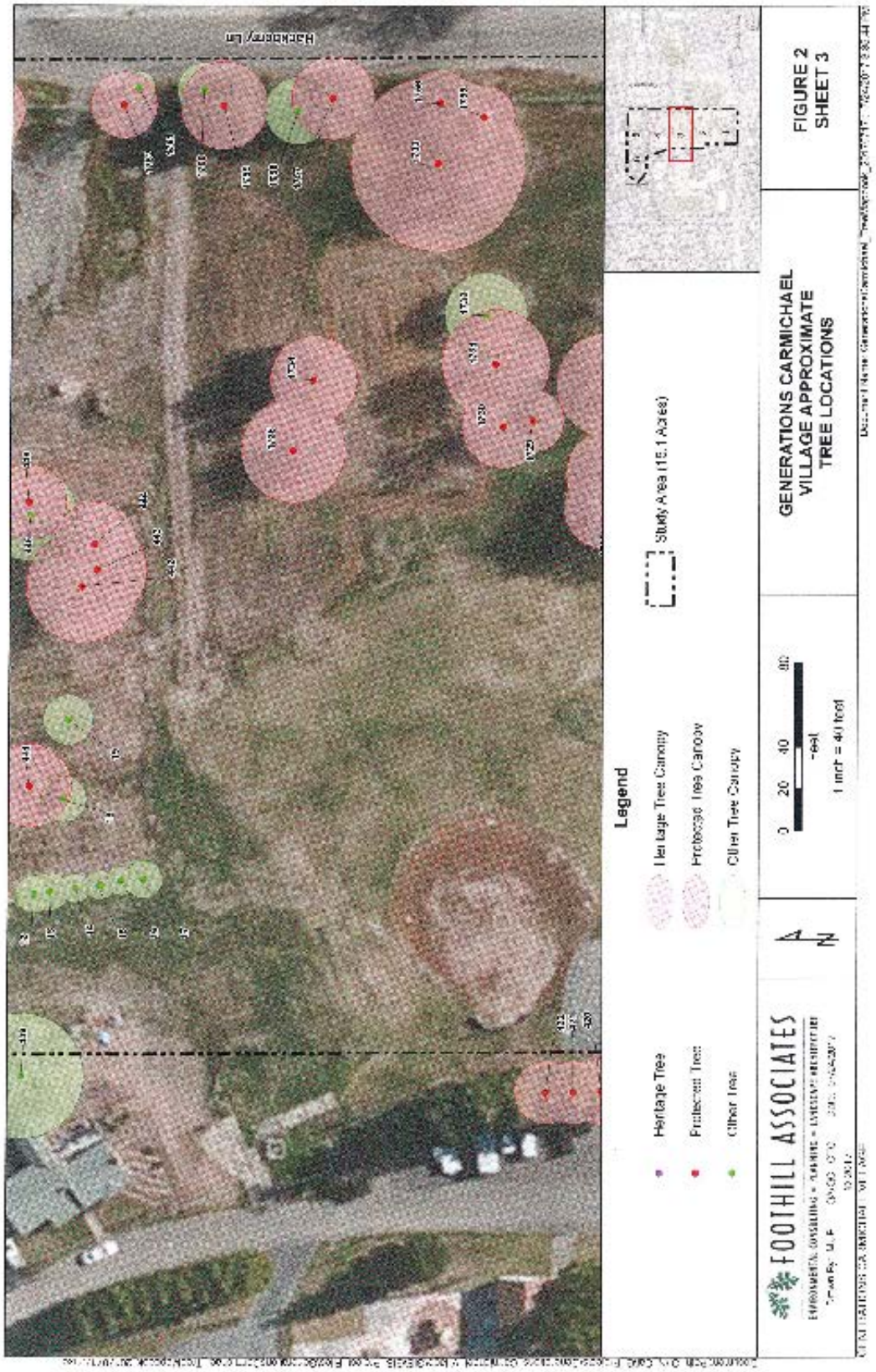


Plate IS-13: Tree Location Sheet 4

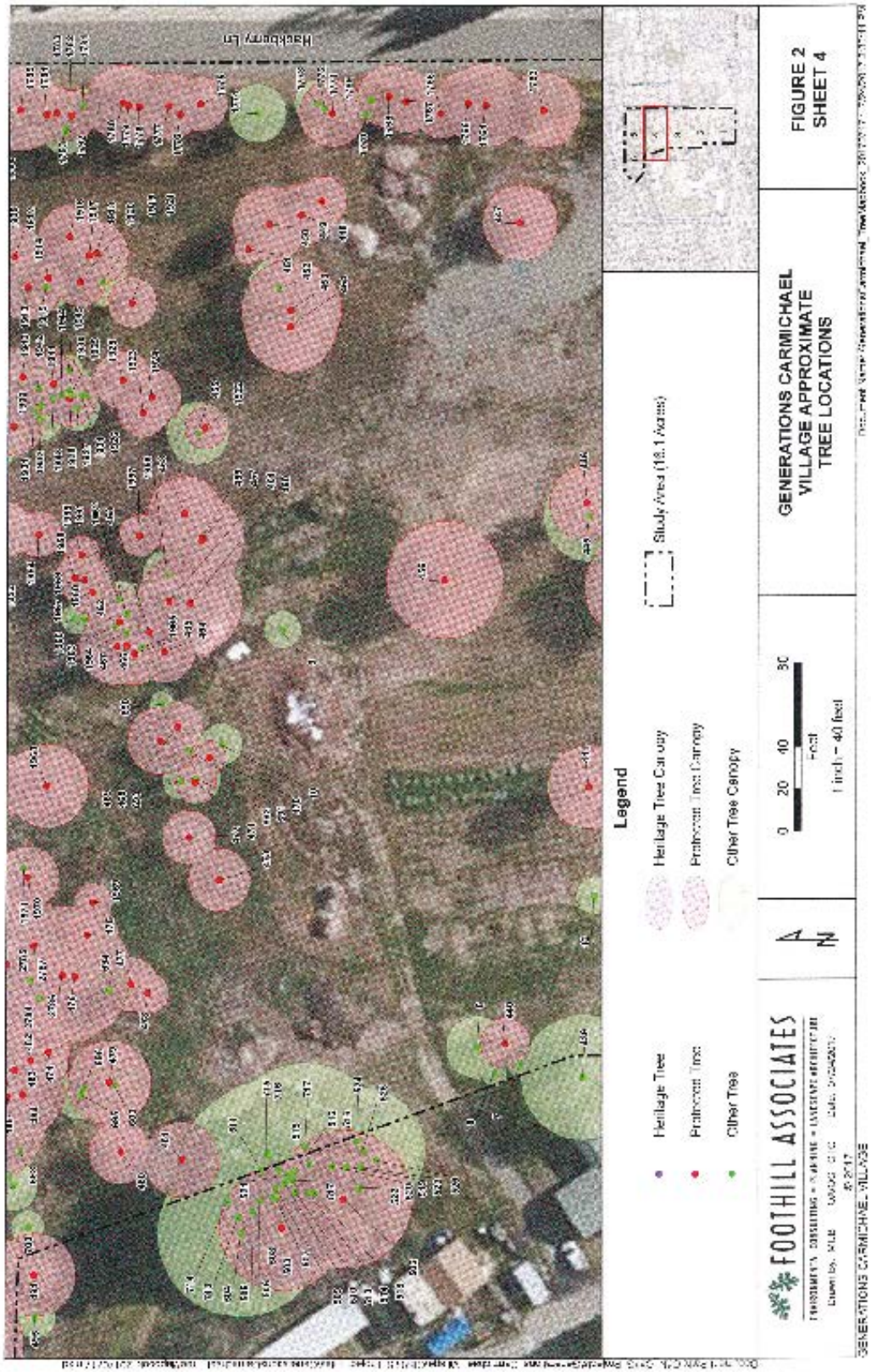


Plate IS-14: Tree Location Sheet 5

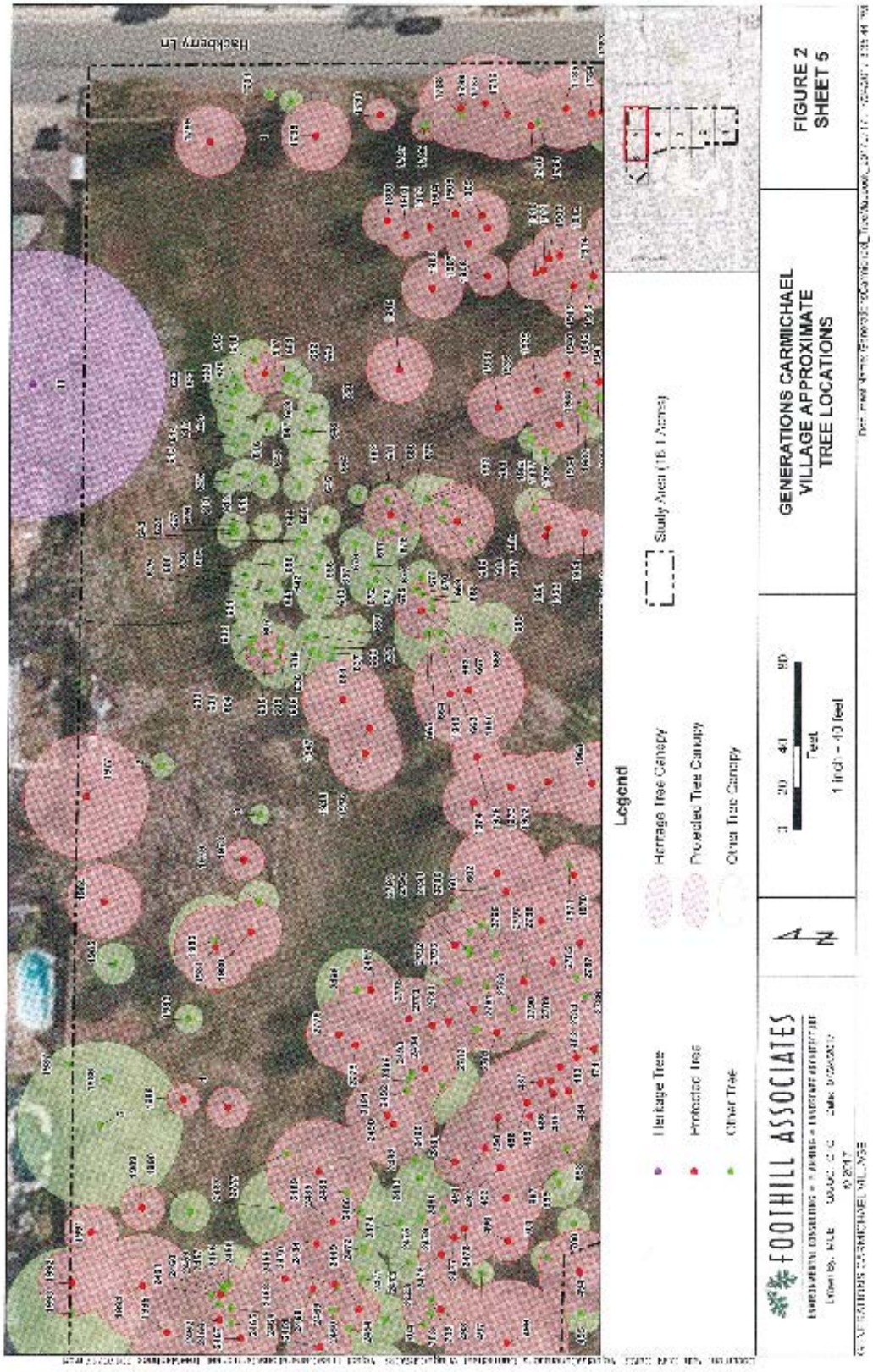


Plate IS-15: Tree Location Sheet 6

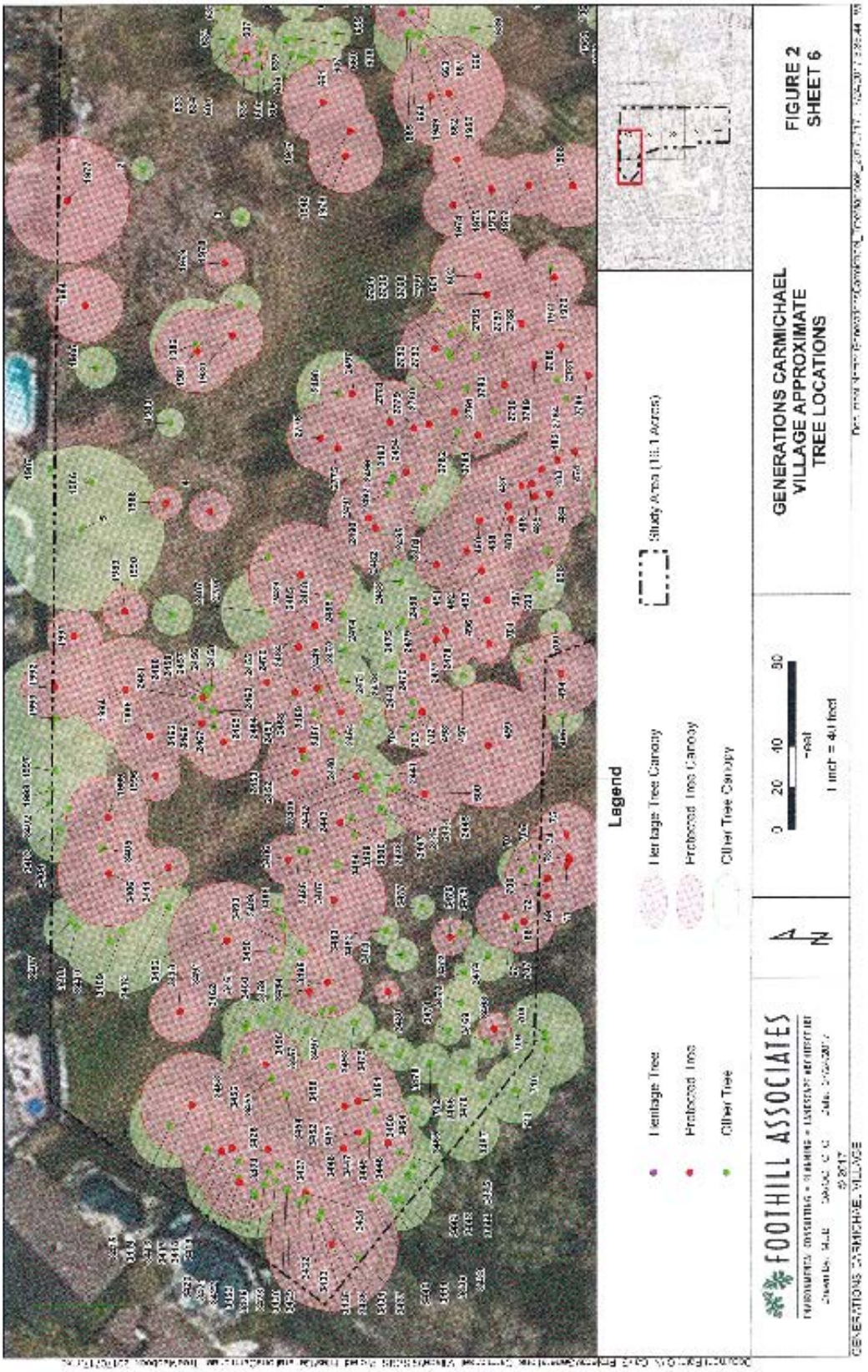


Plate IS-16: Tree Location Sheet 7

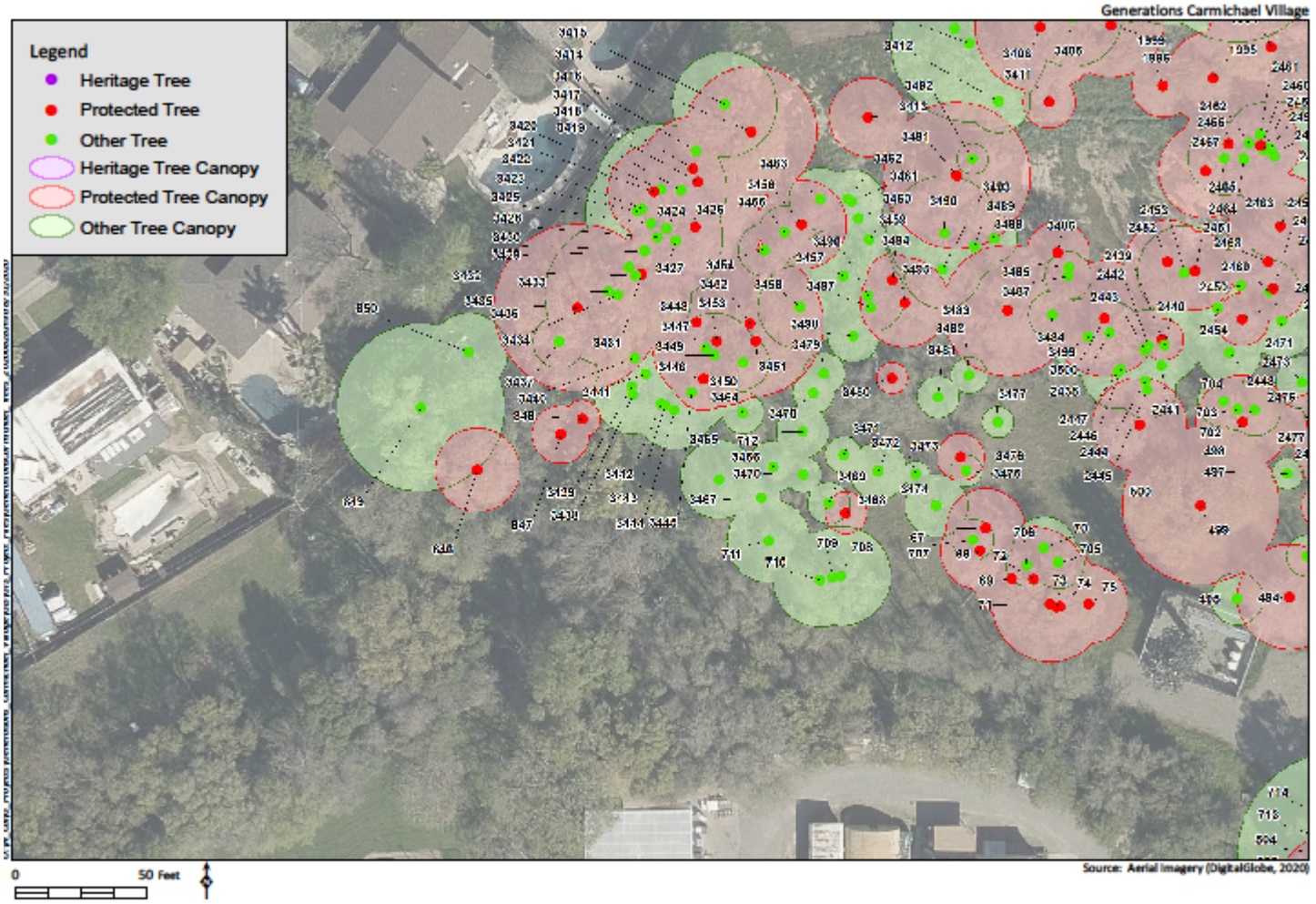
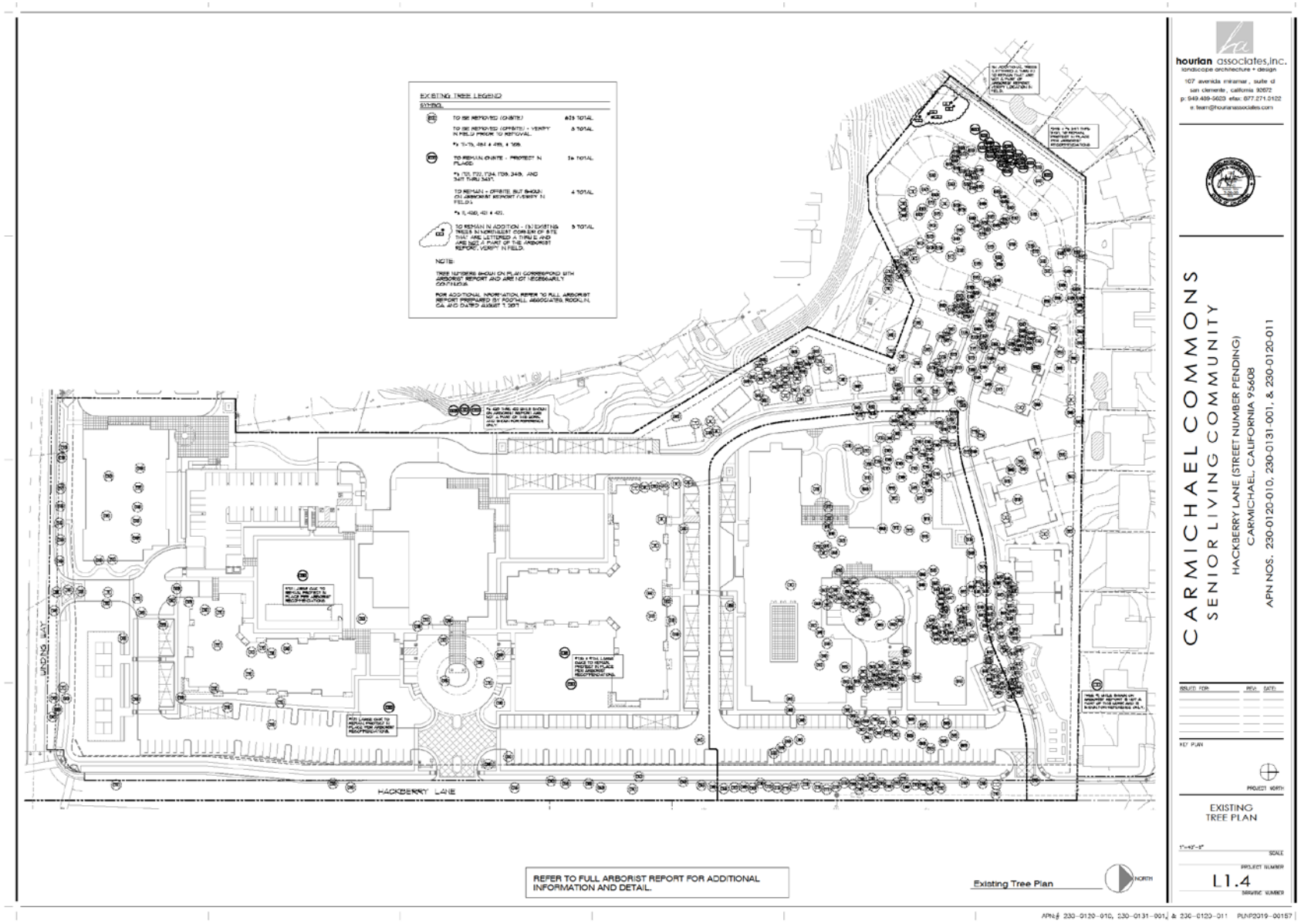


Plate IS-17: Existing Tree Plan



NATIVE TREE IMPACTS

ONSITE PROTECTED NATIVE TREES TO BE REMOVED

The applicant is proposing to remove 510 of the 540 oak trees located on the project site. Tree removal is proposed as a result of arborist recommendation, grading activities, placement of infrastructure, and construction of the apartment buildings, villas and the care facility. Of the 510 oak trees identified for removal, 235 are less than 6-inches in diameter (single trunk trees) or 10-inches (multi-trunk trees) and are not considered protected trees that would require mitigation (see Appendix C-3). In addition, the condition of 4 trees is poor, and would not require mitigation.

County Policy requires replacement of native trees removed by planting in-kind native trees equivalent to the dbh inches lost or by compensation through payment into the County Tree Preservation Fund. The removal of the 301 protected oak trees would require mitigation of 3,075 inches of dbh. Project impacts associated with the removal of protected native trees are ***less than significant***.

ONSITE AND OFFSITE PROTECTED NATIVE TREES TO BE RETAINED

There are 31 onsite or offsite native trees identified to be retained. There is potential for native trees to be impacted by construction equipment during project construction. Mitigation has been included to protect trees during construction including removal of debris, therefore the impact is ***less than significant***.

NON-NATIVE TREE IMPACTS

NON-NATIVE TREES TO BE REMOVED

Ninety trees located on the project site proposed for removal do not meet the definition of a protected tree (either due to species or size). However, these trees do comprise tree canopy given their condition (ranking Fair to Good) and their removal would require mitigation. The total tree canopy loss was mapped and the total area calculated. The canopy area not encompassed by previously mitigated native trees was determined to be 32,264 square feet which will require mitigation.

County Policy requires that impacts to tree canopy be addressed by replacement or contribution to the Greenprint Program. Project impacts to non-protected trees are expected to be ***less than significant***.

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 historical resource.
- Have a substantial adverse effect on an archaeological resource.

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

Under CEQA, lead agencies must consider the effects of projects on historical resources and archaeological resources. A "historical resource" is defined as a resource listed in, or determined to be eligible for listing in, the California Register of Historical Resources (CRHR), a resource included in a local register of historical resources, and any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant (Section 15064.5[a] of the Guidelines). Public Resources Code (PRC) Section 5042.1 requires that any properties that can be expected to be directly or indirectly affected by a proposed project be evaluated for CRHR eligibility. Impacts to historical resources that materially impair those characteristics that convey its historical significance and justify its inclusion or eligibility for the NRHP or CRHR are considered a significant effect on the environment (CEQA guidelines 15064.5)).

In addition to historically significant resources, an archeological site may meet the definition of a "unique archeological resource" as defined in PRC Section 21083.2(g). If unique archaeological resources cannot be preserved in place or left in an undisturbed state, mitigation measures shall be required (PRC Section 21083.2 (c)).

CEQA Guidelines Section 15064.5 (e) outlines the steps the lead agency shall take in the event of an accidental discovery of human remains in any location other than a dedicated cemetery.

Cultural Setting

A Cultural Resource Assessment was prepared for the project by Peak and Associates. The following information and analysis is based on this report. On July 8, 2019, Robert Gerry of Peak & Associates conducted a field survey of the project site. The archaeologists walked transects no wider than 10 meter separation.

A search of records and historical information on file at the North Central Information Center (NCIC) of the California Historical Resources Information System (CHRIS) was conducted in July 5, 2019 for the project area and a one-eighth-mile buffer. The records search identified no previously recorded resources within the project site:

No prehistoric period sites were identified within the project boundaries during the survey. Two structures were noted in the project area. One of these, a currently occupied duplex very close to Winding Way, was field recorded and photographed for later evaluation of significance. The other is a shelter for plants made of an aluminum framework with open sides and a partial fiberglass roof.

Historical Resource Impacts

5645-5647 Winding Way is a small duplex built almost on the shoulder of the road. The building is single story, rectangular shaped with a hipped roof. It is a multi-family property (duplex) with the center of the building containing garages for each unit. The

roof is covered with asphalt shingles and the sides are coated with stucco. Windows are double sash, divided vertically enclosed with a plain slip sill.

The duplex was constructed in 1957 according to Sacramento County Assessor's Office records. It is a hipped roof subtype of the Ranch Style home that was popular from 1935-75. Hipped roof subtypes comprise only about 10% of total Ranch Style homes and are most common in rural areas and areas with smaller homes.

NRHP CRITERIA FOR EVALUATION

The quality of significance in American history, architecture, archaeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

A. That are associated with events that have made a significant contribution to the broad patterns of our history; or

B. That are associated with the lives of significant persons in or past; or

C. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or

D. That have yielded or may be likely to yield, information important in history or prehistory.

There is no indication that the original residents were historically important and no important historical events occurred at this location (NRHP Criterion A and B).

The duplex at 5645 and 5647 Winding Way is nominally Ranch Style due to the rectangular shape and hipped roof. It lacks other distinctive stylistic elements .of the Ranch Style and is not a good architectural example of this common type of normally single, not multi, family residences. In addition, most windows and the garage and entry doors in both units appear to be modern replacements. The building overall does not possess good integrity although the stucco siding does appear to be original (1957).

The duplex relates to later period use of the property, after 1950, and is an essentially modem feature. There is no apparent association with important individuals or events in history. The duplex is not an uncommon style of Post-World War II buildings and has no outstanding architectural value. It will provide no further understanding or research value for the history of the region. There are no archeological values associated with the building. The resource does not meet the criteria of the California Register of Historical Resources as an important site. In conclusion, no significant historical properties exist in the project area; impacts to historical resources are ***less than significant***.

Archaeological Impacts

Based on the findings of the Peak Cultural Report no archaeological resources or evidence of prior cultural use were identified. However, if during construction activities, unusual amounts of non-native stone (obsidian, fine-grained silicates, basalt), bone, shell, or prehistoric or historic period artifacts (purple glass, etc.) are observed, or if areas that contain dark-colored sediment that do not appear to have been created through natural processes are discovered, then work should cease in the immediate area of discovery and a professionally qualified archeologist should be contacted immediately for an on-site inspection of the discovery.

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. Therefore, with mitigation, project impacts to archaeological resources will be ***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 section 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)).

Tribal Cultural Resource Setting

Sacramento County submitted a Sacred Lands File Search (SLFS) request to the Native American Heritage Commission (NAHC) on January 28, 2020. On January 29, 2020, the NAHC responded that there was a negative SLFS for the project site.

In accordance with Assembly Bill (AB) 52, codified as Section 21080.3.1 of CEQA, formal notification letters were sent to those tribes who had previously requested to be notified of Sacramento County projects on September 11, 2019. The United Auburn Indian Community of the Auburn Rancheria (AUIC) requested consultation on November 14, 2019 . A site visit was conducted on February 26, 2020.

Discussion of Project Impacts – Tribal Cultural Resources

Through consultation under CEQA, UAIC confirmed that the project area may contain tribal cultural resources of significance. The tribe and lead agency mutually agreed that tribal cultural resources mitigation measures were appropriate and feasible for the project. These measures would include cultural resource awareness training, a post ground disturbance site visit, along with a mitigation measure to address unanticipated discoveries. With these mitigations in place, project impacts to tribal cultural resources will be ***less than significant***.

Greenhouse Gas Emissions

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

- Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment.

Greenhouse Gas Background

California has adopted statewide legislation addressing various aspects of climate change and GHG emissions mitigation. Much of this establishes a broad framework for the State's long-term GHG reduction and climate change adaptation program. Of particular importance is AB 32, which establishes a statewide goal to reduce GHG emissions back to 1990 levels by 2020, and Senate Bill (SB) 375 supports AB 32 through coordinated transportation and land use planning with the goal of more sustainable communities. SB 32 extends the State's GHG policies and establishes a near-term GHG reduction goal of 40% below 1990 emissions levels by 2030. Executive Order (EO) S-03-05 identifies a longer-term goal for 2050.[2]

GHG Thresholds of Significance

The Sacramento Metropolitan Air Quality Management District (SMAQMD) has adopted Greenhouse Gas thresholds, to provide a uniform scale to measure the significance of GHG emissions from land use and stationary source projects in compliance with CEQA and Assembly Bill (AB) 32.

SMAQMD Greenhouse Gas thresholds of significance are separated into two project types (Table IS-9). The first is the Land Development and Construction project type and

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

the second project type is Stationary Source Only. Both of these project types are further subdivided into the construction phase and the operational phase. The adopted threshold for stationary sources projects in the operational phase is 10,000 metric tons of CO2e per year while the construction phase threshold is 1,100 MT of CO2e per year. Furthermore, the land development thresholds for both the construction and operational phase are 1,100 MT CO2e per year.

Table IS-9: Sacramento Metropolitan Air Quality Management District Threshold of Significance for Greenhouse Gases

Land Development and Construction Projects		
	Construction Phase	Operational Phase
Greenhouse Gas as CO_2e	1,100 metric tons per year	1,100 metric tons per year
Stationary Source Only		
	Construction Phase	Operational Phase
Greenhouse Gas as CO_2e	1,100 metric tons per year	10,000 metric tons per year

PROJECT IMPACTS

CONSTRUCTION PHASE

CalEEMod was used to calculate the Greenhouse Gas Emissions during construction (Appendix B). Construction is planned to occur over a one-year period. During construction of the project 610 metric tons of CO_2e per year would be generated. The construction emissions of 610 metric tons is below the significance threshold of 1,100 metric tons. Therefore, impacts from construction GHG emissions would be ***less than significant***.

OPERATIONAL PHASE

To determine operational GHG impacts, the first step in the current Greenhouse Gas methodology of Sacramento County is to determine if a project screens out. This is accomplished by comparing the project with the SMAQMD Greenhouse Gas Operations Screening Levels table. For the proposed project, there are three residential land use types- Apartments Mid Rise, Condo/Townhouse and Congregate Care (Assisted Living) with 204 dwelling units, 20 dwelling units and 143 dwelling units respectively.

All projects must implement tier 1 Best Management Practices to demonstrate consistency with the Climate Change Scoping Plan. After implementation of tier 1 Best Management Practices, project emissions are compared to the operational land use screening levels table (equivalent to 1,100 metric tons of CO2e per year). If a project's operational emissions are less than or equal to 1,100 metric tons of CO2e per year after implementation of tier 1 Best Management Practices, the project will result in a less than cumulatively considerable contribution and has no further action. Tier 1 Best Management Practices include:

- BMP 1 – no natural gas: projects shall be designed and constructed without natural gas infrastructure.

- BMP 2 – electric vehicle (EV) ready: projects shall meet the current CalGreen Tier 2 standards, except all EV capable spaces shall be instead EV ready.

All the dwelling units associated with the proposed project will be fully electric. Although BMP 1 calls for the use of no natural gas, because of equipment cost, the proposed project will use natural gas for the commercial kitchen in the assisted living area. The project will implement BMP 2 in its entirety.

The project does not screen out, so the California Emissions Estimator Model (CalEEMod) was used to model the annual Greenhouse Gas emissions as CO_2 equivalent (CO_2e). The model run used the same land use designations as in the Air Quality section and emissions as metric tons per year of CO_2e are shown in the Annual Report (Appendix B). The use of CO_2e would model the various GHG gases.

The project will be implementing fully electric facilities (with the exception of natural gas in the kitchen), providing electric vehicle charging facilities, and also generate 650 Kw of electricity from solar photoelectric cells located on the property. The CalEEMod model found that the operational phase of the facility would generate 1,384.4 metric tons of CO_2e per year. This would exceed the operational phase threshold of 1,100 metric tons per year. Therefore the project would be subject to the implementation of BMP 3.

> *BMP 3 – reductions in vehicle miles traveled (VMT) that meet the following requirements (or equivalent local agency's adopted SB 743 targets):*
>
> - *Residential projects must achieve a 15% reduction in VMT per resident compared to existing average VMT per capita in the county.*
>
> - *Office projects must achieve a 15% reduction in VMT per worker compared to existing average VMT per capita for the county.*
>
> - *Retail projects must achieve no net increase in total VMT.*

A VMT analysis was prepared and is discussed in the Transportation and Traffic section above. According to the Sacramento County Traffic Analysis Guidelines, it was determined that as a Locally Serving Facility and a Congregate Care Facility the impacts to traffic from VMT are considered less than significant and screen out from further analysis. As such, the project is considered to be consistent with SB 743.

The project will implement BMP 1 to the extent possible, will fully implement BMP 2 and is consistent with BMP 3. The project is also including additional mitigating measures on site through installation of solar. Therefore the project would be consistent with the California Air Resources Board's Scoping Plan for GHG emission and the impacts from GHG emissions are considered ***less than significant***.

ENVIRONMENTAL MITIGATION MEASURES

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

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

Applicant _Original Signature on FIle_____ Date: _____

MITIGATION MEASURE A: GARBAGE REMOVAL NOISE

Garbage removal activities shall be restricted to the period between 7 AM and 7 PM.

MITIGATION MEASURE B: BURROWING OWL

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

1. A survey for-burrows and owls should be conducted by walking through suitable habitat over the entire project site and in areas within 150 meters (~500 feet) of the project impact zone.

2. Pedestrian survey transects should be spaced to allow 100 percent visual coverage of the ground surface. The distance between transect center lines should be no more than 30 meters (~100 feet), and should be reduced to account for differences in terrain, vegetation density, and ground surface visibility. To efficiently survey projects larger than 100 acres, it is recommended that two or more surveyors conduct concurrent surveys. Surveyors should maintain a minimum distance of 50 meters (~160 feet) from any owls or occupied burrows. Itis important to minimize disturbance near occupied burrows during all seasons.

3. If no occupied burrows or burrowing owls are found in the survey area, a letter report documenting survey methods and findings shall be submitted to the Environmental Coordinator and no further mitigation is necessary.

4. If occupied burrows or burrowing owls are found, then a complete burrowing owl survey is required. This consists of a minimum of four site visits conducted on four separate days, which must also be consistent with the Survey Method, Weather Conditions, and Time of Day sections of Appendix D of the California Fish and Wildlife "Staff Report on Burrowing Owl Mitigation" (March 2012).Submit a survey report to the Environmental Coordinator which is consistent with the Survey Report section of Appendix D of the California Fish and Wildlife "Staff Report on Burrowing Owl Mitigation" (March 2012).

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

MITIGATION MEASURE C: SWAINSON'S HAWK NESTING HABITAT

If construction, grading, or project-related improvements are to commence between March 1 and September 15, a focused survey for Swainson's hawk nests on the site and within ½ mile of the site shall be conducted by a qualified biologist in accordance with the Recommended Timing And Methodology For Swainson's Hawk Nesting Surveys In California's Central Valley by Swainson's Hawk Technical Advisory Committee (May 31, 2000) prior to the start of construction work (including clearing and grubbing). If active nests are found, the California Fish and Wildlife shall be contacted to determine appropriate protective measures, and these measures shall be implemented prior to the start of any ground-disturbing activities. If no active nests are found during the focused survey, no further mitigation will be required.

MITIGATION MEASURE D: RAPTOR NEST 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 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 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 E: 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.

3. If active nest(s) are found in the survey area, a non-disturbance buffer, the size of which has been determined by a qualified biologist, 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 F: OAK TREE REMOVAL

The removal of 3,075inches dbh of oak tree shall be compensated for by planting in-kind native oak 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 oak trees include: valley oak (*Quercus lobata*), interior live oak (*Quercus wislizenii*), blue oak (*Quercus douglasii*), or oracle oak (*Quercus morehus*).

Replacement tree planting shall be completed prior to approval of grading or improvement plans, whichever comes first. A total of 3,075 inches will require compensation.

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 G: OAK TREE CONSTRUCTION PROTECTION

For the purpose of this mitigation measure, a native tree is defined as a valley oak and interior live oak 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.

With the exception of the trees removed and compensated for through Mitigation Measure E, above, all native trees on the project site all portions of adjacent off-site native trees which have driplines that extend onto the project site, and all off-site native trees which may be impacted by utility installation and/or improvements associated with this project, shall be preserved and protected as follows:

1. A circle with a radius measurement from the trunk of the tree to the tip of its longest limb shall constitute the dripline protection area of the tree. Limbs must not be cut back in order to change the dripline. The area beneath the dripline is a critical portion of the root zone and defines the minimum protected area of the tree. Removing limbs which make up the dripline does not change the protected area.
2. Chain link fencing or a similar protective barrier shall be installed one foot outside the driplines of the native trees prior to initiating project construction, in order to avoid damage to the trees and their root system.
3. No signs, ropes, cables (except cables which may be installed by a certified arborist to provide limb support) or any other items shall be attached to the native trees.
4. No vehicles, construction equipment, mobile home/office, supplies, materials or facilities shall be driven, parked, stockpiled or located within the driplines of the native trees.
5. Any soil disturbance (scraping, grading, trenching, and excavation) is to be avoided within the driplines of the native trees. Where this is necessary, an ISA Certified Arborist will provide specifications for this work, including methods for root pruning, backfill specifications and irrigation management guidelines.
6. All underground utilities and drain or irrigation lines shall be routed outside the driplines of native trees. Trenching within protected tree driplines is not permitted. If utility or irrigation lines must encroach upon the dripline, they should be tunneled or bored under the tree under the supervision of an ISA Certified Arborist.
7. Drainage patterns on the site shall not be modified so that water collects or stands within, or is diverted across, the dripline of oak trees.
8. No sprinkler or irrigation system shall be installed in such a manner that it sprays water within the driplines of the oak trees.

9. Tree pruning that may be required for clearance during construction must be performed by an ISA Certified Arborist or Tree Worker and in accordance with the American National Standards Institute (ANSI) A300 pruning standards and the International Society of Arboriculture (ISA) "Tree Pruning Guidelines".

10. Landscaping beneath the oak trees may include non-plant materials such as boulders, decorative rock, wood chips, organic mulch, non-compacted decomposed granite, etc. Landscape materials shall be kept two (2) feet away from the base of the trunk. The only plant species which shall be planted within the driplines of the oak trees are those which are tolerant of the natural semi-arid environs of the trees. Limited drip irrigation approximately twice per summer is recommended for the understory plants.

11. 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.

12. 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 1inch or more.

MITIGATION MEASURE H: CANOPY REPLACEMENT

Removal of 32,264 square feet 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.

MITIGATION MEASURE I: CULTURAL RESOURCES UNANTICIPATED DISCOVERIES

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

1. **Unanticipated human remains**. Pursuant to Sections 5097.97 and 5097.98 of the State Public Resources Code, and Section 7050.5 of the State Health and Safety Code, if a human bone or bone of unknown origin is found during construction, all work is to stop and the County Coroner and the 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. **Unanticipated cultural resources**. In the event of an inadvertent discovery of cultural resources (excluding human remains) during construction, all work must halt within a 100-foot radius of the discovery. A qualified professional archaeologist, meeting the Secretary of the Interior's Professional Qualification Standards for prehistoric and historic archaeology, shall be retained at the Applicant's expense to evaluate the significance of the find. If it is determined due to the types of deposits discovered that a Native American monitor is required, the Guidelines for Monitors/Consultants of Native American Cultural, Religious, and Burial Sites as established by the Native American Heritage Commission shall be followed, and the monitor shall be retained at the Applicant's expense.

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

    b. If a potentially-eligible resource is encountered, then the archaeologist and/or tribal monitor, Planning and Environmental Review staff, and project proponent shall arrange for either 1) total avoidance of the resource, if possible; or 2) test excavations or total data recovery as mitigation. The determination shall be formally documented in writing and submitted to the County Environmental Coordinator as verification that the provisions of CEQA for managing unanticipated discoveries have been met.

3. **Tribal cultural resources worker awareness.** The appended Tribal Cultural Resources (TCRs) Awareness Brochure (Appendix D), provides a definition and examples of TCRs that may be encountered during construction. The brochure

was developed to assist construction teams with the identification and protection of TCRs. The brochure shall be shared with construction teams prior to ground disturbance.

MITIGATION MEASURE J: TRIBAL CULTURAL RESOURCES AWARENESS TRAINING

This mitigation measure is intended to address the cultural sensitivity of the project area by including a Tribal Cultural Resources Awareness Training for relevant project personnel and construction workers.

- 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 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 the training.

MITIGATION MEASURE K: POST GROUND DISTURBANCE SITE VISIT

A representative from the United Auburn Indian Community will be afforded access to the project site within the first five days of ground disturbing activities so that soil piles, trenches, or other disturbed areas may be observed for the presence of tribal cultural resources. The applicant will contact the County a minimum of seven days prior to ground disturbing activities at the project site to indicate when construction will begin. The CEQA lead agency will invite a representative from the United Auburn Indian Community to be present within the first five days of ground breaking activity to inspect soil piles, trenches, or other disturbed areas. At the site inspection, the tribal representative will be given the opportunity to provide tribal cultural resources awareness information with construction personnel. In the event that any tribal cultural resources, such as structural features, unusual amounts of bone or shell, artifacts, human remains, or architectural remains are encountered during the post ground disturbance site visit or during subsequent construction activities, work shall be

suspended within 100 feet of the find, and the project applicant shall immediately notify the CEQA lead agency representative.

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 $9,800.00. 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

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 environmental policies of the Sacramento County General Plan, Carmichael Community Plan, and Sacramento County Zoning Code.
b. Physically disrupt or divide an established community?			X		The project will not create physical barriers that substantially limit movement within or through the community.
2. **POPULATION/HOUSING -** Would the project:					
a. Induce substantial unplanned population growth in an area either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of infrastructure)?			X		The project will neither directly nor indirectly induce substantial unplanned population growth; the proposal will result in some increases in density above existing designations, but is within an area designated for urban growth and uses.
b. Displace substantial amounts of existing people or housing, necessitating the construction of replacement housing elsewhere?			X		The project will result in the removal of two existing dwelling units, but includes the creation of 367 total dwellings, resulting in a net increase in housing stock.
3. **AGRICULTURAL RESOURCES** - Would the project:					
a. Convert Prime Farmland, Unique Farmland, Farmland of Statewide Importance or areas containing prime soils to uses not conducive to agricultural production?				X	The project site is not designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance on the current Sacramento County Important Farmland Map published by the California Department of Conservation. The site does not contain prime soils.
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.

	Potentially Significant	Less Than Significant with Mitigation	Less Than Significant	No Impact	Comments
4. **AESTHETICS -** Would the project:					
a. Substantially alter existing viewsheds such as scenic highways, corridors or vistas?			X		The project does not occur in the vicinity of any scenic highways, corridors, or vistas.
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.
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. Refer to the Aesthetics discussion in the Environmental Effects section above.
d. Create a new source of substantial light, glare, or shadow that would result in safety hazards or adversely affect day or nighttime views in the area?			X		The project will not result in a new source of substantial light, glare or shadow that would result in safety hazards or adversely affect day or nighttime views in the area.
5. **AIRPORTS -** Would the project:					
a. Result in a safety hazard for people residing or working in the vicinity of an airport/airstrip?				X	The project occurs outside of any identified public or private airport/airstrip safety zones.
b. Expose people residing or working in the project area to aircraft noise levels in excess of applicable standards?				X	The project occurs outside of any identified public or private airport/airstrip noise zones or contours.
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.

	Potentially Significant	Less Than Significant with Mitigation	Less Than Significant	No Impact	Comments
d. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				X	The project does not involve or affect air traffic movement.
6. **PUBLIC SERVICES -** Would the project:					
a. Have an adequate water supply for full buildout of the project?			X		The water service provider 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		Minor extension of infrastructure would be necessary to serve the proposed project. Existing service lines are located within existing roadways and other developed areas, and the extension of lines would take place within areas already proposed for development as part of the project. No significant new impacts would result from service line extension.
e. Result in substantial adverse physical impacts associated with the provision of storm water drainage facilities?			X		Minor extension of infrastructure would be necessary to serve the proposed project. Existing stormwater drainage facilities are located within existing roadways and other developed areas, and the extension of facilities would take place within areas already proposed for development as part of the project. No significant new impacts would result from stormwater facility extension.

	Potentially Significant	Less Than Significant with Mitigation	Less Than Significant	No Impact	Comments
f. Result in substantial adverse physical impacts associated with the provision of electric or natural gas service?			X		Minor extension of utility lines would be necessary to serve the proposed project. Existing utility lines are located along existing roadways and other developed areas, and the extension of lines would take place within areas already proposed for development as part of the project. No significant new impacts would result from utility extension.
g. Result in substantial adverse physical impacts associated with the provision of emergency services?			X		The project would incrementally increase demand for emergency services, but would not cause substantial adverse physical impacts as a result of providing adequate service.
h. Result in substantial adverse physical impacts associated with the provision of public school services?			X		The project will not require the use of public school services.
i. Result in substantial adverse physical impacts associated with the provision of park and recreation services?			X		The project will result in increased demand for park and recreation services, but meeting this demand will not result in any substantial physical impacts.
7. **TRANSPORTATION** - Would the project:					
a. Conflict with or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b) – measuring transportation impacts individually or cumulatively, using a vehicles miles traveled standard established by the County?			X		The proposed project is considered a Local Serving Public Facility/Service and meets the criteria to screen out the project as generating significant impacts. Refer to the Transportation/Traffic discussion in the Environmental Effects section above.
b. Result in a substantial adverse impact to access and/or circulation?			X		The project will be required to comply with applicable access and circulation requirements of the County Improvement Standards and the Uniform Fire Code. Upon compliance, impacts are less than significant.
c. Result in a substantial adverse impact to public safety on area roadways?			X		The project will be required to comply with applicable access and circulation requirements of the County Improvement Standards and the Uniform Fire Code. Upon compliance, impacts are less than significant.

	Potentially Significant	Less Than Significant with Mitigation	Less Than Significant	No Impact	Comments
d. Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?			X		The project does not conflict with alternative transportation policies of the Sacramento County General Plan, with the Sacramento Regional Transit Master Plan, or other adopted policies, plans or programs supporting alternative transportation.
8. **AIR QUALITY** - Would the project:					
a. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable federal or state ambient air quality standard?			X		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. Standard mitigation will ensure these impacts are reduced to less than significant levels.
b. Expose sensitive receptors to pollutant concentrations in excess of standards?					See Response 8.a.
c. Create objectionable odors affecting a substantial number of people?			X		The project will not generate objectionable odors.
9. **NOISE -** Would the project:					
a. 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.
b. Result in a substantial temporary increase in ambient noise levels in the project vicinity?			X		Project construction will result in a temporary increase in ambient noise levels in the project vicinity. This impact is less than significant due to the temporary nature of the these activities, limits on the duration of noise, and evening and nighttime restrictions imposed by the County Noise Ordinance (Chapter 6.68 of the County Code).

	Potentially Significant	Less Than Significant with Mitigation	Less Than Significant	No Impact	Comments
c. Generate excessive groundborne vibration or groundborne noise levels.			X		The project will not involve the use of pile driving or other methods that would produce excessive groundborne vibration or noise levels at the property boundary.
10. **HYDROLOGY AND WATER QUALITY** - Would the project:					
a. Substantially deplete groundwater supplies or substantially interfere with groundwater recharge?			X		The project will not rely on groundwater supplies and will not substantially interfere with groundwater recharge.
b. Substantially alter the existing drainage pattern of the project area and/or increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?			X		Compliance with applicable requirements of the Sacramento County Floodplain Management Ordinance, Sacramento County Water Agency Code, and Sacramento County Improvement Standards will ensure that impacts are less than significant.
c. Develop within a 100-year floodplain as mapped on a federal Flood Insurance Rate Map or within a local flood hazard area?			X		The project is not within a 100-year floodplain as mapped on a federal Flood Insurance Rate Map, nor is the project within a local flood hazard area.
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		Adequate on- and/or off-site drainage improvements will be required pursuant to the Sacramento County Floodplain Management Ordinance and Improvement Standards.

	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.
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.
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 or unique geologic feature?			X		No known paleontological resources (e.g. fossil remains) or sites occur at the project location.
12. **BIOLOGICAL RESOURCES** - Would the project:					
a. Have a substantial adverse effect on any special status species, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, or threaten to eliminate a plant or animal community?		X			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.
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			Resident and/or migratory wildlife may be displaced by project construction; however, impacts are not anticipated to result in significant, long-term effects upon the movement of resident or migratory fish or wildlife species, and no major wildlife corridors would be affected.
e. Adversely affect or result in the removal of native or landmark trees?		X			Native and/or landmark trees occur on the project site and be affected by on and/or off-site construction. Mitigation is included to ensure impacts are less than significant. Refer to the Biological Resources discussion in the Environmental Effects section above.

	Potentially Significant	Less Than Significant with Mitigation	Less Than Significant	No Impact	Comments
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.
b. Have a substantial adverse effect on an archaeological resource?			X		An archaeological survey was conducted on the project site. Refer to the Initial Study.
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.
14. **TRIBAL CULTURAL RESOURCES -** Would the project:					
a. Would the project cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code 21074?			X		Notification pursuant to Public Resources Code 21080.3.1(b) was provided to the tribes and request for consultation was received. Refer to the Cultural Resources discussion in the Environmental Effects section above.
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.
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.

	Potentially Significant	Less Than Significant with Mitigation	Less Than Significant	No Impact	Comments
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.
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 introduce new structures containing 367 dwelling units and increase energy consumption, compliance with Title 24, Green Building Code, will ensure that all project energy efficiency requirements are net resulting in less than significant impacts.
b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?			X		The project will comply with Title 24, Green Building Code, for all project efficiency requirements.

	Potentially Significant	Less Than Significant with Mitigation	Less Than Significant	No Impact	Comments
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 California Emissions Estimator Model (CalEEMod) was used to estimate the greenhouse gas emissions associated with the project. Based on the results, the established County threshold of 1,100 annual metric tons of CO2e for the residential energy, and transportation sector of the proposed project will be exceeded. However based on the implementation of SMAQMD BMPs the project would be consistent with CARB scoping plan. See discussion in the Greenhouse Gas Emission section in Environmental Effects above.
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.

SUPPLEMENTAL INFORMATION

LAND USE CONSISTENCY	**Current Land Use Designation**	**Consistent**	**Not Consistent**	**Comments**
General Plan	Low Density Residential	X		With the approval of General Plan Amendment project will be consistent.
Community Plan	RD-2	X		With the approval of General Plan Amendment project will be consistent.
Land Use Zone	RD-2	X		With the approval of zoning change project will be consistent.

INITIAL STUDY PREPARERS

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