



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:** PLNP2019-00239
2. **Title and Short Description of Project: Eskaton Carmichael Parking Addition**
A **Special Development Permit** to allow a parking lot to be developed within 25 feet of an adjoining residentially-zoned property and for the perimeter fence to exceed seven feet in height within the Eskaton Special Planning Area (SPA).
A **Design Review** to comply with the *Sacramento County Countywide Design Guidelines* (Countywide Design Guidelines).
The proposed 1.51± acre project is located on the southeastern portion of the 37.68± acre parcel.
The proposed parking addition (located south of the existing facility) will add 69 parking spaces for staff, visitors and volunteers. The breakdown of the proposed parking includes: 46 standard spaces, 4 parallel spaces, 11 compact spaces, 4 accessible spaces and 4 golf cart parking spaces.
3. **Assessor's Parcel Number:** 256-0020-029
4. **Location of Project:** The project site is located at 3939 Walnut Avenue, on the west side of Walnut Avenue and approximately 550 feet north of Engle Road, in the Eskaton Special Planning Area within the unincorporated Carmichael Community.
5. **Project Applicant:** Warren Consulting Engineers, Inc
6. Said project will not have a significant effect on the environment for the following reasons:
 - a. It will not have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory.
 - b. It will not have the potential to achieve short-term, to the disadvantage of long-term, environmental goals.
 - c. It will not have impacts, which are individually limited, but cumulatively considerable.
 - d. It will not have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly.
7. As a result thereof, the preparation of an environmental impact report pursuant to the Environmental Quality Act (Division 13 of the Public Resources Code of the State of California) is not required.
8. The attached Initial Study has been prepared by the Sacramento Office of County Planning and Environmental Review in support of this Negative Declaration. Further information may be obtained by contacting the Office Planning and Environmental Review at 827 Seventh Street, Room 225, Sacramento, California, 95814, or phone (916) 874-6141.

[Original Signature on File]

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: PLNP2019-00239

NAME: Eskaton Carmichael Parking Addition

LOCATION: The project site is located at 3939 Walnut Avenue, on the west side of Walnut Avenue and approximately 550 feet north of Engle Road, in the Eskaton Special Planning Area within the unincorporated Carmichael Community.

ASSESSOR'S PARCEL NUMBER: 256-0020-029

OWNER: Eskaton Properties, Inc., Summer Dales
5105 Manzanita Ave. Carmichael, CA 95608

APPLICANT: Warren Consulting Engineers, Inc., George Warren

1117 Winfield Way, Suite 110 El Dorado Hills, CA 95762

PROJECT DESCRIPTION

1. A **Special Development Permit** to allow a parking lot to be developed within 25 feet of an adjoining residentially-zoned property and for the perimeter fence to exceed seven feet in height within the Eskaton Special Planning Area (SPA).
2. A **Design Review** to comply with the *Sacramento County Countywide Design Guidelines* (Countywide Design Guidelines).

The proposed 1.51± acre project is located on the southeastern portion of the 37.68± acre parcel (Plate IS-1).

The proposed parking addition (located south of the existing facility) will add 69 parking spaces for staff, visitors and volunteers (Plate IS-4). The breakdown of the proposed parking includes: 46 standard spaces, 4 parallel spaces, 11 compact spaces, 4 accessible spaces and 4 golf cart parking spaces.

ENVIRONMENTAL SETTING

The 37± acre property is located at 3939 Walnut Avenue, on the west side of Walnut Avenue and approximately 550 feet north of Engle Road, in the Carmichael community (Plate IS-1). Surrounding land uses are single-family residential and multi-family residential. The project site is zoned Eskaton Special Planning Area (SPA) (Plate IS-2).

The surrounding neighborhood is an urban environment located in eastern Sacramento County (Plate IS-3). A residential care facility has been on the property since 1987. The proposed project area is approximately 1.51± acres on the southeast portion of the 37± acre property adjacent to Walnut Avenue, a two lane local street (Plate IS-4). Existing on-site improvements are located north of the proposed parking lot. The project area is currently undeveloped, but fill was added to portions and sections have been formally landscaped (Plate IS-5). The site contains both native and non-native trees. Vegetation on the site is urban and consists of lawns, tree groves, shade trees and shrub cover. Trees on the subject property consist of Valley Oaks and Redwoods.

Plate IS-1: Project Vicinity Map



Plate IS-2: Eskaton Special Planning Area (SPA)

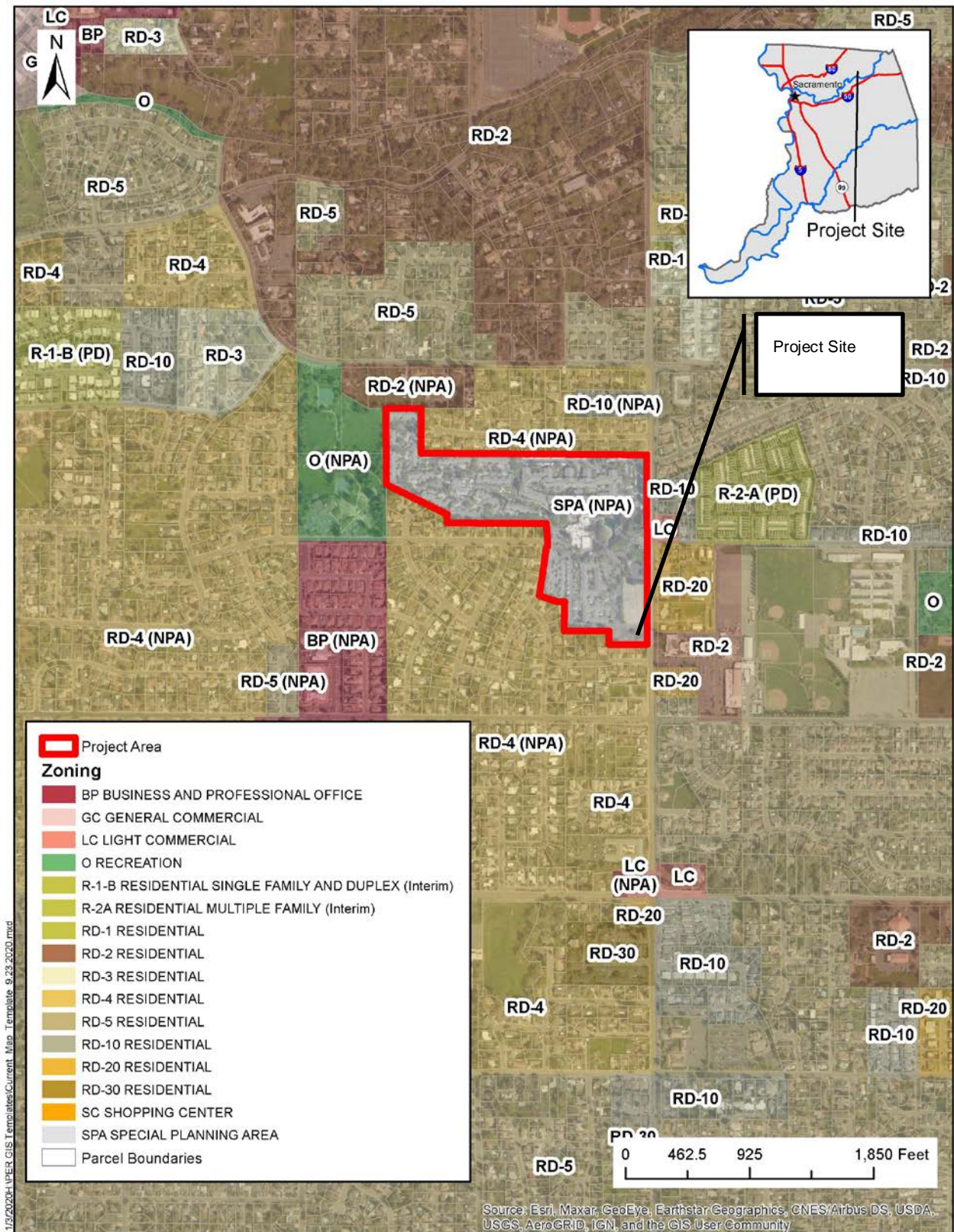


Plate IS-3: Regional Map

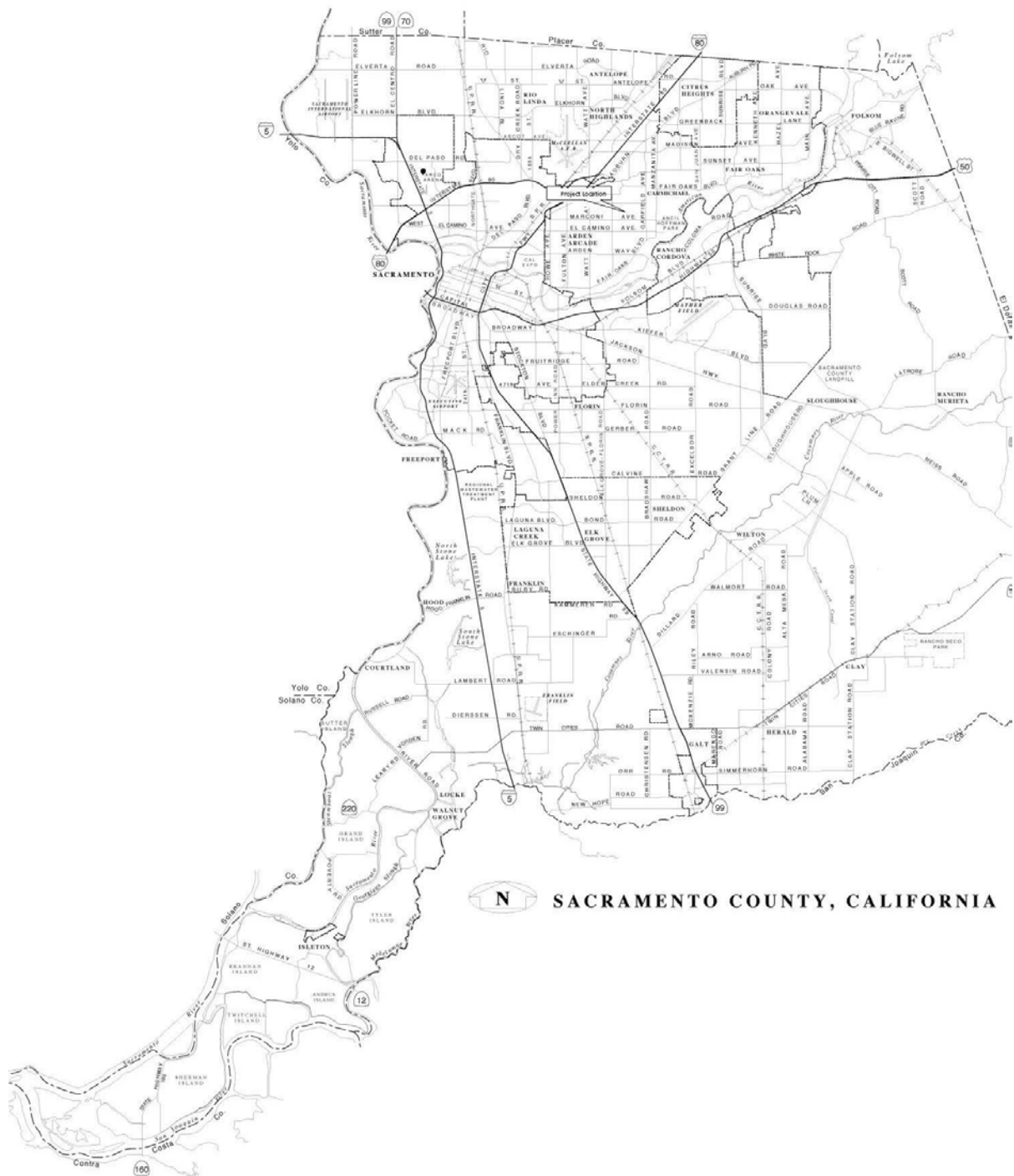


Plate IS-4: Site Plan

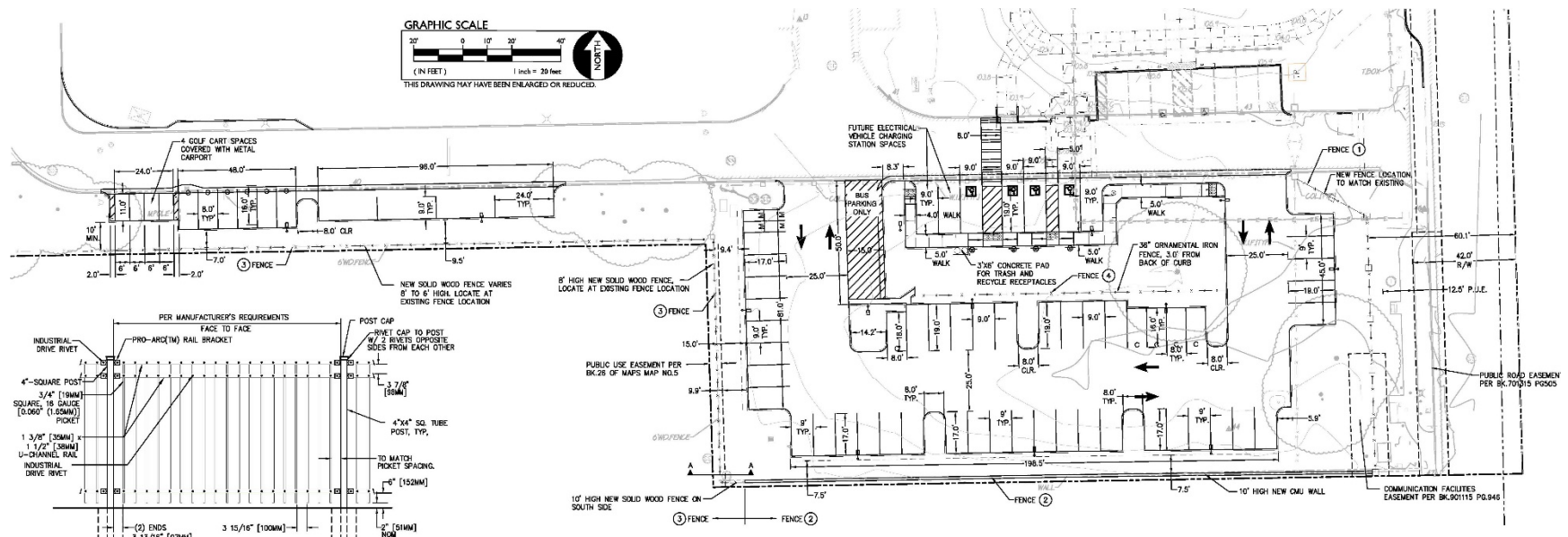


Plate IS-5: Site Photographs



Area 1 was previously landscaped with redwoods and pines. Three valley oaks and an allepo pine on the adjacent parcel have canopies that overhang the subject parcel. View looking southeast.



Area 2 contains two valley oaks located on the subject parcel, adjacent to Walnut Avenue. View looking southeast.



Area 3 features a large valley oak with a diameter at breast height (DBH) of 20 inches. Note the existing fill on the site, which is evident at the base of the tree trunk. View looking southwest.



Area 4 includes canopy overhang from two interior live oaks located on the adjacent property. View looking southwest.

ENVIRONMENTAL EFFECTS

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

BACKGROUND

On March 23, 2019, the Board of Supervisors approved a Zoning Ordinance Amendment and Design Review (PLNP2017-00094) to rezone the entire Eskaton property to the SPA zoning designation and to allow development of an assisted living facility/congregate housing facilities in the list of permitted uses.

The applicant filled a Certificate of Compliance in October 2019, merging all of the properties within the boundaries of the Eskaton Special Planning Area (SPA). The entire property is now located at 3939 Walnut Avenue (APN: 256-0020-029). The parking addition site at the southernmost portion of the property will add 69 parking spaces for staff, visitors and volunteers of the congregate care facility (Plate IS-4). Technical studies prepared in support of the congregate care facility project are also pertinent to the parking addition project.

LAND USE

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

- Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including but not limited to a general plan, specific plan or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?

The project is subject to the policies of the Sacramento County General Plan and the Sacramento County Zoning Code. As proposed, the Special Development Permit and Design Review will add 69 parking spaces for staff, visitors and volunteers of the existing care facility (Plate IS-4). Currently, there is a parking shortage based on increased numbers of staffing and volunteers. The site is designated Low Density Residential uses by the Sacramento County General Plan and Special Planning Area (SPA) by the Carmichael Community Plan and Sacramento County Zoning Maps. According to the Land Use Element of the Sacramento County General Plan:

The Low Density Residential designation provides for areas of predominately single-family housing with some attached housing units. Typical low density development

includes detached single family homes, duplexes, triplexes, fourplexes, townhouses, lower density condominiums, cluster housing and mobile home parks.

The intent of the Eskaton Special Planning Area (SPA) is to allow development on the subject property, to buffer residents from potential institutional noise and pollutants and mitigate against the impacts. The SPA requires a 25-foot wide landscaped planter adjacent to residential properties. The applicant filled a Special Development Permit to allow the landscaping planter to be 7-feet in width adjacent to the residential neighborhood and to deviate from the maximum 7-foot height for fencing. In addition, a Design Review is required for the development of the new parking area. The site is zoned SPA with properties adjacent to the project area zoned Residential (RD-4) and Multiple Family Residential (RD-20) (Plate IS-2).

The project proposes a new parking lot consisting of 69 parking spaces along the southernmost portion of the subject property adjacent to Walnut Avenue. The parking lot will consist of the following: 46 standard spaces, 4 parallel spaces, 11 compact spaces, 4 accessible spaces and 4 golf cart spaces (Plate IS-4).

The proposed project is consistent with the Sacramento County General Plan, Carmichael Community Plan, Sacramento County Zoning Code and the Eskaton Special Planning Area (SPA). The project is consistent with the Eskaton Special Planning Area (SPA) based on the mitigation measures the applicant has proposed to prevent adverse effects to the residential properties located to the west and south.

The proposed project is not expected to significantly alter current land uses in the area or create a use that is incompatible with current designations. Additionally the project does not appear to conflict with any applicable land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect nor does the project divide an established community. Land use related environmental impacts associated with this project are considered ***less than significant***.

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?

CONSISTENCY WITH ADOPTED REGULATIONS FOR SCENIC QUALITY

The project is subject to the regulations of the Eskaton SPA (503-40) and the Sacramento County Zoning Code (Section 5.9.4.). The intent of the Eskaton SPA is to allow development, which will buffer future residents from potential institutional noise and pollutants, mitigate against the impacts therefrom, provide for adequate circulation and adequate access to the

major streets, and ensure compatibility of design with the existing surrounding development (503-40).

ZONING CODE CONSISTENCY

The SPA includes the following development standards (503-44 b.) that pertain to the proposed Eskaton Parking Addition project:

1. A planter or landscaped area at least 25 feet wide shall be provided adjacent to all public street rights-of-way, excluding approved driveway entrances. In addition, any area within the street right-of-way between the edge of the sidewalk and the outer edge of the right-of-way shall be developed as a planter or landscaped area in conjunction with the required 25 foot area, above. The Planning Commission may approve a planter or landscaped area less than 25 feet in width if it finds that said alternative is compatible in design with existing surrounding development.

The project includes a landscaped area adjacent to Walnut Avenue that varies in width from approximately 30 to 50 feet wide and is in compliance.

2. A planter or landscaped area at least 25 feet wide shall be provided adjacent to the interior boundary lines of all adjoining residential, interim residential, interim estate, recreation, agricultural-residential, or agricultural zones. A six foot high perimeter fence of solid wood or masonry shall be installed along such boundary lines. Said perimeter fence shall be reduced in height to two and one-half feet wherever it is located within 25 feet of a street right-of-way. Landscaping shall consist of trees and shall include groundcovers, shrubs or climbing plants which shall be designed in combination with the required perimeter fence in such a manner as to form a visual screen between this zone and the aforesaid adjoining zone. The Planning Commission may approve a buffer area less than 25 feet in width and/or other than landscaped in nature if it finds that said alternative will adequately buffer adjacent existing residents from potential institutional noise and pollutants.

The applicant has requested a Special Development Permit in order to deviate from the SPA requirement to provide a planter or landscaped area 25 feet wide adjacent to the interior boundary lines of a residential zone and to construct fences that exceed the height of those specified in the SPA. The planter area along the south boundary of the parcel, adjacent to the residential neighborhood, measures approximately seven (7) feet in width at the narrowest location.

A new 8-foot tall wrought iron fence is proposed on the east property line adjacent to Walnut Avenue. A 10-foot high masonry wall and 10-foot high solid wood fence is proposed on the southern property line. A solid wood fence 6-feet to 8-feet high is proposed along the western portion of the parking area (Plate IS-4).

The Landscaping Plan proposes additional trees and shrubs to be planted along the Walnut Avenue frontage and the interior property lines adjacent to the residential

properties. Along the southern property line, narrow tall screening shrubs are proposed for enhanced residential privacy (Plate IS-6). The increased height of the perimeter fencing and additional landscaping will visually and audibly buffer the parking lot addition from the adjacent residential neighborhood.

DESIGN REVIEW CONSISTENCY

The project was discussed at the Design Review Advisory Committee (DRAC) meeting on January 9, 2020. The landscape architect requested that wheel stops or an additional two feet of landscaping be added at the ends of parking stalls. In addition, it was requested that the light pole locations be shown on the landscaping plans in order to avoid conflicts. Overall, the DRAC recommended approval of the proposed project.

1. Additional planters or landscaped areas shall be provided in public parking areas as specified in Section 5.2.4.F. of this Code.

The planters within the proposed parking area fulfill the minimum requirement of 5-feet in width. Approximately, 51.6% of the total parking area will be shaded and this exceeds the minimum of 50%.

2. Within each planter or landscaped area an irrigation system and live landscaping shall be provided and maintained.
3. Required planter and landscaped areas shall be protected from vehicle encroachment as specified in Section 5.2.4.F. of this Code.
4. Required planter or landscaped areas may be combined with appropriate pedestrian walks and similar hard surface area, provided that such hard surface does not cover more than 30 percent of any required planter or landscaped area. Ornamental or landscaping rock and gravel area shall be considered hard surface areas for the purpose of this provision.
5. Solar access rights of adjoining parcels shall be preserved.
6. The Project Planning Commission, when reviewing plans as herein provided, may require additional landscaping or walls where required to buffer residential uses from noise or lights from proposed development on the property described in Section 503-47 and may limit the height of buildings to one-story.

LIGHT AND GLARE

This project is subject to the parking area lighting (Section 5.9.4.G.) of the Sacramento County Zoning Code.

1. Pursuant to Section 5.9.4.G. of the Zoning Code, the requirements for parking area lighting within proposed parking lots includes:
 1. Lighting shall be constructed with full shielding and/or recessed to reduce light trespass to adjoining properties. Each fixture shall be directed downward and away from adjoining properties and public
 2. right-of-way, so that no light fixture directly illuminates an area outside of the site, and the light source is not visible from residential properties.
 3. The minimum lighting level shall be one (1) foot-candle of maintained illumination on the parking surface during the hours of use between one-half (1/2) hour before dusk and one-half (1/2) hour after dawn.

Adjacent residential uses are considered to be light-sensitive because they are typically occupied during the evening hours. Artificial light sources can be potentially invasive and interfere with residential privacy by intruding into an individual's living environment, disrupting evening views and potentially changing neighborhood character.

Artificial light impacts are of two types: (1) aesthetics and (2) exposure. Light aesthetics refers to the viewer's general aesthetic perception of light sources and their environment and focuses on visual changes, which take place as seen by an individual. Light exposure refers to the quantity of light or light intensity, emitted by light sources and received by an individual. Light aesthetics and light exposure are each evaluated using different criteria, as described later in this Section.

Light aesthetics are evaluated based on the following criteria:

- Proximity to light sources (i.e., a lit area within close proximity to a certain location would have a greater impact upon that location than a lit area further away); and
- Changes in large areas from unlit to lit conditions.

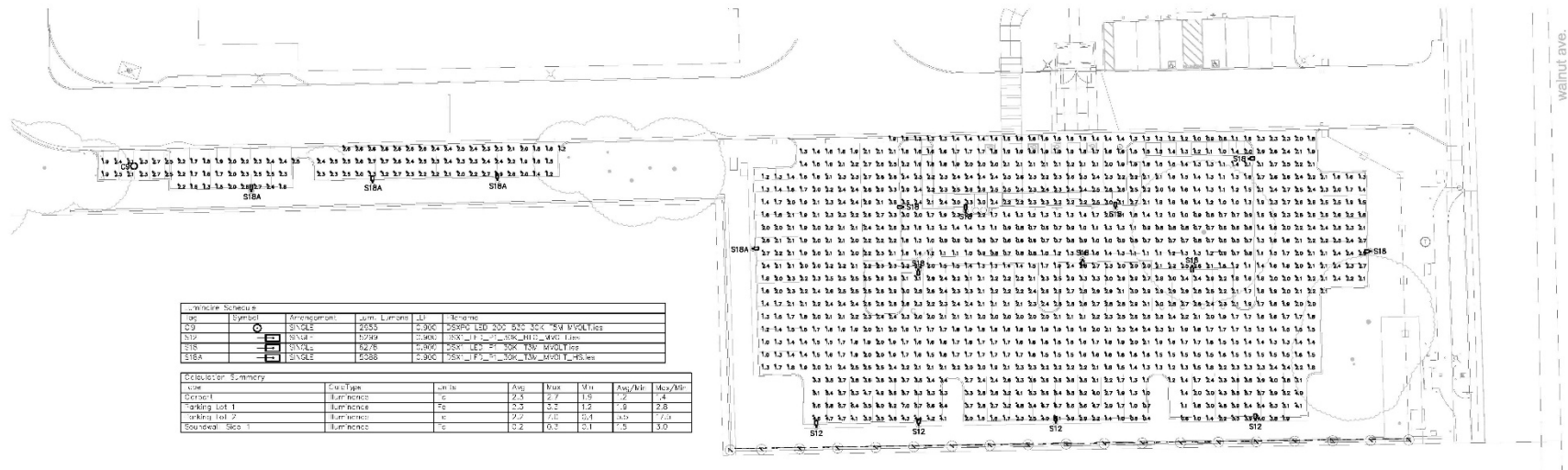
Glare is a lighting condition that causes an observer to experience visual discomfort as a result of high brightness. Lighting may also result in nighttime glare. The area of the parking lot typically determines the height of the light poles. In densely populated areas, shorter light poles will ensure that glare does not become an issue, but more light poles are required in order to offer adequate coverage. However, taller and fewer light poles can achieve the same uniformity without the concern of glare due to less public interaction.

The mounting height of the light standards within the parking area are as follows: 9 feet, 12 feet and 18 feet in height. Four (4) single-family homes are located approximately 15-feet from the projects southern property line (closest to Walnut Avenue). Four (4) light standards approximately 12-feet in height and spaced 57-feet apart are proposed (Plate IS-7). The shorter light standards will mitigate the potential glare from the residential properties. In addition, the

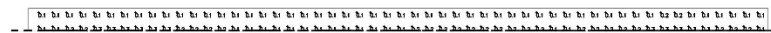
applicant is proposing an 8-foot tall masonry wall along with narrow tall screening shrubs at the southern property line (closest to Walnut Avenue) (Plate IS-6). Adjacent to the narrow portion of the project (western property line), there are an additional four (4) single-family homes. These residences are located approximately 120 feet south from the narrow portion of the property. Along this property line, there are four (4) light standards (18-feet and 9-feet in height) spaced approximately 46-feet apart. In addition, the applicant is proposing a solid wood fence ranging from 6-feet to 8-feet tall along this property line.

Single-family residences to the west maintain an increased setback from the proposed project. Therefore, the proposed light poles located along the western portion of the property will be 18-feet in height. The applicant is proposing a new solid wood fence that will be 6-feet to 8-feet tall along this property line. Compliance with Zoning Code Section 5.9.4.G. will reduce the impact to the surrounding residential homes and impacts are ***less than significant***.

Plate IS-7: Photometric Plan



1 PARKING LOT PHOTOMETRICS PLAN
SCALE: 1"=20'-0"
0 20' 40'



2 SOUND WALL PHOTOMETRICS ELEVATION
SCALE: 1"=20'-0"

BIOLOGICAL RESOURCES

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

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

NATIVE TREES

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

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

CO-139. Native trees other than oaks, which cannot be protected through development, shall be replaced with in-kind species in accordance with established tree planting specifications, the combined diameter of which shall equal the combined diameter of the trees removed.

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

DISCUSSION OF PROJECT IMPACTS

An arborist survey was conducted by Gordon Mann Certified Arborist #WE-0151AM on May 16, 2020 (Appendix A). The survey identified four (4) Valley Oaks on the property and six (6) trees (5 protected oaks and 1 pine tree) on adjacent properties to the south (Plate IS-8). The applicant proposes to preserve all trees on and adjacent to the project site; however, the proposed grading for the parking area will encroach upon the dripline of several trees.

Even when a tree will not be removed, construction within the dripline can cause impacts. For this reason, mitigation establishing protective fencing (and other measures) is typically required whenever construction will be occurring near native trees. In cases where a tree will remain but some construction within the dripline will occur, mitigation is required for any encroachment that exceeds 20% of the total dripline. At encroachment between 20 and 50%, partial mitigation is required, and when encroachment reaches 50% of the dripline, the entire tree is considered lost and full compensatory mitigation is required.

There are four (4) Valley Oak trees on the subject property that will be encroached upon as a result of the project (Table IS-1). Mitigation is required only for the Valley Oak (tree #5467) with the 23% encroachment. Mitigation measures have been added that the applicant pay a fee equal to 23% encroachment to the Sacramento Tree Foundation.

The calculation for the encroachment mitigation is:

.23 (percent of encroachment) x 25.8 (DBH) x 325 (\$325.00 per inch) = \$1,929 will be payable to the Sacramento Tree Foundation or the prevailing rate at the time.

Six trees are located to the south, adjacent to the proposed surface parking lot (Table IS-2). Five trees are Valley Oaks (*Quercus lobata*) and Interior Live Oaks (*Quercus wislizeni*), native oaks are protected by the Conservation Element of the General Plan. Even when a tree will not be removed, construction within the dripline can cause impacts. For this reason, mitigation establishing protective fencing (and other measures) has been included to protect oak trees in the vicinity of construction activities. Impacts to native trees are ***less than significant***.

Plate IS-8 Tree Canopy Encroachment

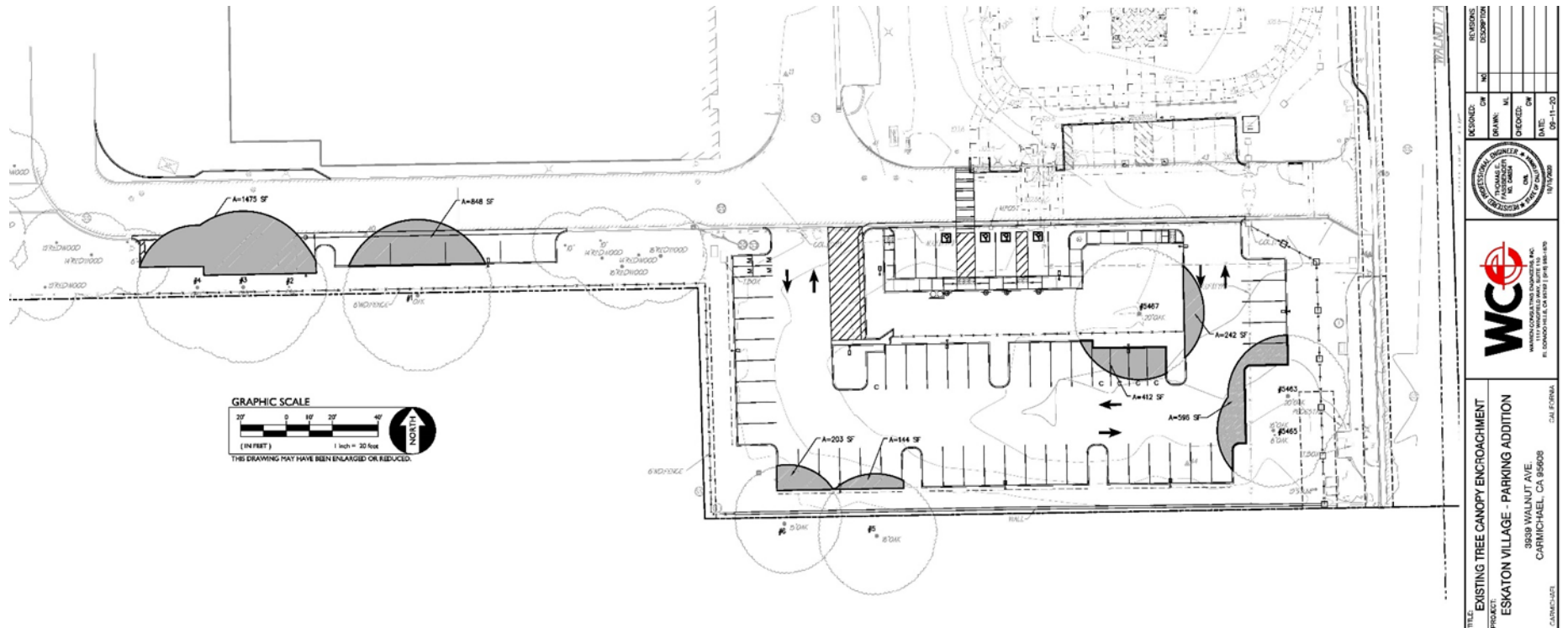


Table IS-1: Native Trees on Subject Property

Tree #	Species	DBH Inches*	Condition	Crown radius	Area (sq. ft.)	Encroachment
5463	Valley Oak	24.2	Co-dominant leaders at 12'; mostly symmetric crown with gap in SW; dead branches to 3"; good crown density.	26'	2,122	19%
5464	Valley Oak	19.5	20 degree lean to west from tree #5463 self-correcting; moderate crown density	25'	1,017	19%
5465	Valley Oak	8	Growing in depressed area <12" from #5464; low lateral S at 2'; 1-sided crown SW; Suppressed by #5464; trunk leans 20 degrees	11'	1,017	19%
5467	Valley Oak	25.8	Growing in original grade filled around; 10' square original grade; low lateral branches N&S; co-dominant leaders at 11'; symmetric crown, low foliage	24'	1,808	23%

* Estimates provided by California Tree and Landscape Consulting, Inc. May 16, 2020.

Table IS-2: Trees on Adjacent Properties

Tree #	Species	DBH Inches*	Condition	Crown radius	Area (sq. ft.)	Encroachment
1	Valley Oak	30	Branches extend 30' over property	36'	4,069	18%
2	Aleppo Pine	29	Leans south 45 degrees, extends 20' over property.	26'	2,289	18%
3	Valley Oak	36	Extends 30' over property	33'	3,419	18%
4	Valley Oak	26	Leans slightly north 10 degrees, extends over property 25'	28'	2,289	18%
5	Interior Live Oak	18	Extends into adjacent property over 18'	23'	1,661	12%
6	Interior Live Oak	15	Extends 18' over property	22'	1,520	7%

* Estimates provided by California Tree and Landscape Consulting, Inc. May 16, 2020.

SPECIAL STATUS SPECIES

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

The state and federal Endangered Species Acts are intended to operate in conjunction with the California Environmental Quality ACT (CEQA) and the National Environmental Policy Act (NEPA) to help protect ecosystems that endangered and threatened species depend upon. The United States Fish and Wildlife Service (USFWS) is responsible for implementation of the FESA while CDFW implements the CESA.

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

Under CEQA, species officially proposed for listing (federal classification), candidate species (federal and state classification), species of special concern (State of California classification) and species of concern (federal classification) are fully protected. Plants identified as "1B" by

the California Native Plant Society are also afforded protection pursuant to CEQA. The project site is located in a highly urbanized area with little remaining naturalized habitat. The potentially affected special status species are limited to birds that may utilize surrounding trees as nesting habitat.

SWAINSON'S HAWK

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

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

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

PROJECT IMPACTS-NESTING HABITAT

The site is adjacent to residential properties that contain large trees that could provide nesting habitat. The project site contains large trees that provide potential nesting habitat for Swainson's hawk (*Buteo swainsoni*) and other raptors. There are no documented Swainson's hawk occurrences in the project vicinity. Project construction noise and dust could potentially impact nesting of the birds.

CDFW recommends the use of the Swainson's Hawk Technical Advisory Committee's *Recommended Timing and Methodology for Swainson's Hawk Nesting Surveys in California's Central Valley* (2000). The document recommends that surveys be completed for at least two survey periods prior to a project's initiation. This recommendation would require a minimum of four surveys. Due to the unlikelihood of Swainson's hawk nesting on-site, and the highly urbanized nature of the project area, a single pre-construction survey is sufficient for the project and would be required 30 days prior to construction.

To avoid impacts to nesting raptors, mitigation involves pre-construction nesting surveys to identify any active nests and to implement avoidance measures if nests are found – if construction will occur during the nesting season of March 1 to September 15. The purpose of the survey requirement is to ensure that construction activities do not agitate or harm nesting raptors, potentially resulting in nest abandonment or other harm to nesting success. If nests are found, the developer is required to contact California Fish and Wildlife to determine what measures need to be implemented in order to ensure that nesting raptors remain undisturbed. The measures selected will depend on many variables, including the distance of activities from the nest, the types of activities, and whether the landform between the nest and activities provides any kind of natural screening. If no active nests are found during the focused survey, no further mitigation will be required. Mitigation will ensure that impacts to Swainson's hawk will 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 Game Code. Raptors and their active nests are protected by the California Fish and Game Code Section 3503.5, which states: It is unlawful to take, possess, or destroy any birds in the orders Falconiformes or Strigiformes (birds of prey, or raptors) or to take, possess, or destroy the nest or eggs of any such bird except as otherwise provided by this code or any regulation adopted pursuant thereto. Section 3(18) of the Federal Endangered Species Act defines the term "take" means to harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect, or to attempt to engage in any such conduct. Causing a bird to abandon an active nest may cause harm to egg(s) or chick(s) and is therefore considered "take." Thus, take may occur both as a result of cutting down a tree or as a result of activities nearby an active nest which cause nest abandonment.

Raptors within the Sacramento region include tree-nesting species such as the red-tailed hawk and red-shouldered hawk, as well as ground-nesting species such as the northern harrier. The following raptor species are identified as "special animals" due to concerns over nest disturbance: Cooper's hawk, sharp-shinned hawk, golden eagle, northern harrier, and white-tailed kite.

PROJECT IMPACTS

The project site contains native and non-native trees, which provide suitable nesting habitat for raptors. Construction noise and dust could potentially impact nesting birds. 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 project proponent is required to contact California Fish and Wildlife to determine what measures need to be implemented in order to ensure that nesting raptors remain undisturbed. The measures selected will depend on many variables, including the distance of activities from the nest, the types of activities, and whether the landform between the nest and activities provides any kind of natural screening. If no active nests are found during the focused survey,

no further mitigation will be required. Impacts to nesting raptors are considered ***less than significant***.

MIGRATORY NESTING BIRDS

The Migratory Bird Treaty Act of 1918, which states “unless and except as permitted by regulations, it shall be unlawful at any time, by any means or in any manner, to pursue, hunt, take, capture, kill, attempt to take, capture, or kill” a migratory bird. Section 3(18) of 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.”

PROJECT IMPACTS

The project site contains large trees that provide potential nesting habitat for migratory nesting birds. The site is adjacent to residential parcels that contain large trees that could also provide nesting habitat. 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 birds are considered ***less than significant***.

ENVIRONMENTAL MITIGATION MEASURES

MITIGATION MEASURE A: NATIVE TREE ENCROACHMENT

Encroachment of more than 20 percent and less than 50 percent requires partial mitigation based on the percentage of encroachment multiplied by the impacted tree’s diameter at breast height (dbh).

The Valley Oak on the project site will have an encroachment rate of 23% and partial mitigation fees are required. The Valley Oak will sustain an encroachment of approximately 6 inches of DBH. The Sacramento Tree Foundation assesses mitigation fees of \$325.00 per inch of DBH or the prevailing rate at the time for native trees either removed or sustain an encroachment of 20% of the tree or higher.

MITIGATION MEASURE B: OAK TREE CONSTRUCTION PROTECTION

For the purpose of this mitigation measure, a native tree is defined as a Valley Oak (*Quercus Lobata*) and Interior Live Oak (*Quercus wislizenii*) having a diameter at breast height (dbh) of at least 6 inches, or if it has multiple trunks of less than 6 inches each, a combined dbh of at least 10 inches.

All native trees on the project site and 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 (scrapping, 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 1 inch or more.

MITIGATION MEASURE C: SWAINSON'S HAWK

If construction, grading, or project-related improvements are to commence between March 1 and September 15, a focused survey for Swainson's hawk nests on the site and within ¼ mile of the site shall be conducted by a qualified biologist no later than 30 days prior to the start of construction work (including clearing and grubbing). If active nests are found, the California Fish and Wildlife shall be contacted to determine appropriate protective measures, and these measures shall be implemented prior to the start of any ground-disturbing activities. If no active nests are found during the focused survey, no further mitigation will be required.

MITIGATION MEASURE D: 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. If active nest(s) are found in the survey area, a non-disturbance buffer, the size of which has been determined by a qualified biologist, shall be established and maintained around the nest to prevent nest failure. All construction activities shall be avoided within this buffer area until a qualified biologist determines that nestlings have fledged, or until September 1.

MITIGATION MEASURE E: 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 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 F: 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.

MITIGATION MEASURE G: BASIC CONSTRUCTION EMISSIONS CONTROL PRACTICES

The following Basic Construction Emissions Control Practices are considered feasible for controlling fugitive dust from a construction site. The practices also serve as best management practices (BMPs), allowing the use of the non-zero particulate matter significance thresholds.

Control of fugitive dust is required by District Rule 403 and enforced by District staff.

- Water all exposed surfaces two times daily. Exposed surfaces include, but are not limited to soil piles, graded areas, unpaved parking areas, staging areas, and access roads.
- Cover or maintain at least two feet of free board space on haul trucks transporting soil, sand, or other loose material on the site. Any haul trucks that would be traveling along freeways or major roadways should be covered.
- Use wet power vacuum street sweepers to remove any visible trackout mud or dirt onto adjacent public roads at least once a day. Use of dry power sweeping is prohibited.
- Limit vehicle speeds on unpaved roads to 15 miles per hour (mph).
- All roadways, driveways, sidewalks, parking lots to be paved should be completed as soon as possible. In addition, building pads should be laid as soon as possible after grading unless seeding or soil binders are used.

The following practices describe exhaust emission control from diesel powered fleets working at a construction site. California regulations limit idling from both on-road and off-road diesel-powered equipment. The California Air Resources Board (CARB) enforces idling limitations and compliance with diesel fleet regulations.

- Minimize idling time either by shutting equipment off when not in use or reducing the time of idling to 5 minutes [California Code of Regulations, Title 13, sections 2449(d)(3) and 2485]. Provide clear signage that posts this requirement for workers at the entrances to the site.
- Provide current certificate(s) of compliance for CARB's In-Use Off-Road Diesel-Fueled Fleets Regulation [California Code of Regulations, Title 13, sections 2449 and 2449.1]. For more information contact CARB at 877-593-6677, doors@arb.ca.gov, or www.arb.ca.gov/doors/compliance_cert1.html.
- Maintain all construction equipment in proper working condition according to manufacturer's specifications. The equipment must be checked by a certified mechanic

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 \$ 5,500. This fee includes administrative costs of \$948.00.
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, and the Sacramento County Zoning Code. See the Land Use discussion in the Environmental Effects section above.
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 proposal is consistent with existing land use designations of the Eskaton Special Planning Area, which include independent elderly housing, health care or nursing facilities, and congregate housing facilities.
b. Displace substantial amounts of existing people or housing, necessitating the construction of replacement housing elsewhere?				X	The project will not result in the removal of existing housing.
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. Project Aesthetics were analyzed within the context of the Eskaton SPA. See 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 result in a new source of lighting in the parking lot, but will not result in safety hazards or adversely affect day or nighttime views in the area. See the Aesthetics discussion in the Environmental Effects section above.
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 project will not result in increased demand for water supply.
b. Have adequate wastewater treatment and disposal facilities for full buildout of the project?				X	The project will not require wastewater services.
c. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?			X		The Kiefer Landfill has capacity to accommodate solid waste until the year 2050.
d. Result in substantial adverse physical impacts associated with the construction of new water supply or wastewater treatment and disposal facilities or expansion of existing facilities?				X	The project will not require construction or expansion of new water supply, wastewater treatment, or wastewater disposal facilities.
e. Result in substantial adverse physical impacts associated with the provision of storm water drainage facilities?			X		Project construction would not require the addition of new stormwater drainage facilities.
f. Result in substantial adverse physical impacts associated with the provision of electric or natural gas service?				X	The project will not require electric or natural gas service.
g. Result in substantial adverse physical impacts associated with the provision of emergency services?				X	The project will not increase the demand for emergency services.
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.

	Potentially Significant	Less Than Significant with Mitigation	Less Than Significant	No Impact	Comments
i. Result in substantial adverse physical impacts associated with the provision of park and recreation services?				X	The project will not require park and recreation services.
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 project will not increase vehicle trips; it will serve as a parking lot for existing employees.
b. Result in a substantial adverse impact to access and/or circulation?			X		No changes to existing access and/or circulation patterns would occur as a result of the project.
c. Result in a substantial adverse impact to public safety on area roadways?			X		No changes to existing access and/or circulation patterns would occur as a result of the project; therefore no impacts to public safety on area roadways will result.
d. Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?			X		The project does not conflict with alternative transportation policies of the Sacramento County General Plan, with the Sacramento Regional Transit Master Plan, or other adopted policies, plans or programs supporting alternative transportation.
8. AIR QUALITY - Would the project:					
a. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable federal or state ambient air quality standard?			X		The project does not exceed the screening thresholds established by the Sacramento Metropolitan Air Quality Management District and will not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment. Mitigation has been included to ensure the project complies with the Basic Emissions Control Best Management Practices.
b. Expose sensitive receptors to pollutant concentrations in excess of standards?			X		See Response 8.a.

	Potentially Significant	Less Than Significant with Mitigation	Less Than Significant	No Impact	Comments
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).
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 substantially increase water demand over the existing use.
b. Substantially alter the existing drainage pattern of the project area and/or increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?				X	Compliance with applicable requirements of the Sacramento County Floodplain Management Ordinance, Sacramento County Water Agency Code, and Sacramento County Improvement Standards will ensure that impacts are less than significant.

	Potentially Significant	Less Than Significant with Mitigation	Less Than Significant	No Impact	Comments
c. Develop within a 100-year floodplain as mapped on a federal Flood Insurance Rate Map or within a local flood hazard area?				X	The 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.
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.

	Potentially Significant	Less Than Significant with Mitigation	Less Than Significant	No Impact	Comments
b. Result in substantial soil erosion, siltation or loss of topsoil?			X		Compliance with the County's Land Grading and Erosion Control Ordinance will reduce the amount of construction site erosion and minimize water quality degradation by providing stabilization and protection of disturbed areas, and by controlling the runoff of sediment and other pollutants during the course of construction.
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, soil expansion, liquefaction or collapse?			X		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.
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. However, ground disturbance during construction could disturb nesting birds of prey. See the Biological Resources discussion in the Environmental Effects section above.

	Potentially Significant	Less Than Significant with Mitigation	Less Than Significant	No Impact	Comments
b. Have a substantial adverse effect on riparian habitat or other sensitive natural communities?			X		No sensitive natural communities occur on the project site, nor is the project expected to affect natural communities off-site.
c. Have a substantial adverse effect on streams, wetlands, or other surface waters that are protected by federal, state, or local regulations and policies?				X	No protected surface waters are located on or adjacent to the project site.
d. Have a substantial adverse effect on the movement of any native resident or migratory fish or wildlife species?			X		The project site is already developed. Project implementation would not affect native resident or migratory species.
e. Adversely affect or result in the removal of native or landmark trees?		X			Mitigation is included to ensure impacts are less than significant. See the Biological Resources discussion in the Environmental Effects section above.
f. Conflict with any local policies or ordinances protecting biological resources?			X		The project is consistent with local policies/ordinances protecting biological resources.
g. Conflict with the provisions of an adopted Habitat Conservation Plan or other approved local, regional, state or federal plan for the conservation of habitat?				X	There are no known conflicts with any approved plan for the conservation of habitat.
13. CULTURAL RESOURCES - Would the project:					
a. Cause a substantial adverse change in the significance of a historical resource?			X		No historical resources would be affected by the proposed project.
b. Have a substantial adverse effect on an archaeological resource?			X		The North Central Information Center (NCIC) was contacted regarding the proposed project. A record search listed no resources within one-quarter mile of the project area.

	Potentially Significant	Less Than Significant with Mitigation	Less Than Significant	No Impact	Comments
c. Disturb any human remains, including those interred outside of formal cemeteries?			X		The project site is located outside any area considered sensitive for the existence of undiscovered human remains. The project is unlikely to impact human remains buried outside of formal cemeteries; however, if human remains are encountered, construction plan notes direct contractors to adhere to 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.
d. Would the project cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code 21074?			X		Notification pursuant to Public Resources Code 21080.3.1(b) was provided to the tribes and Wilton Rancheria initially requested consultation. The NCIC records search was shared with Wilton Rancheria and they concluded that they do not have project concerns. However, the tribe would like to be notified if cultural resources are found during construction.
14. HAZARDS AND HAZARDOUS MATERIALS - Would the project:					
a. Create a substantial hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			X		The project does not involve the transport, use, and/or disposal of hazardous material.
b. Expose the public or the environment to a substantial hazard through reasonably foreseeable upset conditions involving the release of hazardous materials?			X		The project does not involve the transport, use, and/or disposal of hazardous material.
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances or waste within one-quarter mile of an existing or proposed school?			X		The project does not involve the use or handling of hazardous material.

	Potentially Significant	Less Than Significant with Mitigation	Less Than Significant	No Impact	Comments
d. Be located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5, resulting in a substantial hazard to the public or the environment?			X		The project is not located on a known hazardous materials site.
e. Impair implementation of or physically interfere with an adopted emergency response or emergency evacuation plan?			X		The project would not interfere with any known emergency response or evacuation plan.
f. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to or intermixed with urbanized areas?			X		The project is 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.
15. ENERGY – Would the project:					
a. Result in potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction?			X		While the project will not increase energy consumption.
b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?			X		The project will not conflict with state or local plans for renewable energy or energy efficiency.
16. GREENHOUSE GAS EMISSIONS – Would the project:					
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			X		The project will not exceed the screening levels for air quality construction emissions, and therefore, would have a less than significant impact as it relates to GHG construction emissions. The parking lot expansion will serve existing employees and residents, and therefore, would not increase operational GHG emissions above baseline conditions.
b. Conflict with an applicable plan, policy or regulation for the purpose of reducing the emission of greenhouse gases?			X		The project is consistent with County policies adopted for the purpose of reducing the emission of greenhouse gases.

SUPPLEMENTAL INFORMATION

LAND USE CONSISTENCY	Current Land Use Designation	Consistent	Not Consistent	Comments
General Plan	Low Density Residential (LDR)	Y		
Community Plan	Carmichael Community Plan	Y		
Land Use Zone	Eskaton Special Planning Area (SPA)	Y		

INITIAL STUDY PREPARERS

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