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## 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:** PLER2020-00115
2. **Title and Short Description of Project:** 4014 Capitola Hill Court Grading Permit  
The project consists of the grading of a portion of a 0.25 acre parcel for the construction of a new single-family home. The grading will consist of the approximate cut and fill operation of 20 cubic yards and 450 cubic yards respectively on approximately 0.1 acres of the parcel.
3. **Assessor's Parcel Number:** 244-0241-033
4. **Location of Project:** The project site is located at 4014 Capitola Hill Court in the Fair Oaks community of unincorporated Sacramento Co
5. **Project Applicant:** Jim and Marvilyn Applegate
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]**

**Joelle Inman**

Environmental Coordinator

County of Sacramento, State of California



COUNTY OF SACRAMENTO  
OFFICE OF PLANNING AND ENVIRONMENTAL REVIEW  
INITIAL STUDY

PROJECT INFORMATION

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**CONTROL NUMBER: PLER2020-00115**

**NAME:** 4014 Capitola Hill Court Grading Permit

**LOCATION:** The project site is located at 4014 Capitola Hill Court in the Fair Oaks community of unincorporated Sacramento County (Plate IS-1).

**ASSESSOR'S PARCEL NUMBER:** 244-0241-033

**OWNER/APPLICANT:** Jim and Marvilyn Applegate

**ENGINEER:** Area West Engineers

PROJECT DESCRIPTION

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The project consists of the grading of a portion of a 0.25 acre parcel for the construction of a new single-family home. The grading will consist of the approximate cut and fill operation of 20 cubic yards and 450 cubic yards respectively on approximately 0.1 acres of the parcel. Reference Plate IS-2 and Plate IS-3 for grading plans.

ENVIRONMENTAL SETTING

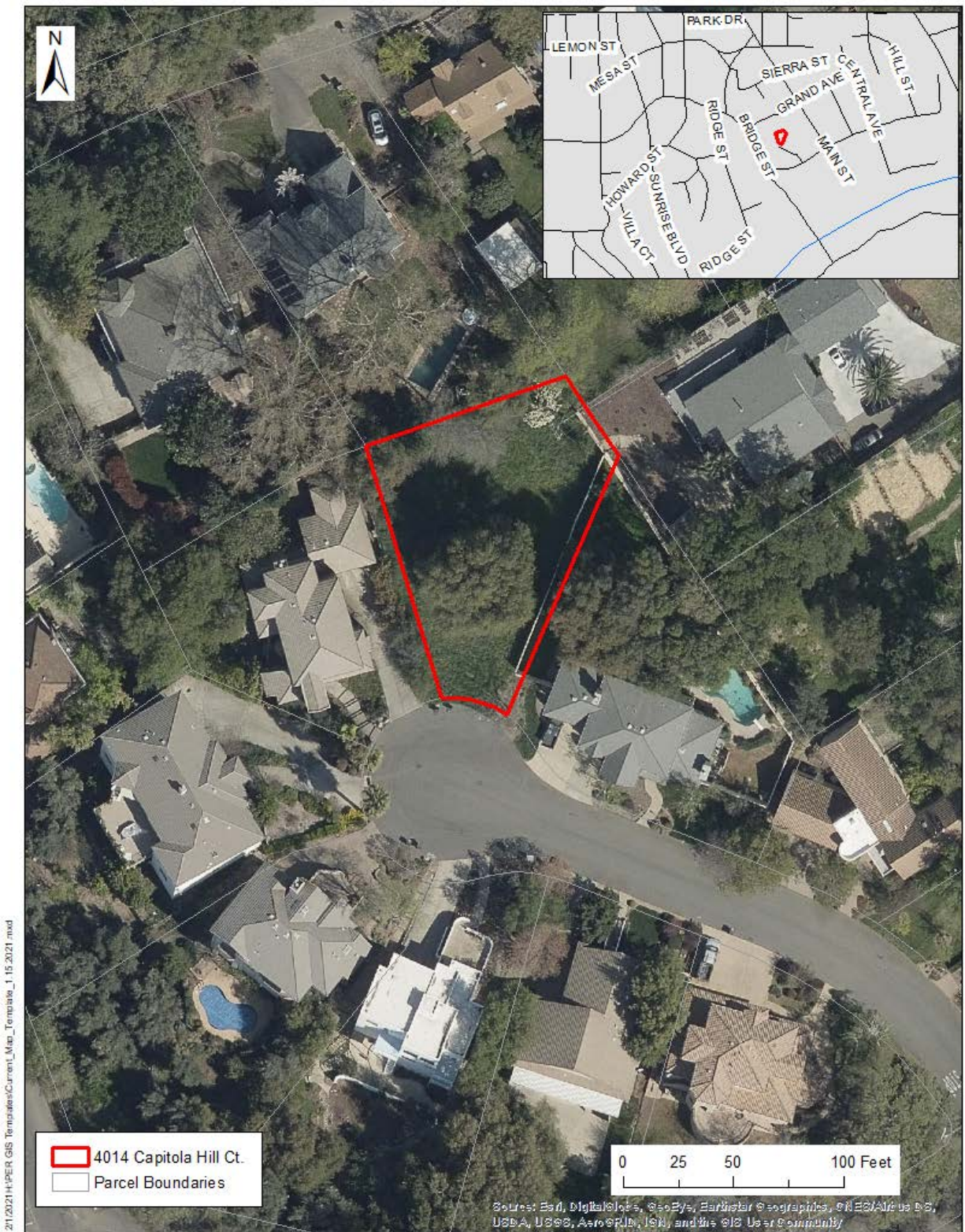
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The project is located at the end of Capitol Hill Court and is the last vacant parcel in the subdivision. The parcel has significant topographical changes from east to west – 207 feet above sea level to 189 feet above sea level (approximate 24 percent slope). There is a drainage inlet on the east side of the parcel frontage and other utilities (sewer, water and electrical) are stubbed to the parcel.

Vegetation on the parcel consists of native and non-native grasses and forbes and four trees. Most notably is a large, 48 inch, interior live oak in the center of the parcel. The other three trees are located on the northern property line.

The parcel is located in the Fair Oaks Village Neighborhood Preservation Area, zoned residential-density 5 (RD-5) and is surrounded by similar land uses (Plate IS-4). The American River Parkway is located approximately 700 feet to the south.

Plate IS-1: Project Location Map with Aerial Photo





### Plate IS-2: Grading Plan

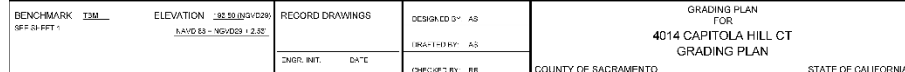


Plate IS-3: Grading Plan Cross Sections

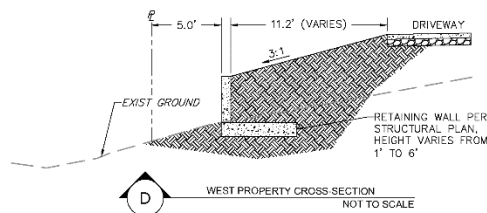
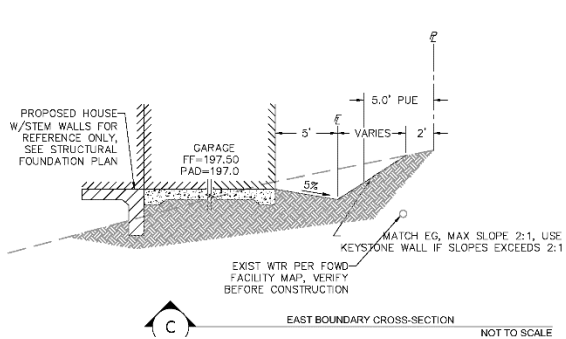
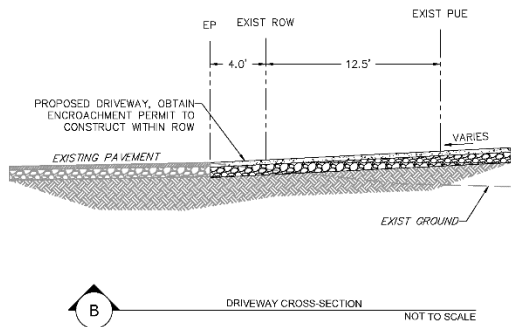
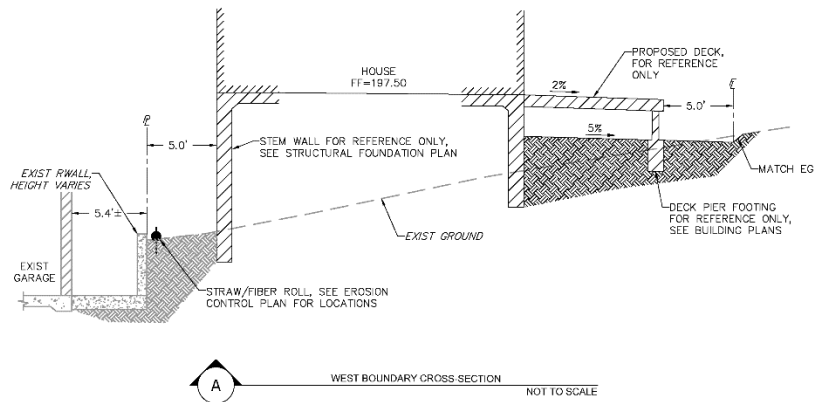
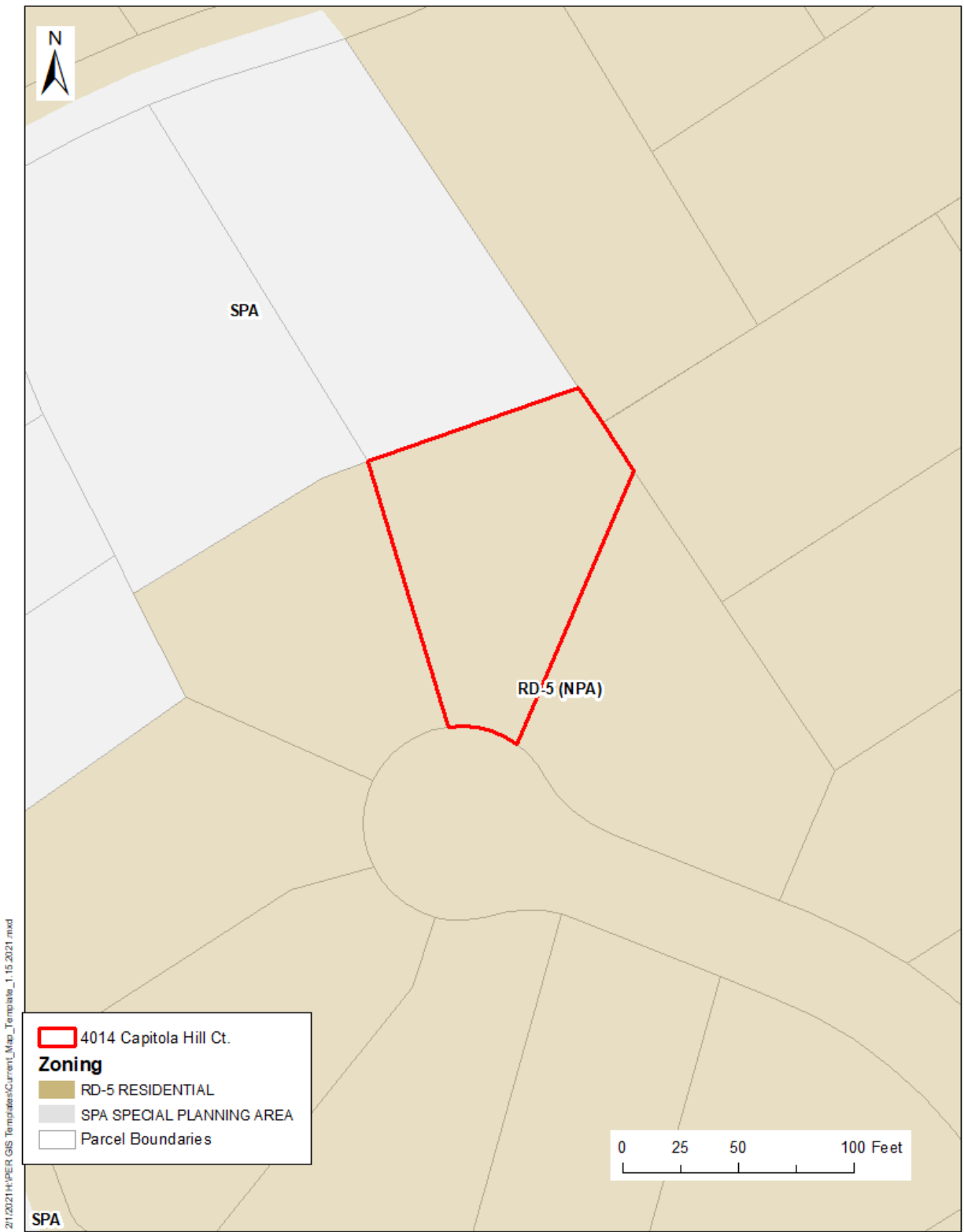


Plate IS-4: Zoning Map



## ENVIRONMENTAL EFFECTS

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

### BACKGROUND

The subject parcel is Lot 4 of the approved Capitol Subdivision Map (88-SD-0061) which divided 3.5 acres into 10 lots in the Fair Oaks Village Special Planning Area. In 1991, a subsequent Tentative Subdivision Map (91-SD-0805) to amend Conditions of Approval Nos. 8, 19, 20, 20(e), 20(g), 20(h), 20(i), 20(k), 23, and to eliminate Conditions Nos. 20(b), 20(d), 20(f), of the previously approved map; and a Development Plan Review for Lot 1 was submitted to the County. An Initial Study/Negative Declaration was prepared for the project. On May 4, 1992, the Sacramento County Planning Commission approved the Negative Declaration and adopted the Mitigation Monitoring and Reporting Program, and approved the Tentative Subdivision Map, amended Conditions and Development Plan Review.

The subdivision was built out with the exception of one lot, in accordance with the adopted Mitigation Monitoring and Reporting Program. In March of 2000, the Environmental Coordinator issued a Program Completion Certificate for the entire project, thereby removing the Mitigation Monitoring and Reporting Program from the subject parcels.

### LAND USE

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

- 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.

The subject parcel is Lot 4 of the Capitola Hill Subdivision Map as stated in the background discussion. The subdivision map was reviewed and conditions of approval were adopted to support the policies of the Fair Oaks Village Special Planning Area<sup>1</sup>. Development of the parcel must be consistent with the Conditions of Approval adopted for the subdivision map. Of note are the policies pertaining to grading and native oak

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<sup>1</sup> The project is now within the Fair Oaks Village Neighborhood Preservation Area (NPA). This NPA was created after the original approvals of the subdivision.



tree retention. Conditions 12, 13, 14 pertain to native oak trees and 19 pertains to grading.

12. No oaks (outside street right-of-way) are to be removed except those indicated in the arborist report and Exhibit "N"<sup>2</sup>.

13. The final map shall include the note: "Oak tree removal necessary to accommodate building pads will be subject to contribution to the County Tree Preservation Fund in a manner consistent with the County Tree Ordinance".

14. Tree removal shall be in compliance with Exhibit "N". Further tree removal shall require approval by the Planning Commission.

19. Grading shall be limited to that necessary for the provision of required street design, driveways, garage pads, front yard transition and drainage requirements. Grading for pool terraces shall be limited to one (1) foot of cut and/or fill on Lots 1, 2 and 3. Grading for pool terraces beyond one (1) for Lots 1, 2 and 3 and for any grading on Lots 4 through 10 shall be reviewed and approved by the Project Planning Commission.

The proposed grading exhibit shows preservation of all on-site oak trees and grading is shown to be limited to the garage, driveway interface and the minimal amount necessary to adequately direct drainage around the new structure. The proposed project appears consistent with the Conditions of Approval for the Subdivision Map and no impacts associated with land use regulations have been identified.

## HYDROLOGY AND WATER QUALITY

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

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

### *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

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<sup>2</sup> Exhibit "N" referenced here is from the 1988 Conditions of Approval and is the Tree Exhibit.

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.

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

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 or slope thresholds defined in Table 3-2 and 3-3 of the Design Manual. This project appears to be just under the threshold for slope- greater than 25 percent.

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:

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

### *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.

**IMPACT ANALYSIS**

On January 21, 2021, staff arborist, A. Little (WE-7516A) conducted a site visit to determine the size and health of the trees present on-site. The dominant tree on the subject parcel is a centrally located, dual trunk, 48 inch interior live oak measured 4.5 feet above the ground. The tree's canopy (or dripline radius) and critical root zone is approximately 36 feet and covers much of the parcel. There are two ornamental trees along the northern parcel boundary and an off-site valley oak in the northwestern corner of the parcel, all of which will not be impacted by the proposed grading activity. The focus of this analysis will be on the 48 inch interior live oak, depicted on Plate IS-5 below.

It is clear that the placement of the new structure and associated grading was designed to avoid the tree to the maximum extent feasible. Construction activity including fill, footings and compaction will impact approximately 42 percent of the critical root zone. Further, the proposed construction of the home may require the removal of a substantial lower limb on the downhill side of the tree. All of these actions may have a significant impact on this mature tree. Reference Plate IS-5 and Plate IS-6.

Native valley oak trees require compensatory mitigation for significant encroachment or removal pursuant to County General Plan policies and Ordinances. Observation of typical construction practices have shown that disturbance or removal of 20 to 49% of the critical root zone will impact the trees health and viability; therefore, proportional compensatory mitigation is assessed based on the percent of encroachment multiplied by the size (dbh) of the tree. Impacts over 50 percent will likely lead to the tree's early decline and require full compensation. This project will impact approximately 42 percent of the tree's critical root zone; therefore, compensatory mitigation of 20 inches.

Mitigation is recommended to compensate for the encroachment to the interior live oak over 20 percent and for the inclusion of tree protection measures during construction. With recommended mitigation impacts to native trees are ***less than significant***.





**Plate IS-6: Photo of Interior Live Oak**



## 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; and/or,
- 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 Resources Survey for Assessor Parcel Number 244-0241-033-0000 in Fair Oaks, Sacramento County, California*, was prepared for the project by LSA Associated, Inc. The following information and analysis is based on this reports.

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 on December 7, 2020, for the project area and a one-quarter-mile buffer.

The records search identified zero previously recorded resources within the project site, and five recorded historic-period cultural resources within the broader one-quarter-mile buffer, which include the Folsom Historic Mining District, two residences (Snyder and Slocum House), one commercial building and the Old Fair Oaks Bridge.

On November 10, 2020, LSA Senior Cultural Resources Manager conducted a pedestrian survey of the project site. The archaeologists walked internal transects of five feet to identify the presence of cultural resources. The visibility was low (15 percent) and only modern refuse was observed on the site.

### **PROJECT IMPACTS**

No cultural resources that would meet the definition of a historical resource pursuant to CEQA were identified on the project site. The landform and soil types present on the project site suggest very low sensitivity for buried precontact-period archeological resources.

Although considered low to very low, the possibility of encountering subsurface precontact-period archeological features or human remains cannot be discounted. 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 cultural 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**

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 January 25, 2021. The Wilton Rancheria responded with a request to consult and provided standard recommended mitigation. County Staff, provided the Cultural Survey prepared by LAS Associates on February 11, 2021 and requested further discussion regarding the standard mitigation. A phone conference was held on February 18, 2021, to discuss the Tribes concerns.

## **DISCUSSION OF PROJECT IMPACTS – TRIBAL CULTURAL RESOURCES**

Through consultation under CEQA, Wilton Rancheria confirmed that the project area is in proximity to several Native American sites and is considered very sensitive. The tribe and lead agency mutually agreed that tribal cultural resources mitigation measures were appropriate and feasible for the project. Avoidance and mitigation measures include Tribal monitors during ground disturbance and construction worker awareness training. With this mitigation in place, project impacts to tribal cultural resources will be ***less than significant***.

## ENVIRONMENTAL MITIGATION MEASURES

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### MITIGATION MEASURE A: NATIVE OAK TREE ENCROACHMENT

The encroachment of the 48 inch interior live oak shall be compensated for by planting in-kind native trees equivalent to the dbh inches lost, based on the ratios listed below, at locations that are authorized by the Environmental Coordinator. Based on the most recent grading submittal (Dec. 2020), 42 percent of the critical root zone is impacted. The final percentage of encroachment will be confirmed during grading permit review process. The percentage of encroachment is calculated by multiplying the percent encroachment (20 – 49%) with the diameter of the tree.

Replacement tree planting shall be completed prior to approval of grading or improvement plans, whichever comes first. A total of 20 inches will require compensation.

Equivalent compensation based on the following ratio is required:

- 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
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.

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.

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 B: NATIVE OAK TREE PROTECTION DURING CONSTRUCTION

The 48" interior live oak tree 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 tree or at the edge of proposed encroachment for house construction 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 except for the area of encroachment determined in the initial study.
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. If utility or irrigation lines must encroach upon the dripline, they should be tunneled or bored under the tree under the supervision of an ISA Certified Arborist.
7. Drainage patterns on the site shall not be modified so that water collects or stands within, or is diverted across, the dripline of oak trees.
8. No sprinkler or irrigation system shall be installed in such a manner that it sprays water within the driplines of the oak trees.
9. Tree pruning that may be required for clearance during construction must be performed by an ISA Certified Arborist or Tree Worker and in accordance with the American National Standards Institute (ANSI) A300 pruning standards and the International Society of Arboriculture (ISA) "Tree Pruning Guidelines".
10. Landscaping beneath the oak trees may include non-plant materials such as boulders, decorative rock, wood chips, organic mulch, non-compacted decomposed granite, etc. Landscape materials shall be kept two (2) feet away from the base of the trunk. The only plant species which shall be planted within the driplines of the oak trees are those which are tolerant of the natural semi-arid environs of the trees. Limited drip irrigation approximately twice per summer is recommended for the understory plants.
11. For a project constructing during the months of June, July, August, and September, deep water trees by using a soaker hose (or a garden hose set to a trickle) that slowly applies water to the soil until water has penetrated at least one foot in depth. Sprinklers may be used to water deeply by watering until water begins to run off, then waiting at least an hour or two to resume watering (provided that the sprinkler is not wetting the tree's trunk. Deep water every 2 weeks and suspend watering 2 weeks between rain events of 1 inch or more.

#### MITIGATION MEASURE C: 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, 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 D: NATIVE AMERICAN MONITOR

To minimize the potential for destruction of or damage to existing or previously undiscovered archaeological and cultural resources and to identify any such resources at the earliest possible time during project-related earthmoving activities (grade cut,

trenching for stem wall and retaining wall construction, and utility trenching), the project applicant and its construction contractor(s) will implement the following measures:

1. A paid Native American Monitor from Wilton Rancheria will be invited to monitor the vegetation grubbing, stripping, grading, or other ground-disturbing activities in the project area to determine the presence or absence of any cultural resources, at the applicant's expense. Native American Representatives from culturally affiliated tribes act as a representative of their Tribal government and shall be consulted before any cultural studies or ground-disturbing activities begin.
2. Native American Representatives and Native American Monitors have the authority to identify sites or objects of significance to Native Americans and to request that work be stopped, diverted, or slowed if such sites or objects are identified within the direct impact area; however, only a Native American Representative can recommend appropriate treatment of such sites or objects.

#### 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 \$5,100.00. 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

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

- 1 Potentially Significant indicates there is substantial evidence that an effect MAY be significant. If there are one or more "Potentially Significant" entries an Environmental Impact Report (EIR) is required. Further research of a potentially significant impact may reveal that the impact is actually less than significant or less than significant with mitigation.
- 2 Less than Significant with Mitigation applies where an impact could be significant but specific mitigation has been identified that reduces the impact to a less than significant level.
- 3 Less than Significant or No Impact indicates that either a project will have an impact but the impact is considered minor or that a project does not impact the particular resource.

|   | Potentially Significant | Less Than Significant with Mitigation | Less Than Significant | No Impact | Comments  |
|---|-------------------------|---------------------------------------|-----------------------|-----------|---|
| <b>1. LAND USE</b> - 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, Fair Oaks Village Neighborhood Preservation Area and the Sacramento County Zoning Code.  |
| b. Physically disrupt or divide an established community?   |                         |                                       |                       | X         | The project will not create physical barriers that substantially limit movement within or through the community.  |
| <b>2. POPULATION/HOUSING</b> - Would the project:   |                         |                                       |                       |           |   |
| a. Induce substantial unplanned population growth in an area either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of infrastructure)?             |                         |                                       |                       | X         | The project will neither directly nor indirectly induce substantial unplanned population growth; the proposal is consistent with existing land use.   |
| b. Displace substantial amounts of existing people or housing, necessitating the construction of replacement housing elsewhere?   |                         |                                       |                       | X         | The project will not result in the removal of existing housing, and thus will not displace substantial amounts of existing housing.   |
| <b>3. AGRICULTURAL RESOURCES</b> - 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   |
|---|-------------------------|---------------------------------------|-----------------------|-----------|--|
| <b>4. AESTHETICS - Would the project:</b>   |                         |                                       |                       |           |  |
| a. Substantially alter existing viewsheds such as scenic highways, corridors or vistas?   |                         |                                       |                       | X         | The project does not occur in the vicinity of any scenic highways, corridors, or vistas.   |
| b. 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 |
| 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.  |
| <b>5. AIRPORTS - Would the project:</b>   |                         |                                       |                       |           |  |
| a. Result in a safety hazard for people residing or working in the vicinity of an airport/airstrip?   |                         |                                       |                       | X         | The project occurs outside of any identified public or private airport/airstrip safety zones.  |
| b. Expose people residing or working in the project area to aircraft noise levels in excess of applicable standards?  |                         |                                       |                       | X         | The project occurs outside of any identified public or private airport/airstrip noise zones or contours.   |
| c. Result in a substantial adverse effect upon the safe and efficient use of navigable airspace by aircraft?  |                         |                                       |                       | X         | The project does not affect navigable airspace.  |
| d. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? |                         |                                       |                       | X         | The project does not involve or affect air traffic movement.   |

|   | Potentially Significant | Less Than Significant with Mitigation | Less Than Significant | No Impact | Comments  |
|---|-------------------------|---------------------------------------|-----------------------|-----------|---|
| <b>6. PUBLIC SERVICES - Would the project:</b>  |                         |                                       |                       |           |   |
| a. Have an adequate water supply for full buildout of the project?  |                         |                                       | X                     |           | The water service provider 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                     |           | 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                     |           | 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.   |



|  | Potentially Significant | Less Than Significant with Mitigation | Less Than Significant | No Impact | Comments  |
|--|-------------------------|---------------------------------------|-----------------------|-----------|---|
| h. Result in substantial adverse physical impacts associated with the provision of public school services?   |                         |                                       | X                     |           | The project would result in minor increases to student population; however, the increase would not require the construction/expansion of new unplanned school facilities. Established case law, <i>Goleta Union School District v. The Regents of the University of California</i> (36 Cal-App. 4 <sup>th</sup> 1121, 1995), indicates that school overcrowding, standing alone, is not a change in the physical conditions, and cannot be treated as an impact on the environment. |
| i. Result in substantial adverse physical impacts associated with the provision of park and recreation services?   |                         |                                       | X                     |           | The project will result in increased demand for park and recreation services, but meeting this demand will not result in any substantial physical impacts.  |
| <b>7. TRANSPORTATION</b> - 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 is screened out according to Sacramento County Department of Transportation Guidelines, and is therefore presumed to have a less than significant transportation impact.  |
| 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.   |

|  | Potentially Significant | Less Than Significant with Mitigation | Less Than Significant | No Impact | Comments   |
|--|-------------------------|---------------------------------------|-----------------------|-----------|--|
| <b>8. AIR QUALITY - Would the project:</b>   |                         |                                       |                       |           |  |
| a. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable federal or state ambient air quality standard?   |                         |                                       | X                     |           | The project does not exceed the screening thresholds established by the Sacramento Metropolitan Air Quality Management District and will not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment.<br><br>Compliance with existing dust abatement rules and standard construction mitigation for vehicle particulates will ensure that construction air quality impacts are less than significant. |
| b. Expose sensitive receptors to pollutant concentrations in excess of standards?  |                         |                                       |                       | X         | There are no sensitive receptors (i.e., schools, nursing homes, hospitals, daycare centers, etc.) adjacent to the project site.  |
| c. Create objectionable odors affecting a substantial number of people?  |                         |                                       |                       | X         | The completed project will not generate objectionable odors.   |
| <b>9. NOISE - Would the project:</b>   |                         |                                       |                       |           |  |
| 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.   |

|  | Potentially Significant | Less Than Significant with Mitigation | Less Than Significant | No Impact | Comments   |
|--|-------------------------|---------------------------------------|-----------------------|-----------|--|
| <b>10. HYDROLOGY AND WATER QUALITY - Would the project:</b>  |                         |                                       |                       |           |  |
| a. Substantially deplete groundwater supplies or substantially interfere with groundwater recharge?  |                         |                                       | X                     |           | The project will incrementally add to groundwater consumption; however, the singular and cumulative impacts of the proposed project upon the groundwater decline in the project area are minor.  |
| b. Substantially alter the existing drainage pattern of the project area and/or increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site? |                         |                                       | X                     |           | Compliance with applicable requirements of the Sacramento County Floodplain Management Ordinance, Sacramento County Water Agency Code, and Sacramento County Improvement Standards will ensure that impacts are less than significant.   |
| c. Develop within a 100-year floodplain as mapped on a federal Flood Insurance Rate Map or within a local flood hazard area?   |                         |                                       |                       | X         | 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. |

|   | Potentially Significant | Less Than Significant with Mitigation | Less Than Significant | No Impact | Comments  |
|---|-------------------------|---------------------------------------|-----------------------|-----------|---|
| <b>11. GEOLOGY AND SOILS</b> - 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                     |           | Pursuant to Title 16 of the Sacramento County Code and the Uniform Building Code, a soils report will be required prior to building construction. If the soils report indicates that soils may be unstable for building construction then site-specific measures (e.g., special engineering design or soil replacement) must be incorporated to ensure that soil conditions will be satisfactory for the proposed construction. |
| d. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available?   |                         |                                       |                       | X         | 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.   |

|   | Potentially Significant | Less Than Significant with Mitigation | Less Than Significant | No Impact | Comments  |
|---|-------------------------|---------------------------------------|-----------------------|-----------|---|
| 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.  |
| <b>12. BIOLOGICAL RESOURCES</b> - 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         | The project site is surrounded by development and construction of the new house would not substantially affect resident or migratory birds. No nests were observed in the on-site trees and no tree removal is proposed.  |
| e. Adversely affect or result in the removal of native or landmark trees?   |                         |                                       | X                     |           | A native oak tree occurs on the project site and will be impacted by on-site construction. Design of the proposed project maximized the avoidance of the tree; however 42% of the critical root zone will be impacted. Mitigation is included to ensure this impact remains less than significant. Refer to the Biological Resources discussion in the Environmental Effects section above. |
| f. Conflict with any local policies or ordinances protecting biological resources?  |                         |                                       | X                     |           | The project is consistent with local policies/ordinances protecting biological resources.   |

|   | Potentially Significant | Less Than Significant with Mitigation | Less Than Significant | No Impact | Comments  |
|---|-------------------------|---------------------------------------|-----------------------|-----------|---|
| 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.  |
| <b>13. CULTURAL RESOURCES - Would the project:</b>  |                         |                                       |                       |           |   |
| a. Cause a substantial adverse change in the significance of a historical resource?   |                         |                                       |                       | X         | No historical resources would be affected by the proposed project.  |
| b. Have a substantial adverse effect on an archaeological resource?   |                         |                                       | X                     |           | An archaeological survey was conducted on the project site. Refer to the Cultural Resources discussion in the Environmental Effects Section above.  |
| 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.   |
| <b>14. TRIBAL CULTURAL RESOURCES - Would the project:</b>   |                         |                                       |                       |           |   |
| 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. The project area is considered sensitive for Tribal cultural resources and mitigation has been recommended to ensure impacts remain less than significant. Refer to the Cultural Resources discussion in the Environmental Effects section above. |
| <b>15. HAZARDS AND HAZARDOUS MATERIALS - Would the project:</b>   |                         |                                       |                       |           |   |
| a. Create a substantial hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?                           |                         |                                       |                       | X         | The project does not involve the transport, use, and/or disposal of hazardous material.   |
| 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.                         |
| <b>16. ENERGY – Would the project:</b>  |                         |                                       |                       |           |   |
| a. Result in potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction?                                     |                         |                                       | X                     |           | The proposed grading activity does not involve a unique circumstance in which there would be wasteful, inefficient or unnecessary consumption of energy resources. Project impacts are less than significant. |
| 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.  |
| <b>17. GREENHOUSE GAS EMISSIONS – Would the project:</b>  |                         |                                       |                       |           |   |
| a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?   |                         |                                       | X                     |           | The project does not exceed the construction screening thresholds set forth by the Air District, therefore, the climate change impact of the project is considered less than significant.                     |

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

## SUPPLEMENTAL INFORMATION

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| LAND USE CONSISTENCY | Current Land Use Designation | Consistent | Not Consistent | Comments |
|----------------------|------------------------------|------------|----------------|----------|
| General Plan         | Low Density Residential      | X          |                |          |
| Community Plan       | RD-5                         | X          |                |          |
| Land Use Zone        | RD-5 (NPA)                   | X          |                |          |

## INITIAL STUDY PREPARERS

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Environmental Coordinator: Joelle Inman

Section Manager: Julie Newton

Project Leader: Alison Little

Office Manager: Kim Lettini

Administrative Support: Justin Maulit