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Mitigated Negative Declaration

Pursuant to Title 14, Division 6, Chapter 3, Article 6, Sections 15070 and 15071 of the California Code of Regulations and pursuant to the Procedures for Preparation and Processing of Environmental Documents adopted by the County of Sacramento pursuant to Sacramento County Ordinance No. SCC-116, the Environmental Coordinator of Sacramento County, State of California, does prepare, make, declare, publish, and cause to be filed with the County Clerk of Sacramento County, State of California, this Negative Declaration re: The Project described as follows:

1. **Control Number:** PLNP2018-00042
2. **Title and Short Description of Project:** CARLILE ESTATES UNIT 2
A Tentative Subdivision Map to allow 11 lots in the RD-5 zone.
A Special Development Permit to deviate from density requirements and allow a density increase for energy conservation design.
A Design Review to comply with the Countywide Design Guidelines.
3. **Assessor's Parcel Number:** 115-1810-042-0000
4. **Location of Project:** The project site is located at 8021 Iacocca Way, between the south side of Turnbury Drive and the north side of Sannam Way, in the South Sacramento Community
5. **Project Applicant:** Sharon C. VanFossen, Etal.
6. Said project will not have a significant effect on the environment for the following reasons:
 - a. It will not have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory.
 - b. It will not have the potential to achieve short-term, to the disadvantage of long-term, environmental goals.
 - c. It will not have impacts, which are individually limited, but cumulatively considerable.
 - d. It will not have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly.
7. As a result thereof, the preparation of an environmental impact report pursuant to the Environmental Quality Act (Division 13 of the Public Resources Code of the State of California) is not required.
8. The attached Initial Study has been prepared by the Sacramento County Office of Planning and Environmental Review in support of this Negative Declaration. Further information may be obtained by contacting the Office of Planning and Environmental Review at 827 Seventh Street, Room 225, Sacramento, California, 95814, or phone (916) 874-6141.

[Original Signature on File]

Tim Hawkins

Environmental Coordinator

County of Sacramento, State of California

64433

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

PROJECT INFORMATION

CONTROL NUMBER: PLNP2018-00042

NAME: CARLILE ESTATES UNIT 2

LOCATION: The project site is located at 8021 Iacocca Way, between the south side of Turnbury Drive and the north side of Sannam Way, in the South Sacramento Community (Plate IS-1).

ASSESSOR'S PARCEL NUMBER: 115-1810-042-0000

OWNER:

Vintage Homestead, LLC

8572 Westin Lane
Orangevale, CA, 95662

Contact: Owen Sullivan

APPLICANT:

Sharon C. VanFossen, Etal.

8021 Iacocca Way

Sacramento, CA 95828

Contact: Sharon VanFossen

PROJECT DESCRIPTION

1. A Tentative Subdivision Map to allow 11 lots in the RD-5 zone (Plate IS-3)
2. A Special Development Permit to deviate from density requirements and allow a density increase for energy conservation design.
3. A Design Review to comply with the Countywide Design Guidelines.

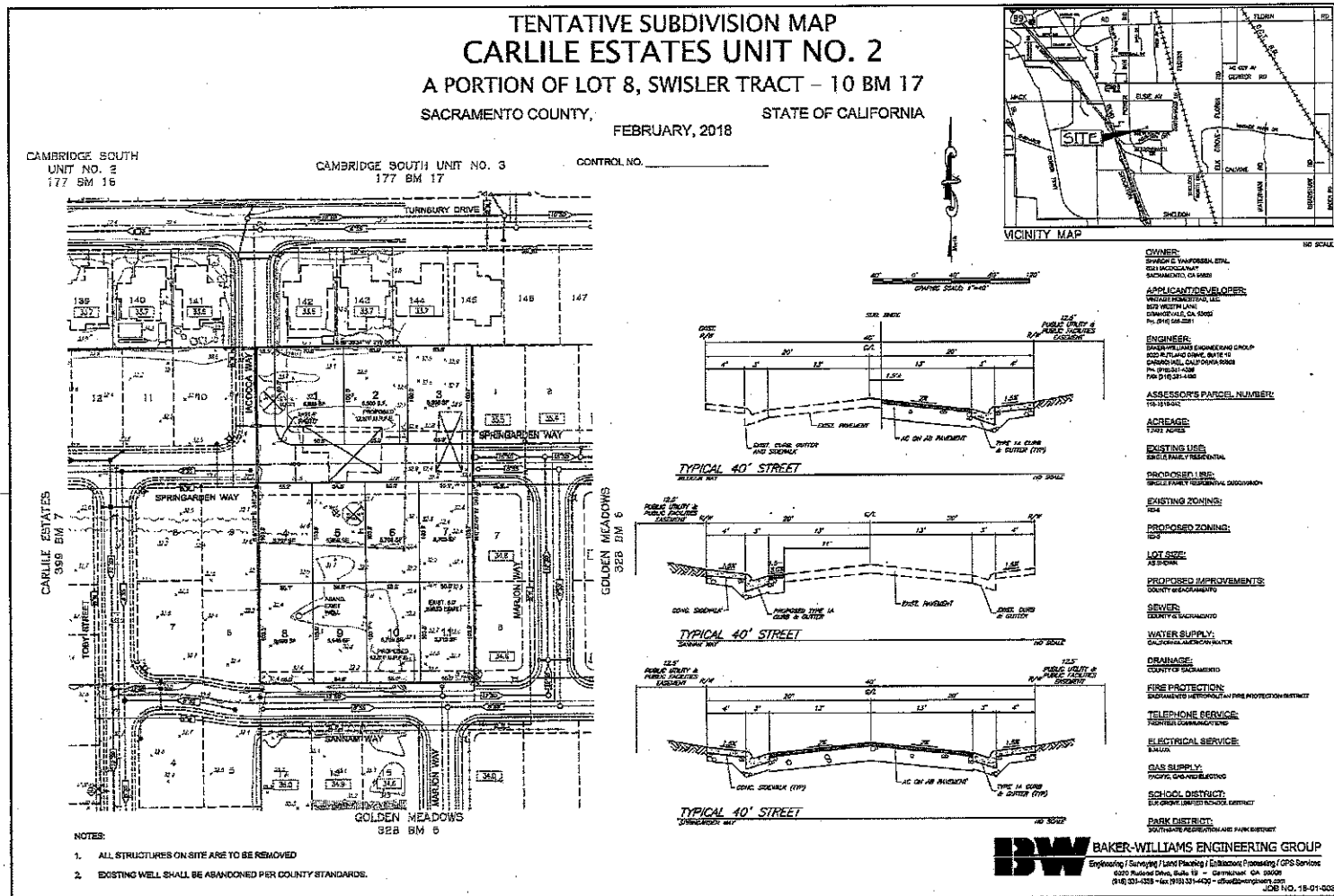
Plate IS-1: Site Aerial



Plate IS-2: Zoning



Plate IS-3: Tentative Subdivision Map



ENVIRONMENTAL SETTING

The project site is located on an undeveloped residential parcel fronting Iacocca Way in the South Sacramento community. The parcel currently has two existing structures and seven non-native trees that will be removed as a result of the project. The project site is surrounded by developed RD-5 parcels to the north, south, and east, and RD-5 parcels to the west that are currently being developed.. Nearby sensitive uses include Anna Kirchgater Elementary School 1,700 feet west of the project site and Good Start Child Care 100 feet northeast of the project site.

ENVIRONMENTAL EFFECTS

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

AESTHETICS

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

- Substantially alter existing viewsheds such as scenic highways, corridors or vistas, or;
- Substantially degrade the existing visual character or quality of the site and its surroundings, or;
- 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.

The project site is not located along a scenic highway, within any scenic corridors, or in the vicinity of a scenic vista. Development of the site will alter existing viewsheds from Iacocca Way, Springarden Way, and Sannam Way.

The site is currently characterized by overgrown grass and structures in disrepairs, several trees, and small amounts of fencing. Development of this site and development of new homes will improve these conditions and improve the visual character of the site and be consistent with the surrounding neighborhood.

Construction and operation of the site has the potential to create new sources of light or glare. Given the small scale of development and limited generation of light and glare by residential uses, this is not anticipated to be a significant impact.

Additionally, the project will be subject to Sacramento County design review. The County's design review program is in place to ensure project design is compatible within the context of the project's surroundings and that the project will be a positive addition to the community, both functionally and aesthetically. The design review process helps uphold Sacramento County General Plan policy LU-18 (Encourage development that complements the aesthetic style and character of existing development nearby to help build a cohesive identity for the area) and LU-102 (Ensure that the structural design, aesthetics and site layout of new developments is compatible and interconnected with existing development). Impacts associated with aesthetics are *less than significant*.

BIOLOGICAL RESOURCES

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

- Have a substantial adverse effect on any special status species, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, or threaten to eliminate a plant or animal community.
- Have a substantial adverse effect on streams, wetlands, or other surface waters that are protected by federal, state, or local regulations and policies.

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

A Wetland and Biological Resources Assessment was prepared for the project site by Barnett Environmental and is included as . The following discussions summarize the findings therein.

WETLANDS AND OTHER SURFACE WATERS

Federal and state regulation (Clean Water Act Sections 404 and 401) uses the term "surface water" to refer to all standing or flowing water which is present above-ground either perennially or seasonally. There are many types of surface waters, but the two major groupings are linear waterways with a bed and bank (streams, rivers, etc) and wetlands. The Clean Water Act has defined the term wetland to mean "those areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions". The term "wetlands" includes a diverse assortment of habitats such as perennial and seasonal freshwater marshes, vernal pools, and wetted swales. The 1987 Army Corps Wetlands Delineation Manual is used to determine whether an area meets the technical criteria for a wetland and is therefore subject to local, State or Federal regulation of that habitat type. A

delineation verification by the Army Corps will verify the size and condition of the wetlands and other waters in question, and will help determine the extent of government jurisdiction.

Wetlands are regulated by both the Federal and State government, pursuant to the Clean Water Act Section 404 (federal) and Section 401 (state). The United States Army Corps of Engineers (Army Corps) is generally the lead agency for the federal permit process, and the Regional Water Quality Control Board (Regional Water Board) is generally the lead agency for the state permit process. The Clean Water Act protects all "navigable waters", which are defined as traditional navigable waters that are or were used for commerce, or may be used for interstate commerce; tributaries of covered waters; and wetlands adjacent to covered waters, including tributaries. Isolated wetlands, that is, those wetlands that are not hydrologically connected to other "navigable" surface waters (or their tributaries), are not considered to be subject to the Clean Water Act.

In addition to the Clean Water Act, the state also has jurisdiction over impacts to surface waters through the Porter-Cologne Water Quality Control Act, which does not require that waters be "navigable". For this reason, Federal non-jurisdictional waters – isolated wetlands – can be regulated by the State of California pursuant to Porter-Cologne.

The Clean Water Act establishes a "no net" loss" policy regarding wetlands for the state and federal governments, and General Plan Policy CO-58 establishes a "no net loss" policy for Sacramento County. Pursuant to these policies, any wetlands to be excavated or filled require 1:1 mitigation, and construction within the wetlands cannot take place until the appropriate permit(s) have been obtained from the Army Corps, the U.S. Fish and Wildlife Service (USFWS), the Regional Water Board, the California Department of Fish and Wildlife and any other agencies with authority over surface waters. Any loss of delineated wetlands not mitigated for through the permitting process must be mitigated, pursuant to County policy. Appropriate mitigation may include establishment of a conservation easement over wetlands, purchase of mitigation banking credits, or similar measures.

PROJECT SPECIFIC ISSUES

The Wetland and Biological Resources Assessment conducted by Barnett Environmental indicated that the project site did not contain any seasonal wetlands and other waters. Prior to this report being completed, fill was placed on a portion of the site that Sacramento County aerial photography (Plates IS-4 and IS-5) indicated was wetland habitat. Internal review of the assessment by County staff and wetland delineators found that the report did not conform to applicable protocols for a delineation conducted on an already disturbed site ("Atypical Situations" parameters outlined in Section F of the 1987 U.S. Army Corps of Engineers Wetlands Delineation Manual).

Staff consulted with the applicant and Barnett Environmental and the parties agreed to base the impact assessment of existing South Sacramento Habitat Conservation Plan (SSHCP) land cover types in lieu of conducting another wetland delineation at this time.

The SSHCP land cover type data indicate that the project site contains 0.27 acres of vernal pool habitat and 0.07 acres of swales (Plate IS-5).

Any fill into these Waters of the U.S. will require a permit from the U.S. Army Corps of Engineers pursuant to Section 404 of the Clean Water Act. Compliance with mitigation imposed through those permits will ensure that impacts are ***less than significant***.

VERNAL POOL CRUSTACEANS

According to the Recovery Plan for Vernal Pool Ecosystems of California and Southern Oregon (vernal pool recovery plan)¹, California linderella, midvalley fairy shrimp, vernal pool fairy shrimp, and vernal pool tadpole shrimp use the same habitat types, though California linderella tends to prefer deeper pools. The shrimp feed on algae, bacteria, protozoa, rotifers and bits of detritus. The females carry their eggs in a ventral brood sac until they are dropped to the bottom of the pool, or the mother dies and sinks. At the end of the rainy season, as the pool dries up, the eggs remain in a dormant stage in the dried pool until the rains of the next season, or other environmental stimuli cause them to hatch. Cysts will hatch when the pool refills, although not all cysts present will hatch during the following rainy season, and they may remain dormant in the soil for multiple seasons.

PROJECT SPECIFIC ISSUES

As stated previously, the project site contains 0.27 acres of vernal pool habitat. Participation in the SSHCP will ensure that impacts to vernal pool species are ***less than significant***.

SWAINSON'S HAWK AND NESTING BIRDS OF PREY

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

¹ United States Fish and Wildlife Service, "Recovery Plan for Vernal Pool Ecosystems of California and Southern Oregon", December 2005.

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.

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. Trees on the project site could provide suitable habitat.

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.

PROJECT SPECIFIC ISSUES

The project site contains suitable nesting habitat for Swainson's hawks and other raptors. Participation in the SSHCP will ensure that impacts are ***less than significant***.

GRASSLAND HABITAT

Grassland habitat in Sacramento County is characterized by annual grasses and forbs, which are predominantly non-native species. Non-native annual grasses that dominate grasslands

include wild oats (*Avena fatua*), soft chess (*Bromus hordeaceus*), ripgut brome (*B. diandrus*), red brome (*B. madritensis* ssp. *rubens*), wild barley (*Hordeum* spp.), and foxtail fescue (*Vulpia myuros*). Common forbs of this land cover type include broadleaf filaree (*Erodium botrys*), redstem filaree (*E. cicutarium*), turkey mullein (*Eremocarpus setigerus*), true clovers (*Trifolium* spp.), bur clover (*Medicago polymorpha*), popcorn flower (*Plagiobothrys* spp.), and many others². Purple needlegrass (*Nassella pulchra*) and Idaho fescue (*Festuca idahoensis*) are two perennial grasses that can be present in moist, lightly grazed, or relic native grassland areas. Vernal pools and seasonal wetlands are often present within the County's grassland habitats.

PROJECT SPECIFIC ISSUES

The SSHCP land cover type data indicate that the project site contains 0.95 acres of Valley Grassland habitat (Plate IS-5). Participation in the SSHCP will ensure that impacts are **less than significant**.

SOUTH SACRAMENTO COUNTY HABITAT CONSERVATION PLAN

On May 15, 2018 the Final SSHCP and EIS/EIR was published in the federal Register for a 30 day review period. Public hearings on the proposed adoption of the final SSHCP, final EIS/EIR, final Aquatic Resources Plan (ARP), and final Implementation Agreement (IA) began in August 2018, and adoption by the County occurred on September 11, 2018. The SSHCP is anticipated to be implemented by the County in the winter/spring of 2019.

The SSHCP is a regional approach to addressing development, habitat conservation, and agricultural lands within the south Sacramento County region, including the cities of Galt and Rancho Cordova. The specific geographic scope of the SSHCP includes U.S. Highway 50 to the north, the Sacramento River levee and County Road J11 (connects the towns of Walnut Grove and Thornton, it is known as the Walnut Grove-Thornton Road) to the west, the Sacramento county line with El Dorado and Amador counties to the east, and San Joaquin County to the south. The SSHCP Project area excludes the City of Sacramento, the City of Folsom, the City of Elk Grove, most of the Sacramento-San Joaquin Delta, and the Sacramento community of Rancho Murieta.

The SSHCP will consolidate and enhance wetlands, primarily vernal pools and upland habitats to provide ecologically viable conservation areas. It also intends to minimize regulatory hurdles and facilitate the permitting process for development projects. The SSHCP will cover 28 different species of plants and wildlife, including 10 that are state and/or federally-listed as threatened or endangered. The SSHCP will be an agreement between state/federal wildlife and wetland regulators and local jurisdictions, which will allow land owners to engage in the "incidental take" of listed species in return for conservation commitments from local jurisdictions. The options for securing these commitments are currently being developed. Sacramento County is partnering with the incorporated cities of Rancho Cordova, and Galt, as well as the Sacramento Regional Sanitation District, Sacramento County Connector JPA (Joint Powers

² Kie, J. G. 2005. Annual grassland. In Mayer and Laudenslayer 1988.

Authority), and Sacramento County Water Agency to further advance the regional planning goals of the South Sacramento Habitat Conservation Plan. The SSHCP has been developed as a collaborative effort to streamline permitting and protect open space, habitat, and agriculture.

The applicant will be required to obtain authorization through the SSHCP for potential impacts to vernal pool species, Swainson's hawk, and Valley Grassland habitat. Compliance with the requirements of the SSHCP, including adherence to the Avoidance and Minimization Measures as well as payment of fees to support the overall SSHCP Conservation Strategy, will ensure that impacts are ***less than significant***.

Plate IS-4: County Aerial Photography 2018

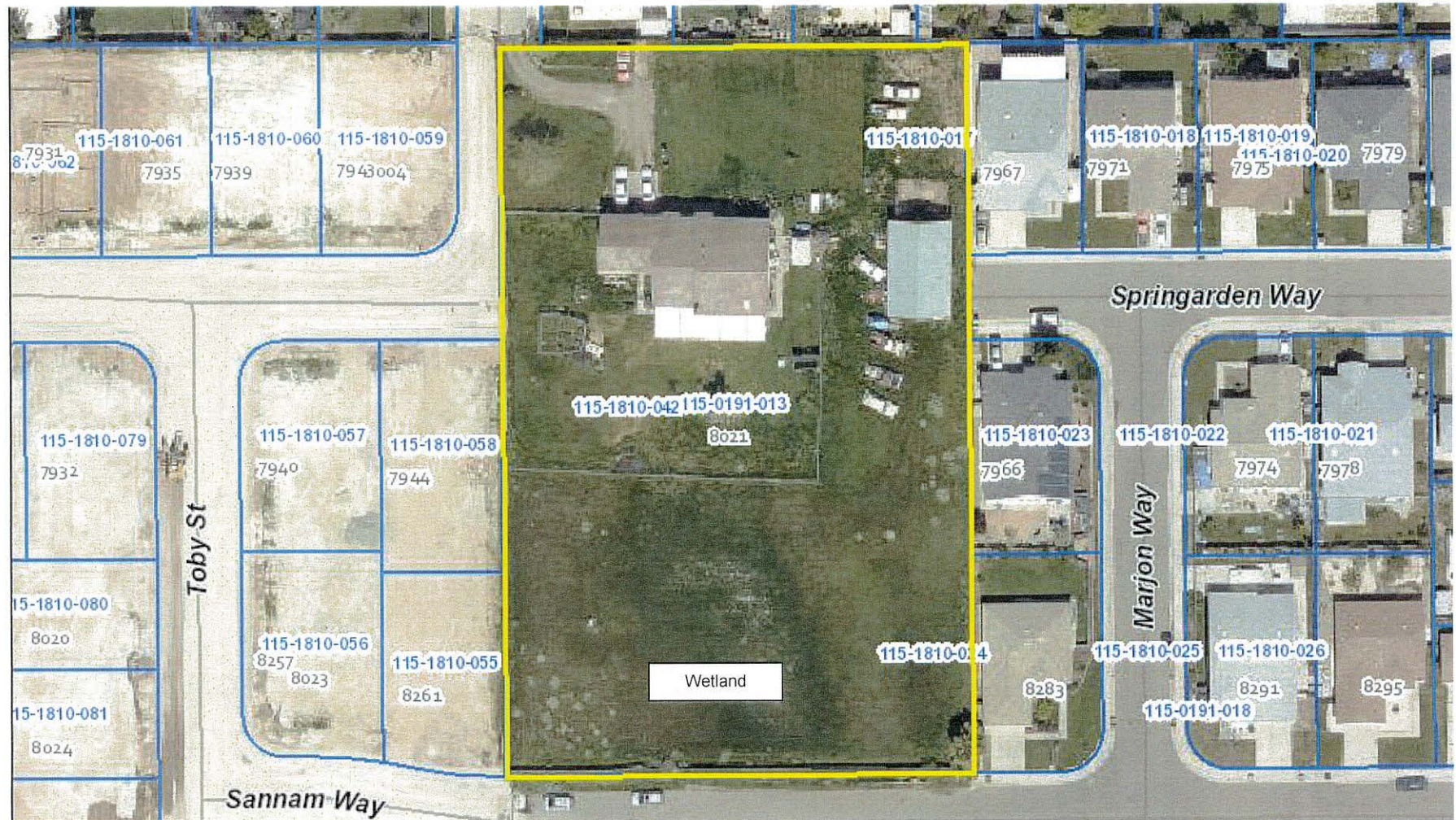


Plate IS-4: County Aerial Photography 2001



Plate IS-5: SSHCP Land Cover Type Data



TREES

BACKGROUND

Sacramento County has identified the value of its native and landmark trees and has adopted measures in its General Plan to provide for their preservation. The Tree Ordinance (Chapter 19.04 of the County Code) Section 19.04.030 (6) provides the following definition: "Landmark tree" means an especially prominent or stately tree on any land in Sacramento County, including privately owned land." Heritage trees are native oak trees that are at or over 19" diameter at breast height (dbh). All native oak trees are protected under the Conservation Element of the County of Sacramento General Plan. When development requires removal of native oaks, replacement mitigation is required pursuant to County policy. The Conservation Element also requires the preservation of landmark trees, as well as non-oak natives, such as California black walnuts and California sycamores, wherever possible and the replacement of urban tree canopy for non-native trees when applicable. 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.

PROJECT SPECIFIC ISSUES

Seven trees have been identified for removal due to project construction. Of these seven trees, five have a dbh greater than 6 inches. A 10 inch fruit tree, a 10 inch Mulberry tree, a 10 inch Western Juniper tree, and two 10 inch palm trees will be removed. Plate IS-3 shows the locations of each tree. To compensate for the loss of the non-native oak trees, tree plantings consistent with General Plan policy CO-145 will be required. This will be accomplished by planting enough trees from the County's approved landscape tree list so that planted trees yield an equivalent amount of canopy utilizing the 15 year shade values. With mitigation, impacts related to trees are *less than significant*.

HYDROLOGY AND WATER QUALITY

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

- Substantially alter the existing drainage pattern of the project area and/or increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site.
- Create or contribute runoff that would exceed the capacity of existing or planned stormwater drainage systems.

WATER QUALITY

CONSTRUCTION WATER QUALITY: EROSION AND GRADING

Construction on undeveloped land exposes bare soil, which can be mobilized by rain or wind and displaced into waterways or become an air pollutant. Construction equipment

can also track mud and dirt onto roadways, where rains will wash the sediment into storm drains and thence into surface waters. After construction is complete, various other pollutants generated by site use can also be washed into local waterways. These pollutants include; but are not limited to: vehicle fluids, heavy metals deposited by vehicles, and pesticides or fertilizers used in landscaping.

Sacramento County has a National Pollutant Discharge Elimination System (NPDES) Municipal Stormwater Permit issued by Regional Water Board. The Municipal Stormwater Permit requires the County to reduce pollutants in stormwater discharges to the maximum extent practicable and to effectively prohibit non-stormwater discharges. The County complies with this permit in part by developing and enforcing ordinances and requirements to reduce the discharge of sediments and other pollutants in runoff from newly developing and redeveloping areas of the County.

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

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

Applicable projects applying for a County grading permit must show proof that a WDID # has been obtained and must submit a copy of the SWPPP. Although the County has no enforcement authority related to the CGP, the County does have the authority to ensure sediment/pollutants are not discharged and is required by its Municipal Stormwater Permit to verify that SWPPPs include six minimum components.

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

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

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

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

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

The County Department of Water Resources (DWR) has reviewed the proposed project and found that it will not substantially alter the existing drainage pattern and will follow adjacent grades in already developed and under construction areas : County Department of Water Resources Review)

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 current *Stormwater Quality Design Manual for the Sacramento and South Placer Regions*, (Design Manual) in selecting and designing post-construction facilities to treat runoff from the project. A post construction design regulation was approved by the Municipal Services Agency Administrator on May 18th 2006. This regulation defines the development standards that the County is implementing and is reflected in the Design Manual. Treatment control measures are required on new development and redevelopment projects that meet or surpass the thresholds defined in Table 3-2 of the Design Manual.

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

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

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

The final selection and design of post-construction stormwater quality control measures is subject to the approval of DWR; therefore, they should be contacted as early as possible in the design process for guidance. DWR has reviewed the proposed project and found that the existing storm drain to the east on Springarden Way has capacity to handle runoff from the proposed subdivision, pursuant to Sacramento County Improvement Standards. Project compliance with requirements outlined above will ensure that project-related stormwater pollution impacts are ***less than significant***.

CULTURAL RESOURCES

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

- Cause a substantial adverse change in the significance of a historical resource.

- Have a substantial adverse effect on an archaeological resource.
- Disturb any human remains, including those interred outside of formal cemeteries.
- Have a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code 21074.

The California Environmental Quality Act (CEQA) defines cultural resources as historical and unique archaeological resources that meet significance criteria of the California Register of Historical Resources. The eligibility criteria of the California Register include the following:

- Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
- Is associated with the lives of persons important in our past;
- Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or
- Has yielded, or may be likely to yield, information important in prehistory or history. (Public Resources Code SS5024.1, Title 14 CCR, Section 4852).

Under CEQA, lead agencies must consider the effects of their projects on cultural and historical resources. The California Environmental Quality Act (CEQA) defines a "historical resource" 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 5024.1 requires that any properties that can be expected to be directly or indirectly affected by a proposed project be evaluated for CRHR eligibility. According to PRC Section 5024.1(c)(1–4), a resource may be considered historically significant if it retains integrity and meets at least one of the following above criteria

The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources, not included in a local register of historical resources, or not deemed significant pursuant to criteria set forth in subdivision (g) of Section 5024.1 shall not preclude a lead agency from determining whether the resource may be an historical resource for purposes of this section.

To be considered eligible, a resource must meet one of the above stated criteria and also retain integrity. Integrity has been defined by the National Park Service as consisting of seven elements: location, design, setting, materials, workmanship, feeling, and association.

The National Register Criteria for Evaluation utilizes four different values to determine whether a site, object, or structure has historical significance. The criteria are as follows:

- Criterion A – Property significance founded on association or linkage to significant events important to the past
- Criterion B – Significance based upon association or linkage to person(s) important to the past
- Criterion C – Significance based upon design or construction
- Criterion D – Information potential

In 2018, Barnett Environmental prepared a historical assessment report for the Carlile Estates Property. The report prepared by Barnett Environmental provided the following historical assessment: “Neither building within the project are important in local or State history...Neither of the buildings embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.”

Pursuant to Public Resources Code 21080.3.1 and 3.2, tribal notification was sent out to participating tribes on August 30, 2018 as part of AB 52. Correspondence sent to the tribes included a project description and supporting map graphics. Staff received a request for tribal consultation from the Wilton Rancheria (Tribe) on January 8, 2019. This request occurred after the required 30 day response period; however, consultation can occur concurrent with the public comment period for an environmental document. Staff consulted with the Tribe via conference call on January 23, 2018 and provided the Cultural Report prepared for the project. During the conference call, no concerns were expressed by tribe representatives currently, but requested that mitigation for the unanticipated discoveries be included on the project in the event that resources are discovered during project construction. Staff is working with the Tribe to complete this consultation request independent of the analysis performed for the purpose of this report.

Although no known archaeological resources occur on-site there is potential for the unearthing of unanticipated discoveries during the grading and construction process. Mitigation has been included to ensure that impacts to potentially sensitive cultural resources are considered ***less than significant***.

ENVIRONMENTAL MITIGATION MEASURES

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

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

Applicant Original Signature on File Date: _____

MITIGATION MEASURE A: WETLANDS

To compensate for the permanent loss of wetlands, the applicant shall perform one or a combination of the following prior to issuance of building permits, and shall also obtain all applicable permits from the Army Corps of Engineers, the U.S. Fish and Wildlife Service, the Central Valley Regional Water Quality Control Board, and the California Department of Fish and Game:

- A. Where a Section 404 Permit has been issued by the Army Corps of Engineers, or an application has been made to obtain a Section 404 Permit, the Mitigation and Management Plan required by that permit or proposed to satisfy the requirements of the Corps for granting a permit may be submitted for purposes of achieving a no net-loss of wetlands. The required Plan shall be submitted to the Sacramento County Environmental Coordinator, U.S. Army Corps of Engineers, and U.S. Fish and Wildlife Service for approval prior to its implementation.
- B. If regulatory permitting processes result in less than a 1:1 compensation ratio for loss of wetlands, the Project applicant shall demonstrate that the wetlands which went unmitigated/uncompensated as a result of permitting have been mitigated through other means. Acceptable methods include payment into a mitigation bank or protection of off-site wetlands through the establishment of a permanent conservation easement, subject to the approval of the Environmental Coordinator.
- C. The Project applicant may participate in the South Sacramento Habitat Conservation Plan Aquatic Resources Program if it is adopted, and if the Project area and activities are covered. The applicant shall prepare Project plans in accordance with that Plan and any and all fees or land dedications shall be completed prior to construction.

MITIGATION MEASURE B: PARTICIPATION IN THE SSHCP

To compensate for impacts to Swainson's Hawk and nesting raptors, vernal pool species, and valley grassland habitat, the applicant shall obtain authorization through the SSHCP and conform with all applicable Avoidance and Minimization Measures, fees necessary to mitigate for impacts to species and habitat prior to construction.

MITIGATION MEASURE C: NON-NATIVE TREE REMOVAL

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

MITIGATION MEASURE D: CULTURAL RESOURCES UNANTICIPATED DISCOVERY

In the event that human remains are discovered, work shall be halted and the County Coroner contacted. For all other unexpected cultural resources discovered during project construction, work shall be halted until a qualified archaeologist may evaluate the resource encountered.

1. Pursuant to Sections 5097.97 and 5097.98 of the State Public Resources Code, and Section 7050.5 of the State Health and Safety Code, if a human bone or bone of unknown origin is found during construction, all work is to stop and the County Coroner and Planning and Environmental Review Division shall be immediately notified. If the remains are determined to be Native American, the coroner is required to notify the Native American Heritage Commission within 24 hours, and the Native American Heritage Commission will 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 as provided in Public Resources Code 5097.98.
2. In the event of an inadvertent discovery of cultural resources (excluding human remains) during construction, all work must halt within a 100-foot radius of the discovery. A qualified professional archaeologist, meeting the Secretary of the Interior's Professional Qualification Standards for prehistoric and historic archaeology, shall be retained at the Applicant's expense to evaluate the significance of the find. If it is determined due to the types of deposits discovered that a Native American monitor is required, the Guidelines for

Monitors/Consultants of Native American Cultural, Religious, and Burial Sites as established by the Native American Heritage Commission shall be followed, and the monitor shall be retained at the Applicant's expense.

- a. Work cannot continue within the 200-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 Division staff, and project proponent shall arrange for either 1) total avoidance of the resource, if possible; or 2) test excavations or total data recovery as mitigation. The determination shall be formally documented in writing and submitted to the County Environmental Coordinator as verification that the provisions of CEQA for managing unanticipated discoveries have been met.

MITIGATION MEASURE COMPLIANCE

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

1. The proponent shall comply with the MMRP for this project, including the payment of a fee to cover the Office of Planning and Environmental Review staff costs incurred during implementation of the MMRP. The MMRP fee for this project is \$4,000. This fee includes administrative costs of \$900.00.
2. Until the MMRP has been recorded and the administrative portion of the MMRP fee has been paid, no final parcel map or final subdivision map for the subject property shall be approved. Until the balance of the MMRP fee has been paid, no encroachment, grading, building, sewer connection, water connection or occupancy permit from Sacramento County shall be approved.

INITIAL STUDY CHECKLIST

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

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

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

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

| | | Potentially Significant | Less Than Significant with Mitigation | Less Than Significant | No Impact | Comments |
|-----------|---|----------------------------|--|--------------------------|-----------|---|
| 1. | LAND USE - Would the project: | | | | | |
| a. | Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including but not limited to a general plan, specific plan or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? | | | | X | The project is consistent with environmental policies of the Sacramento County General Plan, South Sacramento Community Plan, , and Sacramento County Zoning Code. |
| b. | Physically disrupt or divide an established community? | | | | X | The project will not create physical barriers that substantially limit movement within or through the community. |
| 2. | POPULATION/HOUSING - Would the project: | | | | | |
| a. | Induce substantial unplanned population growth in an area either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of infrastructure)? | | | | X | The project will neither directly nor indirectly induce substantial unplanned population growth. |
| b. | Displace substantial amounts of existing 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. |
| 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. |

| | | Potentially Significant | Less Than Significant with Mitigation | Less Than Significant | No Impact | Comments |
|---|--|----------------------------|--|--------------------------|-----------|--|
| b. Conflict with any existing Williamson Act contract? | | | | | X | No Williamson Act contracts apply to the project site. |
| c. Introduce incompatible uses in the vicinity of existing agricultural uses? | | | | | X | The project does not occur in an area of agricultural production. |
| 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. Substantially degrade the existing visual character or quality of the site and its surroundings? | | | | X | | It is acknowledged that aesthetic impacts are subjective and may be perceived differently by various affected individuals. Nonetheless, given the urbanized environment in which the project is proposed, it is concluded that the project would not substantially degrade the visual character or quality of the project site or vicinity. Refer to the Aesthetics discussion in the Environmental Effects section above. |
| c. Create a new source of substantial light, glare, or shadow that would result in safety hazards or adversely affect day or nighttime views in the area? | | | | X | | The project will result in a new source of minor light and glare, but will not result in safety hazards or adversely affect day or nighttime views in the area. Refer to 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. |

| | | Potentially Significant | Less Than Significant with Mitigation | Less Than Significant | No Impact | Comments |
|---|---|----------------------------|--|--------------------------|-----------|---|
| c. Result in a substantial adverse effect upon the safe and efficient use of navigable airspace by aircraft? | | | | | X | The project does not affect navigable airspace. |
| d. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? | | | | | X | The project does not involve or affect air traffic movement. |
| 6. | PUBLIC SERVICES - Would the project: | | | | | |
| a. Have an adequate water supply for full buildout of the project? | | | | X | | The water service provider has adequate capacity to serve the water needs of the proposed project. |
| b. Have adequate wastewater treatment and disposal facilities for full buildout of the project? | | | | X | | The Sacramento Regional County Sanitation District has adequate wastewater treatment and disposal capacity to service the proposed project. |
| c. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? | | | | X | | The Kiefer Landfill has capacity to accommodate solid waste until the year 2050. |
| d. Result in substantial adverse physical impacts associated with the construction of new water supply or wastewater treatment and disposal facilities or expansion of existing facilities? | | | | X | | The project will not require construction or expansion of new water supply, wastewater treatment, or wastewater disposal facilities. |

| | | Potentially Significant | Less Than Significant with Mitigation | Less Than Significant | No Impact | Comments |
|---|--|----------------------------|--|--------------------------|-----------|---|
| e. Result in substantial adverse physical impacts associated with the provision of storm water drainage facilities? | | | | X | | Minor extension of infrastructure would be necessary to serve the proposed project. Existing stormwater drainage facilities are located within existing roadways and other developed areas, and the extension of facilities would take place within areas already proposed for development as part of the project. No significant new impacts would result from stormwater facility extension. |
| f. Result in substantial adverse physical impacts associated with the provision of electric or natural gas service? | | | | X | | Minor extension of utility lines would be necessary to serve the proposed project. Existing utility lines are located along existing roadways and other developed areas, and the extension of lines would take place within areas already proposed for development as part of the project. No significant new impacts would result from utility extension. |
| g. Result in substantial adverse physical impacts associated with the provision of emergency services? | | | | X | | The project would incrementally increase demand for emergency services, but would not cause substantial adverse physical impacts as a result of providing adequate service. |
| h. Result in substantial adverse physical impacts associated with the provision of public school services? | | | | X | | The project would result in minor increases to student population; however, the increase would not require the construction/expansion of new unplanned school facilities. Established case law, <i>Goleta Union School District v. The Regents of the University of California</i> (36 Cal-App. 4 th 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. |

| | | 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 result in increased demand for park and recreation services, but meeting this demand will not result in any substantial physical impacts. |
| 7. TRANSPORTATION/TRAFFIC - Would the project: | | | | | | |
| a. Result in a substantial increase in vehicle trips that would exceed, either individually or cumulatively, a level of service standard established by the County? | | | | X | | The project will result in minor increases in vehicle trips, but this increase will not cause, either individually or cumulatively, a level of service standard established by the County to be exceeded. Refer to the Transportation/Traffic discussion in the Environmental Effects section above. |
| b. Result in a substantial adverse impact to access and/or circulation? | | | | X | | The project will be required to comply with applicable access and circulation requirements of the County Improvement Standards and the Uniform Fire Code. Upon compliance, impacts are less than significant. |
| c. Result in a substantial adverse impact to public safety on area roadways? | | | | X | | The project will be required to comply with applicable access and circulation requirements of the County Improvement Standards and the Uniform Fire Code. Upon compliance, impacts are less than significant. |
| 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 |
|------------|---|----------------------------|--|--------------------------|-----------|--|
| 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. |
| b. | Expose sensitive receptors to pollutant concentrations in excess of standards? | | | | X | The project will not expose sensitive receptors to pollutant concentrations in excess of standards. |
| 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 exposure of persons to, or generation of, noise levels in excess of standards established by the local general plan, noise ordinance or applicable standards of other agencies? | | | | X | The project is not in the vicinity of any uses that generate substantial noise, nor will the completed project generate substantial noise. The project will not result in exposure of persons to, or generation of, noise levels in excess of applicable standards. |
| 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). |
| 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. |

| | | Potentially Significant | Less Than Significant with Mitigation | Less Than Significant | No Impact | Comments |
|--|--|-------------------------|---------------------------------------|-----------------------|-----------|--|
| b. Substantially alter the existing drainage pattern of the project area and/or increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site? | | | | X | | Refer to the Hydrology and Water Quality discussion in the Environmental Effects section above. 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. An existing storm drain is located east of the project site that has capacity to handle runoff from the proposed project. Refer to the Hydrology and Water Quality discussion in the Environmental Effects section above. |

| | | Potentially Significant | Less Than Significant with Mitigation | Less Than Significant | No Impact | Comments |
|------------|--|-------------------------|---------------------------------------|-----------------------|-----------|--|
| | h. Create substantial sources of polluted runoff or otherwise substantially degrade ground or surface water quality? | | | X | | Compliance with the Stormwater Ordinance and Land Grading and Erosion Control Ordinance (Chapters 15.12 and 14.44 of the County Code respectively) will ensure that the project will not create substantial sources of polluted runoff or otherwise substantially degrade ground or surface water quality. |
| 11. | GEOLOGY AND SOILS - Would the project: | | | | | |
| | a. Expose people or structures to substantial risk of loss, injury or death involving rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? | | | | X | Sacramento County is not within an Alquist-Priolo Earthquake Fault Zone. Although there are no known active earthquake faults in the project area, the site could be subject to some ground shaking from regional faults. The Uniform Building Code contains applicable construction regulations for earthquake safety that will ensure less than significant impacts. |
| | b. Result in substantial soil erosion, siltation or loss of topsoil? | | | X | | Compliance with the County's Land Grading and Erosion Control Ordinance will reduce the amount of construction site erosion and minimize water quality degradation by providing stabilization and protection of disturbed areas, and by controlling the runoff of sediment and other pollutants during the course of construction. |
| | c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, soil expansion, liquefaction or collapse? | | | | X | The project is not located on an unstable geologic or soil unit. |
| | d. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available? | | | | X | A public sewer system is available to serve the project. |

| | | Potentially Significant | Less Than Significant with Mitigation | Less Than Significant | No Impact | Comments |
|---|--|-------------------------|---------------------------------------|-----------------------|-----------|---|
| e. Result in a substantial loss of an important mineral resource? | | | | | X | The project is not located within an Aggregate Resource Area as identified by the Sacramento County General Plan Land Use Diagram, nor are any important mineral resources known to be located on the project site. |
| f. Directly or indirectly destroy a unique paleontological resource or site? | | | | | X | No known paleontological resources (e.g. fossil remains) or sites occur at the project location. |
| 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 | | | The project site contains 0.27 acres of suitable habitat for wetland species according to the South Sacramento Habitat Conservation Plan (SSHCP) land cover types. Mitigation is included to reduce impacts to less than significant levels. Refer to the Biological Resources discussion in the Environmental Effects section above. |
| b. Have a substantial adverse effect on riparian habitat or other sensitive natural communities? | | | X | | | The project site contains 0.27 acres of suitable habitat for wetland species according to the South Sacramento Habitat Conservation Plan (SSHCP) land cover types. Mitigation is included to reduce impacts to less than significant levels. Refer to the Biological Resources discussion in the Environmental Effects section above. |
| 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 | | | The project site contains 0.27 acres of suitable habitat for wetland species according to the South Sacramento Habitat Conservation Plan (SSHCP) land cover types. Mitigation is included to reduce impacts to less than significant levels. Refer to the Biological Resources discussion in the Environmental Effects section above. |

| | | Potentially Significant | Less Than Significant with Mitigation | Less Than Significant | No Impact | Comments |
|---|--|----------------------------|--|--------------------------|-----------|--|
| d. Have a substantial adverse effect on the movement of any native resident or migratory fish or wildlife species? | | | | X | | Pursuant to the Biological Resources Assessment prepared for the site indicating no presence of wildlife species, project implementation would not affect native resident or migratory species. Refer to the Biological Resources discussion in the Environmental Effects section above. |
| e. Adversely affect or result in the removal of native or landmark trees? | | | | | X | No native and/or landmark trees occur on the project site, nor is it anticipated that any native and/or landmark trees would be affected by off-site improvement required as a result of the project. |
| f. Conflict with any local policies or ordinances protecting biological resources? | | | | X | | With applicable avoidance and minimization measures outlined in the SSHCP, 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 | The project is within the Urban Development Area of the SSHCP. The project will need to comply with the applicable avoidance and minimization measures outlined in the SSHCP. Refer to the Biological Resources discussion in the Environmental Effects section above. |
| 13. | CULTURAL RESOURCES - Would the project: | | | | | |
| a. Cause a substantial adverse change in the significance of a historical resource? | | | | X | | No historical resources would be affected by the proposed project. Refer to the Cultural Resources discussion in the Environmental Effects section above. |
| b. Have a substantial adverse effect on an archaeological resource? | | | | X | | No known archaeological resources occur on-site. A Cultural Resources study was performed and found no evidence of archaeological resources. 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. |

| | | Potentially Significant | Less Than Significant with Mitigation | Less Than Significant | No Impact | Comments |
|---|---|----------------------------|--|--------------------------|-----------|--|
| d. Would the project cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code 21074? | | | | X | | Notification pursuant to Public Resources Code 21080.3.1(b) was provided to the tribes and request for consultation was received after the 30-day response period. Refer to the Cultural Resources discussion in the Environmental Effects section above |
| 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. |
| d. Be located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5, resulting in a substantial hazard to the public or the environment? | | | | | X | The project is not located on a known hazardous materials site. |
| e. Impair implementation of or physically interfere with an adopted emergency response or emergency evacuation plan? | | | | | X | The project would not interfere with any known emergency response or evacuation plan. |
| f. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to or intermixed with urbanized areas? | | | | | X | The project is within the urbanized area of the unincorporated County. There is no significant risk of loss, injury, or death to people or structures associated with wildland fires. |

| | | Potentially Significant | Less Than Significant with Mitigation | Less Than Significant | No Impact | Comments |
|---|--|-------------------------|---------------------------------------|-----------------------|-----------|--|
| 15. | GREENHOUSE GAS EMISSIONS – Would the project: | | | | | |
| a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? | | | | X | | The project will not have the potential to interfere with the County meeting the goals of AB 32 (reducing greenhouse gas emissions to 1990 levels by 2020); therefore, the climate change impact of the project is considered less than significant. |

SUPPLEMENTAL INFORMATION

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

INITIAL STUDY PREPARERS

Environmental Coordinator: Tim Hawkins

Section Manager: Manuel Mejia

Project Leader: Nishant Seoni

Initial Review: Carol Gregory

Office Manager: Belinda Wekesa-Batts

Administrative Support: Justin Maulit

