1. Agenda Packet

   Documents:

   05-08-19 PC AGENDA PACKET.PDF

2. CALL MEETING TO ORDER

3. ROLL CALL
   Commission Members: Duncan, Flowers, Ingle, Lagomarsino, Schaefer, Scheeler, Van Duker

4. FLAG SALUTE

5. PUBLIC COMMENT
   Under Government Code Section 54954.3, members of the audience may address the Commission on any item within the jurisdiction of the Commission or on any agenda item. If you wish to address the Commission, please fill out a speaker identification form and hand it to the Commission Secretary. When you are called upon to speak, step forward to the podium and state your name clearly for the record. Those wishing to speak on non-agenda items will be called upon at the beginning of the meeting. Those wishing to speak for or against an agenda item will be called upon after the presentation by the City Planning department and the Applicant for that agenda item.

6. CONSENT CALENDAR
   Approval of the meeting minutes for April 24, 2019.

7. PUBLIC HEARING
   a. MINOR USE PERMIT AND MINOR VARIANCE - 7437 ANTELOPE ROAD:
      The applicant is requesting approval of a Minor Use Permit and a Minor Variance to allow the construction of a three story single family home within an existing parcel in the Open Space Zone. The project also requests a Tee Permit for the encroachment within the protected zone of nearby trees. A Mitigated Negative Declaration has been prepared. Project Planner: Kempenaar

8. REGULAR CALENDAR
   a. AUBURN BOULEVARD PLAN UPDATE - Casey Kempenaar

9. ADJOURNMENT
   The agenda for this meeting of the Planning Commission for the City of Citrus Heights was posted at the sites listed below on or before the close of business at 5:00 p.m. on the Friday preceding the meeting.
Any writings or documents provided to a majority of the City of Citrus Heights Planning Commission regarding any item on this agenda will be made available for public inspection at City Hall located at 6360 Fountain Square Drive, Citrus Heights, CA 95621.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact Karen Ramsay at (916) 727-4742. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. TTY/TDD users with questions or comments can call the California Relay Service by dialing 7-1-1.

Pursuant to Sections 65009 (b) (2), of the State Government Code "If you challenge any of the above projects in court, you may be limited to raising only those issues you or someone else raised at the public hearing(s) described in this notice, or in written correspondence delivered to the city Planning Commission at or prior to, this public hearing".
CITY OF CITRUS HEIGHTS
PLANNING COMMISSION MEETING
AGENDA
Wednesday, May 8, 2019 - 7:00 p.m.
City Hall Council Chambers
6360 Fountain Square Drive, Citrus Heights, CA

NOTE: The Commission may take up any agenda item at any time, regardless of the order listed. Action may be taken on any item on the agenda. The Commission established a procedure for addressing the Commission. Speaker Identification Sheets are provided on the table inside the Council Chambers. If you wish to address the Commission during the meeting please complete a Speaker Identification Form and give it to the Commission Secretary. Those addressing the Commission are limited to five (5) minutes, unless extended by the Chair. The Chair may also reduce the allowed time if there is a lengthy Agenda or a large number of people wanting to address the Commission.

1. CALL MEETING TO ORDER

2. ROLL CALL
   Commission Members:
   Duncan, Flowers, Ingle, Lagomarsino, Schaefer, Scheeler, Van Duker

3. FLAG SALUTE

4. PUBLIC COMMENT
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5. CONSENT CALENDAR
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6. PUBLIC HEARING

A. MINOR USE PERMIT AND MINOR VARIANCE – 7437 ANTELOPE ROAD:
The applicant is requesting approval of a Minor Use Permit and a Minor Variance to allow the construction of a three story single family home within an existing parcel in the Open Space Zone. The project also requests a Tree Permit for the encroachment within the protected zone of nearby trees. A Mitigated Negative Declaration has been prepared. Project Planner: Kempenaar

7. REGULAR CALENDAR

A. AUBURN BOULEVARD PLAN UPDATE – Casey Kempenaar

8. ADJOURNMENT

The agenda for this meeting of the Planning Commission for the City of Citrus Heights was posted at the sites listed below on or before the close of business at 5:00 p.m. on the Friday preceding the meeting.

City of Citrus Heights 6360 Fountain Square Drive, Citrus Heights, CA
Rusch Park Community Center, 7801 Auburn Boulevard, Citrus Heights, CA
Sacramento County Library, Sylvan Oaks Branch, 6700 Auburn Blvd., Citrus Heights, CA

Any writings or documents provided to a majority of the City of Citrus Heights Planning Commission regarding any item on this agenda will be made available for public inspection at City Hall located 6360 Fountain Square Drive, Citrus Heights, CA.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact Karen Ramsay at (916) 727-4742. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. TTY/TDD users with questions or comments can call the California Relay Service by dialing 7-1-1.
1. CALL MEETING TO ORDER
   Chair Lagomarsino called the meeting to order at 7:01 PM.

2. ROLL CALL
   Commission
   Present: Duncan, Ingle, Lagomarsino, Schaefer Scheeler, Van Duker
   Absent: Flowers
   Staff Present: Bermudez, Flores, Hodgkins, McDuffee, Ramsay, Singer, Ziegler

3. FLAG SALUTE
   Vice Chair Schaefer led the flag salute.

4. PUBLIC COMMENT
   None

5. CONSENT CALENDAR
   The meeting minutes for March 13, 2019 were approved as submitted.

   M/S: Duncan/Van Duker
   AYES: (6) Duncan, Ingle, Lagomarsino, Schaefer, Scheeler, Van Duker
   ABSENT: (1) Flowers

6. PUBLIC HEARING

   A. DUNDEE ESTATES II MAP – 6720 MARIPosa AVENUE: Project Planner Bermudez presented a request for approval of a Subdivision Map application to subdivide an approximate 4.5 acre parcel into two single-family lots. This project is Categorically Exempt from CEQA under Class 15 as a minor land division.

   There was Planning Commission and staff discussion.

   Vice Chair Schaefer voiced concern regarding a history of flooding in that area and asked if any work is being done to mitigate flood concerns.

   City Engineer, Stuart Hodgkins, said that a number of projects have been done over the years and we are continuing with our master plan program to address
flooding concerns up and down Mariposa along this entire corridor. In addition to larger Capital Program work, the extent of our creek clean-up has picked up over the years and has had a significant impact in reducing localized flooding.

Vice Chair Schaefer asked if the 100-year flood plain line changed because of the work that has been done.

Mr. Hodgkins said that the city has not fully remodeled and that is something we would be doing with FEMA.

Chair Lagomarsino opened the public hearing.

Applicant, Bay Miry, said that he would be happy to answer any questions. Vice Chair Schaefer asked if the intention is to build on the property. Mr. Miry said that is still to be determined.

Mike Davis spoke in support of the project but voiced concerns regarding drainage and flooding.

Kathi Rutherdale spoke in support of the project but voiced concerns regarding drainage and flooding.

Chair Lagomarsino closed the public hearing.

**Commission Comments**

Commissioner Scheeler spoke in support of the project and said that he feels confident that the city will address any issues.

Commissioner Van Duker spoke in support of the project and agreed that the city is good with keeping on top of any issues.

Commissioner Ingle said that is looks like a good project.

Commissioner Duncan spoke in support of the project.

Chair Lagomarsino spoke in support of the project.

Chair Lagomarsino called for a motion.

**Motion:**

A. Find the project is Categorically Exempt from the California Environmental Quality Act under Section 15315 (minor land division).
B. Approve the Tentative Subdivision Map to allow for the division of an approximate 4.57± acre parcel located at 6720 Mariposa Avenue into 2 parcels subject to the findings and conditions of approval contained in the staff report.

C. Approve the Tree Permit for the project located at 6720 Mariposa Avenue subject to the conditions of approval contained in the staff report.

M/S: Scheeler/Duncan
AYES: (6) Duncan, Ingle, Lagomarsino, Schaefer, Scheeler, Van Duker
ABSENT: (1) Flowers

<table>
<thead>
<tr>
<th>CONDITIONS OF APPROVAL FOR TENTATIVE SUBDIVISION MAP (FILE # TT 18-02):</th>
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<tbody>
<tr>
<td>1) The tentative map approval is valid for two (2) years from the date of approval by the Planning Commission, unless an extension is granted. (Planning)</td>
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<tr>
<td>2) The project is approved as shown in Exhibits A and B and as conditioned or modified below. The project shall comply with the requirements of all agencies including service providers.</td>
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<tr>
<td>3) The City's Zoning Code has a minimum creek setback requirement of 2.5 times the height of the stream bank plus 30 feet, or 30 feet outward from stream bank, whichever instance is greater. All proposed structures (including swimming pools, sheds, gazebo, etc.) shall adhere to this requirement. This setback line shall be shown on the final map. (Planning, Engineering)</td>
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Prior to Recordation of Final Map

4) Street frontage improvements along Mariposa Avenue shall be completed prior to the recordation of the final map. Improvements are as follows: street pavement widening & striping, Class II bike lane, 5-ft wide sidewalks, vertical curbs, gutters and three (3) streetlights (LED, Type A).

5) If needed, the applicant shall dedicate, by final map, additional street right-of-way (ROW) to accommodate full width of street improvements (other than the portions where there are separated sidewalks to help preserve trees).

6) The conservation easement shall be renamed as “conservation area” and a note placed on the map that indicates no development shall occur in the conservation area.

7) Prior to recording the Subdivision Map, applicant must pay sanitary sewer impact fees and Sunrise Recreation & Parks District fees (Quimby Act fees). Contact each agency for fee amounts.

8) All weather access roads must be provided to sewer manhole so that all manholes are accessible for District maintenance and cleaning equipment. At a minimum, this
all-weather access road must consist of 2 inches of asphalt concrete surface over 6 inches of compacted aggregate base, across a minimum 12-foot wide drivable surface. Other all-weather surface roads may be used in place of asphalt concrete to the satisfaction of SASD’s. Any deviation from the above condition must be approved by SASD on a case by case basis. (SASD)

9) Sacramento Area Sewer District and the Sacramento Regional County Sanitation District may require additional sewer impact fee payments in accordance with each District’s Ordinances. Fees are to be paid prior to the issuance of building permits. The applicant should contact Permit Services Unit at 916-876-6100 for sewer impact fee information. (SASD)

10) The Applicant shall dedicate a 12.5-foot public utility easement for overhead and/or underground facilities and appurtenances adjacent to all public street rights-of-ways. (SMUD)

11) In the event the City requires an Irrevocable Offer of Dedication (IOD) for future roadway improvements, the Applicant shall dedicate a 12.5-foot public utility easement (PUE) for overhead and/or underground facilities and appurtenances adjacent to the City’s IOD. (SMUD)

12) All initial purchasers of each of the new lots shall sign a disclosure statement in a form acceptable to the City, acknowledging the following restrictions:

- No development shall occur within the conservation area. “Development” includes any movement of dirt – either grading or fill activities. Accessory structures of all kinds, including pools, are prohibited. Landscape improvements can only occur upon written approval of the City.

- The pedestrian easement shall remain on the property and may be used by the public as part of a city creektrail network.

- The trees on the lot are protected by the City’s Tree Preservation Ordinance

- The City shall review and approve the wording and content of the disclosure statement. The City shall also receive a signed copy of the disclosure statement from the initial owner of the parcel, as well as the initial owner of each home. (Planning)

Pre-Construction and Prior to Approval of Improvement Plans

13) The lowest floor elevation for any dwelling units shall be at least two (2’) feet above FEMA’s Base Flood Elevation (BFE). All other structures shall have a finished floor elevation at or above the BFE. An Elevation Certificate (EC) is required and must be completed by a California Professional Land Surveyor. (Engineering)
14) No structures shall be allowed within any easements, including but not limited to the conservation easement, pedestrian easement, floodway easement, and sanitary sewer easement. (Planning, Engineering)

15) No fill, structures and/or solid fencing are allowed within the FEMA 100-Year Floodplain limits. (Engineering)

16) 3’ wooden posts shall be installed on the property to demarcate the floodplain boundary prior to the construction of any structures on each lot. (Planning)

17) The storm water runoff collected along Mariposa Avenue will discharge into the creek. Outfall shall be designed such that the slopes of the creek are protected from erosion. This may require approvals from California Fish & Wildlife and/or U.S. Army Corps of Engineers. (Engineering)

18) The project shall meet pre and post Best Management Practices (BMP’s) to minimize pollutants entering Arcade Creek and the storm drain system. BMP’s shall meet State of California requirements. (Engineering)

19) If construction activities result in a land disturbance of more than one (1) acre, the developer shall obtain a Contraction Activities Storm Water General Permit from the State Water Resources Control Board. The applicant shall provide a copy of the Notice of Intent (NOI) and Storm Water Pollution Prevention Plan (SWPPP) to the Engineering Division prior to approval of any grading on-site. (Engineering)

20) Improvement plans for utilities, road and other public improvements shall be coordinated with the project arborist. This includes all proposed trenches. All such improvement plans shall be signed by the project arborist prior to submittal to the City. (Planning)

21) Improvements within the right of way shall require improvement plans and an encroachment permit. (Engineering)

22) Construct frontage improvements along the Mariposa Avenue frontage from the southern parcel boundary to the bridge. Mariposa is a 60’ collector and dedication to the half-street width of 30’ is required. The design of the improvements shall be coordinated with the project arborist and will likely include a meandering sidewalk. A pedestrian easement may be needed for the meandering sidewalk. (Engineering)

23) All development impact fees (Roadway, Transit, Administration, and Drainage) shall be paid prior to issuance of each building permit (Engineering)

24) Lower Laterals shall not directly connect to main lines more than 1 MGD of flow except at a manhole (SASD)

25) Any construction and/or modification to the public sewer system shall be required to the satisfaction of SASD prior to the approval of improvement plans. SASD Design Standards apply to any onsite and offsite sewer construction. (SASD)
Civil improvement plans shall be submitted for review and approval to the Sacramento Metropolitan Fire District for acceptance of the access road, fire apparatus turn around and fire hydrant locations. (SMFD)

Residential fire sprinkler plans shall be submitted for review and approval to the Sacramento Metropolitan Fire District for all new one and two family dwellings in accordance with the California Residential Code. (SMFD)

Each residential unit shall have approved numbers or addresses placed in such a position as to be easily read from the street or road fronting the property. The minimum size of the numbers shall not be less than six (6) inches and shall be mounted immediately adjacent to a light source and shall also contrast with their background. (SMFD)

Structural setbacks less than 14-feet shall require the Applicant to conduct a pre-engineering meeting with all utilities to ensure property clearances are maintained. (SMUD)

Any necessary future SMUD facilities located on the Applicant’s property shall require a dedicated SMUD easement. This will be determined prior to SMUD performing work on the Applicant’s property. (SMUD)

In the event the Applicant requires the relocation or removal of existing SMUD facilities on or adjacent to the subject property, the Applicant shall coordinate with SMUD. The Applicant shall be responsible for the cost of relocation or removal. (SMUD)

SMUD reserves the right to use any portion of its easements on or adjacent to the subject property that it reasonably needs and shall not be responsible for any damages to the developed property within said easement that unreasonably interferes with those needs. (SMUD)

The Applicant shall not place any building foundations within 5-feet of any SMUD trench to maintain adequate trench integrity. The Applicant shall verify specific clearance requirements for other utilities (e.g., Gas, Telephone, etc.). (SMUD)

The Applicant shall comply with SMUD siting requirements (e.g., panel size/location, clearances from SMUD equipment, transformer location, service conductors). Information regarding SMUD siting requirements can be found at: https://www.smud.org/en/Business-Solutions-and-Rebates/Design-and-Construction-Services. (SMUD)

The Applicant shall provide separate SMUD service points to each parcel to the satisfaction of SMUD. (SMUD)

Each home shall have a separate water connection. Installation of the water distribution system shall be by the developer’s contractor at the developer’s expense. (CHWD)
37) The applicant shall pay all fees and charges established by the water district, including those for plan check, construction, inspection, connection and meter installation. (CHWD)

38) Contact PG&E for their requirements. It is the developer’s responsibility to notify PG&E of any required work on their facilities. Comply with any PG&E requirements. (PG&E)

39) If construction or tree removal occurs during the nesting season (February 1 through August 30), a survey to identify active nests of the white-tailed kite and other raptors protected under Fish and Game Code. The survey shall be conducted by a qualified biologist no more than 2 weeks before the start of construction. Active raptor nests located within 300 feet of the project will be mapped. A determination will be made by a qualified biologist, in coordination with Department of Fish and Game (DFG), as to whether or not construction work would affect the active nest or disrupt reproductive behavior. Criteria used for this evaluation will include, but not be limited to, presence of visual screening between the nest and construction activities, and behavior of adult raptors in response to the surveyors or other ambient human activity. Alternatively, other appropriate avoidance measures approved by DFG may be implemented to ensure that the nest is protected. If it is determined that construction will not affect an active nest or disrupt breeding behavior, construction may proceed without any restriction or mitigation measure.

If it is determined that construction will affect an active raptor nest or disrupt reproductive behavior, then avoidance is the only mitigation available. Construction will not be permitted within 300 feet of such a nest until a qualified biologist determines that the subject nests are no longer active.

40) If artifacts or unusual amounts of shell or bone or other items indicative of buried archaeological resources or human remains are encountered during earth disturbance associated with the proposed project, the on-site contractor shall immediately notify the City of Citrus Heights (City) and the Native American Heritage Commission as appropriate. All soil-disturbing work shall be halted within 50 feet of the discovery until a qualified archaeologist, as defined by the California Environmental Quality Act (CEQA) Guidelines and the City, completes a significance evaluation of the finds pursuant to Section 106 of the National Historic Preservation Act. Any human remains unearthed shall be treated in accordance with California Health and Safety Code, Section 7050.5, and California Public Resources Code, Sections 5097.94, 5097.98, and 5097.99, which include requirements to notify the Sacramento County Medical Examiner’s office and consult with Native American representatives determined to be the most likely descendants, as appointed by the Native American Heritage Commission. Identified cultural resources shall be recorded on State Department of Parks and Recreation (DPR) form 523 (archaeological sites). Mitigation measures prescribed by the Native American Heritage Commission, the Sacramento County Medical Examiner’s office, and any Native American representatives determined to be the most likely descendants and required by the City shall be undertaken before construction activities are resumed. If disturbance of a project area cultural resource cannot be avoided, a mitigation
program in compliance with Sections 15064.5 and 15126.4 of the CEQA Guidelines, shall be implemented. (Planning)

41) The applicant/owner and/or successor in interest agrees to indemnify, defend, and hold harmless the City, its officials, officers, employees, agents and consultants from any and all administrative, legal or equitable actions or other proceedings instituted by any person not a party to this permit challenging the validity of the Project Approval or any Subsequent Project Approval, or otherwise arising out of or stemming from these Approvals. The applicant/owner and/or successor in interest may select its own legal counsel to represent their interest at their sole cost and expense. The parties shall cooperate in defending such action or proceeding. The applicant and/or successor in interest shall pay for City’s costs of defense, whether directly or by timely reimbursement on a monthly basis. Such costs shall include, but not be limited to, all court costs and attorneys’ fees expended by City in defense of any such action or other proceeding, plus staff and City Attorney time spent in regard to defense of the action or proceeding. The parties shall use best efforts to select mutually agreeable defense counsel but, if the parties cannot reach agreement, City may select its own legal counsel and the applicant and/or successor in interest agrees to pay directly or timely reimburse on a monthly basis City for all such court costs, attorney fees, and time referenced herein. (City Attorney)

**TREE PERMIT File # TP-19-16**

1. This permit only authorizes the removal of the following trees: 162, 163, 167, 179, 181, 192, 193, 205, 229, 234, 241, 274, 285, 292, 294, 488, 143, 144, 145, 509, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 151, 152, 154, 156, 158, 159, and 170. Removal of any other tree may only occur upon written approval of the Planning Division. (Planning)

2. Minor modifications to the Tree Permit, including additional trees and/or encroachments, may be approved by the Planning Division provided such changes are consistent with the guidelines for oak tree preservation. (Planning)

3. Mitigation for trees removed shall be through replacement plantings on an inch per inch basis or payment on an in-lieu fee ($298 per inch) or a combination thereof. A Planting Plan shall be submitted showing the location of all new plantings and a program designed to ensure their survival for a five-year period. (Planning)

4. All inspections by the Project Arborist shall occur prior to and during the course of construction as contained in the Construction Impact Assessment dated December 21, 2018. (Planning)

5. The conditions of approval shall be distributed to all contractors and subcontractors who have access to the site. It is the responsibility of the developer and contractor to inform all subcontractors of the native oak tree preservation requirements. (Planning)

6. If construction or tree removal occurs during the nesting season (February through July), a pre-construction survey for nesting birds should be conducted by a qualified biologist. The survey should be conducted no more than 14 days prior to the initiation
of any tree removal or construction activities. If the surveyor determines that an active bird nest is close enough to the construction area to be disturbed, he or she shall, in consultation with the State Department of Fish and Game, determine the extent of the construction-free buffer zone to be established around the nest. (Planning)

PRIOR TO ISSUANCE OF A BUILDING PERMIT OR DEMOLITION PERMIT

7. The applicant shall submit an updated arborist report and tree impact assessment report. The tree impact assessment report shall include all preservation measures that the applicant shall undertake during construction to ensure the long-term health and safety of all trees that will remain. This updated arborist and tree impact assessment shall include impacts from all utility, road and public improvements and from all trenching activities on-site, as well as impacts from construction of homes. (Planning)

8. The applicant shall install a minimum of a six-foot high chain link fence (or acceptable alternative) at the outermost edge of the tree protection zone for each tree or group of trees. Signs must be installed by the applicant on the temporary fence at least two (2) equidistant locations to be clearly visible from the lot. The size of each sign shall be a minimum of two feet (2') by two feet (2') and must contain the following language:

"WARNING
THIS FENCE SHALL NOT BE REMOVED OR RELOCATED WITHOUT WRITTEN AUTHORIZATION FROM THE PLANNING DIVISION"
(Planning)

9. The applicant shall contact the Planning Division and certified project arborist to inspect and approve the temporary fencing and signs around the protected zone before beginning any construction. (Planning)

10. Any watering or deep root fertilization which the arborist deems necessary to protect the health of the tree due to the construction impacts shall be completed by the applicant. (Planning)

DURING CONSTRUCTION AND PRIOR TO ISSUANCE OF AN OCCUPANCY PERMIT

11. The following information must be located on-site during construction activities:

A. Arborist’s reports (inventory and revised tree impact assessment)
B. Approved site plan including fencing plan and clearing denoting trees planned for removal and trees that will be retained
C. Conditions of approval for the Tree Permit (Planning)

12. A certified arborist shall monitor any excavation within the dripline of the oak tree. (Planning)

13. All finished grading shall ensure that no water will collect within the dripline of any native oak trees. (Planning)
14. Submit and receive approval of a Landscape and Irrigation Plan for any landscaping within the dripline of any oak trees. Only low-water usage plantings may be planted under the dripline of the oak tree. (Planning)

15. If any native ground surface fabric within the dripline must be removed for any reason, it shall be replaced within forty-eight (48) hours. (Planning)

16. Storage of materials, equipment and vehicles is not permitted within the dripline of the oak tree. Vehicles and other heavy equipment shall not be operated within the dripline of the oak tree. (Planning)

17. The certified arborist shall immediately treat any severed or damaged roots (NOTE: Without exception, all digging shall be done using hand tools, no machine trenching shall be allowed in the dripline of any oak tree). Minor roots less than one (1) inch in diameter may be cut, but damaged roots shall be traced back and cleanly cut behind any split, cracked or damaged area. Major roots over one (1) inch in diameter may not be cut without approval of an arborist and any arborist recommendations shall be implemented. (Planning)

18. The temporary fencing shall remain in place throughout the entire construction period and shall not be removed without obtaining written authorization from the Planning Division. In no event shall the fencing be removed before the written authorization is received from the Planning Division. (Planning)

19. At least five (5) days before the applicant seeks an occupancy permit for an individual house on a lot that contains an oak tree, a Certification Letter from a certified arborist shall be submitted to and approved by the Planning Division. The certification letter shall attest to all of the work (regulated activity) which was conducted in the dripline of the tree, either being in conformance with this permit or of the required mitigation still needing to be performed. (Planning)

20. The applicant shall submit for review and approval by the City a homeowners’ packet of information. This packet of information shall include information on the care of the native oak trees on the individual homeowner’s lot and shall be transmitted to each new homeowner upon the sale of the home. Additionally, the applicant shall demonstrate to the City that a disclosure statement is recorded on the title report for each parcel containing a native oak tree that acknowledges the existence of the oak tree(s) and that the tree(s) are protected by the City’s Tree Preservation Ordinance. (Planning)

21. Once the homes are completed, the preservation responsibility for the trees on individual lots will reside with the homeowner. The developer shall prepare a homeowners’ packet of information that will describe how individual homeowners should care for their oak tree(s). A disclosure statement shall also be placed on the title report for each lot acknowledging the existence of the oak trees and that they are regulated by the City’s Tree Preservation Ordinance.

22. The applicant/owner and/or successor in interest agrees to indemnify, defend, and hold harmless the City, its officials, officers, employees, agents and consultants from
any and all administrative, legal or equitable actions or other proceedings instituted by any person not a party to this permit challenging the validity of the Project Approval or any Subsequent Project Approval, or otherwise arising out of or stemming from these Approvals. The applicant/owner and/or successor in interest may select its own legal counsel to represent their interest at their sole cost and expense. The parties shall cooperate in defending such action or proceeding. The applicant and/or successor in interest shall pay for City’s costs of defense, whether directly or by timely reimbursement on a monthly basis. Such costs shall include, but not be limited to, all court costs and attorneys’ fees expended by City in defense of any such action or other proceeding, plus staff and City Attorney time spent in regard to defense of the action or proceeding. The parties shall use best efforts to select mutually agreeable defense counsel but, if the parties cannot reach agreement, City may select its own legal counsel and the applicant and/or successor in interest agrees to pay directly or timely reimburse on a monthly basis City for all such court costs, attorney fees, and time referenced herein. (City Attorney)

B. YIPPIE’S PLAYCENTER – 7777 SUNRISE BOULEVARD: Project Planner Singer presented a request for approval of a Use Permit for a children’s indoor recreation facility. This project is Categorically Exempt from CEQA per Section 15301 “Existing Facility” of the California Environmental Quality Act.

There was Planning Commission and staff discussion.

Chair Lagomarsino opened the public hearing.

Applicant, Ricardo Snovel, addressed the Planning Commission’s questions regarding hours of operation, parking and security.

Lou Ann Henderson, applicant representative, said that this shopping center needs a family oriented business and this business will help with that.

Chair Lagomarsino closed the public hearing.

**Commission Comments**

Commissioner Scheeler spoke in support of the project.

Chair Lagomarsino re-opened the public hearing.

Ashley Bush spoke in support of the project and said that there are only two places that she knows of like this and she is very excited about it.

Commissioner Van Duker spoke in support of the project.
Vice Chair Schaefer spoke in support of the project and said he cannot see any reason not to approve it.

Commissioner Duncan spoke in support of the project.

Commissioner Ingle spoke in support of the project.

Chair Lagomarsino spoke in support of the project.

Chair Lagomarsino called for a motion.

A. Find that the project is Categorically Exempt from CEQA as a Section 15301 “Existing Facility”; and

B. Approve the Use Permit for the occupancy of an existing building by an indoor commercial recreation facility located at 7777 Sunrise Blvd., Ste. 1700 subject to the findings and conditions of approval contained in the staff report.

M/S: Schaefer/Scheeler
AYES: (6) Duncan, Ingle, Lagomarsino, Schaefer, Scheeler, Van Duker
ABSENT: (1) Flowers

CONDITIONS OF APPROVAL FOR USE PERMIT (FILE #UP-19-01)

1. The applicant shall comply with all State and City Regulations, including but not limited to the Citrus Heights Municipal Code and Zoning Code, Uniform Building Code; and Uniform Fire Code.

2. The action approved by this permit is to allow an existing suite within a retail building to be used as a children’s indoor commercial recreation facility with hours of operation from 10am-8pm, Monday through Sunday as shown in Exhibits A, B, and C (amended to remove the proposed Velcro wall) and as conditioned below.

3. This approval does not include any modifications to the building including exterior painting or signage; these shall be approved through a separate permit. (Planning)

4. Prior to occupancy of the building the applicant shall obtain proper approvals from the City Building Division and the Sacramento Metropolitan Fire District.
5. The site and building are required to comply with all accessibility requirements, including pathways, parking, restrooms, and play areas. (Building)

6. The Use Permit shall be exercised within two years from date of approval unless a time extension is granted.

7. At any time the applicant proposes any outdoor events a Temporary Use Permit must be approved by the Planning Division as described in Section 106.62.030 of the Zoning Code.

8. Any violation of these conditions of approval is strictly prohibited. Any violations could result in the revocation or modification of the use permit and/or the imposition of fines and penalties.

9. Developer agrees to indemnify, defend, and hold harmless the City, its officials, officers, employees, agents and consultants from any and all administrative, legal or equitable actions or other proceedings instituted by any person not a party to this Permit challenging the validity of the approval. Developer may select its own legal counsel to represent Developer’s interests at Developer’s sole cost and expense. The parties shall cooperate in defending such action or proceeding. Developer shall pay for City’s costs of defense, whether directly or by timely reimbursement on a monthly basis. Such costs shall include, but not be limited to, all court costs and attorneys’ fees expended by City in defense of any such action or other proceeding, plus staff and City Attorney time spent in regard to defense of the action or proceeding. The parties shall use best efforts to select mutually agreeable defense counsel but, if the parties cannot reach agreement, City may select its own legal counsel and Developer agrees to pay directly or timely reimburse on a monthly basis City for all such court costs, attorney fees, and time referenced herein.

7. REGULAR CALENDAR

A. CAPITAL IMPROVEMENT PROGRAM (CIP) FOR FY 2019/2020 – 2023/2024. Regina Cave presented the proposed CIP to the Planning Commission. The Planning Commission determined that the CIP is consistent with the General Plan.

There was Planning Commission and staff discussion.

Chair Lagomarsino called for a motion.
A. Move to find that the City of Citrus Heights Capital Improvement Program (2019/20 – 2023/24) conforms to the General Plan.

M/S: Scheeler/Schaefer
AYES: (6) Duncan, Ingle, Lagomarsino, Schaefer, Scheeler, Van Duker
ABSENT: (1) Flowers

8. ADJOURNMENT
There being no further business, the meeting was adjourned at 8:30 PM to the next meeting of May 8, 2019.

Respectfully Submitted,

Karen Ramsay
Planning Commission Secretary
REQUEST

The applicant requests approval of a Minor Use Permit and a Minor Variance to allow the construction of a three story single family home within an existing parcel in the Open Space Zone located at 7437 Antelope Road. The project also request a Tree Permit for the encroachment within the protected zone of nearby trees.

Owner/Applicant: Red Diamond Inv Group LLC
Hassan Minooeifar
11321 Sutters Mill Circle
Gold River CA, 95671

SUMMARY RECOMMENDATION

The Planning Division recommends that the Planning Commission:

A. Adopt the attached Resolution adopting the Mitigated Negative Declaration and Mitigation Monitoring Plan.

B. Approve a Minor Use Permit and allow the construction of a single family home within the Open Space Zone at 7437 Antelope Road subject to the findings and conditions of approval contained in this report.

C. Approve a Minor Variance reducing the required front yard setback to 16’ to the second and third floor, within the Open Space Zone at 7437 Antelope Road, subject to the findings and conditions of approval contained in this staff report.

D. Approve a Tree Permit allowing the encroachment into the protected zone of existing trees onsite, subject to the findings and conditions of approval contained in this report.

BACKGROUND

The subject site is a 0.52 acre parcel bounded by a building (former single family home) used by Sunrise Recreation and Park District to the west, an existing office building to the east, Rusch Park to the north, and Antelope Road to the south.

The parcel is vacant, occupied by existing oak woodland/grassland and the northern portion of the parcel is crossed by Cripple Creek.

The request is unique in that the property is zoned Open Space, but the parcel is owned privately. The vast majority of land zoned Open Space within the City is under public ownership.

The Open Space Zone is the most restrictive zoning category in the city. While restrictive, the Zoning Code does allow for the construction of a single family home within this zone with approval of a Minor Use Permit. In general, a Minor Use Permit and Minor Variance would normally be reviewed and approved by the Community Services Director; however, due to the unique
characteristics of the site, the Director has recommended that the Planning Commission consider the Minor Use Permit, Minor Variance and Tree Permit.

The project setting is summarized in the following table below:

<table>
<thead>
<tr>
<th>Project Name:</th>
<th>7437 Antelope Road Minor Use Permit/Minor Variance</th>
</tr>
</thead>
<tbody>
<tr>
<td>Location:</td>
<td>7437 Antelope Road</td>
</tr>
<tr>
<td>Assessor Parcel Number:</td>
<td>204-0202-009</td>
</tr>
<tr>
<td>File Numbers:</td>
<td>MUP-18-04 VAR 18-02</td>
</tr>
<tr>
<td>Parcel Size:</td>
<td>.52 acres</td>
</tr>
<tr>
<td>REACH Neighborhood:</td>
<td>The site is within the boundaries of the Rusch Park Neighborhood Association (#2).</td>
</tr>
</tbody>
</table>

### ZONING AND LANDUSES

<table>
<thead>
<tr>
<th>LOCATION</th>
<th>ZONING</th>
<th>GENERAL PLAN LAND USE</th>
<th>ACTUAL USE</th>
</tr>
</thead>
<tbody>
<tr>
<td>On-Site</td>
<td>Open Space (O)</td>
<td>Open Space</td>
<td>Vacant</td>
</tr>
<tr>
<td>North</td>
<td>Open Space (O)</td>
<td>Open Space</td>
<td>Rusch Park</td>
</tr>
<tr>
<td>South</td>
<td>RD-5</td>
<td>Low Density Residential</td>
<td>Residential Antelope Road</td>
</tr>
<tr>
<td>West</td>
<td>Open Space (O)</td>
<td>Open Space</td>
<td>Former Single Family Home (Park District Operations Building)</td>
</tr>
<tr>
<td>East</td>
<td>Special Planning Area (SPA)</td>
<td>General Commercial (GC)</td>
<td>Office Building</td>
</tr>
</tbody>
</table>

### MINOR USE PERMIT 18-04

**Minor Use Permit– Description of Request**

The proposal is to allow the construction of a three story single family home. The proposed home is a 1,308 square foot, contemporary appearing building and associated site improvements. The ground floor footprint of the building is limited to less than 400 square feet. The project will provide other site improvements including landscaping, lighting, and parking area fronting Antelope Road.

As illustrated in Figure 1, the ground floor of the proposed home is located 20 feet from the back of the existing sidewalk on Antelope Road and over 50 feet from the southern bank of Cripple Creek. A new driveway is proposed to serve the site access from Antelope Road. The proposed driveway and parking area has been configured to allow for vehicles to access the site and turn around eliminating the need to back up onto Antelope Road.

As illustrated in Figure 2, the proposed home is a three story 29’6” tall building of contemporary architecture with a flat roof. The home includes cantilevered decks as well as a fenced rear yard.
The proposed site plan was designed to minimize impacts to the existing oak trees on the site and remain outside the FEMA 100-year flood plain.

Figure 1 – Site Plan

Minor Use Permit– Analysis of Request

A single family home within the Open Space zone requires approval of a Minor Use Permit. A Minor Use Permit is intended to ensure a proposed use is consistent with the surrounding land uses and the long term vision of the City. The Citrus Heights Zoning Code (Section 106.62.050) requires that the Planning Commission must be able to make five findings before approving a Minor Use Permit. The required findings are listed below in **bold italics** and are followed by an evaluation of the applicant’s request in relation to the required findings.

- **The proposed use is allowed within the applicable zoning district and complies with all other applicable provisions of this Zoning Code and the Municipal Code;**

The General Plan land use designation for the subject property is Open Space (O). The property is zoned Open Space.

The proposed single family home is permissible within the Open Space zone subject to approval of a Minor Use Permit. The proposal also complies with other provisions of the Zoning Code and
the Municipal Code relating to parking, height, and other applicable development standards as discussed further in the staff report. The applicant is also requesting a Minor Variance to allow for a reduced front yard setback as discussed later in this report.

- **The proposed use is consistent with the General Plan and any applicable specific plan:**

The General Plan land use designation is Open Space (O), which provides for a variety of recreational uses as well as single family homes. The General Plan contains numerous Goals and Policies that support housing developments of differing types as well as balancing development along with preservation of open space and riparian areas.

The proposal is consistent with General Plan goals and policies that support and encourage housing development. In addition, the proposal provides a creek setback consistent with the provisions of the Zoning Code, which strikes a balance between development and preservation along the Creek corridors. Some of the applicable General Plan goals and policies are as follows:

- **Goal 24:** Increase homeownership opportunities to ensure a balance of housing and household types.

- **Goal 26:** Develop, conserve, and improve the housing stock to ensure decent accommodations for all segments of the community.

- **Policy 34.1:** Preserve continuous riparian corridor and adjacent habitat along the City’s creeks and waterways.

- **Policy 34.2:** Achieve and maintain a balance between conservation, development, and utilization of open space to enhance air and water quality.

- **The design, location, size, and operating characteristics of the proposed activity are compatible with the existing and future land uses in the vicinity:**

**Design and Location**

As illustrated on the site plan, the proposed home is setback approximately 52’ from the top of bank of Cripple Creek. This is consistent with the Zoning Code provision for development adjacent to creeks, which requires a minimum setback of 30’+2.5 X the depth of the creek. Further, the proposed home is located outside the FEMA 100-year flood plain, also consistent with the provisions of the Creekside Development and Flood Hazard Mitigation provisions of the Zoning Code.

The proposed building meets all minimum setbacks; with the exception of the minimum front yard setback on the second and third floor. The applicant is requesting a minor variance, to allow a reduced setback, as discussed later in this staff report.

**Size**

The project proposes the construction of a three story, 1,308 square foot single family home. The site is surrounded by a mix of uses including Rusch Park, an existing three story office building, and a former single family home, currently utilized by Sunrise Recreation and Park District to the west of the site.
The building design is considered contemporary, with a flat roof and geometric architectural design. The design is largely encased by stucco with varying earthen tones. The proposed building is 29'6" tall, below the maximum height of 30’.

While the Open Space zone allows for single family homes, the development footprint allowed within the Open Space zone is greatly limited when compared to other zones. The lot coverage (area covered by the building) is limited to five-percent whereas in other residential zones ranges from 30-percent to 60-percent. Given the parcel size, the five percent maximum footprint of the first floor of the building is limited to approximately 1,150 square feet. The proposed footprint is well below the maximum lot coverage, below 400 square feet.

**Operating Characteristics**

The proposed single family home is consistent with allowed uses in the Open Space Zone. Operationally the proposed home is compatible with surrounding land uses. Immediately west of the site, a single family home constructed in 1949. Recently, this home was purchased by Sunrise Recreation and Park District and is utilized for office space and ongoing maintenance operations. Further, the site is adjacent to Rusch Park which may generate noise affiliated with landscape maintenance and park users. Although these uses may generate noise, the noise generated by these uses is required to comply with the City’s Noise Ordinance, limiting hours of maintenance and park use to daylight hours, so no impact is anticipated.

**Roadway Noise**

Due to the proximity to Antelope Road, the project location is impacted by the noise generated by traffic using Antelope Road. According to the General Plan, the site is located within an area projected to exceed 65 decibels.

In order to ensure the proposed development meets the City’s noise standards for both interior living space and outdoor activity area, an Environmental Noise Analysis was conducted by Bollard Acoustical Consultants.

The Environmental Noise Analysis determined that without modified construction requirements, the City’s noise standards would not be met within these areas. As a result, the project is required to install the following:

1. A traffic noise barrier (fence) meeting minimum standards to ensure the rear outdoor area meets the minimum exterior noise standards.
2. Installation of superior windows to ensure interior noise standards are met.
3. Installation of Air Conditioning

Based on the analysis above, staff believes the design, location, size, and operating characteristics of the project is compatible with the existing and future land uses in the vicinity.

- **The site is physically suitable for the type, density and intensity of use being proposed, including access, utilities, and the absence of physical constraints; and**

The site is physically suitable for the proposed development, as the surrounding property is currently developed with similar uses. Additionally, the property is currently serviced by sewer, water and public services, such as fire and police protection.
The site will be accessed by a new commercial driveway on Antelope Road. The commercial driveway is wider than a conventional residential driveway to allow for increased maneuvering for vehicles as they enter the site. The proposal does not include a garage, rather two parking stalls are provided fronting Antelope Road. This is consistent with the Zoning Code. The parking area has been configured to take access off a single driveway. The design features a turnaround area to ensure residents are able to turn around on the site to eliminate the need for vehicles to back onto Antelope Road.

Staff believes the site is physically suitable for the type, density and intensity of the proposed use, including access and utilities. There are no identifiable physical constraints for the proposed use.

- Granting the permit would not be detrimental to the public interest, health, safety, convenience, or welfare, or materially injurious to persons, property, or improvements in the vicinity and zoning district in which the property is located.

The site is surrounded by a mixture of land uses and across the street from residences, and has been designed to comply with the city’s development standards including the city’s design standards.

The project has been designed to provide a commercial driveway and onsite turnaround area to ensure safe ingress and egress to the site. A single family home is allowed within the Open Space Zone with a Minor Use Permit.

For these reasons staff believes that granting a permit for the proposed use would not be detrimental to the public interest, health, safety, convenience, or welfare, or materially injurious to persons, property, or improvement in the vicinity and zoning district in which the property is located.

Minor Use Permit – Conclusion

Based upon the information above, staff believes that the Planning Commission can make the required findings to approve a Minor Use Permit for the proposed single family home as conditioned in the staff report.

MINOR VARIANCE 18-02

Minor Variance – Description of Request

The Open Space Zone requires a minimum of a 20’ setback in the front yard. The applicant is requesting a Minor Variance to allow the construction of a single family home with a reduced (16’ setback) to the second and third floors. The proposal meets the minimum setback (20’ setback) on the ground floor.

As illustrated in Figure 2 and Figure 3, in order to increase the usable living area of the proposed home, the applicant has proposed a 4’ deep cantilevered feature on both the second and third floors. This proposal results in additional 75 square feet on both the second and third floors totaling about 150 square feet of additional living area as a result.
Figure 2 – Second and Third Floor Variance Location Site Plan

Figure 3 – Second and Third Floor Variance Location Rendering
As shown in Figure 1, the site is highly constrained by Cripple Creek, the triangular shape of the parcel, and the curve associated with Antelope road. In addition the site is largely covered by oak woodland and further impacted by existing utilities along the eastern portion of the site. The developable area of the site is extremely limited as a result. Approximately 1,900 SF of the .52 acre site is developable (including areas required for front and side setbacks).

The applicant is requesting a Minor Variance to allow the second and third floors of the structure to encroach four feet into the required twenty foot front yard setback. The intent of this request is to allow for approximately 150 square feet of additional living space due to the extremely constrained development footprint of the site. The ground floor of the building complies with the minimum front yard setback of 20 feet.

The Citrus Heights Zoning Code (Section 106.62.060) requires that the Planning Commission must be able to make three findings before approving a Minor Variance. The required findings are listed below in **bold italics** and are followed by an evaluation of the applicant’s request in relation to the required findings:

- **There are special circumstances applicable to the property (e.g., location, shape, size, surroundings, topography, or other conditions), so that the strict application of this Zoning Code denies the property owner privileges enjoyed by other property owners in the vicinity and within the same zoning district;**

The site developable area is extremely limited due to the shape of the site, the footprint of the flood plan, and the required creek setback. The site is also home to numerous existing trees and oak woodland habitat.

The development footprint available to the site is less than 500 SF, which is extremely limited as compared to other sites throughout the City.

The project has been designed to provide a minimum of 20’ setback to the first floor of the proposed home. This setback is largely necessary to provide adequate parking and turn around maneuvering for vehicles accessing the site.

Due to the unique nature of the site, strict application of the required front setback would prevent the property owner from privileges enjoyed by other property owners in the City and within the Open Space Zone.

The existing parcel developable area is limited by the Zoning Code requirements affiliated with minimum building setbacks, creek setback, and location of the 100-year flood plain as well as the triangular shape of the parcel and curve associated with Antelope Road.

- **Granting the Minor Variance is necessary for the preservation and enjoyment of substantial property rights enjoyed by other property owners in the same vicinity and zoning district and denied to the property owner for which the Variance is sought; and**

The subject property is unique, in that it is believed to be the only Open Space zoned property that is privately owned within the city. The Zoning Code allows development of a single family home in the Open Space with approval of a Minor Use Permit. Given the shape of the parcel, the minimal buildable area available and the constraints place on the site by the Zoning Code, staff believes the Minor Variance will result in a more useable home while complying with the bulk of the city’s performance standards.
- **The Minor Variance is consistent with the General Plan, any applicable specific plan, or development agreement.**

The General Plan land use designation is Open Space (O), which provides for a variety of recreational uses as well as single family homes. The General Plan contains numerous Goals and Policies that support housing developments of differing types as well as balancing development along with preservation of open space and riparian areas.

The proposal is consistent with General Plan goals and policies that support and encourage housing development. In addition, the proposal provides a creek setback consistent with the provisions of the Zoning Code, which strikes a balance between development and preservation along the Creek corridors. Some of the applicable General Plan goals and policies are as follows:

- **Goal 24:** Increase homeownership opportunities to ensure a balance of housing and household types.
- **Goal 26:** Develop, conserve, and improve the housing stock to ensure decent accommodations for all segments of the community.
- **Policy 34.1:** Preserve continuous riparian corridor and adjacent habitat along the City’s creeks and waterways.
- **Policy 34.2:** Achieve and maintain a balance between conservation, development, and utilization of open space to enhance air and water quality.

**Minor Variance – Conclusion**

The Zoning Code standards for development of a single family home within the Open Space Zone are very stringent. Coupled with the physical constraints of the site, including the shape, flood plain, utilities, and exiting oak woodland, the developable area of the site is extremely limited.

Based upon the information above, staff believes that the Planning Commission can make the required findings to approve a Minor Variance allowing a reduced front yard setback for the second and third floors of the proposed single family home, as conditioned in the staff report.

### TREE PERMIT

Although the project site is home to numerous oak trees, the footprint of the building is limited and has been designed to avoid removal of any trees. The project will encroach slightly into the protected zone of existing trees; however, the impact is anticipated to be minimal.

**Tree Permit - Analysis**

Chapter 106.39 of the Zoning Code contains the City’s Tree Preservation and Protection measures. The purpose of this is to preserve and protect the City’s remaining native Oak trees, heritage trees, mature trees, and others as identified in the Zoning Code.

No trees are proposed for removal, however, construction may encroach into the protected zone of existing trees. The project is conditioned to protect the existing trees to remain during construction and conduct a post-construction evaluation prior to final of the building permit.
Mitigation for the loss of these trees may include the replanting other tree species acceptable by the City, the payment into a tree preservation fund ($298 per inch of diameter), or a combination of these mitigation measures.

**Tree Permit - Conclusion**

Based on the analysis above and the fact that the applicants will be required to mitigate the loss of any trees proposed for removal, staff recommends approval of the Tree Permit.

**ENVIRONMENTAL DETERMINATION**

In accordance with the requirements of the California Environmental Quality Act (CEQA), an Initial Study was prepared for the project. The Initial Study thoroughly analyzed the potential for environmental impacts.

As a result of the environmental analysis described in the Initial Study, it was determined that with the incorporation of eight mitigation measures, the project would not have a significant effect on the environment. The Initial Study determined that an EIR was not required for the project and that a Mitigated Negative Declaration (MND) was the appropriate level of review under CEQA.

The MND was released for public review on April 17, 2019; the public comment period on the MND ended on May 8, 2019.

The Initial Study/Mitigated Negative Declaration is attached for your review as part of Attachment 2A. The mitigation measures included within the Initial Study/Mitigated Negative Declaration are summarized below (see the MND for full description of each mitigation measure):

- Basic emission control measures shall be followed during construction, such as watering surfaces two times daily, utilizing street sweepers, limiting on-site vehicle speeds, completing paving as soon as possible, and requiring haul trucks to meet certain criteria.
- Pre-construction nesting bird surveys shall be conducted if construction commences during nesting season (February 1 – August 31)
- Installation of fencing to protect Arcade Creek and associated habitat and sensitive species
- A Tree Protection and Replacement Plan shall be prepared.
- Cessation of all work should occur if cultural or human remains are encountered.
- Construction of a rear yard fence to provide an outdoor area consistent with the city’s noise regulations
- Inclusion of specific window design to ensure interior noise levels meet the city’s noise standards
- Preparation of a Construction Traffic Management plan to ensure safe access for construction vehicles during construction.

CEQA requires that mitigation measures must be incorporated into a Mitigation Monitoring Plan. The purpose of the Mitigation Monitoring Plan is to ensure compliance with the mitigation measures during implementation of the project. The Mitigation Monitoring Plan for the project is attached as part of Attachment 2B. The attached Resolution incorporates adoption of the Mitigation Monitoring Plan.

**Greenhouse Gas Emissions**. The City of Citrus Heights adopted a Greenhouse Gas Reduction Plan (GGRP) in 2011. Projects that are consistent with the GGRP are considered, under CEQA, to have a less than significant impact with regard to the project’s Greenhouse Gas emissions. Some items
the project will undertake that are consistent with the Greenhouse Gas Reduction Plan are noted below:

- Utilize recycled materials in construction
- Utilize Energy Star appliances
- Drought tolerant landscaping
- Install a solar hot water heater

Condition of Approval No. 7 requires the applicant to submit evidence of compliance with the items in the Greenhouse Gas Reduction Plan prior to issuance of any building permits.

PUBLIC OUTREACH

Property owners within 500 feet of the project site were mailed a meeting notice as required and a notice of this hearing was published in the Sacramento Bee. In addition, the nearby neighborhood association (NA #2) was notified of the project.

No written comments have been received at the time this staff report was produced.

RECOMMENDATION

The Planning Division recommends that the Planning Commission:

A. Adopt the attached Resolution adopting the Mitigated Negative Declaration and Mitigation Monitoring Plan

B. Approve a Minor Use Permit and allow the construction of a single family home within the Open Space Zone at 7437 Antelope Road subject to the findings and conditions of approval contained in this report.

C. Approve a Minor Variance reducing the required front yard setback to 15’ to the second and third floor, within the Open Space Zone at 7437 Antelope Road, subject to the findings and conditions of approval contained in this staff report.

D. Approve a Tree Permit allowing the encroachment into the protected zone of existing trees onsite, subject to the findings and conditions of approval contained in this report.

FINDINGS FOR APPROVAL – MINOR USE PERMIT

- The Single Family Home is consistent with the General Plan, Municipal Code, and the Zoning Ordinance and the project assists the city in reaching goals outlined in the General Plan including providing a variety of housing types;

- The design, location, size, and operating characteristics of the Single Family Home is compatible with the existing and future land uses in the vicinity appropriate to and compatible with the site surroundings and the community;

- The site is physically suitable for a Single Family Home including access, utilities, and is absent of physical constraints;

- The Single Family Home provides safe and efficient access and circulation;
• The proposed Single Family Home complies with all applicable design standards in Chapter 106.31 of the Zoning Code; and

• Granting the permit would not be detrimental to the public interest, health, safety, convenience, or welfare, or materially injurious to persons, property, or improvements in the vicinity and zoning district in which the project is located.

**FINDINGS FOR APPROVAL – MINOR VARIANCE**

• There are special circumstances applicable to the property including the shape of the parcel, the location of the floodplain, and existing oak woodland, so that the strict application of this Zoning Code denies the property owner privileges enjoyed by other property owners in the vicinity and within the same zoning district;

• Granting the Minor Variance is necessary for the preservation and enjoyment of substantial property rights enjoyed by other property owners in the same vicinity and open space zoning district and denied to the property owner for which the Variance is sought; and

• The Minor Variance is consistent with the General Plan.

**CONDITIONS OF APPROVAL MINOR USE PERMIT**

1) The applicant shall comply with all city of Citrus Heights Codes and Regulations, including but not limited to the Citrus Heights Municipal Code and Zoning Code, California Building Standards and the Auburn Boulevard Specific Plan. [Planning]

2) The project shall comply with all requirements of all servicing agencies of the City of Citrus Heights including but not limited to Sacramento Metropolitan Fire District, Sacramento Suburban Water District, Sacramento Area Sewer District, and with the implementation measures of the Sacramento Metropolitan Air Quality Management District (SMAQMD) Basic Construction Emission Control Practices

3) This approval will expire in two (2) years (5/8/2021) after the date of its initial approval, unless a building permit has been issued for the work. The Director may extend the term of approval for one additional year. [Planning]

4) This Minor Use Permit shall run with the land through any change of ownership of the subject site and all conditions of approval shall continue to apply after a change in ownership. [Planning]

5) The applicant shall comply with the Mitigated Negative Declaration and fulfill all of the measures contained in the Mitigation and Monitoring Plan. The following measures must be complied with as outlined in the Mitigation and Monitoring Plan and summarized below:

   a) Mitigation Measure 1: Prior to issuance of any grading, demolition or building permits, site plan notes should include requirements for the contractor to implement the following Basic Construction Emission Control Measures

   b) Mitigation Measure 2: Conduct one pre-construction survey for nesting birds, special-status bats, and western pond turtle (as applicable) within 14 days prior to the start of construction within the limits of the Study Area.
c) Mitigation Measure 3: Install high-visibility protective fencing along the project footprint to mark the limits of work and to avoid impacts to the adjacent perennial drainage and special-status species.

d) Mitigation Measure 4 Prior to construction of the project, the applicant shall prepare a Tree Protection and Replacement Plan

e) Mitigation Measure 5 (Cultural): If subsurface deposits believed to be cultural or human in origin are discovered during construction, all work must halt within a 100-foot radius of the discovery.

f) Mitigation Measure 6 (Noise): A traffic noise barrier should be constructed as identified in the Acoustical Analysis.

g) Mitigation Measure 7 (Noise): Prior to issuance of Building Permit the applicant shall demonstrate the windows meet the minimum standards outlined in the acoustical report.

h) Mitigation Measure 8 (Traffic): The applicant shall submit a Construction Traffic Management Plan (plan).

Prior to Issuance of Building Permit

6) The applicant shall submit a lighting plan that depicts the proposed on-site lighting will not exceed .50 foot-candles within 2 feet of the property line of the light source. All lighting shall be full cut off and not allow lighting to trespass above the horizontal plane. [Planning]

7) Submit written documentation identifying compliance with the Greenhouse Gas Reduction Plan. [Planning]

8) Prior to issuance of building permit, submit building plans adding windows along the proposed stairwell. Demonstrate windows comply with the noise mitigation requirements. [Planning]

9) Developing this property will require the payment of sewer impact fees. Impact fees shall be paid prior to filing and recording the Final Map or issuance of Building Permits, whichever is first. [SASD]

10) Development Impact Fees shall be calculated using current fees at time of development and shall be paid prior to issuance of the building permit. [Engineering]

Other Conditions of Approval

11) Prior to final of Building Permit, the applicant shall call for inspection by the Planning Division to verify compliance with the approved plans. [Planning]

12) Minor modifications to the design of the project, including site layout, colors and materials, may be approved by the Community Services Director provided such changes are consistent with the overall design as approved herein. Major modifications will require Planning Commission approval. [Planning]

13) All motor vehicles must exit onto Antelope Road facing forward. [Engineering]

14) Dedicate 12.5-ft wide PUE along Antelope Road prior to ANY occupancy. [Engineering]

15) Show limits of FEMA’s 100-Yr Floodplain on the site plan. (Once site plan is approved by City staff, the land surveyor will sign and seal the “Surveyor’s Statement” for final document). [Engineering]
16) Prior to ANY occupancy, a FEMA Elevation Certificate is required to verify the structure’s lowest floor elevation is at least two feet above the 100-Yr Base Flood Elevation (BFE). [Engineering]

17) Development Impact Fees shall be paid prior to Building Permit issuance. The rate shall be assessed at the current rate when the building permit application is submitted. [Engineering]

18) Developer agrees to indemnify, defend, and hold harmless the City, its officials, officers, employees, agents and consultants from any and all administrative, legal or equitable actions or other proceedings instituted by any person not a party to this permit challenging the validity of the Agreement or any Project Approval or any Subsequent Project Approval, or otherwise arising out of or stemming from this Agreement. Developer may select its own legal counsel to represent Developer’s interests at Developer’s sole cost and expense. The parties shall cooperate in defending such action or proceeding. Developer shall pay for City’s costs of defense, whether directly or by timely reimbursement on a monthly basis. Such costs shall include, but not be limited to, all court costs and attorneys’ fees expended by City in defense of any such action or other proceeding, plus staff and City Attorney time spent in regard to defense of the action or proceeding. The parties shall use best efforts to select mutually agreeable defense counsel but, if the parties cannot reach agreement, City may select its own legal counsel and Developer agrees to pay directly or timely reimburse on a monthly basis City for all such court costs, attorney fees, and time referenced herein. [Planning]

MINOR VARIANCE CONDITIONS OF APPROVAL

19) Prior to issuance of Building Permit, demonstrate the first floor of the home achieves a minimum setback of 20’ from the back of sidewalk and the upper floors achieve a minimum of 16’ setback. [Planning]

20) Prior to final of Building Permit, the applicant shall call for inspection by the Planning Division to verify compliance with the approved plans. [Planning]

21) Developer agrees to indemnify, defend, and hold harmless the City, its officials, officers, employees, agents and consultants from any and all administrative, legal or equitable actions or other proceedings instituted by any person not a party to this permit challenging the validity of the Agreement or any Project Approval or any Subsequent Project Approval, or otherwise arising out of or stemming from this Agreement. Developer may select its own legal counsel to represent Developer’s interests at Developer’s sole cost and expense. The parties shall cooperate in defending such action or proceeding. Developer shall pay for City’s costs of defense, whether directly or by timely reimbursement on a monthly basis. Such costs shall include, but not be limited to, all court costs and attorneys’ fees expended by City in defense of any such action or other proceeding, plus staff and City Attorney time spent in regard to defense of the action or proceeding. The parties shall use best efforts to select mutually agreeable defense counsel but, if the parties cannot reach agreement, City may select its own legal counsel and Developer agrees to pay directly or timely reimburse on a monthly basis City for all such court costs, attorney fees, and time referenced herein. [Planning]

TREE PERMIT CONDITIONS OF APPROVAL

22) No activity within the dripline of any tree beyond that identified within this report is permitted without approval from the Planning Division. Only those trees identified as appropriate for
removal, in accordance with the site plan, and the arborist’s report, are authorized for removal, in accordance with the information provided earlier in this staff report. [Planning]

23) All recommendations contained in the Arborist Report shall be incorporated as part of these conditions except as modified herein. [Planning]

24) The applicant shall ensure a certified arborist shall monitor any excavation within the dripline of any tree to remain. (Planning)

PRIOR TO ISSUANCE OF A BUILDING PERMIT
25) Prior to issuance of a Building or Grading Permit, the applicant shall submit a final Tree Impact Assessment. The tree impact assessment report shall include all preservation measures, including details for modified curbs and paving that the applicant shall undertake during construction to ensure the long-term health and safety of the trees proposed to remain, including off-site trees. The impact assessment report shall take into account improvement plans that show any encroachment into the drip-lines of any protected trees including utility trenching, retaining walls, etc.

26) If avoiding construction within the dripline of protected trees is not feasible other mitigation measures offered by a certified arborist and accepted by the Planning Division must be made. [Planning]

27) The conditions of approval shall be distributed to all contractors and subcontractors who have access to the site. It is the responsibility of the property owners and contractor to inform all subcontractors of the tree preservation requirements. [Planning]

28) A fencing plan shall be shown on the approved site plan demonstrating the dripline for the affected trees. The fencing plan shall be reviewed and approved by the Planning Division prior to the installation of the protective fencing. [Planning]

29) Prior to commencing demolition, grading, or construction, the applicant shall install a minimum of a five-foot high chain link fence (or acceptable alternative) at the outermost edge of the dripline of the trees. Signs must be installed by the applicant on the temporary fence at least two (2) equidistant locations to be clearly visible from the front of the lot. The size of each sign shall be a minimum of two feet (2') by two feet (2') and must contain the following language:

"WARNING
THIS FENCE SHALL NOT BE REMOVED OR RELOCATED WITHOUT WRITTEN AUTHORIZATION FROM THE PLANNING DIVISION" [Planning]

30) The applicant shall contact the Planning Division to inspect and approve the temporary fencing and signs around the protected zones before beginning any construction. [Planning]

31) All pruning, trimming, or construction within the dripline of any protected tree shall be done by an Arborist or under the direct supervision of a Certified Arborist, in conformance with International Society of Arboriculturalists (I.S.A.) standards. Prior to issuance of any grading or building permit, the applicant shall submit evidence that an arborist is under contract to perform required monitoring. [Planning]
32) All pruning shall be completed prior to the beginning of construction. Pruning shall be done by an Arborist or under the direct supervision of a Certified Arborist, in conformance with International Society of Arboriculturalists (I.S.A.) standards. [Planning]

33) Any watering or deep root fertilization which the arborist deems necessary to protect the health of the trees due to the construction impacts shall be completed by the applicant, prior to occupancy. [Planning]

34) Replacement planting of trees shall be completed so that for each inch of protected tree removed a replacement 15-gallon size tree shall be planted in its place within a the subject property. Replacement trees shall include root barriers when within 6’ of a sidewalk, curb, or other improvement. The applicants shall submit a planting plan and irrigation plan to the City to the satisfaction of the Planning Division or pay into the City’s tree preservation fund ($298 per inch). At least 50% of trees replanted on site shall be oak trees. [Planning]

DURING CONSTRUCTION AND PRIOR TO ISSUANCE OF AN OCCUPANCY PERMIT

35) The following information must be located on-site during construction activities:
   - Arborist’s report
   - Approved site plan including fencing plan
   - Conditions of approval for the Tree Permit

36) To avoid root injury, any excavation within the dripline shall be conducted with hand tools. [Planning]

37) A certified arborist shall monitor any excavation within the dripline of any tree. [Planning]

38) All finished grading shall ensure that no water will collect within the dripline of any tree. [Planning]

39) Submit and receive approval of a Landscape and Irrigation Plan for any landscaping within the dripline of any oak tree. Only low-water usage plantings may be planted under the dripline of any oak tree. [Planning]

40) If any native ground surface fabric within the dripline must be removed for any reason, it shall be replaced within forty-eight (48) hours. [Planning]

41) Storage of materials, equipment and vehicles is not permitted within the dripline of any tree. Vehicles and other heavy equipment shall not be operated within the dripline of any tree proposed to remain. [Planning]

42) The certified arborist shall immediately treat any severed or damaged roots (NOTE: Without exception, all digging shall be done using hand tools, no machine trenching shall be allowed in the dripline of any oak tree). Minor roots less than one (1) inch in diameter may be cut, but damaged roots shall be traced back and cleanly cut behind any split, cracked or damaged area. Major roots over one (1) inch in diameter may not be cut without approval of an arborist and any arborist recommendations shall be implemented. [Planning]

43) The temporary fencing shall remain in place throughout the entire construction period and shall not be removed without obtaining written authorization from the Planning Division. In no event shall the fencing be removed before the written authorization is received from the Planning Division. [Planning]
44) Within 5 days of the completion of the construction, a Certification Letter from a certified arborist shall be submitted to and approved by the Planning Division. The certification letter shall attest to all of the work (regulated activity) which was conducted in the dripline of the trees, either being in conformance with this permit or of the required mitigation still needing to be performed. [Planning]

45) Developer agrees to indemnify, defend, and hold harmless the City, its officials, officers, employees, agents and consultants from any and all administrative, legal or equitable actions or other proceedings instituted by any person not a party to this permit challenging the validity of any Project Approval or any Subsequent Project Approval, or otherwise arising out of or stemming from this Agreement. Developer may select its own legal counsel to represent Developer's interests at Developer's sole cost and expense. The parties shall cooperate in defending such action or proceeding. Developer shall pay for City's costs of defense, whether directly or by timely reimbursement on a monthly basis. Such costs shall include, but not be limited to, all court costs and attorneys' fees expended by City in defense of any such action or other proceeding, plus staff and City Attorney time spent in regard to defense of the action or proceeding. The parties shall use best efforts to select mutually agreeable defense counsel but, if the parties cannot reach agreement, City may select its own legal counsel and Developer agrees to pay directly or timely reimburse on a monthly basis City for all such court costs, attorney fees, and time referenced herein. [Planning]

Attachments:

1) Vicinity Map
2) Resolution
   a. Mitigated Negative Declaration
   b. Mitigation Monitoring Program

Exhibits:
A. Site Plan
B. Proposed Floor Plan
C. Color Rendering
D. Elevations
E. Biological Resources Assessment
F. Environmental Noise Analysis
G. Arborist Report
7437 Antelope Road Single Family Home
Minor Use Permit and Minor Variance
7437 Antelope Road

MUP-18-04, VAR 18-02
RESOLUTION NO. 2019-__

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CITRUS HEIGHTS, CALIFORNIA, ADOPTING A MITIGATED NEGATIVE DECLARATION PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) FOR THE 7437 ANTELOPE ROAD SINGLE FAMILY HOME

WHEREAS, Red Diamond Inv Group LLC submitted an application for approval of:

- A Minor Use Permit to construct a new Single Family home in the Open Space Zone;
- A Minor Variance to allow a reduced front yard setback for the second and third floors, and
- A Tree Permit to encroach within the protected zone of certain protected trees for the development of the project.

WHEREAS, the Planning Commission held a public hearing on May 8, 2019, wherein public testimony was taken and based upon the Initial Study and comments received, potential impacts could be avoided or reduced to a level of insignificance by mitigation measures; and

NOW, THEREFORE, BE IT RESOLVED that the Citrus Heights Planning Commission hereby finds as follows:

Findings for a Mitigated Negative Declaration:

1. An Initial Study was prepared for 7437 Antelope Road project and proper notice provided in accordance with CEQA and local guidelines.

2. That based upon the Initial Study, potential impacts resulting from the project have been identified. Mitigation measures have been proposed and agreed to by the applicant as a condition of project approval that will reduce potential impacts to less than significant. In addition, there is no substantial evidence that supports a fair argument that the project, as conditioned and mitigated, would have a significant effect on the environment.

3. That the project does not have the potential to have a significant adverse impact on wildlife resources as defined in the State Fish and Game Code, either individually or cumulatively and is not exempt from Fish and Game filing fees.

4. That the project is not located on a site listed on any Hazardous Waste Site List compiled by the State pursuant to Section 65962.5 of the California Government Code.
5. That the Planning Commission reviewed the Initial Study and considered public comments before making a recommendation on the project,

6. That a Mitigation Monitoring Program has been prepared to ensure compliance with the adopted mitigation measures, which Mitigation Monitoring Program was considered by the Citrus Heights Planning Commission and which Mitigation Monitoring Program is made a part of this resolution.

7. That the Mitigated Negative Declaration prepared concerning 7437 Antelope Road project reflects the independent judgment and analysis of the Planning Commission of the City of Citrus Heights.

8. The Planning Commission adopts as “final” the 7437 Antelope Road project Mitigated Negative Declaration comprised of: the Mitigated Negative Declaration (attached as Attachment 2a); and the Mitigation Monitoring Plan (attached as Attachment 2b).

9. That the record of proceedings of the decision on the project is available for public review at the City of Citrus Heights Community and Economic Development Department, 6360 Fountain Square Drive, Citrus Heights, California.

**BE IT FURTHER RESOLVED** that the Citrus Heights Planning Commission in reference to the potential impacts identified in the Initial Study, hereby adopts the Mitigated Negative Declaration prepared for 7437 Antelope Road project including the mitigation measures (contained within the attached Mitigated Negative Declaration and Mitigation Monitoring Program) and included in this resolution by reference.

**PASSED AND ADOPTED** by the Planning Commission of the City of Citrus Heights, California this 8th day of May 2019, by the following roll call vote:

AYES: 
Commission Members:
NOES:
ABSENT:
ABSTAIN:

Attested: 
Approved:

________________________    ________________________
Karen Ramsay, Planning    Michael Lagomarsino, Chairperson
Commission Secretary

Attachments:
   a. Mitigated Negative Declaration
   b. Mitigation Monitoring Program
I. BACKGROUND AND PROJECT DESCRIPTION

1. Application No.: MUP-18-04, VAR 18-02

2. Project Title: 7437 Antelope Road Single Family Home

3. Lead Agency Name and Address:
   City of Citrus Heights Planning Division
   6360 Fountain Square Drive
   Citrus Heights, CA 95621

4. Contact Person and Phone Number:
   Casey Kempenaar, Senior Planner
   916-727-4740

5. Project Location:
   7437 Antelope Road
   Citrus Heights, CA 95621
   APN #: 204-0202-009-0000

6. Project Applicant's/Sponsor's Name and Address:
   Red Diamond Inv Group LLC
   Hassan Minooeifar
   11321 Sutters Mill Cir
   Gold River, CA 95670

7. General Plan Designation:
   Open Space

8. Zoning:
   Open Space

9. Project Summary:
   The half-acre vacant parcel located along the north side of Antelope Road, approximately 500 feet west of Auburn Boulevard, is proposed to be developed with a single family house and affiliated improvements.

10. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.31?
    Yes
INTRODUCTION

This Initial Study has been prepared to identify and assess the anticipated environmental impacts of the proposed 7437 Antelope Road Single Family House (proposed project). The document relies on previous environmental documents (discussed below) as well as site specific reports to address in detail the effects or impacts associated with the project.

CEQA requires that all state and local government agencies consider the environmental consequences of projects over which they have discretionary authority before acting on those projects. The Initial Study is a public document used by the decision-making lead agency, the City of Citrus Heights, to determine whether a project may have a significant effect on the environment. If the lead agency finds substantial evidence that any aspect of the project, either individually or cumulatively, may have a significant effect on the environment, regardless of whether the overall effect of the project is adverse or beneficial, the lead agency is required to prepare an EIR (or rely upon a previously prepared EIR). If the agency finds no substantial evidence that the project or any of its aspects may cause a significant effect on the environment, a Negative Declaration shall be prepared. If in the course of analysis, the agency recognizes that the project may have a significant impact on the environment, but that by incorporating specific mitigation measures the impact will be reduced to a less than significant effect, a Mitigated Negative Declaration shall be prepared.

The following provides an overview of the proposed project followed by the Initial Study checklist.

PROJECT OVERVIEW

The project proposes to construct a new, 3 story, single family home on the existing vacant site. The site is zoned Open Space which requires a Minor Use Permit to allow for the construction of a single family home. The project includes a Minor Variance to allow a reduced front yard setback for the second and third stories. The development of the property would also require construction adjacent to the protected zone of several trees requiring a Tree Permit. The site is within the City of Citrus Heights, which is within the County of Sacramento.

A vicinity map is provided in Figure 1 and Site Plan in Figure 2.
Site Location and Existing Conditions
The site fronts Antelope Road to the south and Rusch Park to the north. The site consists of 0.5 acres and it currently supports a disturbed oak woodland. The site also abuts Cripple Creek is located along the site’s northern boundary. The topography of the site is relatively flat, sloping from Antelope Road toward Cripple Creek. Vegetation consists of disturbed grassland with a variety of trees, including oaks.

Surrounding Land Uses
The project site is located south of Rusch Park, west of an existing office complex and east of a former single family house that is now used by Sunrise Recreation and Park District, currently used as an office and maintenance building.

Proposed Development
The applicant requests approval of a Minor Use Permit and Minor Variance to allow the construction of a single family home in the Open Space Zone. The site will include a short driveway and turnaround area fronting Antelope Road.

As recommended by the City of Citrus Heights Greenhouse Gas Reduction Plan, the proposed project would include the following features:

- Utilize recycled materials in construction
- Utilize Energy Star appliances
• Reduce turf installation/drought tolerant landscaping
• Maximize site improvements that promote infiltration and minimize impervious surfaces
• Install disconnected rain gutters that will discharge into landscaped areas
• Install tankless hot water heaters
• Installation of solar panels

Figure 2 - Proposed Site Plan
**ENTITLEMENTS AND REQUIRED APPROVALS**

- Minor Use Permit
- Minor Variance
- Building Permit
- Encroachment Permit
- Tree Permit

**TECHNICAL STUDIES COMPLETED FOR THE PROPOSED PROJECT**

Several technical studies were completed for the project to evaluate the potential environmental impacts associated with proposed project. The following reports referenced throughout this Initial Study are available for review at the City of Citrus Heights.

*Biological Resources Assessment*, Foothill Associates, January 2019

*Environmental Noise Analysis*. Bollard Acoustical Consultants, January 2019

*Arborist Report*. California Tree and Landscape Consulting, Inc., November 2018

*Cultural Resources Inventory Report*. ECORP Consulting, Inc., March 2019
II. ENVIRONMENTAL CHECKLIST

Environmental Factors Potentially Affected by the Project: The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

<table>
<thead>
<tr>
<th>Aesthetics</th>
<th>Agricultural and Forest Resources</th>
<th>X</th>
<th>Air Quality</th>
</tr>
</thead>
<tbody>
<tr>
<td>X Biological Resources</td>
<td>X Cultural Resources</td>
<td>Energy</td>
<td></td>
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<tr>
<td>Geology / Soils</td>
<td>Greenhouse Gas Emissions</td>
<td>Hazards and Hazardous Materials</td>
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<tr>
<td>Hydrology / Water Quality</td>
<td>Land Use / Planning</td>
<td>Mineral Resources</td>
<td></td>
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<tr>
<td>X Noise</td>
<td>Population / Housing</td>
<td>Public Services</td>
<td></td>
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<tr>
<td>Recreation</td>
<td>X Transportation</td>
<td>X Tribal Cultural Resources</td>
<td></td>
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<tr>
<td>Utilities/Service Systems</td>
<td>Wildfire</td>
<td>Mandatory Findings of Significance</td>
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</table>

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☒ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature: __________________________ Date: __________________________
Printed Name: Casey Kempenaar For: City of Citrus Heights
## ENVIRONMENTAL IMPACTS

### 1. AESTHETICS. Except as provided in Public Resources Code Section 21099, would the project:

<table>
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<tr>
<th></th>
<th>Potentially Significant Impact</th>
<th>Less than Significant with Mitigation Incorporated</th>
<th>Less Than Significant Impact</th>
<th>No Impact</th>
</tr>
</thead>
<tbody>
<tr>
<td>a)</td>
<td>Have a substantial adverse effect on a scenic vista?</td>
<td></td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>b)</td>
<td>Substantially damage scenic resources, including but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway?</td>
<td></td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>c)</td>
<td>In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?</td>
<td></td>
<td></td>
<td>X</td>
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<tr>
<td>d)</td>
<td>Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?</td>
<td></td>
<td></td>
<td>X</td>
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</table>

**Mitigation Measures**

No mitigation measures are necessary.

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a. A scenic vista is generally defined as an expansive view of a highly valued landscape observable from a publicly accessible vantage point. In the project vicinity, publicly accessible vantage points are limited to public roads. Views along Antelope Road are of the existing development present in the area. There are no long-range views of scenic vistas available in the project vicinity. As the project site does not contribute to any scenic vistas, the proposed project would have no impacts to any scenic vistas.

b. Scenic resources are physical features that provide scenic value to a project site and its surroundings. These typically include topographic, geologic, hydrologic, and biological resources (for example, hills, rock outcroppings, creeks, woodlands or landmark trees).

   The site does not provide substantial scenic resources. There are no state-designated or eligible scenic highways or routes in the project vicinity.

c. The site is located in an area with a mix of uses including park, office, and a former single family home. The design of proposed single-family residence will be reviewed for consistency with the City’s design guidelines. The project would not cause a detriment to the visual identity and character of surrounding land uses, and this impact would be less than significant. Although the proposed home will be visible from Antelope Road, there are no identified scenic resources within the City.

d. The home will include new exterior lighting. The project is conditioned to provide exterior lighting which is shielded and directed downwards to ensure that light does not spill onto neighboring properties or adversely affect nighttime views. This would ensure that the project would result in less than significant impacts associated with project site lighting.
The proposed project site is located in an urban area and is currently vacant. The site is identified as Urban and Built-Up Land by the California Department of Conservation and is not designated as prime farmland, unique farmland, or farmland of statewide importance. Further, the project site is not under a Williamson Act contract (Department of Conservation 2012).

The site is not planned for or used for any agricultural purposes. The construction of the proposed project would not result in the conversion of any agricultural land, conflict with any

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<th>ENVIRONMENTAL IMPACTS</th>
<th>Potentially Significant Impact</th>
<th>Less than Significant Impact</th>
<th>Less Than Significant Impact</th>
<th>No Impact</th>
</tr>
</thead>
<tbody>
<tr>
<td>2. AGRICULTURE AND FOREST RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state’s inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement Methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:</td>
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<tr>
<td>a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?</td>
<td></td>
<td></td>
<td>X</td>
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<tr>
<td>b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?</td>
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<td>X</td>
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<tr>
<td>c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?</td>
<td></td>
<td></td>
<td>X</td>
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<tr>
<td>d) Result in the loss of forest land or conversion of forest land to non-forest use?</td>
<td></td>
<td></td>
<td>X</td>
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<tr>
<td>e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?</td>
<td></td>
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<td>X</td>
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</table>
agricultural use, or conflict with a Williamson Act contract.

c.–d. The project site is not zoned as forest land, does not contain forest land or forest resources, and does not support any forest uses. The construction of the proposed project would not result in the conversion of any forest land to a non-forest use.

e. As discussed above, the site is located an in urban area and does not support any farmland, agricultural, or forest uses. Construction of the proposed project at the project site would not result in conversion of any farm, agricultural, or forest land to non-agricultural or non-forest uses.

Mitigation Measures

No mitigation measures are necessary.

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<tr>
<th>ENVIRONMENTAL IMPACTS</th>
<th>Potentially Significant Impact</th>
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<th>Less Than Significant Impact</th>
<th>No Impact</th>
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</thead>
<tbody>
<tr>
<td>3. AIR QUALITY. Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:</td>
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<tr>
<td>a) Conflict with or obstruct implementation of the applicable air quality plan?</td>
<td>X</td>
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<tr>
<td>b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?</td>
<td>X</td>
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<tr>
<td>c) Expose sensitive receptors to substantial pollutant concentrations?</td>
<td>X</td>
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<tr>
<td>d) Result in other emissions (such as those leading to odors adversely affecting a substantial number of people?</td>
<td>X</td>
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</table>

a.–c. The project site is located within the Sacramento Valley Air Basin (SVAB) and is under the jurisdiction of the Sacramento Metropolitan Air Quality Management District (SMAQMD).

The federal and state Clean Air Acts define allowable concentrations of several air pollutants. When monitoring indicates that a region regularly experiences air pollutant concentrations that exceed those limits, the region is designated as non-attainment and is required to develop an air quality plan that describes air pollution control strategies to be implemented to reduce air pollutant emissions and concentrations.

The SVAB is designated as non-attainment for federal and state ozone standards. Ozone is not directly emitted into the air but is formed through complex chemical reactions between precursor emissions of reactive organic gases (ROG) and oxides of nitrogen (NOx) in the presence of
sunlight. ROG are volatile organic compounds that are photochemically reactive. ROG emissions result primarily from incomplete combustion and the evaporation of chemical solvents and fuels. NOx are a group of gaseous compounds of nitrogen and oxygen that result from the combustion of fuels.

The SVAB is also designated non-attainment for the state respirable particulate matter (PM10) standards, and the federal 24-hour standard for fine particulate matter (PM2.5). Particulate matter consists of small particles of pollutants, such as windblown dust, particles of smoke from residential and agricultural burning, and particles generated by fuel combustion in motor vehicles, equipment and industrial sources.

As directed by the SMAQMD CEQA Guide to Air Quality Assessment (CEQA Guide), this analysis considers that the project would result in a significant impact if it results in any of the following conditions:

- short-term (construction) emissions of NOx above 85 pounds per day;
- long-term (operational) emissions of NOx or ROG above 65 pounds per day

If emissions remain below these levels, SMAQMD has determined that the project would not violate air quality standards for NOx, ROG, PM10 or PM2.5, would not contribute substantially to an existing or projected air quality violation or interfere with implementation of the applicable clean air plans, and would not result in a cumulatively considerable net increase of any criteria pollutant for which the project area is in non-attainment.

**Construction Emissions**

Due to the size of the project at .5 acres short-term construction emissions of ROG, NOx, PM10, and diesel particulate matter DPM would not exceed the SMAQMD threshold of 85 pounds per day of NOX. The SMAQMD CEQA Guide indicates that “projects that are 35 acres or less in size generally will not exceed the District’s construction NOx threshold of significance,” therefore, construction of the proposed project would result in a less-than-significant impact as long as the SMAQMD’s Basic Construction Emission Control Practices are implemented, as required by Mitigation Measure 1.

**Operational Emissions**

Operational emissions would be generated from vehicle trips to and from the project area, heating and cooling of the residences, water heaters, and landscape maintenance. The SMAQD contains operational-related criteria air pollutant emission screening thresholds for residential development projects. Projects that do not exceed the operational-related air quality screening emissions threshold would not be expected to have a substantial impact on air quality. The proposed project consists of the development of a single-family home. The operational air quality emission screening threshold for single-family housing is 316 dwelling units. The proposed project is well below the SMAQMD single family housing operation air quality emission screening threshold and the proposed project would not:

- Include wood stoves or wood-burning appliances;
- Generate a trip generation rate greater than the default trip rate in CalEEMod;
- Generate a vehicle fleet mix substantially different from the average fleet mix;
- Include mixed-use development; or
- Include any industrial land use types.

Therefore, the project would be expected to have an insignificant impact on air quality, including ROG and NOx emissions, during operation.
d. **Sensitive Receptors**

During project construction, the majority of emissions would be generated by the use of construction equipment on-site. Construction emissions would remain below the SMAQMD thresholds of significance and the emission of air pollutants at the project site would not occur in volumes that are great enough to result in substantial pollutant concentrations at the neighboring land uses. Therefore, the project would have a less-than-significant impact related to exposure of people to substantial pollutant concentrations during project construction.

Some objectionable odors may be generated from the operation of diesel-powered construction equipment during the construction period. However, these odors would occur only during the construction activities and would not result in a long-term or permanent impact. Therefore this impact is considered less than significant.

**Mitigation Measures**

**Mitigation Measure 1:**

Prior to commencement of grading and/or building construction, the City of Citrus Heights shall ensure that site plan notes include requirements for the contractor to implement the following Basic Construction Emission Control Measures:

A. All exposed surfaces shall be watered two times daily. Exposed surfaces include, but are not limited to soil piles, graded areas, unpaved parking areas, staging areas, and access roads.

B. Haul trucks transporting soil, sand, or other loose material on the site shall be covered and/or shall maintain at least two feet of free board space. Any haul trucks that would be traveling along freeways or major roadways shall be covered.

C. Wet power vacuum street sweepers shall be used to remove any visible trackout mud or dirt onto adjacent public roads at least once a day. Use of dry power sweeping is prohibited.

D. Vehicle speeds on unpaved areas to shall be limited to a maximum of 15 miles per hour.

E. All roadways, driveways, sidewalks, parking lots to be paved shall be completed as soon as possible. In addition, building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
The proposed project site is in a residential setting and supports disturbed grassland, several stands of trees, mixed oak woodland habitat, and a portion of Cripple Creek and associated habitat. As reported in the Biological Resources Assessment for 7437 Antelope Road (Foothill Associates, 2019), no candidate, endangered, or threatened species have been identified on the site. The site has low potential for occurrence of most special-status species but the survey
identified that site could potentially be suitable for a special-status plant Sanford’s arrowhead, Rickseckers Water Scavenger Beetle, Western Pond Turtle, special-status nesting birds and tree-roosting bats.

Mitigation Measures 2 through 4 would reduce any potential impacts to candidate, sensitive, or special-status species to a less-than-significant level by ensuring that pre-construction surveys are conducted if construction would occur and that appropriate protection measures are implemented if any active nests are located onsite. Long-term loss of habitat for these species resulting from the proposed project would be a less-than-significant impact, as the habitat onsite is limited.

b.—c. Cripple Creek, a small riverine feature, is located along middle to northern portion of the site, and an associated mixed oak woodland is located in this area. Based on a Biological Assessment conducted by Foothill Associates (2019), there is potential for waters of the U.S., State, or wetlands on the project site that would fall within the jurisdiction of the U.S. Corps of Engineers (Corps) located along the full length of the northern site boundary, generally within the northernmost portion of the project site. Riparian habitat within the jurisdiction of the California Department of Fish and Wildlife (CDFW) is also located along the full length of the northern site boundary, as shown on Figure 3, Biological Communities.

The proposed home will maintain the required setback from the bank of Cripple Creek, in accordance with City of Citrus Heights Zoning Code Section 106.30.040. These setbacks ensure that construction along the eastern portion of the site would not disturb riparian habitat or wetland resources.

The project does not propose any alterations or discharge into the creek area that would require a permit from any regulatory agencies. The nearest construction disturbance to Cripple Creek is over 40 feet away from the creek bank. No mitigation is required.

d. Wildlife and wildlife habitat is generally limited on the project site due to its urban location and disturbed nature. Typical suburban wildlife species, such as gophers, raccoons, skunks, mourning doves, and common reptiles occur on the project site. The project site also supports habitat for migratory birds and nesting bats as well as Western Pond Turtle and Rickseckers Water Scavenger Beetle as discussed above. Compliance with the Migratory Bird Treaty Act and Mitigation Measures 3 and 4 would ensure that the proposed project would not interfere substantially with sensitive species.

e. Numerous trees that are protected under the City of Citrus Heights Tree Preservation and Protection Ordinance occur on the project site. These include native oak trees with a diameter of six or more inches as measured 54 inches above the ground, or a multi-trunked oak having an aggregate diameter of 10 inches or more measured 54 inches above ground, and any trees within 25 feet of Cripple Creek that are 19 inches or more in diameter as measured at 54 inches above the ground. Mitigation Measure 4 requires that the applicant submit a Tree Protection and Replacement Plan in order to preserve remaining trees and to mitigate the loss of protected trees. Furthermore, in conjunction with the improvement plans the applicant is required to submit a Final Tree Impact Assessment to ensure proper tree protection and mitigation.

Therefore, the proposed project would be consistent with the City’s Tree Preservation and Protection Ordinance and would have less than significant impacts to protected tree.

f. No Impact. The project site is not within the boundaries of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other habitat conservation plan (CDFW 2013).
Figure 3

Biological Communities Map
**Mitigation Measures**

**Mitigation Measure 2:**

Conduct one pre-construction survey for nesting birds, special-status bats, and western pond turtle (as applicable) within 14 days prior to the start of construction within the limits of the Study Area or as described below.

If western any of the aforementioned species is found, then a qualified biologist should conduct an environmental awareness training to all construction personnel. The training should include identification of the special-status species, required practices before the start of construction, general measures that are being implemented to conserve the species as they relate to the project, penalties for non-compliance, and boundaries of the permitted disturbance zones. Supporting materials containing training information should be prepared and distributed to construction personnel.

Upon completion of training, all construction personnel should sign a form stating that they have attended the training and understand all the measures. Proof of this instruction should be kept on file with the project proponent. The project proponent should provide the City of Citrus Heights with a copy of the training materials and copies of the signed forms by project staff indicating that training has been completed within 30 days of the completion of the first training session.

High-visibility protective fencing should be placed along the project footprint boundary to mark the limits of work and to avoid impacts to the adjacent perennial drainage, as this special-status species may utilize this habitat, if present.

If construction activities within the Study Area begin during the nesting season (February 15 to August 31), a qualified biologist should conduct a pre-construction survey of the project footprint, where accessible, for active nests. Additionally, the surrounding 500 feet should be surveyed for active raptor nests, where accessible. Binoculars may be needed in order to survey areas outside of the Study Area and to remain within the property boundaries. The preconstruction survey should be conducted within 14 days prior to commencement of grounddisturbing activities. If the pre-construction survey shows that there is no evidence of active nests, a letter report should be prepared to document the survey, and no additional measures are recommended. If construction does not commence within 14 days of the pre-construction survey, or halts for more than 14 days, an additional survey is required prior to starting work.

If nests are found and considered to be active, the project biologist should establish buffer zones to prohibit construction activities and minimize nest disturbance until the young have successfully fledged. Buffer width will depend on the species in question, surrounding existing disturbances, and specific site characteristics, but may range from 20 feet for some songbirds to 250 to 500 feet for most raptors. Because the oak woodland continues off-site to the north and northeast, buffers may be limited to the property boundary and, if necessary, will be established by the conducting biologist at the time of the survey. If active nests are found within any trees slated for removal, then an appropriate buffer should be established around the trees and the trees should not be removed until a biologist determines that the nestlings have successfully fledged. In addition, a pre-construction worker awareness training should be conducted alerting workers to the presence of and protections for the active avian nests.

If construction activities begin during the non-breeding season (September 1 through February 14), a survey and training is not required and no further studies are necessary.

**Mitigation Measure 3:**

Install high-visibility protective fencing along the project footprint to mark the limits of work and to avoid impacts to the adjacent perennial drainage and special-status species that may utilize this habitat including western pond turtle and Ricksecker’s water scavenger beetle.
Mitigation Measure 4:

Prior to construction of the project, the applicant shall prepare a Tree Protection and Replacement Plan that addresses each onsite tree that is protected under the City’s Tree Preservation and Protection Ordinance. The Tree Protection and Replacement Plan shall generally be consistent with the Preliminary Site Plan included as Figure 2 of this IS/MND and shall identify any additional tree removal resulting from the construction of site infrastructure necessary to develop the Project consistent with the Preliminary Site Plan. The Tree Protection and Replacement Plan shall provide for appropriate protection measures for any trees (that qualify as protected under the city's ordinance) to be retained onsite and replacement of trees (that qualify as protected under the city’s ordinance) to be removed. Replacement of trees shall meet the following standards.

A. The number and size of newly planted trees shall be calculated based upon an inch for an inch replacement of the diameter breast height (DBH) of the removed trees where a 15 gallon tree will replace one inch DBH of the removed tree; a 24 inch box tree will replace two inches, and a 36 inch box tree will replace three inches. The replacement trees shall have a combined diameter equivalent to not less than the total diameter of the trees removed.

B. One or a combination of four methods may be used, including replacement, relocation, or payment of in-lieu mitigation fees. The preferred alternative is on-site replacement.
a. – c. The California Environmental Quality Act (CEQA) applies to all discretionary projects undertaken or subject to approval by the state’s public agencies. CEQA states that it is the policy of the State of California to “take all action necessary to provide the people of this state with... historic environmental qualities... and preserve for future generations examples of the major periods of California history”. Under the provisions of CEQA, “A project with an effect that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment”.

CEQA requires that historical resources and unique archaeological resources be taken into consideration during the CEQA planning process. If feasible, significant impacts to historical resources must be avoided or the severity of the impacts mitigated. CEQA requires that all feasible mitigation be undertaken even if it does not mitigate impacts to a less-than-significant level.

**Literature Review.** Publications, maps, and aerial photographs were reviewed for archaeological, ethnographic, historical, and environmental information about the project sites and vicinity. records search for the Project Area was completed at the North Central Information Center (NCIC) of the CHRIS at California State University-Sacramento on February 20, 2019 (NCIC search #SAC-19-27). The purpose of the records search was to determine the extent of previous surveys within a 0.5-mile (800-meter) radius of the proposed Project location, and whether previously documented pre-contact or historic archaeological sites, architectural resources, or traditional cultural properties exist within this area. Furthermore, a records search at the Native American Heritage Commission (NAHC) Sacred Lands File (SLF) was conducted in March 2019. No records were found on or near the site.

**Field Review.** ECORP Cultural Resources staff conducted a field review of the project site on February 20, 2019, to identify any cultural resources within the project site. No cultural resources were observed within or adjacent to the project site.

The 0.5 acre project has no known historic, archaeological, or paleontological resources or human remains onsite. The City of Citrus Heights complied with Public Resources Code (PRC) Section 21080.3.1, a formal consultation process for California tribes as part of the CEQA process. The City consulted with the Wilton Rancheria after the tribe requested consultation. The tribe canceled the consultation, however requested a mitigation measure related to inadvertent discoveries.
It is unlikely that previously unknown cultural resources would be encountered during grading of the site. Implementation of Mitigation Measure 5 would ensure that impacts to cultural resources remain less than significant should any such resources be encountered during project grading and construction.

**Mitigation Measures**

**Mitigation Measure 5 (Cultural):**

If subsurface deposits believed to be cultural or human in origin are discovered 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 pre-contact and historic archaeologist, shall be retained to evaluate the significance of the find, and shall have the authority to modify the no-work radius as appropriate, using professional judgment. The following notifications shall apply, depending on the nature of the find:

- If the professional archaeologist determines that the find does not represent a cultural resource, work may resume immediately and no agency notifications are required.
- If the professional archaeologist determines that the find does represent a cultural resource from any time period or cultural affiliation, he or she shall immediately notify the lead agency, the City of Citrus Heights, and applicable landowner. The agencies shall consult on a finding of eligibility and implement appropriate treatment measures, if the find is determined to be a Historical Resource under CEQA, as defined in Section 15064.5(a) of the CEQA Guidelines. Work may not resume within the no-work radius until the lead agency, through consultation as appropriate, determine that the site either: 1) is not a Historical Resource under CEQA, as defined in Section 15064.5(a) of the CEQA Guidelines; or 2) that the treatment measures have been completed to their satisfaction.
- If the find includes human remains, or remains that are potentially human, he or she shall ensure reasonable protection measures are taken to protect the discovery from disturbance (AB 2641). The archaeologist shall notify the Sacramento County Coroner (per § 7050.5 of the Health and Safety Code). The provisions of § 7050.5 of the California Health and Safety Code, § 5097.98 of the California Public Resources Code, and Assembly Bill 2641 will be implemented. If the Coroner determines the remains are Native American and not the result of a crime scene, the Coroner will notify the NAHC, which then will designate a Native American Most Likely Descendant (MLD) for the project (§ 5097.98 of the Public Resources Code). The designated MLD will have 48 hours from the time access to the property is granted to make recommendations concerning treatment of the remains. If the landowner does not agree with the recommendations of the MLD, the NAHC can mediate (§ 5097.94 of the Public Resources Code). If no agreement is reached, the landowner must rebury the remains where they will not be further disturbed (§ 5097.98 of the Public Resources Code). This will also include either recording the site with the NAHC or the appropriate Information Center; using an open space or conservation zoning designation or easement; or recording a reinternment document with the county in which the property is located (AB 2641). Work may not resume within the no-work radius until the lead agency, through consultation as appropriate, determine that the treatment measures have been completed to their satisfaction.
<table>
<thead>
<tr>
<th>ENVIRONMENTAL IMPACTS</th>
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<td><strong>6. Energy. Would the project:</strong></td>
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<tr>
<td>a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?</td>
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<td>X</td>
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<tr>
<td>b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?</td>
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</table>

a. Construction would comply with all relevant energy-related regulations by conserving energy and natural resources to the extent feasible. The energy demands due to diesel and gasoline use during construction would be small relative to statewide and local demands for fuel use. The energy consumption during project construction would be commensurate with typical construction projects and would not use energy wastefully or inefficiently. Therefore, the temporary short-term consumption energy consumption impacts due to construction are considered less than significant.

Overall, the proposed project would result in an increase in energy consumption, with the project requiring a vehicle trips to/from project site, on-site electricity consumption, and on-site natural gas consumption. The demand for housing in the project area demonstrate that the energy consumption of the proposed residences would not be unnecessary. Therefore, impacts related to wasteful, inefficient, or unnecessary energy consumption would be less than significant.

b. The project does not conflict with any state or local plan for renewable energy. As discussed previously, the project is required to comply with the City's Greenhouse Gas Reduction Plan as evidenced through the Greenhouse Gas Checklist, which reduces energy consumption below business as usual. No Impact is anticipated.
There are no active faults within or near the City of Citrus Heights; the project site is not within an Alquist-Priolo Earthquake Fault Zone as delineated by the State Geologist. The closest active fault mapped by the California Division of Mines and Geology is the Foothills Fault Zone about 15 miles to the northeast of the City (City of Citrus Heights 2011b, p. 4-5).

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<tr>
<td>7. GEOLOGY AND SOILS. Would the project:</td>
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<tr>
<td>a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:</td>
<td></td>
<td></td>
<td>X</td>
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<tr>
<td>i. 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?</td>
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<td>ii. Strong seismic ground shaking?</td>
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<tr>
<td>iii. Seismic-related ground failure, including liquefaction?</td>
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<tr>
<td>iv. Landslides?</td>
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<tr>
<td>b) Result in substantial soil erosion or the loss of topsoil?</td>
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<td>X</td>
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<tr>
<td>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, liquefaction or collapse?</td>
<td></td>
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<td>X</td>
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<tr>
<td>d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?</td>
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<td>X</td>
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<tr>
<td>e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?</td>
<td></td>
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<td>X</td>
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<tr>
<td>f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?</td>
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<td>X</td>
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</tr>
</tbody>
</table>

a & c. Surface Fault Rupture
Seismic Shaking

The proposed project is required to comply with the California Building Code which includes requirements for site improvements and building design to ensure project features would withstand the likely level of seismic ground shaking anticipated for the site. This would reduce any impacts related to ground shaking from distant seismic events to a less-than-significant level.

Liquefaction and Landslides

Seismic Hazard Zones are areas delineated by the State Geologist as areas of liquefaction and landslide hazards. There are no Seismic Hazard Zones identified within the City of Citrus Heights (City of Citrus Heights 2011b, pg. 4-5). Compliance with the California Building Code would reduce any minor potential for liquefaction or landslides to a less-than-significant level. As noted in the City of Citrus Heights General Plan EIR, the City of Citrus Heights planning area has not been identified as having liquefaction potential. “The depth to the water table and the underlying geologic materials within the planning area do not support high liquefaction potential.”

Geologic and Soil Instability

The General Plan identified the soil underlying the project site as Urban Land-Xerarents-Fiddyment complex. This soil is considered stable and has a low potential for landslide, lateral spreading, subsidence, liquefaction, and/or collapse. As required by chapter 18 of the California Building Code (CBC) and Chapter 18.12 of the City of Citrus Heights Municipal Code, the project’s preliminary soil report and geotechnical report must evaluate whether there are expansive soils on-site and provide recommendations for design of the site improvements and building to avoid adverse effects related to expansive soils, if present.

b. The project will require grading of the site. This soil disturbance could result in soil erosion. The site does not support unique geologic or soil resources, so soil erosion is considered a less than significant impact with respect to Geology and Soils.

d. Urban Land-Xerarents-Fiddyment complex soil that underlies the project site has a moderate potential for expansion. As noted in the City of Citrus Heights General Plan EIR, "Expansive or shrink-swell soils contain substantial amounts of clay minerals that swell when wet and shrink when dry. These clays tend to swell despite the heavy loads imposed by large structures. Damage (such as cracking of foundations) results from differential movement and from the repetition of the shrink-swell cycle. Shrinking and swelling of soil can damage roads, dams, building foundations, and other structures. In some cases, this problem may be avoided by removing the top soil layer before placing a foundation" (City of Citrus Heights 2011b). The potential for the site to contain expansive soil is low. In compliance with the City of Citrus Heights General Plan Policy 50.2, a soils report that identifies potential for liquefaction, expansive soils, ground settlement, and slope failure will be required for the project site. In accordance with Policy 50.2, this report would also specify remedial measures that could be feasibly implemented to ensure that project engineering and design appropriately addresses any constraints posed by site soils and geologic conditions (City of Citrus Heights 2011b, p. 4-6). With compliance with the City’s General Plan, potential adverse effects related to expansive soils would be avoided.

e. There are no known septic tanks or alternative wastewater disposal systems on-site and there none proposed.

f. There are no known paleontological resources or unique geologic features on the site. No impact.

Mitigation Measures

No mitigation measures are necessary.
Climate change, which involves significant changes in global climate patterns, has been associated with an increase in the average temperature of the atmosphere near the Earth’s surface, or global warming. This warming has been attributed to an accumulation of greenhouse gases (GHGs) in the atmosphere. These GHGs trap heat in the atmosphere, which in turn heats the surface of the Earth. GHGs include carbon dioxide (CO2), methane (CH4), nitrous oxide (N2O), tetrafluoromethane, hexafluoroethane, sulfur hexafluoride, HFC-23 (fluoroform), HFC-134a (1,1,1,2-tetrafluoroethane), and HFC-152a (difluoroethane). While CO2 is the most prevalent GHG, other GHGs have a higher “global warming potential” than CO2. To account for these differences, most GHG analyses convert all GHG emissions to CO2 equivalents (CO2e). The conversion process reflects the relative global warming potential of each individual GHG.

While the greenhouse effect is a naturally occurring process that aids in maintaining the Earth’s climate, human activities, such as burning fossil fuels and clearing forests, generate additional GHG emissions which contribute to the greenhouse effect and result in increased average global temperatures. Further, GHGs may have long atmospheric lifetimes (for example, CO2 may remain in the atmosphere for decades or even centuries) ensures that atmospheric concentrations of GHGs will remain elevated for decades. Increasing GHG concentrations in the atmosphere are primarily a result of emissions from the burning of fossil fuels, gas flaring, cement production, and land use changes.

Data indicate that global surface temperatures have increased 0.8°C (1.4°F) in the past century, and 0.6°C (1.1°F) in the past three decades. Temperatures are expected to continue to increase as a result of increasing concentrations of GHGs. The increased temperatures are anticipated to lead to modifications in the timing, amount, and form (rain vs. snow) of precipitation; changes in the timing and amount of runoff; deterioration of water quality; and elevated sea levels. In turn, these changes could be associated with increased flooding and other weather-related events, increased salinity levels in coastal groundwater basins, changes in water supply availability, changes in agricultural activities, changes in the range and diversity of wildlife and vegetation, and changes in conditions related to wildfires.

In 2006, the State of California enacted Assembly Bill (AB) 32, the Global Warming Solutions Act. AB 32 requires reducing statewide greenhouse gas (GHG) emissions to 1990 levels by 2020. Meeting the AB 32 reduction targets will require an approximately 30 percent reduction compared with a “business as usual” scenario. The state’s plan for meeting these reduction targets is
outlined in the California Air Resource Board’s (CARB) Climate Change Scoping Plan (CARB 2008).

CARB’s Scoping Plan fact sheet states “This plan calls for an ambitious but achievable reduction in California’s carbon footprint – toward a clean energy future. Reducing greenhouse gas emissions to 1990 levels means cutting approximately 30% from business-as-usual emissions levels projected for 2020, or about 15% from today’s levels. On a per-capita basis, that means reducing annual emissions of 14 tons of carbon dioxide for every man, woman and child in California down to about 10 tons per person by 2020.”

In recognition of the statewide efforts to reduce GHG emissions, the City of Citrus Heights adopted a Greenhouse Gas Reduction Plan concurrent with the City’s 2011 General Plan update process. According to the General Plan EIR, the single largest source of greenhouse gas emissions within the City of Citrus Heights is from on-road mobile sources (automobiles, trucks, etc.) and for government sources, the largest source was related to employee commutes (City of Citrus Heights General Plan EIR, 2011).

The Greenhouse Gas Reduction Plan was adopted pursuant to a detailed analysis of potential project impacts under CEQA. The City of Citrus Heights has determined that projects that are consistent with the adopted Greenhouse Gas Reduction Plan would have a less than significant impact with regard to the project’s GHG emissions and contributions to climate change.

As described above, the Project would implement the Greenhouse Gas Reduction Plan by incorporating the following measures into the building and site design:

- Utilize recycled materials in construction
- Utilize Energy Star appliances
- Reduce turf installation/drought tolerant landscaping
- Maximize site improvements that promote infiltration and minimize impervious surfaces
- Install disconnected rain gutters that will discharge into landscaped areas
- Install tankless hot water heater
- Provide homes that include the installation of solar panels

**Mitigation Measures**

No mitigation measures are necessary.
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<tbody>
<tr>
<td>9. HAZARDS AND HAZARDOUS MATERIALS. Would the project:</td>
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<tr>
<td>a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?</td>
<td></td>
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<tr>
<td>b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?</td>
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<td>X</td>
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<tr>
<td>c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within ¼ miles of an existing or proposed school?</td>
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<td>X</td>
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<tr>
<td>d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?</td>
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<td>X</td>
</tr>
<tr>
<td>e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?</td>
<td></td>
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<td>X</td>
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<tr>
<td>f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?</td>
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<td>X</td>
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<tr>
<td>g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?</td>
<td></td>
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<td>X</td>
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</table>

a. – b. No Impact. There are no existing structures on the project site; therefore, the project would not require any demolition that could potentially expose workers or others to asbestos, lead paints, or other hazardous building materials. Furthermore, there are no known hazardous materials release sites on or in the vicinity of the project site.
Construction of the proposed project would involve temporary use of hazardous materials, including fuel for construction equipment, paints, solvents, and sealants. Handling of these materials would be performed in accordance with construction Best Management Practices, so no impact would result.

c. The proposed project is located within one-half mile of several schools however, no impacts related to release of hazardous materials would result as part of the project.

d. No Impact. The project site is not listed in any federal, state, or local records and is not included on the Department of Toxic Substance Control's site cleanup list. Thus, proposed project would not result in a significant hazard to the public or to the environment.

e. No impact. The project site is located over eight miles from the nearest airport, McClellan Airfield. The proposed project would therefore not result in a safety hazard relating to proximity to an airport.

f. No impact. The project would not interfere with any adopted emergency or evacuation plans.

g. No impact. The project site is considered urban and the construction will meet the standards of the Building Code and Fire Code. The project site is not located adjacent to any wildlands, and development of this site would not expose people or structures to a significant risk of loss, injury, or death involving wildland fires.

Mitigation Measures

No mitigation measures are necessary.
a. & e. While the project would increase the amount of impervious surface at the project site, and the project includes adequate drainage facilities consistent with the Sacramento Stormwater Quality Partnership therefore would not change hydrologic patterns in the area, construction and operation of the proposed project could introduce pollutants and sediment into stormwater runoff from the site.

### Construction Effects

The proposed development of the 0.5 acre project site would involve typical construction activities including demolition, grading, material storage and stockpiling, paving, and building construction. Sediment created by soil disturbance during or immediately after site grading would have the potential to affect water quality. Surface water runoff from the site could carry sediment through stormdrains to local waterways. In addition, accidental release of pollutants associated with construction could also degrade the quality of water runoff from the site and contribute pollution to

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### ENVIRONMENTAL IMPACTS

<table>
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<tr>
<th>10. HYDROLOGY AND WATER QUALITY. Would the project:</th>
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<th>No Impact</th>
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<tbody>
<tr>
<td>a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?</td>
<td></td>
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<td>X</td>
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<tr>
<td>b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?</td>
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<td>X</td>
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<tr>
<td>c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would: (i) Result in substantial erosion or siltation on- or off-site; (ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site; (iv) Impede or redirect flood flows?</td>
<td></td>
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<td>X</td>
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<tr>
<td>d) In flood hazard, tsunami or seiche zones, risk release of pollutants due to project inundation?</td>
<td></td>
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<td>X</td>
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<tr>
<td>e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?</td>
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<td>X</td>
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</table>
local waterways. Construction activities would include the use of gasoline and diesel-powered heavy equipment, such as bulldozers, backhoes, water pumps, and air compressors. Chemicals such as gasoline, diesel fuel, lubricating oil, hydraulic oil, lubricating grease, automatic transmission fluid, paints, solvents, glues, and other substances could be used during construction, and could be released into surface water runoff. Onsite portable toilets would have the potential to leak or tip over and spill, releasing sanitary waste, bacteria, solids, nutrients, and pathogens into surface water runoff.

The proposed project would be required to comply with the City of Citrus Heights Land Grading and Erosion Control Ordinance, City of Citrus Heights Municipal Code Chapter 18, Article XII. This Ordinance includes the stipulation that a grading and erosion control permit be required for any project resulting in the grading, filling, excavation, storage, or disposal of 50 or more cubic yards of soil or earthly material (City of Citrus Heights Land Grading and Erosion Control Ordinance Sec. 18-348). Compliance with the conditions of the Construction General Permit and the requirements of the Land Grading and Erosion Control Ordinance would further ensure that construction of the proposed project would not result in runoff that is polluted with sediments or other water pollutants.

With implementation of the City grading and erosion control permit, the proposed project construction would comply with the applicable water quality and waste discharge standards and would not otherwise substantially degrade water quality. Thus, hydrology and water quality impacts would remain less than significant during project construction.

Project Operation

The City of Citrus Heights is required to operate under a Municipal Stormwater NPDES Permit to discharge stormwater from the City's storm drain system to surface waters. As stated in the City of Citrus Heights Stormwater Ordinance, the City is a co-permittee under the waste discharge requirements of the County of Sacramento and the cities of Sacramento, Elk Grove, Folsom, and Galt for Storm Water Discharges from Municipal Separate Storm Sewer Systems (Order No. R5-2002-0206). These waste discharge requirements also serve as NPDES permits under the federal Clean Water Act (NPDES No. CA0082597) (City of Citrus Heights Stormwater Ordinance Sec. 98-201). The proposed project would comply with the requirements of the municipal stormwater permit.

As stated in the City of Citrus Heights Stormwater Ordinance, the City is authorized to establish specified performance requirements and requirements for BMPs to minimize post-construction discharge of stormwater pollutants from new development or significant redevelopment. The City is also authorized to implement the development standards plan and to comply with the requirements associated with development standards in the municipal stormwater permit. The Stormwater Ordinance states that the requirements for new development and redevelopment “may include but are not limited to operational BMPs, building material specifications or limitations, site design requirements, signage and marking, and associated maintenance programs or schedules” (City of Citrus Heights Stormwater Ordinance Sec. 98-223).

Conformance with the municipal stormwater permit (NPDES permit #CA0082597) and with any additional BMPs and development standards required by the City would ensure that hydrology and water quality impacts would be reduced to a less than significant level during operation of the proposed project and that the project would not conflict with any water quality standards or waste discharge requirements.

b. According to the City’s General Plan, Citrus Heights sits atop the Fair Oaks Geologic Formation which can yield moderate to high quantities of water. Groundwater can be found at depths
between 80 feet above mean sea level (msl) to 20 feet below msl and is considered to have good quality in the Citrus Heights area.

Thus, the existing project site does not substantially contribute to groundwater recharge. The proposed project would incorporate LID features and water-conserving building design and equipment to further minimize the project’s effects on groundwater. These types of features are required under the General Plan for new development projects (Actions 34.3.B and 62.4.A) the project would not substantially change the site’s contribution to groundwater recharge, and the proposed project would therefore result in a less-than-significant impact to groundwater recharge.

c. Construction and operation of the project would not be expected to result in changes to the existing drainage pattern of the site or the surroundings areas or increase the rate or amount surface runoff.

The City of Citrus Heights Stormwater Ordinance, Municipal Code Section 98-223 authorizes the City to establish required BMPs to minimize the long-term, post-construction discharge of stormwater pollutants. The ordinance states that these BMP requirements may be included in development standards, building codes, building permits, conditions of development, or other appropriate instruments administered by the City. Compliance with required BMPs as incorporated by the City into the project’s permits, development standards, and conditions of approval would ensure that impacts related to an increase in polluted runoff would remain less than significant. Use of BMPs to protect stormwater quality is also recommended in City of Citrus Heights General Plan policies 37.1 and 37.3.

The northern half of the project site is within the 100-year floodplain. As shown on the proposed project site plans, none of the proposed site improvements would be located within the 100-year floodplain, therefore, impacts related to flooding would be less than significant.

d. No Impact. The project site is physically removed from any large body of water and is not subject to inundation by seiche, tsunami, or mudflow. No impacts related to inundation by seiche, tsunami, or mudflow would occur and no risk for pollutants associated with these actions is likely to occur.

**Mitigation Measures**

No mitigation measures are necessary.
a.-b. Less than Significant. The proposed project would result in a change from a vacant parcel into a developed residential parcel. The site is adjacent to an existing residential appearing building that is currently used by Sunrise Recreation and Park District. This minor change would not physically divide the existing neighborhood. The project site is currently designated as Open Space. The proposed project would not conflict with the City of Citrus Heights General Plan. Single family homes are all allowable uses under the Open Space zoning designation with a Minor Use Permit (City of Citrus Heights Zoning Ordinance).

**Mitigation Measures**

No mitigation measures are necessary.

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The project site is designated Open Space by the City of Citrus Heights General Plan. There are no known mineral resources within the project site and no mineral recovery activities have been known to occur onsite. Construction of the project and landscaping at the project site would not adversely affect any mineral resources of value to the state or region so there is no impact.

**Mitigation Measures**

No mitigation measures are necessary.
An Environmental Noise Assessment for the proposed project was prepared by Bollard Acoustical Consultants. The Environmental Noise Assessment is available for review at the City of Citrus Heights.

The Environmental Noise Assessment determined that, with mitigation, the project would comply with the City’s noise thresholds. The Environmental Noise Assessment provides two mitigation measures that result in reducing the potential noise impacts to less than significant levels.

Limited groundborne vibration may occur during project construction but would not occur during project operation. Substantial levels of groundborne vibration and noise are associated with the use of physically forceful or ground-penetrating equipment during construction. Construction of the proposed project would not require such activities. Any groundborne vibration that occurs during construction would not create excessive disturbance or physical damage to neighboring land uses and impacts from groundborne vibration would remain less than significant.

Construction of the proposed project would require a variety of equipment, such as graders, backhoes, pavers, heavy trucks, cranes, and air compressors. These types of construction equipment generate noise levels in the range of 75 to 90 dBA at a 50-foot distance from the source. Typical operating cycles may involve two minutes of full power, followed by three or four minutes at lower levels. The City of Citrus Heights limits demolition and construction hours to between 7:00 a.m. and 8:00 p.m. on weekdays and between 8:00 a.m. and 8:00 p.m. on weekends. This precludes demolition and construction activities from occurring during noise-sensitive hours. With these time restrictions, impacts associated with temporary demolition and construction noise would be less than significant.

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<tr>
<td><strong>13. NOISE:</strong> Would the project result in:</td>
<td>X</td>
<td>X</td>
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<tr>
<td>a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance or applicable standards of other agencies?</td>
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<tr>
<td>b) Generation of excessive ground borne vibration or ground borne noise levels?</td>
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<tr>
<td>c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?</td>
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</table>
c. No Impact. The closest airport is Mather Airport located approximately 13 miles from the project site, while McClellan Airfield is located approximately 8 miles from the project site. The project site is not exposed to substantial noise levels associated with air traffic.

**Mitigation Measures**

**Mitigation Measure 6 (Noise):**

A traffic noise barrier should be constructed as identified in the Acoustical Analysis. Suitable materials for the traffic noise barrier include masonry and precast concrete panels with a minimum density of 4 pounds per square foot. Alternatively, the currently proposed wood fence could serve as a suitable noise barrier provided an improved construction methodology is implemented. Specifically, the fence slats should overlap by a minimum of 2 inches and the slats should be screwed into the framing. The purpose of overlapping slats and using screws rather than nails is to ensure that prolonged exposure to the elements does not result in visible gaps through the slats which would result in reduced noise barrier effectiveness.

**Mitigation Measure 7 (Noise):**

Prior to issuance of Building Permit the applicant shall demonstrate the following have been included in the Building Permit Submittal:

a. The west-, south-, and east-facing first-floor window and door assemblies should maintain an STC rating of 30.

b. The west-, south-, and east-facing upper-floor window assemblies should maintain an STC rating of 33.

c. Mechanical ventilation (air conditioning) should be provided to allow the occupants to close doors and windows as desired to achieve compliance with the applicable interior noise level criteria.

Prior to Occupancy, the applicant shall submit evidence that the aforementioned construction techniques have been applied, subject to Planning Division review and approval.

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<tr>
<td><strong>14. POPULATION AND HOUSING. Would the project:</strong></td>
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<tr>
<td>a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?</td>
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<tr>
<td>b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?</td>
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<td>X</td>
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</tbody>
</table>
a. The project would result in the construction of a new single family home. The proposed development would lead to an indirect increase in employment in the region (as the new residents conduct their personal business – such as shopping and eating out – within the City).

The addition of the proposed project to the City will result in an increase of residential population; however, the increase is consistent with the assumptions made in the General Plan; therefore there is no impact.

b. The site does not currently support any housing or residential use. No housing or residents would be displaced by the proposed project.

**Mitigation Measures**

No mitigation measures are necessary.

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15. **PUBLIC SERVICES.** Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities or need for new or physical altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services:

- a) Fire protection? | X |
- b) Police protection? | X |
- c) Schools? | X |
- d) Parks? | X |
- e) Other public facilities? | X |

a-e. The project would result in the construction of one single family home. This minor increase in the number of people living and working in the City would not result in the need for new fire or police protection.

The project will be required to pay necessary impact fees such as Park Impact Fees, School Fees, and Road Impact Fees.

No additional public facilities would be required as a result of the proposed project; therefore, no impacts to public facilities would occur.

**Mitigation Measures**

No mitigation measures are necessary.
a. – b. As discussed previously, the proposed project would not substantially increase the residential population of the City and would therefore not cause an increase in use of existing neighborhood and regional parks. The proposed project would not include or require recreational facilities or the expansion of existing facilities. The project is required to contribute Park Impact fees to contribute to the Parks District. The project would thus have no impact on recreational facilities.

**Mitigation Measures**

No mitigation measures are necessary.
The development of a single family home is consistent with the General Plan and Zoning Code for the project location. The City's Engineering Division has determined that the project would marginally increase level of traffic; however, the impact would be consistent with the General Plan and determined to be less than significant.

The proposed project would not conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities, as discussed below.

### Transit

Transit service within the study area is provided by fixed-bus routes, and SMART Ride operated by Sacramento Regional Transit (RT).

### Bicycle

Class II bike lanes (on-street with appropriate signing and striping) currently exist along Antelope Road. The Citrus Heights Bikeway Master Plan (2009) outlines goals, policies, and implementation actions to create and maintain appropriate bicycle infrastructure to enhance regional connectivity.

The project site is served by existing Class II bike lanes which will be maintained after the project as well.

### Pedestrian

The site is served by an existing sidewalk. The sidewalk will be partially replaced with a driveway but will continue to provide pedestrian access along the site.

The project would not disrupt existing or planned transit facilities or conflict with adopted City transit plans, guidelines, policies, or standards relative to transit. The project would not add bicycle trips to a bicycle facility that does not meet current design standards and the project

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<tr>
<td>17. TRANSPORTATION. Would the project:</td>
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<tr>
<td>a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?</td>
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<td>X</td>
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<tr>
<td>b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?</td>
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<td>X</td>
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<tr>
<td>c) Substantially increase hazards due to a geometric design feature (for example, sharp curves or dangerous intersections) or incompatible uses (for example, farm equipment)?</td>
<td></td>
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<tr>
<td>d) Result in inadequate emergency access?</td>
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34
provides pedestrian connections between the site and adjacent residential streets. For these reasons, the proposed project impacts to transit, bicycles and pedestrian facilities are considered less than significant.

**Project Construction**

Construction of the proposed project would generate a variety of truck and employee trips during construction. Construction staging and lane closures could cause adverse effects if not carefully planned. Thus, the project could potentially cause a temporary but prolonged impact due to lane closures, need for temporary signals, traffic hazards to bikes/pedestrians, damage to roadbeds, or truck traffic on roadways not designated as truck routes. For these reasons, impacts during construction are considered potentially significant. Mitigation Measure 8 (Traffic) requires preparation of a construction traffic management plan to ensure that potential effects of construction traffic on public streets are minimized and a high level of safety for all roadway users is maintained.

b. **No Impact.** The proposed project is consistent with the assumptions included in the Citrus Heights General Plan and associated EIR. The project is accessible to transit along Antelope Road and Auburn Boulevard and considered infill development not resulting in a significant increase in Vehicle Miles Traveled beyond the assumptions in the General Plan.

c. **With respect to safety considerations,** the General Services Department reviewed the proposed site plan and adjacent conditions. The proposed driveway access will allow for safe ingress and egress as well as allow for residents to turn vehicles around on site before exiting to Antelope Road. As a result, the impact will be less than significant.

d. The proposed project would not result in inadequate emergency access during construction as access to the site during construction will be from Antelope Road. Upon completion of the project, access to the site will be accessible from Antelope Road. For these reasons, impact to emergency vehicle access is considered less than significant.

**Mitigation Measures**

**Mitigation Measure 8 (Traffic):**

The applicant shall submit a Construction Traffic Management Plan (plan) to minimize traffic impacts to public streets and maintain a high level of safety for all roadway users. The plan shall include items such as: the number and size of trucks per day, expected arrival/departure times, truck circulation patterns, location of truck staging areas, employee parking, and the proposed use of traffic control/partial street closures on public streets. The City of Citrus Heights shall ensure that the plan has been developed and approved by the City’s General Services Division prior to commencement of grading or construction for the project.
As described above in the Cultural Resources section, letters describing the proposed Project and maps depicting the Project Area were mailed to the NAHC, and tribal outreach was conducted to identify sites of Native American interest or concerned that could be impacted by the proposed Project, as well as to solicit opinions for avoiding or mitigating potential impacts.

Wilton Rancheria requested formal consultation in response to the City's initial tribal outreach. The City attempted to meet with Wilton Rancheria but the Rancheria was ultimately unable to meet at the attempted consultation date. Wilton Rancheria has reviewed the results and maps sent in mitigation language related to standard inadvertent discovery language which is included in the Cultural Resources mitigation as well. The City responded to the Rancheria that this mitigation would be incorporated into the Mitigated Negative Declaration. This email, on March 19, 2019 concluded AB 52 consultation requirements between the City and Wilton Rancheria.

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<tbody>
<tr>
<td><strong>18. Tribal Cultural Resources. Would the project:</strong></td>
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<td>X</td>
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<tr>
<td>Would the project 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 cultural value to a California Native American tribe, and that is:</td>
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<td>X</td>
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<tr>
<td>a) 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</td>
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<tr>
<td>b) 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 Code 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</td>
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As described above in the Cultural Resources section, letters describing the proposed Project and maps depicting the Project Area were mailed to the NAHC, and tribal outreach was conducted to identify sites of Native American interest or concerned that could be impacted by the proposed Project, as well as to solicit opinions for avoiding or mitigating potential impacts.

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a & b. As discussed in the Cultural Resources section, no known historical resources are known to existing on the site. In addition, Wilton Rancheria did not identify specific tribal cultural resources on the site. However, inadvertent discoveries of Cultural or Tribal Cultural Resources may occur. Implementation of Mitigation Measure 5 (Cultural) would reduce any potential impacts to less than significant levels.

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<tr>
<td>19. UTILITIES AND SERVICE SYSTEMS. Would the project:</td>
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<tr>
<td>a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or which could cause significant environmental effects?</td>
<td></td>
<td>X</td>
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<tr>
<td>b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?</td>
<td>X</td>
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<tr>
<td>c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project’s projected demand in addition to the provider’s existing commitments?</td>
<td>X</td>
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<tr>
<td>d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?</td>
<td>X</td>
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<tr>
<td>e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?</td>
<td>X</td>
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</table>

a-c The proposed project would be served by the Sacramento Regional Wastewater Treatment Plant (SRWTP). The SRWTP meets all applicable wastewater treatment requirements of the Central Valley Regional Water Quality Control Board. The SRWTP treats an average of about 150 million gallons of wastewater per day, and has the capacity to treat up to 181 million gallons per day (City of Citrus Heights 2011c, p.4.10-8). Wastewater generated from the proposed project would not cause the SRWTP to violate any wastewater treatment requirements. The project’s wastewater generation is not expected to adversely affect the SRWTP’s ability to meet existing commitments and planned development.
Direct water service to the Project would be provided by the Citrus Heights Water District, which is supplied surface water by the San Juan Water District (SJWD) (City of Citrus Heights 2011c, p.4.10-10–4.10-13). The project would be served with existing capacity and would not cause the need to expand existing water treatment facilities or obtain new water supplies. The project's water demand is not anticipated to adversely affect existing and planned water supplies provided by the Citrus Heights Water District.

The project construction would increase impervious surfaces at the project site; however, the project is designed to comply with the Sacramento Stormwater Partnership design guidance to maintain pre-development drainage levels and would not increase the amount or rate of stormwater runoff from the site.

Electric and gas facilities are provided to the site through. No capacity issues have been identified for these services.

d-e The project would generate solid waste; however, the project proposes recycling measures to reduce waste. Consequently, project-generated waste is not anticipated to adversely affect landfill capacity. During construction activities, all construction waste and debris would be recycled in compliance with the City's Greenhouse Gas Reduction Plan.

The project would comply with federal, state, and local statutes and regulations related to solid waste.

**Mitigation Measures**

No mitigation measures are necessary.
The City of Citrus Heights is not located in a Very High Fire Hazard Severity Zone. The project site is therefore not located within land classified as very high severity zones. Therefore there is no impact. (http://www.fire.ca.gov/fire_prevention/fhsz_maps_sacramento accessed 4.1.19).

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<tr>
<td>20. WILDFIRE. If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:</td>
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<tr>
<td>a) Substantially impair an adopted emergency response plan or emergency evacuation?</td>
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<td>X</td>
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<tr>
<td>b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?</td>
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<td>X</td>
</tr>
<tr>
<td>c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?</td>
<td></td>
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<td>X</td>
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<tr>
<td>d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?</td>
<td></td>
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<td>X</td>
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</tbody>
</table>

a-d. The City of Citrus Heights is not located in a Very High Fire Hazard Severity Zone. The project site is therefore not located within land classified as very high severity zones. Therefore there is no impact. (http://www.fire.ca.gov/fire_prevention/fhsz_maps_sacramento accessed 4.1.19).
**ENVIRONMENTAL IMPACTS**

<table>
<thead>
<tr>
<th>Potentially Significant Impact</th>
<th>Less than Significant with Mitigation Incorporated</th>
<th>Less Than Significant Impact</th>
<th>No Impact</th>
</tr>
</thead>
</table>

### 21. MANDATORY FINDINGS OF SIGNIFICANCE. Would the project:

**a)** Have the potential to substantially 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, substantially 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?

<table>
<thead>
<tr>
<th>Potentially Significant Impact</th>
<th>Less than Significant with Mitigation Incorporated</th>
<th>Less Than Significant Impact</th>
<th>No Impact</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>X</td>
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</tr>
</tbody>
</table>

**b)** Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of the past projects, the effects of other current projects, and the effects of probable future projects.)

<table>
<thead>
<tr>
<th>Potentially Significant Impact</th>
<th>Less than Significant with Mitigation Incorporated</th>
<th>Less Than Significant Impact</th>
<th>No Impact</th>
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<tbody>
<tr>
<td></td>
<td>X</td>
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</tbody>
</table>

**c)** Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

<table>
<thead>
<tr>
<th>Potentially Significant Impact</th>
<th>Less than Significant with Mitigation Incorporated</th>
<th>Less Than Significant Impact</th>
<th>No Impact</th>
</tr>
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<tbody>
<tr>
<td></td>
<td>X</td>
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</tr>
</tbody>
</table>

---

**a.** The project site provides potential habitat for wildlife and nesting birds and Section 4 above includes Mitigation Measures 2 through 4 to ensure that the project’s potential impacts to special status species, wetlands, and other sensitive habitats are reduced to less than signify ant levels. Mitigation Measure 5 is included in this Initial Study to ensure that the proposed project does not eliminate any important cultural or tribal cultural resources.

**b.** The analysis provided throughout this Initial Study demonstrates that the project’s contribution to cumulative impacts would be reduced to less than significant levels through mitigation. Specifically, Mitigation Measure 1 would ensure the project does not contribute to cumulative air quality impacts, Mitigation Measures 2 through 4 would ensure the project does not contribute to cumulative impacts to biological resources, and Mitigation Measure 5 would ensure the project does not contribute to cumulative impacts to cultural resources.

**c.** The analysis provided throughout this Initial Study identifies project impacts that may be potentially significant and identifies mitigation measures that would reduce each impact to a less than significant level, as discussed above.
### III. DETERMINATION

On the basis of this initial evaluation:

<table>
<thead>
<tr>
<th>I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.</td>
<td>✓</td>
</tr>
<tr>
<td>I find that the proposed project MAY have a significant effect on the environment and an ENVIRONMENTAL IMPACT REPORT is required.</td>
<td></td>
</tr>
<tr>
<td>I find that the proposed project MAY have a “potentially significant impact” or “potentially significant unless mitigated” impact on the environment, but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.</td>
<td></td>
</tr>
<tr>
<td>I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.</td>
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</table>

_________________________ _______________________
Signature         Date

Casey Kempenaar, Senior Planner
Printed Name and Title
INTRODUCTION

The California Environmental Quality Act (CEQA) Guidelines Section 15097 requires that whenever a public agency approves a project based on a Mitigated Negative Declaration (MND) or an Environmental Impact Report (EIR), the public agency shall establish a mitigation monitoring or reporting program to ensure that all adopted mitigation measures are implemented.

This mitigation monitoring and reporting program (MMRP) is intended to satisfy this requirement of the CEQA Guidelines as it relates to the 7437 Antelope Road project (proposed project). This MMRP will be used by the City of Citrus Heights staff to ensure compliance with all mitigation measures identified in the MND is achieved during project implementation. The MMRP provides for monitoring of construction activities, as necessary, and in the field identification and resolution of environmental concerns.

MITIGATION MONITORING PROGRAM DESCRIPTION

The City of Citrus Heights will coordinate monitoring activities and document the implementation of mitigation measures for each project phase. Table 1 lists each mitigation measure as identified in the Final MND and the associated implementation, monitoring/reporting, timing and performance requirements. The table includes:

1. the full text of each applicable mitigation measure;
2. the party or parties responsible for implementation and monitoring of each measure and any reporting requirements;
3. the timing of implementation of each mitigation measure, including any ongoing monitoring and/or reporting requirements; and
4. performance criteria by which to ensure mitigation requirements have been met.

Following completion of the monitoring and reporting process, the final monitoring results will be recorded and incorporated into the project file maintained by the City of Citrus Heights.
<table>
<thead>
<tr>
<th>Mitigation Measure</th>
<th>Implementation Responsibility</th>
<th>Monitoring Responsibility</th>
<th>Timing</th>
<th>Performance Evaluation Criteria</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Mitigation Measure 1:</strong> Prior to commencement of grading and/or building construction, the City of Citrus Heights shall ensure that site plan notes include requirements for the contractor to implement the following Basic Construction Emission Control Measures:</td>
<td></td>
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</tr>
<tr>
<td>A. All exposed surfaces shall be watered two times daily. Exposed surfaces include, but are not limited to soil piles, graded areas, unpaved parking areas, staging areas, and access roads.</td>
<td>Project applicant, contractor</td>
<td>City of Citrus Heights</td>
<td>• Requirements for implementing this measure are identified in site plans and contracts prior to issuance of demolition permits, grading permits, or building permits</td>
<td>• Site plans and construction contracts include notes requiring conformance with the performance standards identified in this mitigation measure.</td>
</tr>
<tr>
<td>B. Haul trucks transporting soil, sand, or other loose material on the site shall be covered and/or shall maintain at least two feet of free board space. Any haul trucks that would be traveling along freeways or major roadways shall be covered.</td>
<td></td>
<td></td>
<td>• Compliance with performance standards must be achieved throughout all construction activities</td>
<td>• City may conduct unscheduled site visits throughout construction to verify achievement of performance standards</td>
</tr>
<tr>
<td>C. Wet power vacuum street sweepers shall be used to remove any visible trackout mud or dirt onto adjacent public roads at least once a day. Use of dry power sweeping is prohibited.</td>
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<tr>
<td>D. Vehicle speeds on unpaved areas to shall be limited to a maximum of 15 miles per hour.</td>
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<tr>
<td>E. All roadways, driveways, sidewalks, parking lots to be paved shall be completed as soon as possible. In addition, building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.</td>
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</table>
Mitigation Measure 2:
Conduct one pre-construction survey for nesting birds, special-status bats, and western pond turtle (as applicable) within 14 days prior to the start of construction within the limits of the Study Area or as described below.

If western any of the aforementioned species is found, then a qualified biologist should conduct an environmental awareness training to all construction personnel. The training should include identification of the special-status species, required practices before the start of construction, general measures that are being implemented to conserve the species as they relate to the project, penalties for non-compliance, and boundaries of the permitted disturbance zones. Supporting materials containing training information should be prepared and distributed to construction personnel.

Upon completion of training, all construction personnel should sign a form stating that they have attended the training and understand all the measures. Proof of this instruction should be kept on file with the project proponent. The project proponent should provide the City of Citrus Heights with a copy of the training materials and copies of the signed forms by project staff indicating that training has been completed within 30 days of the completion of the first training session.

High-visibility protective fencing should be placed along the project footprint boundary to mark the limits of work and to avoid impacts to the adjacent perennial drainage, as this special-status species may utilize this habitat, if present.

If construction activities within the Study Area begin during the nesting season (February 15 to August 31), a qualified biologist should conduct a pre-construction survey of the project footprint, where accessible, for active nests. Additionally, the surrounding 500 feet should be surveyed.
for active raptor nests, where accessible. Binoculars may be needed in order to survey areas outside of the Study Area and to remain within the property boundaries. The preconstruction survey should be conducted within 14 days prior to commencement of ground disturbing activities. If the pre-construction survey shows that there is no evidence of active nests, a letter report should be prepared to document the survey, and no additional measures are recommended. If construction does not commence within 14 days of the pre-construction survey, or halts for more than 14 days, an additional survey is required prior to starting work.

If nests are found and considered to be active, the project biologist should establish buffer zones to prohibit construction activities and minimize nest disturbance until the young have successfully fledged. Buffer width will depend on the species in question, surrounding existing disturbances, and specific site characteristics, but may range from 20 feet for some songbirds to 250 to 500 feet for most raptors. Because the oak woodland continues off-site to the north and northeast, buffers may be limited to the property boundary and, if necessary, will be established by the conducting biologist at the time of the survey. If active nests are found within any trees slated for removal, then an appropriate buffer should be established around the trees and the trees should not be removed until a biologist determines that the nestlings have successfully fledged. In addition, a pre-construction worker awareness training should be conducted alerting workers to the presence of and protections for the active avian nests.

If construction activities begin during the non-breeding season (September 1 through February 14), a survey and training is not required and no further studies are necessary.
### Mitigation Measure 3:
Install high-visibility protective fencing along the project footprint to mark the limits of work and to avoid impacts to the adjacent perennial drainage and special-status species that may utilize this habitat including western pond turtle and Ricksecker's water scavenger beetle.

| Project applicant, contractor | City of Citrus Heights | • Prior to commencing any site grading, tree removal, or any onsite activity. | • Fencing is installed by the applicant and is inspected and approved by the City before each construction phase |

### Mitigation Measure 4:
Prior to construction of the project, the applicant shall prepare a Tree Protection and Replacement Plan that addresses each onsite tree that is protected under the City’s Tree Preservation and Protection Ordinance. The Tree Protection and Replacement Plan shall generally be consistent with the Preliminary Site Plan included as Figure 2 of this IS/MND and shall identify any additional tree removal resulting from the construction of site infrastructure necessary to develop the Project consistent with the Preliminary Site Plan. The Tree Protection and Replacement Plan shall provide for appropriate protection measures for any trees (that qualify as protected under the city’s ordinance) to be retained onsite and replacement of trees (that qualify as protected under the city’s ordinance) to be removed. Replacement of trees shall meet the following standards.

A. The number and size of newly planted trees shall be calculated based upon an inch for an inch replacement of the diameter breast height (DBH) of the removed trees where a 15 gallon tree will replace one inch DBH of the removed tree; a 24 inch box tree will replace two inches, and a 36 inch box tree will replace three inches. The replacement trees shall have a combined diameter equivalent to not less than the total diameter of the trees removed.

B. One or a combination of four methods may be used, including replacement, relocation, or...
Mitigation Monitoring and Reporting Program

<table>
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<th>Mitigation Measure 5:</th>
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| If subsurface deposits believed to be cultural or human in origin are discovered 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 pre-contact and historic archaeologist, shall be retained to evaluate the significance of the find, and shall have the authority to modify the no-work radius as appropriate, using professional judgment. The following notifications shall apply, depending on the nature of the find:

- If the professional archaeologist determines that the find does not represent a cultural resource, work may resume immediately and no agency notifications are required.
- If the professional archaeologist determines that the find does represent a cultural resource from any time period or cultural affiliation, he or she shall immediately notify the lead federal agency, the City of Citrus Heights, and applicable landowner. The agencies shall consult on a finding of eligibility and implement appropriate treatment measures, if the find is determined to be a Historical Resource under CEQA, as defined in Section 15064.5(a) of the CEQA Guidelines. Work may not resume within the no-work radius until the lead Project applicant, contractor |
| City of Citrus Heights |
| Throughout all construction activity |
| Construction activity in the area of any potential archeological resource is stopped until the actions specified in this mitigation measure are completed, subject to approval from the City |

Cultural Resources and Tribal Cultural Resources
agencies, through consultation as appropriate, determine that the site either: 1) is not a Historical Resource under CEQA, as defined in Section 15064.5(a) of the CEQA Guidelines; or 2) that the treatment measures have been completed to their satisfaction.

• If the find includes human remains, or remains that are potentially human, he or she shall ensure reasonable protection measures are taken to protect the discovery from disturbance (AB 2641). The archaeologist shall notify the Sacramento County Coroner (per § 7050.5 of the Health and Safety Code). The provisions of § 7050.5 of the California Health and Safety Code, § 5097.98 of the California Public Resources Code, and Assembly Bill 2641 will be implemented. If the Coroner determines the remains are Native American and not the result of a crime scene, the Coroner will notify the NAHC, which then will designate a Native American Most Likely Descendant (MLD) for the project (§ 5097.98 of the Public Resources Code). The designated MLD will have 48 hours from the time access to the property is granted to make recommendations concerning treatment of the remains. If the landowner does not agree with the recommendations of the MLD, the NAHC can mediate (§ 5097.94
of the Public Resources Code). If no agreement is reached, the landowner must rebury the remains where they will not be further disturbed (§ 5097.98 of the Public Resources Code).

This will also include either recording the site with the NAHC or the appropriate Information Center; using an open space or conservation zoning designation or easement; or recording a reinternment document with the county in which the property is located (AB 2641). Work may not resume within the no-work radius until the lead agencies, through consultation as appropriate, determine that the treatment measures have been completed to their satisfaction.

### Mitigation Measure 6:
A traffic noise barrier should be constructed as identified in the Acoustical Analysis. Suitable materials for the traffic noise barrier include masonry and precast concrete panels with a minimum density of 4 pound per square foot. Alternatively, the currently proposed wood fence could serve as a suitable noise barrier provided an improved construction methodology is implemented. Specifically, the fence slats should overlap by a minimum of 2 inches and the slats should be screwed into the framing. The purpose of overlapping slats and using screws rather than nails is to ensure that prolonged exposure to the elements does not result in visible gaps through the slats which would result in reduced noise barrier effectiveness.

| Mitigation Measure 6: | Project applicant | City of Citrus Heights | • Prior to the issuance of Building Permit | • Design and materials of sound wall barriers are shown on building plans subject to City approval |

### Mitigation Measure 7:

| Mitigation Measure 7: | Project applicant | City of Citrus Heights | • Prior to the issuance of Building Permit | • Windows as described by Mitigation Measure identified on Building |
Mitigation Monitoring and Reporting Program

Prior to issuance of Building Permit the applicant shall demonstrate the following have been included in the Building Permit Submittal:

<p>| | | |</p>
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<tbody>
<tr>
<td>a.</td>
<td>The west-, south-, and east-facing first-floor window and door assemblies should maintain an STC rating of 30.</td>
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</tr>
<tr>
<td>b.</td>
<td>The west-, south-, and east-facing upper-floor window assemblies should maintain an STC rating of 33.</td>
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</tr>
<tr>
<td>c.</td>
<td>Mechanical ventilation (air conditioning) should be provided to allow the occupants to close doors and windows as desired to achieve compliance with the applicable interior noise level criteria.</td>
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</table>

Prior to Occupancy, the applicant shall submit evidence that the aforementioned construction techniques have been applied, subject to Planning Division review and approval.

| Transportation |
|---|---|---|
| Mitigation Measure: | The applicant shall submit a Construction Traffic Management Plan (plan) to minimize traffic impacts to public streets and maintain a high level of safety for all roadway users. The plan shall include items such as: the number and size of trucks per day, expected arrival/departure times, truck circulation patterns, location of truck staging areas, employee parking, and the proposed use of traffic control/partial street closures on public streets. The City of Citrus Heights shall ensure that the plan has been developed and approved by the City's General Services Division prior to commencement of grading or construction for the project. | Project applicant | City of Citrus Heights | Prior to the issuance of Building Permit | Applicant prepares a Construction Traffic Management Plan for City approval that achieves the performance standards listed in this mitigation measure |

Plans subject to City approval
- Prior to Occupancy, the applicant shall submit evidence that the aforementioned construction techniques have been applied, subject to Planning Division review and approval.
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Prepared for:
City of Citrus Heights
January 25, 2019

Prepared by:
FOOTHILL ASSOCIATES
© 2019
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Executive Summary

A Foothill Associates’ biologist conducted a biological resources assessment on December 27, 2018, on the 7437 Antelope Road Project, Assessor’s Parcel Number (APN) 204-0202-009, located within the City of Citrus Heights, Sacramento County, California. The site is located at 7437 Antelope Road, just north of Antelope Road and approximately 600 feet west of Auburn Boulevard. The purpose of this document is to describe baseline conditions on the parcel by summarizing the general biological resources, assessing the suitability of the site to support special-status species and sensitive habitat types, and to provide recommendations for regulatory permitting or further analysis that may be required prior to development activities occurring on the site.

The 0.5-acre parcel (Study Area) is undeveloped, consisting entirely of mixed oak woodland and an associated perennial drainage (Cripple Creek). Surrounding land uses include Rusch Community Park, residential tracts, and business parks.

Known or potential biological constraints in the Study Area include the following:

- Potential habitat for Ricksecker’s water scavenger beetle (*Hydrochara rickseckerii*);
- Potential habitat for western pond turtle (*Actinemys marmorata*);
- Potential roosting and foraging habitat for pallid bat (*Antrozous pallidus*) and silver-haired bat (*Lasionycteris noctivagans*);
- Potential nesting and foraging habitat for migratory birds and other birds of prey including: Cooper’s hawk (*Accipiter cooperii*), Lewis’ woodpecker (*Melanerpes lewis*), Nuttal’s woodpecker (*Picoides nuttallii*), oak titmouse (*Baeolophus inornatus*), purple martin (*Progne subis*), and yellow-billed magpie (*Pica nuttallii*);
- Potential waters of the U.S. and State; and
- Protected oak trees.
1.0 INTRODUCTION

This report summarizes the findings of a biological resources assessment completed for the ±0.5-acre 7437 Antelope Road Project located within the City of Citrus Heights, Sacramento County, California. This document addresses the onsite physical features, as well as plant communities present and the common plant and wildlife species occurring, or potentially occurring, in the Study Area. Furthermore, the suitability of habitats to support special-status species and sensitive habitats are analyzed and recommendations are provided for any regulatory permitting or further analysis required prior to development activities occurring on the site.

1.1. Project Description

The project proponent is proposing to make improvements on the existing undeveloped parcel including: construction of a three-story, single-family residence with attached concrete deck and six-foot-tall wooden fence surrounding the residence.
2.0 REGULATORY FRAMEWORK

Federal, State, and local environmental laws, regulations, and policies relevant to the California Environmental Quality Act (CEQA) review process are summarized below. The CEQA significance criteria are also included in this section.

2.1. Federal Regulations

2.1.1. Federal Endangered Species Act

The U.S. Congress passed the Federal Endangered Species Act (FESA) in 1973 to protect those species that are endangered or threatened with extinction. FESA is intended to operate in conjunction with the National Environmental Policy Act (NEPA) to help protect the ecosystems upon which endangered and threatened species depend.

FESA prohibits the “take” of endangered or threatened wildlife species. “Take” is defined to include harassing, harming, pursuing, hunting, shooting, wounding, killing, trapping, capturing, or collecting wildlife species or any attempt to engage in such conduct (FESA Section 3 [(3) (19)]). Harm is further defined to include significant habitat modification or degradation that results in death or injury to listed species by significantly impairing behavioral patterns (50 CFR §17.3). Harass is defined as actions that create the likelihood of injury to listed species to such an extent as to significantly disrupt normal behavior patterns (50 CFR §17.3). Actions that result in take can result in civil or criminal penalties.

In the context of the proposed project, FESA consultation with the U.S. Fish and Wildlife Service (USFWS) or the National Marine Fisheries Service (NMFS) would be initiated if development resulted in take of a threatened or endangered species or if issuance of a Section 404 permit or other federal agency action could result in take of an endangered species or adversely modify critical habitat of such a species.

2.1.2. Migratory Bird Treaty Act

Raptors (birds of prey), migratory birds, and other avian species are protected by a number of State and federal laws. The federal Migratory Bird Treaty Act (MBTA) prohibits the killing, possessing, or trading of migratory birds except in accordance with regulations prescribed by the Secretary of Interior.

2.1.3. The Bald and Golden Eagle Protection Act

The Bald and Golden Eagle Protection Act (Eagle Act) prohibits the taking or possession of and commerce in bald and golden eagles with limited exceptions. Under the Eagle Act, it is a violation to “take, possess, sell, purchase, barter, offer to sell, transport, export or import, at any time or in any manner, any bald eagle commonly known as the American eagle, or golden eagle, alive or dead, or any part, nest, or egg, thereof.” Take is defined to include pursue, shoot, shoot at, poison, wound, kill, capture, trap, collect, destroy, molest, and disturb. Disturb is further defined in 50 CFR Part 22.3 as “to agitate or bother a bald or golden eagle to a degree that causes, or is likely to cause, based on the best scientific information available (1) injury to
an eagle, (2) a decrease in its productivity, by substantially interfering with normal breeding, feeding, or sheltering behavior, or (3) nest abandonment, by substantially interfering with normal breeding, feeding, or sheltering behavior.”

2.2. **State Jurisdiction**

2.2.1. **California Endangered Species Act**

The State of California enacted the California Endangered Species Act (CESA) in 1984. CESA is similar to the FESA but pertains to State-listed endangered and threatened species. CESA requires state agencies to consult with the California Department of Fish and Wildlife (CDFW), when preparing CEQA documents. The purpose is to ensure that the State lead agency actions do not jeopardize the continued existence of a listed species or result in the destruction, or adverse modification of habitat essential to the continued existence of those species, if there are reasonable and prudent alternatives available (Fish and Game Code §2080). CESA directs agencies to consult with CDFW on projects or actions that could affect listed species, directs CDFW to determine whether jeopardy would occur and allows CDFW to identify “reasonable and prudent alternatives” to the project consistent with conserving the species. CESA allows CDFW to authorize exceptions to the State’s prohibition against take of a listed species if the "take" of a listed species is incidental to carrying out an otherwise lawful project that has been approved under CEQA (Fish & Game Code § 2081).

2.2.2. **California Department of Fish and Game Codes**

A number of species have been designated “fully protected” species under Sections 5515, 5050, 3511, and 4700 of the Fish and Game Code, but are not listed as endangered (Section 2062) or threatened (Section 2067) species under CESA. Except for take related to scientific research, all take of fully protected species is prohibited. The California Fish and Game Code defines take as “hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture, or kill.” Additionally, Section 3503 of the California Fish and Game Code prohibits the killing of birds or the destruction of bird nests.

2.2.3. **Native Plant Protection Act**

The Native Plant Protection Act (NPPA), enacted in 1977, allows the Fish and Game Commission to designate plants as rare or endangered. There are 64 species, subspecies, and varieties of plants protected under the NPPA. The NPPA prohibits take of endangered or rare native plants, with some exceptions for agricultural and nursery operations and emergencies. Vegetation removal from canals, roads, and other sites, changes in land use, and certain other situations require proper advance notification to CDFW.

2.3. **Jurisdictional Waters**

2.3.1. **Federal Jurisdiction**

The U.S. Army Corps of Engineers (Corps) regulates discharge of dredge or fill material into waters of the U.S. under Section 404 of the Clean Water Act (CWA). “Discharges of fill material”
is defined as the addition of fill material into waters of the U.S., including, but not limited to the following: placement of fill that is necessary for the construction of any structure, or impoundment requiring rock, sand, dirt, or other material for its construction; site-development fills for recreational, industrial, commercial, residential, and other uses; causeways or road fills; fill for intake and outfall pipes and subaqueous utility lines [33 C.F.R. §328.2(f)].

Waters of the U.S. include a range of wet environments such as lakes, rivers, streams (including intermittent streams), mudflats, sandflats, wetlands, sloughs, and wet meadows. Boundaries between jurisdictional waters and uplands are determined in a variety of ways depending on which type of waters is present. Methods for delineating wetlands and non-tidal waters are described below.

- Wetlands are defined as “those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support and under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions” [33 C.F.R. §328.3(b)]. Presently, to be a wetland, a site must exhibit three wetland criteria: hydrophytic vegetation, hydric soils, and wetland hydrology existing under the “normal circumstances” for the site.

- The lateral extent of non-tidal waters is determined by delineating the ordinary high-water mark (OHWM) [33 C.F.R. §328.4(c)(1)]. The OHWM is defined by the Corps as “that line on shore established by the fluctuations of water and indicated by physical character of the soil, destruction of terrestrial vegetation, the presence of litter and debris, or other appropriate means that consider the characteristics of the surrounding areas” [33 C.F.R. §328.3(e)].

An aquatic feature is determined to be a water of the U.S. based on nexus with a traditionally navigable water pursuant to the Supreme Court’s decision in the consolidated cases Rapanos v. United States and Carabell v. United States (126 S. Ct. 2208) and agency guidance subsequent to this decision. Under these rules, the Corps asserts jurisdiction over wetlands adjacent to traditional navigable waters, relatively permanent non-navigable tributaries (i.e., waters that have a continuous flow at least three months out of the year), and wetlands that abut relatively permanent tributaries. The Corps determines jurisdiction over waters that are non-navigable tributaries that are not relatively permanent, and wetlands adjacent to these tributaries, by making a determination whether such waters “significantly affect the chemical, physical, and biological integrity of other jurisdictional waters more readily understood as “navigable.” Finally, the Corps generally does not consider the following to be “waters of the United States”: swales or erosional features (e.g., gullies, small washes characterized by low volume, infrequent or short duration flow) and ditches “wholly in and draining only uplands...which do not carry a relatively permanent flow of water.” Navigable waters of the United States are defined as waters that have been used in the past, are now used, or are susceptible to use as a means to transport interstate or foreign commerce up to the head of navigation.
2.3.2. State Jurisdiction

Regional Water Quality Control Boards
Discharges of fill or waste material to waters of the State are regulated by the State Water Resources Control Board (SWRCB) through its Regional Water Quality Control Boards (RWQCB) under Section 401 of the CWA and the Porter-Cologne Water Quality Control Act (contained in the California Water Code). All waters of the U.S. are also considered waters of the State. In addition, other aquatic features that are not subject to Corps’ jurisdiction, such as roadside ditches or isolated wetlands, may be considered waters of the State. This determination will be made by RWQCB staff on a case-by-case basis.

Section 401 of the CWA requires an applicant to obtain “water quality certification” to ensure compliance with State water quality standards before certain federal licenses or permits may be issued. Section 13260(a) of the Porter-Cologne Water Quality Control Act requires any person discharging waste, including dredged or fill material, or proposing to discharge waste, other than to a community sewer system, within any region that could affect the quality of the waters of the State (all surface and subsurface waters) to file a report of waste discharge. The permits subject to Section 401 include CWA Section 404 permits issued by the Corps. Waste discharge requirements under the Porter-Cologne Water Quality Control Act were typically waived for projects that required certification. Discharges to waters of the State that are not subject to a CWA Section 404 permit rely on the report of waste discharge process.

California Department of Fish and Wildlife
The CDFW is a trustee agency that has jurisdiction under Section 1600 et seq. of the California Fish and Game Code. Under Sections 1602 and 1603, a private party must notify CDFW if a proposed project will “substantially divert or obstruct the natural flow or substantially change the bed, channel, or bank of any river, stream, or lake designated by the department, or use any material from the streambeds...except when the department has been notified pursuant to Section 1601.” Additionally, CDFW asserts jurisdiction over native riparian habitat adjacent to aquatic features, including native trees over 4-inches in diameter at breast height (DBH). If an existing fish or wildlife resource may be substantially adversely affected by the activity, CDFW may propose reasonable measures that will allow protection of those resources. If these measures are agreeable to the parties involved, they may enter into an agreement with CDFW identifying the approved activities and associated mitigation measures. Generally, CDFW recommends submitting an application for a Streambed Alteration Agreement (SAA) for any work done within the lateral limit of water flow or the edge of riparian vegetation, whichever is greater.

2.4. CEQA Significance
Section 15064.7 of the CEQA Guidelines encourages local agencies to develop and publish the thresholds that the agency uses in determining the significance of environmental effects caused by projects under its review. However, agencies may also rely upon the guidance provided by the expanded Initial Study Checklist contained in Appendix G of the CEQA Guidelines. Appendix G provides examples of impacts that would normally be considered significant. Based on these
examples, impacts to biological resources would normally be considered significant if the project would:

- Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the CDFW or USFWS;
- Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the CDFW or USFWS;
- Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the CWA (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means;
- Interfere substantially with the movement of any native resident or migratory fish or wildlife species, or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites;
- Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance; and
- Conflict with the provisions of an adopted Habitat Conservation Plan (HCP), Natural Community Conservation Plan (NCCP), or other approved local, regional or state habitat conservation plan.

An evaluation of whether or not an impact on biological resources would be substantial must consider both the resource itself and how that resource fits into a regional or local context. Substantial impacts would be those that would diminish, or result in the loss of, an important biological resource, or those that would obviously conflict with local, State, or federal resource conservation plans, goals, or regulations. Impacts are sometimes locally important but not significant according to CEQA. The reason for this is that although the impacts would result in an adverse alteration of existing conditions, they would not substantially diminish, or result in the permanent loss of, an important resource on a population-wide or region-wide basis.

2.4.1. California Native Plant Society

The California Native Plant Society (CNPS) maintains a rank of plant species native to California that have low population numbers, limited distribution, or are otherwise threatened with extinction. This information is published in the *Inventory of Rare and Endangered Vascular Plants of California*. Potential impacts to populations of CNPS-ranked plants receive consideration under CEQA review. The following identifies the definitions of the CNPS ranks:

- Rank 1A: Plants presumed Extinct in California
- Rank 1B: Plants Rare, Threatened, or Endangered in California and elsewhere
- Rank 2: Plants Rare, Threatened, or Endangered in California, but more numerous elsewhere
• Rank 3: Plants about which we need more information – A Review List
• Rank 4: Plants of limited distribution – A Watch List

All plants appearing on CNPS Rank 1 or 2 are considered to meet CEQA Guidelines Section 15380 criteria. While only some of the plants ranked 3 and 4 meet the definitions of threatened or endangered species, the CNPS recommends that all Rank 3 and Rank 4 plants be evaluated for consideration under CEQA.

2.4.2. California Department of Fish and Wildlife Species of Concern

Some additional fish, amphibian, reptile, bird, and mammal species may receive consideration by CDFW and lead agencies during the CEQA process, in addition to species that are formally listed under FESA and CESA or are fully protected. These species are included on the Special Animals List, which is maintained by CDFW. This list tracks species in California whose numbers, reproductive success, or habitat may be in decline. In addition to “Species of Special Concern” (SSC), the Special Animals List includes species that are tracked in the California Natural Diversity Database (CNDDB), but warrant no legal protection. These species are identified as “California Special Animals” (CSA).

2.5. City of Citrus Heights General Plan

In addition to federal and State regulations, The City of Citrus Heights General Plan (General Plan) (City of Citrus Heights 2011) includes goals, objectives, and policies regarding biological resources. Sections relevant to this project are summarized below.

Resource Conservation

Goal 34: Preserve, protect and enhance natural habitat areas, including creek and riparian corridors, oak woodlands, and wetlands.

Policy 34.1 Preserve continuous riparian corridors and adjacent habitat along the City’s creeks and waterways.

Policy 34.2 Achieve and maintain a balance between conservation, development, and utilization of open space to enhance air and water quality.

Actions:

A. Prepare and adopt Community Design Guidelines to include standards to protect habitat areas from encroachment of lighting, non-native landscape, noise, soil erosion, and toxic substances.

B. Revise grading guidelines to minimize removal of significant vegetation and promote creation of pervious surfaces around natural habitat areas.

C. Adopt a landscape ordinance complying with Department of Water Resources guidelines. The City’s landscape ordinance should update
landscape provisions to incorporate climate-appropriate native trees and water conserving landscaping that increase infiltration rates and protect sensitive areas.

D. Ensure that maintenance activities along the City’s creeks and waterways are carried out in compliance with Memoranda of Understanding with the California Department of Fish and Wildlife, and will not create habitat that exceeds thresholds established by the Sacramento-Yolo Mosquito and Vector Control District.

Policy 34.3 Provide for “no net loss” of sensitive habitats such as aquatic and riparian areas.

Actions:

A. Update development standards to limit construction activity and development to maximize the water-holding capacity and maintain natural nutrient levels of the soil within buffer zones adjacent to drainages.

B. Require new development and redevelopment projects to incorporate LID measures and source controls in all cases to reduce runoff to the community’s sensitive habitat areas.

Goal 35: Protect special status species and other important species that are sensitive to human activities.

Policy 35.1 Identify and protect significant natural resource areas critical to protecting and sustaining wildlife populations.

Policy 35.2 Maintain habitat corridors to connect conservation areas such as parks and open space, protect biodiversity, accommodate wildlife movement, and sustain ecosystems.

Goal 36: Preserve, protect and increase plantings of trees within the City.

Policy 36.1 Incorporate existing trees into development protects. Avoid adverse effects on health and longevity of native oaks or other significant trees through appropriate design measures and construction practices. When tree preservation is not possible, require appropriate tree replacement.

Actions:

A. Review and strengthen the City’s Tree Preservation Ordinance.

B. Prepare a plan to systematically increase tree canopy in the City.
Policy 36.2  
*Raise community consciousness about the value and importance of trees, including native oaks.*

*Actions:*

A.  *Participate in Arbor Day programs and promote planting of trees on a Citywide basis.*

B.  *Involve community groups, such as schools and youth, and partner with other regional non-profit organizations in tree planting programs.*

C.  *Prepare and adopt a climate-appropriate tree list to inform community planting and preservation choices.*

**Goal 37:**  
*Ensure that surface and groundwater quality supports public use, enjoyment and a healthy aquatic environment.*

**Policy 37.1**  
*Implement low impact development strategies to create water-conserving landscapes.*

**Policy 37.2**  
*Celebrate potable water as a critical community resource.*

**Policy 37.3**  
*Implement water sensitive urban design techniques to promote water efficiency and protect water quality.*

**Open Space**

**Goal 38:**  
*Establish a system of creekside trails, passive open space and parks for public use.*

**Policy 38.1**  
*Provide for recreational trail right-of-way along local creek channels through development easements and agreements.*

*Actions:*

A.  *Pursue development of recreational trails that respect privacy of adjoining properties, safety of users, and maintenance of natural areas.*

**Policy 38.2**  
*Continue working with Sunrise Recreation and Park District to develop and integrated creekside trail system including low impact development strategies.*

*Actions:*

A.  *Establish a city trail network program for acquisition, development and administration of a natural trails system and recruit volunteers for trail construction and maintenance.*
B. Coordinate with the Police Department and Sunrise Recreation and Park District for patrol of creekside trails and open space areas.

C. Implement low impact development strategies such as pervious paving for trails, water conserving landscapes along the trails to enhance water quality of creeks and promote public education.

Policy 38.3 Consider potential impacts to natural habitat areas when establishing links between developed areas. Identify alternative sites for linkages where sensitive habitat areas have the potential to be adversely impacted.

Goal 39: Create open spaces in future urban development with natural features for public use and enjoyment.

Policy 39.1 Provide for appropriate open space amenities in new development, protecting existing usable open space to the extent feasible.

Actions:

A. Amend the Zoning Code to establish standards for incorporating open space in new development.

Policy 39.2 Require new development to provide linkages to existing and planning open space systems.

Policy 39.3 Require buildings to conform to existing natural topography, and minimize cutting and filling.

Actions:

A. Develop and adopt Community Design Guidelines that include standards for earthwork and grading.

Policy 39.4 Utilize the services and expertise of organizations involved in resource conservation and open space protection.

Policy 39.5 Pursue agreements with other jurisdictions to provide for conservation and open space protection within the City’s General Plan Area.

Policy 39.6 Enlist the support and efforts of appropriate state and federal agencies and private foundations in pursuit of conservation and open space protection.

2.6. City of Citrus Heights Tree Ordinance

The City of Citrus Heights Tree Preservation and Protection Ordinance (Municipal Code Chapter 106.39.010) regulates the removal of and construction within the dripline of protected trees. Protected trees include native oaks with a single trunk greater than 6 inches in diameter,
aggregate of trunks greater than 10 inches in diameter, and other trees with trunks greater than 19 inches in diameter (excluding willow, alder, fruit, eucalyptus, cottonwood, pine, catalpa, fruitless mulberry, and palm trees). A tree permit is required to remove, prune, or construct within the protected zone of protected trees. The protected zone is defined as a radius equal to one foot past the tree’s canopy.
3.0 METHODS

Available information pertaining to the natural resources of the region was reviewed. All references reviewed for this assessment are listed in the References section. The following site-specific information was reviewed:


- U.S. Department of Agriculture (USDA), Natural Resource Conservation Service (NRCS). 1993. *Sacramento County, California.* USDA, NRCS, in cooperation with the Regents of the University of California (Agricultural Experiment Station);


- U.S. Fish and Wildlife Service (USFWS). 2017. *Information for Planning and Conservation (IPaC) Trust Resource Report: Jewish Community Center – Chabad of Roseville, Granite Bay, Placer County, California.* Accessed [08/10/2017]¹; and


Prior to conducting the site survey, existing information was reviewed and the results of the records search and five-mile radius California Natural Diversity Database (CNDDB) query were summarized in a table (Appendix A). The field survey of the Study Area was conducted on December 27, 2018. The weather was sunny and clear with temperatures ranging from approximately 50 to 55 degrees Fahrenheit. The Study Area was systematically surveyed on foot with binoculars to ensure total search coverage, with special attention given to identifying those portions of the Study Area with the potential for supporting special-status species and sensitive habitats. During the field surveys, the biologist recorded plant and animal species observed (Appendix B), as well as characterized biological communities occurring onsite. Following the site survey, the potential for each species identified in the records search to occur in the Study Area was determined based on the site surveys, soils, habitats present within the survey area, and species-specific information.

¹ Due to the temporary expiration of government funding, the USFWS IPaC website was temporarily suspended during the creation of this report. An existing report was utilized from a recent project within the vicinity of the Study Area.
As part of this assessment, the top of bank boundary of an existing “blue line” feature, Cripple Creek, was verified where it crossed through the Study Area to identify its proximity to the proposed project footprint (Figure 4). A formal delineation utilizing the Corps’ 1987 three-parameter methodology to determine and delineate potentially jurisdictional waters of the U.S. was not conducted.
4.0 RESULTS

4.1. Site Location and Description
The ±0.5-acre Study Area is located in the City of Citrus Heights, Sacramento County, California, along Antelope Road, just south of Rusch Community Park and approximately 600 feet west of Auburn Boulevard. Land uses immediately surrounding the Study Area include Rusch Community Park to the north and east, a private residential parcel to the west, and Antelope Road to the south. The Study Area is located within Township 10 North, Range 6 East, Section 23 of the USGS 7.5-minute series Citrus Heights quadrangle. The approximate location of the center of the Study Area is 38° 42’ 26.031” North, 121° 17’ 33.856” West (Figure 1).

4.2. Physical Features

4.2.1. Topography and Drainage
The topography of the Study Area is mildly sloped, with elevations that range from approximately 135 feet (41 meters) above mean sea level (MSL) in the north to 141 feet (43 meters) MSL in the south. A “blue line” feature (Cripple Creek) crosses the Study Area from northwest to southeast.

The Study Area is located in the Arcade Creek Sub-Watershed Hydrologic Unit Code (HUC 12-180201110302). In general, the site drains to the northeast, and water conveyed through this sub-watershed drains into Arcade Creek, followed by drainage into Steelhead Creek and ultimately to the Sacramento River, a navigable water of the U.S.

4.2.2. Soils
The Natural Resources Conservation Service (NRCS) mapped one soil unit within the Study Area (Figure 2): Fiddyment-Orangevale-Urban Land Complex, 2 to 8 Percent Slopes. The general characteristics and properties associated with this soil type are described below (USDA, NRCS 1993 and 2019).

- (148) Fiddyment-Orangevale-Urban Land Complex, 2 to 8 Percent Slopes: This soil unit is found on intermingled hills and dissected high terraces. Slopes are complex and have been shaped for urban use. Vegetation found on this unit is mainly ornamental plants, annual grasses, and oaks. Elevation ranges from 100 to 285 feet above MSL. Average annual precipitation ranges from 19 to 24 inches. This complex is approximately 40 percent Fiddyment soil, 25 percent Orangevale soil, and 20 percent Urban land. Fiddyment soil is generally on hills, Orangevale soil is generally on the summits of dissected terraces, on side slopes, and along drainageways, and the Urban land is found throughout the unit.

  Fiddyment soil is moderately deep and well-drained, and is formed in material weathered from consolidated sandstone or siltstone. Permeability is slow. Available
water capacity is low. The effective rooting depth is 20 to 40 inches. Runoff is slow or medium, and the hazard of water erosion is slight or moderate.

The Orangevale soil is very deep and well-drained, and is formed in coarse textured alluvium derived from granitic rocks. Permeability is moderate. Available water capacity is moderate. Effective rooting depth is 60 inches or more. Runoff is slow, and the hazard of water erosion is moderate.

Urban land consists of areas covered by impervious surfaces or structures such as roads, driveways, sidewalks, buildings, and parking lots. Soil material beneath the impervious surfaces is similar to Fiddyment and Orangevale soil. Nearly all areas of this unit are used for urban development. A few areas smaller than 10 acres are used for irrigated pasture.

The hydric soils list of Sacramento County does not identify any hydric inclusions within this soil unit.

4.3. Biological Communities
One major biological community, mixed oak woodland, occurs within the Study Area (Figure 3). A comprehensive list of plants observed within the Study Area is provided in Appendix B. Representative site photographs are included in Appendix C.

4.3.1. Mixed Oak Woodland
A total of approximately 0.5 acres of mixed oak woodland habitat makes up the whole of the Study Area. This vegetative community is dominated by an overstory of oak canopy including interior live oak (Quercus wislizeni), blue oak (Quercus douglasii), and valley oak (Quercus lobata). The understory is made up of a mix of grasses and forbs. Dominant understory species include oat (Avena sp.), rattail sixweeks grass (Festuca myuros), geranium (Geranium molle), vetch (Vicia sp.), and goose grass (Galium aparine).

This vegetative community provides potential habitat for a number of common wildlife species. Species observed during the biological survey include song sparrow (Melospiza melodia) and northern mockingbird (Mimus polyglottos).

4.4. Aquatic Resources
One major aquatic resource occurs within the Study Area: a perennial drainage (Cripple Creek), located within the mixed oak woodland habitat. This “blue line” feature is present on USGS maps. Perennial drainages are features that may not meet the three-parameter criteria for vegetation, hydrology and soils but do convey water and exhibit an “ordinary high-water mark”. Perennial drainages generally convey unidirectional water flows throughout the entire year. Perennial drainages typically consist of a channel, bed and bank and are devoid of vegetation due to the scouring effect of flowing water. Perennial drainages are often bordered by wetland vegetation communities of various composition and cover depending on flow rates, duration of flows and soil types.
The perennial drainage onsite is generally devoid of vegetation, but scattered curly dock (*Rumex crispus*) was observed within the channel at the time of the survey. The location and extent of the perennial drainage is depicted in Figure 3. The perennial drainage is likely subject to regulation under the Sections 404 and 401 of the Clean Water Act as well as under Section 1600 of the California Fish and Game Codes. This resource is expected to be avoided by the proposed development.

**Special-Status Species**

Special-status species are plant and animal species that have been afforded special recognition by federal, State, or local resource agencies or organizations. Listed and special-status species are of relatively limited distribution and may require specialized habitat conditions. Special-status species are defined as meeting one or more of the following criteria:

- Listed or proposed for listing under CESA or FESA;
- Protected under other regulations (e.g. Migratory Bird Treaty Act);
- Included on the CDFW Special Animals List;
- Identified as Rank 1 to 4 by CNPS; or
- Receive consideration during environmental review under CEQA.

Special-status species considered for this analysis are based on queries of the CNDDB and CNPS ranked species (online versions) for the Citrus Heights and eight surrounding quadrangles. As previously noted, due to the temporary suspension of the USFWS website, a recent IPaC query from a nearby project in an adjacent quadrangle was utilized to identify potentially occurring federally-listed or candidate species identified by the USFWS as potentially occurring in the vicinity. Appendix A includes the common name and scientific name for each species, regulatory status (federal, State, local, CNPS), habitat descriptions, and potential for occurrence in the Study Area. The following set of criteria has been used to determine each species’ potential for occurrence in the Study Area:

- **Present**: Species known to occur within the Study Area based on CNDDB records and/or observed within the Study Area during the biological surveys.
- **High**: Species known to occur on or in the vicinity of the Study Area (based on CNDDB records within five miles and/or based on professional expertise specific to the Study Area or species) and there is suitable habitat within the Study Area.
- **Low**: Species known to occur in the vicinity of the Study Area and there is marginal habitat within the Study Area **-OR-** Species is not known to occur in the vicinity of the Study Area, however, there is suitable habitat on the Study Area.
- **None**: Species is not known to occur on or in the vicinity of the Study Area and there is no suitable habitat within the Study Area **-OR-** Species was surveyed for during the appropriate season with negative results **-OR-** The Study Area occurs outside of the known elevation or geographic ranges.
Only those species that are known to be present or have a high or low potential for occurrence are discussed further in the following sections.

4.4.1. Listed and Special-Status Plants
According to the records search, 11 special-status plant species have the potential to occur on or in the vicinity of the Study Area. Based on field observations and literature review, no special-status plant species were determined to have the potential to occur within the Study area.

4.4.2. Listed and Special-Status Wildlife
According to the records search, 49 special-status wildlife species have the potential to occur on or in the vicinity of the Study Area. Based on field observations and literature review, one reptile, one invertebrate, two mammals, and six protected migratory bird species, were determined to have the potential to occur within the Study Area. Cooper’s hawk, Lewis’ woodpecker, Nuttall’s woodpecker, oak titmouse, purple martin, yellow-billed magpie, pallid bat, and silver-haired bat have a high potential to occur within the Study Area. Western pond turtle and Ricksecker’s water scavenger beetle, have a low potential to occur within the Study Area.

Special-status Wildlife Species with a High Potential for Occurrence

Pallid Bat
Pallid bat is a California Species of Special Concern. This species is mostly found in desert habitats, including scrub and canyons with rocky outcrops, and in oak woodland, savannah, and riparian habitats generally below 2,000 meters (6,562 feet). Maternity roosts occur in rock crevices, in buildings and in other man-made structures. Day roosting sites include caves, crevices, mines, and occasionally in hollow trees and buildings, while nighttime roosts may occur in more open areas, such as porches or open buildings (Zeiner et al. 1990). The species was not observed onsite during the December, 2018 biological survey. There is one CNDDB record of this species listed within five miles of the Study Area (CDFW 2018). The oak trees within the Study Area provide suitable roosting habitat for this species; therefore, this species has a high potential to occur within the Study Area.

Silver-Haired Bat
Silver-haired bat is on the California Special Animals List (CSA) as designated by CDFW. This species occurs primarily in forested habitats, often coniferous, which are adjacent to lakes, ponds, or streams, including areas altered by human disturbance. During migration and summer, females roost alone or in maternity colonies, while males roost alone. Breeding occurs in late summer and early fall, and the young are born from June to July. Summer roosts and nursery sites occur in coniferous or deciduous tree foliage, within tree cavities, or under loose bark, and sometimes in buildings. Overwintering sites can include caves, mines, houses, rock crevices, under loose bark and in hollow trees. This species may enter a torpid state during periods of reduced food availability, or may hibernate during winter (NatureServe 2018). The species was not observed onsite during the December, 2018 biological survey. There is one
The oak trees within the Study Area provide suitable roosting habitat for this species; therefore, this species has a high potential to occur within the Study Area.

Nesting Birds

The nests of most birds are protected under the MBTA. Additionally, the USFWS and CDFW identified a number of avian species of conservation concern that do not have specific statutory protection. Avian species forage and nest in a variety of habitats throughout Sacramento County. As shown in Appendix A, the trees within the oak woodland in the Study Area may provide nesting and foraging habitat for protected birds. Protected migratory birds identified to have a high potential to occur within the Study Area include: Cooper’s hawk, Lewis’ woodpecker, Nuttall’s woodpecker, oak titmouse, purple martin, and yellow-billed magpie. While not all of these species have known documented occurrences within five miles of the Study Area, migratory birds can occupy a wide range of territories as long as there is suitable nesting and foraging habitat present; therefore, these protected migratory birds have a high potential to occur within the Study Area.

Special-Status Wildlife Species with a Low Potential for Occurrence

Western Pond Turtle

Western pond turtle is a California Species of Special Concern. This species is typically found along quiet streams and ponds with basking sites and muddy bottoms, feeding on aquatic plants, fishes, and invertebrates (Zeiner et al. 1988). They are generally associated with permanent or nearly permanent water sources and prefer areas of deep water with low velocity and high temperatures (Reese and Hartwell 1997). Upland habitats adjacent to creeks and ponds are used throughout the year for nesting and overwintering. Turtles may also overwinter within a pond by burrowing into the mud on the pond bottom (Riensche et al. 2013). Although studies have shown that the typical terrestrial use area can extend up to 500 meters from the edge of the aquatic habitat, the weighted average of recorded terrestrial use is 94 meters, or approximately 300 feet. Western pond turtles prefer to overwinter in areas with moderate woody vegetation and leaf litter, and are unlikely to use annual grasslands (Reese and Hartwell 1997, Davis 1998, Pilliod et al. 2013). Eggs are laid between May and August and hatch in approximately 80 days. Hatchlings often stay in or around the nest through the winter. Nests are generally found within 30 meters (100 feet) of water in areas with little vegetative cover and good sun exposure (Rathbun et al. 2002). Little is known about dispersal patterns of western pond turtles, but genetic analysis shows most movement is along drainages (Riensche et al. 2013). This species was not observed onsite during the December, 2018 biological survey. There are no documented CNDDB records for this species within five miles of the Study Area (CDFW 2018). The perennial drainage and associated uplands within the Study Area provide habitat for the species. Therefore, this species has a low potential to occur within the Study Area.
Ricksecker’s Water Scavenger Beetle

Ricksecker’s scavenger beetle is present on the CDFW “Special Animals List”. It is a largely aquatic species and, as an adult, feeds on dead plant and animal matter. Larvae are often predatory, feeding on soft-bodied invertebrates. The larvae must hold their prey out of the water to efficiently feed on them. Specific details on the natural history of this species are not well known. This species was not observed during the December, 2018 biological survey. There are no documented CNDDDB records for this species within five miles of the Study Area (CDFW 2018). The perennial drainage within the Study Area provides potential habitat for this species. Therefore, this species has a low potential to occur within the Study Area.

4.5. **Sensitive Habitats**

Sensitive habitats include those that are of special concern to resource agencies or those that are protected under CEQA, Section 1600 of the California Fish and Game Code, which include riparian areas, and/or Sections 401 and 404 of the Clean Water Act, which include wetlands and other waters of the U.S. Additionally, sensitive habitats, including oak trees and oak woodland habitat, are protected under the specific policies outlined in the City of Citrus Heights’ Tree Preservation Ordinance.

4.5.1. **Potential Jurisdictional Waters of the U.S. and State**

A potentially jurisdictional water of the U.S. and State, in the form of a perennial drainage, is located within the Study Area (Figure 3). The perennial drainage is also likely subject to regulation by CDFW under Section 1600 of the California Fish and Game Code. To date, potential jurisdictional waters within the Study Area have not been formally delineated and consequently, the Corps has not verified these acreages. As discussed in Section 2.3, jurisdictional waters of the U.S. are subject to regulation under Section 404 and 401 of the Clean Water Act. As of the date of this BRA, this feature is not proposed to be impacted by the proposed project (Figure 4).

If changes to proposed project plans result in a potential impact to this resource, a formal aquatic resources delineation, applicable 404 and 401 permit applications, as well as a Streambed Alteration Agreement (SAA) notification should be prepared and finalized prior to initiation of any construction activities which could potentially result in impacts to this feature. Any conditions included in the final permits including, prescribed mitigation measures, would be required to be implemented prior to filling of these features.

4.5.2. **Wildlife Migration Corridors**

Wildlife corridors link together areas of suitable wildlife habitat that are otherwise separated by rugged terrain, changes in vegetation, or human disturbance. The fragmentation of open space areas by urbanization creates isolated "islands" of wildlife habitat. Fragmentation can also occur when a portion of one or more habitats is converted into another habitat, such as when woodland or scrub habitat is altered or converted into grasslands after a disturbance such as fire, mudslide, or grading activities. Wildlife corridors mitigate the effects of this fragmentation by: (1) allowing animals to move between remaining habitats, thereby permitting depleted
populations to be replenished and promoting genetic exchange; (2) providing escape routes from fire, predators, and human disturbances, thus reducing the risk of catastrophic events (such as fire or disease) on population or local species extinction; and (3) serving as travel routes for individual animals as they move within their home ranges in search of food, water, mates, and other needs. Although some species may travel along the perennial drainage corridor within the Study Area, the overall Study Area does not link two significant natural areas and is surrounded by similar habitat types within a largely developed area; therefore, it is not considered a wildlife migration corridor. The perennial drainage is also not expected to be impacted by the proposed project and therefore, any local wildlife movement that is currently occurring will not be affected by the proposed development.
5.0 CONCLUSIONS

As discussed, the Study Area comprises approximately 0.5 acres of mixed oak woodland and an associated perennial drainage, both of which are considered sensitive communities. The perennial drainage is expected to be avoided by the proposed project. Although no protected trees are slated for removal, construction may still encroach within protected oak canopy. Table 1 summarizes the biological communities and expected impacts from the proposed project. Proposed project impacts are shown in Figure 4.

### Table 1 — Impacts to Biological Communities

<table>
<thead>
<tr>
<th>Biological Communities</th>
<th>Impacted Acreage</th>
<th>Avoided Acreage</th>
<th>Total Acreage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mixed Oak Woodland</td>
<td>0.05</td>
<td>0.45</td>
<td>0.50</td>
</tr>
<tr>
<td>Total</td>
<td>0.05</td>
<td>0.45</td>
<td>0.50</td>
</tr>
</tbody>
</table>

Known or potential biological constraints in the Study Area include the following:

- Potential habitat for Ricksecker’s water scavenger beetle;
- Potential habitat for western pond turtle;
- Potential roosting and foraging habitat for pallid bat and silver-haired bat;
- Potential nesting and foraging habitat for migratory birds and other birds of prey including: Cooper’s hawk, Lewis’ woodpecker, Nuttal’s woodpecker, oak titmouse, purple martin, and yellow-billed magpie;
- Potential waters of the U.S. and State; and
- Protected oak trees.

5.1. Recommendations

5.1.1. Western Pond Turtle

Western pond turtle has the potential to nest and utilize upland habitats adjacent to the perennial drainage within the Study Area. Although the project as proposed will avoid the perennial drainage, this species has the potential to utilize the upland habitat in the Study Area for basking and refugia habitat. A qualified biologist should conduct a pre-construction survey for western pond turtle within 14 days prior to ground disturbing activities, including any vegetation clearing and removal of trees, and grading operations that occur within the project footprint. This survey may be conducted in conjunction with nesting bird or bat surveys, as applicable.

If no western pond turtles are observed, then a letter report should be prepared to document the results of the survey, and no additional measures are recommended. If construction does
not commence within 14 days of the pre-construction survey, or halts for more than 14 days, an additional survey is suggested prior to starting work.

If western pond turtle is found, then a qualified biologist should conduct an environmental awareness training to all construction personnel. The training should include identification of the special-status species, required practices before the start of construction, general measures that are being implemented to conserve the species as they relate to the project, penalties for non-compliance, and boundaries of the permitted disturbance zones. Supporting materials containing training information should be prepared and distributed to construction personnel. Upon completion of training, all construction personnel should sign a form stating that they have attended the training and understand all the measures. Proof of this instruction should be kept on file with the project proponent. The project proponent should provide the City of Citrus Heights with a copy of the training materials and copies of the signed forms by project staff indicating that training has been completed within 30 days of the completion of the first training session.

High-visibility protective fencing should be placed along the project footprint boundary to mark the limits of work and to avoid impacts to the adjacent perennial drainage, as this special-status species may utilize this habitat, if present.

5.1.2. Special-Status Bats
Special-status bats have the potential to roost and forage within the Study Area. A qualified biologist should conduct a pre-construction survey for special-status bat species, including pallid bat and silver haired bat, within 14 days prior to ground disturbing activities including vegetation clearing, removal of trees (if applicable), and grading operations. This can be conducted in combination with a pre-construction nesting bird survey. If no bats are observed, a letter report should be prepared to document the survey, and no additional measures are recommended. If construction does not commence within 14 days of the pre-construction survey, or halts for more than 14 days, an additional survey is required prior to starting work.

If special-status bats are present and roosting on or within 100 feet of the proposed project footprint, then the biologist should establish an appropriate buffer around the roost site prior to construction. Because the oak woodland continues off-site to the north, buffers may be limited to the property boundary and, if necessary, will be established by the conducting biologist at the time of the survey. At a minimum, no trees should be removed until the biologist has determined that the bat is no longer roosting in it. Additional mitigation measures for bat species, such as installation of bat boxes or alternate roost structures, would be recommended only if special-status bat species are found to be roosting within the proposed project area. In addition, a pre-construction worker awareness training should be conducted alerting workers to the presence of and protections for various bat species.

5.1.3. Migratory Birds
Several special-status species of migratory birds have the potential to forage and nest in the Study Area including Cooper’s hawk, Lewis’ woodpecker, Nuttall’s woodpecker, oak titmouse,
purple martin, and yellow-billed magpie. Active nests are protected by the California Fish and Game Code Section 3503.5 and the MBTA. Ground-disturbing activities including vegetation clearing and tree removal could impact nesting birds if these activities occur during the nesting season (February 15 to August 31). All vegetation clearing including removal of trees and shrubs should be completed between September 1 and February 14, if feasible.

If construction activities within the Study Area begin during the nesting season (February 15 to August 31), a qualified biologist should conduct a pre-construction survey of the project footprint, where accessible, for active nests. Additionally, the surrounding 500 feet should be surveyed for active raptor nests, where accessible. Binoculars may be needed in order to survey areas outside of the Study Area and to remain within the property boundaries. The pre-construction survey should be conducted within 14 days prior to commencement of ground-disturbing activities. If the pre-construction survey shows that there is no evidence of active nests, a letter report should be prepared to document the survey, and no additional measures are recommended. If construction does not commence within 14 days of the pre-construction survey, or halts for more than 14 days, an additional survey is required prior to starting work.

If nests are found and considered to be active, the project biologist should establish buffer zones to prohibit construction activities and minimize nest disturbance until the young have successfully fledged. Buffer width will depend on the species in question, surrounding existing disturbances, and specific site characteristics, but may range from 20 feet for some songbirds to 250 to 500 feet for most raptors. Because the oak woodland continues off-site to the north and northeast, buffers may be limited to the property boundary and, if necessary, will be established by the conducting biologist at the time of the survey. If active nests are found within any trees slated for removal, then an appropriate buffer should be established around the trees and the trees should not be removed until a biologist determines that the nestlings have successfully fledged. In addition, a pre-construction worker awareness training should be conducted alerting workers to the presence of and protections for the active avian nests.

If construction activities begin during the non-breeding season (September 1 through February 14), a survey and training is not required and no further studies are necessary.

5.1.4. Ricksecker’s Water Scavenger Beetle
Ricksecker’s water scavenger beetle has the potential to inhabit the perennial drainage. The project as proposed will avoid impacts to all potential habitat for this species. Therefore, no pre-construction surveys are recommended for this species as long as all aquatic habitat is avoided. High-visibility protective fencing should be placed along the project footprint to mark the limits of work and to avoid impacts to the adjacent perennial drainage, as this special-status species may utilize this habitat, if present.

5.1.5. Potential Jurisdictional Waters of the U.S. and State
As proposed, the project will avoid all potentially jurisdictional waters within the Study Area. Therefore, no formal wetland delineation is recommended. High-visibility protective fencing should be placed along the project footprint to serve as a protective barrier to prevent
5.1.6. Oak Trees

As previously discussed, protected oak trees and oak woodland exist within and adjacent to the Study Area. The proposed project is not expected to remove protected oak trees; however, based on aerial interpretation, the project will encroach within a portion of the existing oak canopy. As described in Section 2.6, a permit is required for pruning of, or construction within the protected zone of protected trees. A formal tree survey and impact assessment by an ISA-Certified Arborist is recommended prior to construction if the project will encroach into existing oak canopy to determine if protected trees will be significantly impacted.

The following tree protection measures should be adopted for protected trees slated for preservation onsite:

- Tree Protection Fencing, consisting of four-foot tall, brightly-colored, high-visibility plastic fencing, shall be placed around the perimeter of the tree protection zone (TPZ) (dripline radius + 1 foot) on the project side of existing oak trees;
- Tree protection fencing shall not be moved without prior authorization from the Project Arborist or the City of Citrus Heights;
- No parking, portable toilets, dumping or storage of any construction materials, grading, excavation, trenching, or other infringement by workers or domesticated animals is allowed in the TPZ;
- No signs, ropes, cables, or any other item shall be attached to a protected tree, unless recommended by an ISA-Certified Arborist;
- Underground utilities should be avoided in the TPZ; and
- Cut or fill within the dripline of existing native oak trees should be avoided; and
- Pruning of living limbs or roots over two inches in diameter shall be done under the supervision of an ISA-Certified Arborist.

5.2. Summary of Avoidance and Minimization Measures

- Conduct one pre-construction survey for nesting birds, special-status bats, and western pond turtle (as applicable) within 14 days prior to the start of construction within the limits of the Study Area, where accessible;
- Install high-visibility protective fencing along the project footprint to mark the limits of work and to avoid impacts to the adjacent perennial drainage and special-status species that may utilize this habitat including western pond turtle and Ricksecker’s water scavenger beetle;
• Conduct a formal tree survey, assess potential project impacts to protected trees, and obtain required tree permit to perform construction activities within the canopy of protected trees on site or to remove protected trees; and

• Implement tree protection measures for avoided trees adjacent to the project footprint.
6.0 REFERENCES


U.S. Department of Agriculture (USDA), Natural Resources Conservation Service (NRCS). 1993. *Soil Survey of Sacramento County, California*. USDA, NRCS, in cooperation with the Regents of the University of California (Agricultural Experiment Station).


SITE AND VICINITY

USGS 7.5 Min. Citrus Heights Quad
Township 10N, Range 6E, Section 23
Approximate Location:
38° 42' 26.031" N : 121° 17' 33.856" W
NAD 83 State Plane CA Zone II (U.S. Feet)
Approximate Acreage: ±0.5 Acres

FIGURE 1

Drawn By: MUB
QA/QC: AMP
Date: 1/22/2019

© 2019

FOOTHILL ASSOCIATES
ENVIRONMENTAL CONSULTING + PLANNING + LANDSCAPE ARCHITECTURE

7437 ANTELOPE ROAD
SOIL TYPE

148 - FIDDYMENT-ORANGEVALE-... LAND COMPLEX, 2 TO 8 PERCENT SLOPES

USDA, Soil Conservation Service, digital soil data derived from SSURGO data, Sacramento County CA, 2010

Aerial Imagery Date: 02/02/2018
Aerial Imagery Source: Google Earth
FIGURE 3

Legend

- Cripple Creek
- Mixed Oak Woodland - 0.5 Acres
- Study Area - 0.5 Acres

Aerial Imagery Date: 02/02/2018
Aerial Imagery Source: Google Earth

BIOLOGICAL COMMUNITIES
Impacts to Biological Communities

- Avoided Mixed Oak Woodland - 0.45 Acres
- Impacted Mixed Oak Woodland - 0.05 Acres

Other Features

- Cripple Creek
- Building Footprint
- Concrete Deck and Walkways
- Fence
- Planter
- Study Area - 0.5 Acres

Aerial Imagery Date: 02/02/2018
Aerial Imagery Source: Google Earth

840
20
40
0
Feet
1:480

Drawn By: MUB QA/QC: AMP Date: 1/23/2019
## Appendix A — Regionally Occurring Listed and Special-Status Species

### Regulatory Status Legend

<table>
<thead>
<tr>
<th>Federal Status</th>
<th>California Status</th>
<th>California Special Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>FE = Federal endangered</td>
<td>CE = California state endangered</td>
<td>1A = plants presumed extinct in California</td>
</tr>
<tr>
<td>FT = Federal threatened</td>
<td>CT = California state threatened</td>
<td>1B = plants rare, threatened, or endangered in California and elsewhere</td>
</tr>
<tr>
<td>FC = Federal candidate</td>
<td>CCE = California candidate endangered</td>
<td>2 = plants rare, threatened, or endangered in California, but common elsewhere</td>
</tr>
<tr>
<td>PT = Federal proposed threatened</td>
<td>CCT = California candidate threatened</td>
<td>3 = plants about which we need more information</td>
</tr>
<tr>
<td>FPD = Federal proposed for delisting</td>
<td>CFP = California fully protected</td>
<td>4 = plants of limited distribution</td>
</tr>
<tr>
<td>FD = Federal delisted</td>
<td>CD = California delisted</td>
<td></td>
</tr>
<tr>
<td>FSC = Federal Species of Concern</td>
<td>CSC = California Species of Special Concern</td>
<td></td>
</tr>
<tr>
<td>CSA = California Special Animals List</td>
<td>CR = California state rare</td>
<td></td>
</tr>
</tbody>
</table>

1A = plants presumed extinct in California
1B = plants rare, threatened, or endangered in California and elsewhere
2 = plants rare, threatened, or endangered in California, but common elsewhere
3 = plants about which we need more information
4 = plants of limited distribution
California tiger salamander
*Ambystoma californiense*
FT; CE; --
Breeds in vernal pools and seasonal ponds in grasslands and oak savannas. Adults spend summer in small mammal burrows.
March – June
None; the Study Area does not provide suitable habitat for this species.

Anthrax
None; the Study Area does not provide suitable habitat for this species.

Boggs Lake hedge-hyssop
*Gratioia heterosepala*
None; the Study Area does not provide suitable habitat for this species.

Branchinecta conservatio
Conservancy fairy shrimp
FT; CE; --
USFWS protocol-level wet-season sampling and/or dry season cyst identification.
None; the Study Area does not provide suitable habitat for this species.

Central Valley steelhead DPS
*Oncorhynchus mykiss irideus*
FT; CE; --
Found in cool, clear, fast-flowing permanent streams and rivers with riffles and ample cover from riparian vegetation or overhanging banks. Spawning occurs in streams with pool and riffle complexes. The species requires cold water and gravity streambed to successfully breed. Spawn in the Fresno and San Joaquin rivers and tributaries before migrating to the Delta and Bay Area.
Spawns in winter and spring
None; the Study Area does not provide suitable habitat for this species.

Delta smelt
*Hypomesus transpacificus*
FT; CE; --
Found in estuarine waters. Majority of life spent within the freshwater outskirt of the mixing zone (saltwater-freshwater interface) within the Delta.
Decenber – July (Spaw)
Year-round (Present in delta)
None; the Study Area does not provide suitable habitat for this species.

Fish

Vernal pool fairy shrimp
*Branchinecta lynchii*
FT; CE; --
USFWS protocol-level wet-season sampling and/or dry season cyst identification.
None; the Study Area does not provide suitable habitat for this species.

Slender Orcutt grass
*Orcuttia tenuis*
FT; CE; --
Annual herb found in vernal pools from 20-100 meters.
Blooming period: April – Jul(Sep)
None; the Study Area does not provide suitable habitat for this species.

Sacramento Orcutt grass
*Orcuttia californica var. sicilicola*
FE; CE; --
Annual herb found in vernal pools from 20-100 meters.
Blooming period: April – Jul(Sep)
None; the Study Area does not provide suitable habitat for this species.

Table 1 — Legally Protected Species

<table>
<thead>
<tr>
<th>Special-Status Species</th>
<th>Regulatory Status</th>
<th>Habitat Requirements</th>
<th>Identification/ Survey Period</th>
<th>Potential for Occurrence</th>
</tr>
</thead>
</table>
| Plants
| **Ambystoma californiense**
California tiger salamander | FT; CE; -- | Breeds in vernal pools and seasonal ponds in grasslands and oak savannas. Adults spend summer in small mammal burrows. | March – June | None; the Study Area does not provide suitable habitat for this species. |
| **Branchinecta conservatio**
Conservancy fairy shrimp | FE; CE; -- | Inhabits vernal pools, swales, and ephemeral freshwater habitat. Known from Alameda, Butte, Calaveras, Colusa, Contra Costa, El Dorado, Fresno, Glenn, Kings, Madera, Merced, Monterey, Napa, Placer, Riverside, Sacramento, San Benito, San Joaquin, San Luis Obispo, Santa Barbara, Shasta, Solano, Stanislaus, Sutter, Tehama, Tulare, Tuolumne, Ventura, Yolo, and Yuba counties. | USFWS protocol-level wet-season sampling and/or dry season cyst identification. | None; the Study Area does not provide suitable habitat for this species. |
| **Branchinecta lynchii**
Vernal pool fairy shrimp | FT; CE; -- | Inhabits vernal pools, swales, and ephemeral freshwater habitat. Known from Alameda, Butte, Calaveras, Colusa, Contra Costa, El Dorado, Fresno, Glenn, Kings, Merced, Placer, Fresno, San Joaquin, Shasta, Solano, Stanislaus, Sutter, Tehama, Tulare, Yolo, and Yuba counties. | USFWS protocol-level wet-season sampling and/or dry season cyst identification. | None; the Study Area does not provide suitable habitat for this species. |
| **Branchinecta lynchi**
Vernal pool fairy shrimp | FT; CE; -- | Inhabits vernal pools, swales, and ephemeral freshwater habitat. Known from Alameda, Butte, Calaveras, Colusa, Contra Costa, El Dorado, Fresno, Glenn, Kings, Merced, Placer, Fresno, San Joaquin, Shasta, Solano, Stanislaus, Sutter, Tehama, Tulare, Yolo, and Yuba counties. | USFWS protocol-level wet-season sampling and/or dry season cyst identification. | None; the Study Area does not provide suitable habitat for this species. |
| **Branchinecta packardi**
Vernal pool tadpole shrimp | FE; CE; -- | Inhabits vernal pools, swales, and ephemeral freshwater habitat. Known from Alameda, Butte, Calaveras, Colusa, Contra Costa, El Dorado, Fresno, Glenn, Kings, Merced, Placer, Fresno, San Joaquin, Shasta, Solano, Stanislaus, Sutter, Tehama, Tulare, Yolo, and Yuba counties. | USFWS protocol-level wet-season sampling and/or dry season cyst identification. | None; the Study Area does not provide suitable habitat for this species. |
| **Boggs Lake hedge-hyssop**
*Gratioia heterosepala* | --; CE; --; 1B | Annual herb found on clay soils in vernal pools, marshes, and swamps, occasionally along the lake margins, from 10 to 2,375 meters. | Blooming period: April – August | None; the Study Area does not provide suitable habitat for this species. |
| **California redwing frog**
*Rana draytonii* | FT, CSC; -- | Requires a permanent water source and is typically found along quiet, slow-moving streams, ponds, or marsh communities with emergent vegetation. Breeding sites are in aquatic habitats including pools and backwaters within streams and creeks, ponds, marshes, springs, cattails, ponds, and large bodies of water. Additional, frequently breed in artificial impoundments such as stock ponds. Typically found in or within 100 feet of aquatic habitat, but may disperse up to two miles between suitable aquatic habitat. The species is known to be found within the Central Valley. Therefore, this species is expected to be found within the Study Area. | Breeding: November – March
Non-breeding: June – August | None; the Study Area does not provide suitable habitat for this species. |
| **Conservancy fairy shrimp**
*Branchinecta conservatio* | FE; CE; -- | Found in large vernal pools (30 to 356,253 sq. meters) of varying soils and geology. | USFWS protocol-level wet-season sampling and/or dry season cyst identification. | None; the Study Area does not provide suitable habitat for this species. |
| **Delta smelt**
*Hypomesus transpacificus*
| FT; CE; -- | Found in estuarine waters. Majority of life spent within the freshwater outskirt of the mixing zone (saltwater-freshwater interface) within the Delta. | Decenber – July (Spaw)
Year-round (Present in delta) | None; the Study Area does not provide suitable habitat for this species. |
| **Desmocerus californicus dimorphus**
Valley elderberry longhorn beetle | FT; CE; -- | Sole hosts are elderberry (Sambucus sp.) shrubs usually associated with riparian areas. This species is known from portions of the Central Valley of California. | Adults emerge in spring until June
Exit holes visible year-round | None; there were no elderberry shrubs identified within the Study Area during the December, 2018 site survey. Therefore, the Study Area does not provide suitable habitat for this species. |
| **Lepidurus packardi**
Vernal pool tadpole shrimp | FE; CE; -- | Inhabits vernal pools, swales, and ephemeral freshwater habitat. Known from Alameda, Butte, Calaveras, Colusa, Contra Costa, El Dorado, Fresno, Glenn, Kings, Merced, Placer, Fresno, San Joaquin, Shasta, Solano, Stanislaus, Sutter, Tehama, Tulare, Yolo, and Yuba counties. | USFWS protocol-level wet-season sampling and/or dry season cyst identification. | None; the Study Area does not provide suitable habitat for this species. |
| **Slender Orcutt grass**
*Orcuttia tenuis*
| FT; CE; -- | Annual herb found in vernal pools that are often gravelly, from 35 to 1,760 meters. | Blooming period: May – October | None; the Study Area does not provide suitable habitat for this species. |
| **Special Status Species** | Regulatory Status | Habitat Requirements | Identification/ Survey Period | Potential for Occurrence |
| Amphibians/ Reptiles
| **California red-winged frog**
*Rana draytonii* | FT, CSC; -- | Requires a permanent water source and is typically found along quiet, slow-moving streams, ponds, or marsh communities with emergent vegetation. Breeding sites are in aquatic habitats including pools and backwaters within streams and creeks, ponds, marshes, springs, cattails, ponds, and large bodies of water. Additional, frequently breed in artificial impoundments such as stock ponds. Typically found in or within 100 feet of aquatic habitat, but may disperse up to two miles between suitable aquatic habitat. The species is known to be found within the Central Valley. Therefore, this species is expected to be found within the Study Area. | Breeding: November – March
Non-breeding: June – August | None; although potentially suitable habitat exists within Cripples Creek, this species is assumed to be extirpated from the Central Valley. Therefore, this species is not expected to be found within the Study Area. |
| **Fragaria vesca**
Boggs Lake hedge-hyssop | --; CE; --; 1B | Annual herb found on clay soils in vernal pools, marshes, and swamps, occasionally along the lake margins, from 10 to 2,375 meters. | Blooming period: April – August | None; the Study Area does not provide suitable habitat for this species. |
| **Slender Orcutt grass**
*Orcuttia tenuis*
<p>| FT; CE; -- | Annual herb found in vernal pools that are often gravelly, from 35 to 1,760 meters. | Blooming period: May – October | None; the Study Area does not provide suitable habitat for this species. |</p>
<table>
<thead>
<tr>
<th>Special-Status Species</th>
<th>Regulatory Status</th>
<th>Habitat Requirements</th>
<th>Identification/Survey Period</th>
<th>Potential for Occurrence</th>
</tr>
</thead>
<tbody>
<tr>
<td>Giant garter snake</td>
<td>FT, CT, #: --</td>
<td>Found in agricultural wetlands and other wetlands such as irrigation and drainage canals, low gradient streams, marshes, ponds, sloughs, small lakes, and their associated uplands in Sacramento, Sutter, Butte, Colusa, and Glenn counties.</td>
<td>Active outside of dormancy period November-mid March</td>
<td>None; although the Study Area contains a relatively permanent, low-gradient stream, it is largely surrounded by development and major surface streets. The stream (Cripple Creek) is devoid of emergent vegetation, and habitat immediately surrounding the stream is heavily wooded and fragmented from its surroundings. Additionally, GGS have a range restricted to the Central Valley spanning from Sacramento County northward to southern Butte County, and there are no documented occurrences for this species within five miles of the Study Area (CDFW 2018).</td>
</tr>
<tr>
<td>Bird</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Bald eagle</td>
<td>FD, CE, #: --</td>
<td>Breeding habitat most commonly includes areas within 2.5 miles (4.0 kilometers) of coastal areas, bays, rivers, lakes, and reservoirs. Nests usually are in tall trees or on pinnacles or cliffs near water.</td>
<td>Year-round</td>
<td>None; the Study Area does not provide suitable habitat for this species.</td>
</tr>
<tr>
<td>Bank swallow</td>
<td>#: CT, #: --</td>
<td>Colonial breeder found in open and partly open situations, frequently near flowing water. Nests on steep sand, dirt, or gravel banks, in burrows dug near the top of the bank, along the edge of inland water, or along the coast, or in gravel pits or road embankments.</td>
<td>Breeding: April – September</td>
<td>None; the Study Area does not provide suitable habitat for this species.</td>
</tr>
<tr>
<td>California black rail</td>
<td>#: CT, #: --</td>
<td>Saltwater, brackish, and freshwater marshes. This species is known from Alameda, Butte, Contra Costa, Imperial, Los Angeles, Marin, Napa, Nevada, Orange, Placer, Sacramento, San Bernardino, San Diego, San Francisco, San Joaquin, San Luis Obispo, San Mateo, Santa Clara, Santa Cruz, Solano, Sonoma, Sutter, and Yuba counties, in California.</td>
<td>Year-round</td>
<td>None; the Study Area does not provide suitable habitat for this species.</td>
</tr>
<tr>
<td>Swainson’s hawk</td>
<td>#: CT, #: --</td>
<td>Nest peripherally in valley riparian systems, lone trees or groves of trees in agricultural fields. Valley oak, Fremont cottonwood, walnut, and large willow trees, ranging in height from 41 to 82 feet, are the most commonly used nest trees in the Central Valley.</td>
<td>Breeding: March – October</td>
<td>None; although the Study Area contains suitably sized trees for nesting, the habitat within and immediately surrounding the Study Area is heavily wooded. Subsequently, there is no suitable foraging habitat within or surrounding the Study Area, and there are no documented occurrences for this species within five miles of the Study Area (CDFW 2018).</td>
</tr>
<tr>
<td>Tricolored blackbird</td>
<td>#: CCE, CSA #: --</td>
<td>Breeding habitat is freshwater marshes that include cattails, tules, bulrushes and sedges. Nests are made in the dense vegetation of the marsh or thickets, and sometimes on the ground. In migration and winter, will inhabit open cultivated lands and pastures as well as marshes.</td>
<td>Year-round</td>
<td>None; the Study Area does not provide suitable habitat for this species. One CNDDB occurrence is documented within five miles of the Study Area (CDFW 2018).</td>
</tr>
</tbody>
</table>

Note: Table 1 includes federal threatened or endangered species and eagles, and State threatened, endangered, or fully protected species.
<table>
<thead>
<tr>
<th>Special-Status Species</th>
<th>Regulatory Status</th>
<th>Habitat Requirements</th>
<th>Identification/ Survey Period</th>
<th>Potential for Occurrence</th>
</tr>
</thead>
<tbody>
<tr>
<td>Plants</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Ahart’s dwarf rush Juncus leiospermus var. ahartii</td>
<td>$\rightarrow$ $\rightarrow$ 1B</td>
<td>Annual herb found in mesic areas in valley and foothill grasslands from 30 to 220 meters.</td>
<td>Blooming period: April – August</td>
<td>None; the Study Area does not provide suitable habitat for this species.</td>
</tr>
<tr>
<td>Big scale balsamroot Balsamorhiza macrolepis</td>
<td>$\rightarrow$ $\rightarrow$ 1B</td>
<td>Perennial herb found sometimes in serpentine soils within chaparral, cismontane woodland, and valley and foothill grassland habitats from 90 to 1,555 meters.</td>
<td>Blooming period: March – June</td>
<td>None; the Study Area is outside of the known elevational range for this species.</td>
</tr>
<tr>
<td>Dwarf downingia Downingia pusilla</td>
<td>$\rightarrow$ $\rightarrow$ 2B</td>
<td>An annual herb found in mesic areas within valley and foothill grassland and vernal pool habitats from 1 to 445 meters.</td>
<td>Blooming period: March – May</td>
<td>None; the Study Area does not provide suitable habitat for this species.</td>
</tr>
<tr>
<td>Hispid bird’s-beak Chloroppyran malle ssp. hispium</td>
<td>$\rightarrow$ $\rightarrow$ 1B</td>
<td>An annual hemiparasitic herb found in alkaline soils within meadows and seeps, plays, and valley and foothill grassland from 1 to 155 meters (CNPS 2016).</td>
<td>Blooming period: June –September</td>
<td>None; the Study Area does not provide suitable habitat for this species.</td>
</tr>
<tr>
<td>Legenere Legenere limosa</td>
<td>$\rightarrow$ $\rightarrow$ 1B</td>
<td>Annual herb found in vernal pools from 1 to 880 meters.</td>
<td>Blooming period: April – June.</td>
<td>None; the Study Area does not provide suitable habitat for this species.</td>
</tr>
<tr>
<td>Pincushion navarretia Novarretia myersii</td>
<td>$\rightarrow$ $\rightarrow$ 1B</td>
<td>Annual herb often found in acidic soils within vernal pools from 20 to 330 meters.</td>
<td>Blooming period: April – May</td>
<td>None; the Study Area does not provide suitable habitat for this species.</td>
</tr>
<tr>
<td>Red Bluff dwarf rush Juncus leiospermus var. leiospermus</td>
<td>$\rightarrow$ $\rightarrow$ 1B</td>
<td>Annual herb found in vernaly mesic areas of chaparral, woodland, meadows and seeps, valley and foothill grassland, and vernal pools from 35 to 1,250 meters.</td>
<td>Blooming period: March – May</td>
<td>None; the Study Area does not provide suitable habitat for this species.</td>
</tr>
<tr>
<td>Sanford’s arrowhead Sagittaria sanfordii</td>
<td>$\rightarrow$ $\rightarrow$ 1B</td>
<td>Perennial rhamnous herb found in marshes and swamps in assorted shallow freshwater areas from 0 to 650 meters.</td>
<td>Blooming period: May – October</td>
<td>None; the Study Area does not provide suitable habitat for this species.</td>
</tr>
<tr>
<td>Invertebrates</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>California linderiella Linderiella occidentals</td>
<td>$\rightarrow$ CSA $\rightarrow$ $\rightarrow$</td>
<td>Found in a variety of natural, and artificial seasonally ponded freshwater habitats, including vernal pools, swales, ephemeral drainages, stock ponds, reservoirs, ditches, backhoe pits, and ruts caused by vehicular activity.</td>
<td>Wet-season sampling and/or dry season cyst identification</td>
<td>None; the Study Area does not provide suitable habitat for this species.</td>
</tr>
<tr>
<td>Amphibians/Reptiles</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Western pond turtle Emys marmorata</td>
<td>$\rightarrow$ CSC $\rightarrow$ $\rightarrow$</td>
<td>Typically associated with permanent ponds, lakes, streams, irrigation ditches and canals, and marshes, or pools in intermittent drainages, usually lined with abundant vegetation and either rocky or muddy bottom substrates. Requires aquatic basking sites, such as logs, rocks, cattail mats or exposed banks. Turtles are active from February to November, in which breeding occurs from April to May. Overwintering occurs in upland terrestrial habitats close to water sources (approximately 300 feet), in which they will bury themselves under loose soil.</td>
<td>Active: February – November</td>
<td>Low; the Study Area provides suitable habitat for this species within the perennial drainage (Gripple Creek) and associated uplands.</td>
</tr>
<tr>
<td>Western spadefoot Spea hammondii</td>
<td>$\rightarrow$ CSC $\rightarrow$ $\rightarrow$</td>
<td>Found in a variety of upland habitats, including lowlands, foothills, grasslands, open chaparral, and pine-oak woodlands. Habitat preferences include shortgrass plains, and sandy or gravelly soils for burrowing (e.g. alkali flats, washes, alluvial fans). Hibernate/estivate for most of the year underground. During the breeding season are found in temporary rain pools, and slow-moving streams (e.g. areas flooded by intermittent streams).</td>
<td>Breeding: January – May</td>
<td>None; the Study Area does not provide suitable habitat for this species.</td>
</tr>
<tr>
<td>Birds</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Burrowing owl Athene cunicularia</td>
<td>$\rightarrow$ CSC $\rightarrow$ $\rightarrow$ (burrowing sites and some wintering sites)</td>
<td>Nests in burrows in the ground, often in old ground squirrel burrows or badger, within open dry grassland and desert habitat. The burrows are found in dry, level, open terrain, including prairie, plains, desert, and grassland with low height vegetation for foraging and available perches, such as fenses, utility poles, posts, or raised rodent mounds.</td>
<td>Year-round</td>
<td>None; the Study Area does not provide suitable habitat for this species.</td>
</tr>
<tr>
<td>Special-Status Species</td>
<td>Regulatory Status</td>
<td>Habitat Requirements</td>
<td>Identification/ Survey Period</td>
<td>Potential for Occurrence</td>
</tr>
<tr>
<td>------------------------------------</td>
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<td>---------------------------------------------------------------</td>
</tr>
<tr>
<td>Callophila hummingbird</td>
<td>FSC</td>
<td>Nest site sometimes in deciduous shrub. Usually 6-40 feet up, can be much higher. Breeds from 1,200 meters up to the tree line.</td>
<td>April – August</td>
<td>None; the Study Area does not provide suitable habitat for this species.</td>
</tr>
<tr>
<td>Selasphorus calliope</td>
<td>SCA</td>
<td>Found in cismontane woodland, riparian forest, riparian woodland, and upper montane coniferous forest.</td>
<td>Year-round</td>
<td>High; the Study Area provides habitat for this species within the oak woodland.</td>
</tr>
<tr>
<td>Cooper's hawk</td>
<td>SCA</td>
<td>Found in a wide variety of aquatic habitats including coasts, bays, lakes, rivers, mangrove swamps, reservoirs and inland ponds. Nesting occurs in trees near or over water, on sea cliffs or on the ground on islands.</td>
<td>Year-round</td>
<td>None; the Study Area does not provide suitable habitat for this species.</td>
</tr>
<tr>
<td>Accipiter cooperi</td>
<td></td>
<td></td>
<td></td>
<td>None; the Study Area does not provide suitable habitat for this species.</td>
</tr>
<tr>
<td>Double-crested cormorant</td>
<td>SCA</td>
<td>Inhabits brushy fields in high elevations with green leaf Manzanita, mountain whitethorn, and bush chinquapin. Breeds in coniferous forest and dense mountain scrub.</td>
<td>Year-round</td>
<td>None; the Study Area does not provide suitable habitat for this species.</td>
</tr>
<tr>
<td>Phalacrocorax auritus</td>
<td></td>
<td></td>
<td></td>
<td>None; the Study Area does not provide suitable habitat for this species.</td>
</tr>
<tr>
<td>Ferruginous hawk</td>
<td>SCA</td>
<td>Found in prairies, deserts, and open grasslands. This is the largest of North American hawks, with a distinct gray head and rust colored shoulders.</td>
<td>Winter-non-breeding</td>
<td>None; the Study Area does not provide suitable habitat for this species.</td>
</tr>
<tr>
<td>Buteo regalis</td>
<td></td>
<td></td>
<td></td>
<td>None; the Study Area does not provide suitable habitat for this species.</td>
</tr>
<tr>
<td>Fox sparrow</td>
<td>SFC</td>
<td></td>
<td>Year-round</td>
<td>None; the Study Area does not provide suitable habitat for this species.</td>
</tr>
<tr>
<td>Passerella iliaca</td>
<td></td>
<td></td>
<td></td>
<td>None; the Study Area does not provide suitable habitat for this species.</td>
</tr>
<tr>
<td>Golden eagle</td>
<td>CFP; CFA</td>
<td>Open and semi-open areas in the mountains up to 12,000 feet in elevation. They are also found in canyon lands, rimrock, terrain, and riverside cliffs and bluffs. Nest are built on cliffs and steep escarpments in grassland, in trees, chaparral, shrubland, forests and man-made structures within vegetated areas.</td>
<td>Year-round</td>
<td>None; the Study Area does not provide suitable habitat for this species.</td>
</tr>
<tr>
<td>Aquila chrysaetos</td>
<td></td>
<td></td>
<td></td>
<td>None; the Study Area does not provide suitable habitat for this species.</td>
</tr>
<tr>
<td>Grasshopper sparrow</td>
<td>SCA</td>
<td>Frequenti dense, dry, or well drained grassland, especially native grassland. Nest at base of overhanging dump of grass. This species is known from Los Angeles, Mendocino, Orange, Placer, Sacramento, San Diego, San Luis Obispo, Solano, and Yuba counties, in California.</td>
<td>April – July</td>
<td>None; the Study Area does not provide suitable habitat for this species.</td>
</tr>
<tr>
<td>Ammodramus savannarum</td>
<td></td>
<td></td>
<td></td>
<td>None; the Study Area does not contain known active or historic rookeries.</td>
</tr>
<tr>
<td>Great blue heron</td>
<td>SCA</td>
<td>Inhabits both freshwater and saltwater habitats and forages in grassland and agricultural field. Breeding colonies are located within 2 to 4 miles of feeding areas, often in isolated swamps of on islands, and near lakes and ponds bordered by forests.</td>
<td>Year-round</td>
<td>None; the Study Area does not contain known active or historic rookeries.</td>
</tr>
<tr>
<td>Ardea herodias</td>
<td></td>
<td></td>
<td></td>
<td>None; the Study Area does not contain known active or historic rookeries.</td>
</tr>
<tr>
<td>Great egret</td>
<td>SCA</td>
<td>Found in marshes, swampy woods; tidal estuaries, lagoons, mangroves, streams, lakes, ponds, fields and meadows. Nests primarily in tall trees, or in woods or thickets near water.</td>
<td>Year-round</td>
<td>None; the Study Area does not contain known active or historic rookeries.</td>
</tr>
<tr>
<td>Videa alba</td>
<td>SCA</td>
<td>Found in open forest and woodland, often logged or burned, including oak, coniferous forest (primarily ponderosa pine), riparian woodland (dominated by cottonwood), orchards, and less commonly in pinyon-juniper habitat. In winter uses oak woodlands, nut and fruit orchards. Requires open tree canopy, a brushy understory, ground cover, dead trees for nest cavities, dead/downed woody debris, perch sites and abundant insects. Nests in natural tree cavities, abandoned northern flicker holes or previously used cavities.</td>
<td>Year-round</td>
<td>None; the Study Area does not contain known active or historic rookeries.</td>
</tr>
<tr>
<td>Lewis' woodpecker</td>
<td>SCA</td>
<td>Breeding occurs in open country with scattered trees and shrubs, savanna, desert scrub, and occasionally in open woodland. Will often use poles, wires or fenceposts for perches. Nests in shrubs or small deciduous or coniferous trees (Juniperus virginiana, Crataegus sp., Mezcla palmivora, and Rosa multiflora).</td>
<td>Year-round</td>
<td>High; the Study Area provides habitat for this species within the oak woodland.</td>
</tr>
<tr>
<td>Melanerpes lewis</td>
<td></td>
<td></td>
<td></td>
<td>None; the Study Area does not provide suitable habitat for this species.</td>
</tr>
<tr>
<td>Loggerhead shrike</td>
<td>SCA</td>
<td>Breeding occurs in open country with scattered trees and shrubs, savanna, desert scrub, and occasionally in open woodland. Will often use poles, wires or fenceposts for perches. Nests in shrubs or small deciduous or coniferous trees (Juniperus virginiana, Crataegus sp., Mezcla palmivora, and Rosa multiflora).</td>
<td>Year-round</td>
<td>None; the Study Area does not provide suitable habitat for this species.</td>
</tr>
<tr>
<td>Lonius ludovicianus</td>
<td></td>
<td></td>
<td></td>
<td>None; the Study Area does not provide suitable habitat for this species.</td>
</tr>
<tr>
<td>Long-billed curlew</td>
<td>SCA</td>
<td>In the summer, they nest in short grasses, including shortgrass and mixed grass prairies and agricultural fields. In the winter, they migrate to the coast where they inhabit wetlands, tidal estuaries, mudflats, flooded fields, and occasionally beaches.</td>
<td>Winter (non-breeding)</td>
<td>None; the Study Area does not provide suitable habitat for this species.</td>
</tr>
<tr>
<td>Numenius americanus</td>
<td></td>
<td></td>
<td></td>
<td>None; the Study Area does not provide suitable habitat for this species.</td>
</tr>
<tr>
<td>Falco columbarius</td>
<td></td>
<td>Non-breeding habitats include a wide variety, such as marshes, deserts, sea coasts, near coastal lakes and lagoons, open woodlands, fields, etc. During winter, may roost in conifer trees.</td>
<td>Winter (non-breeding)</td>
<td>None; the Study Area does not provide suitable habitat for this species.</td>
</tr>
<tr>
<td>Mountain plover</td>
<td>SCA</td>
<td>Nests are located on the ground within open plains at moderate elevations. Wintening habitat includes short-grass plains, and fields, plowed fields, and sandy deserts.</td>
<td>Wintering (non-breeding)</td>
<td>None; the Study Area does not provide suitable habitat for this species.</td>
</tr>
<tr>
<td>Charadrius montanus</td>
<td></td>
<td></td>
<td></td>
<td>None; the Study Area does not provide suitable habitat for this species.</td>
</tr>
</tbody>
</table>

**Habitat Requirements**: Inhabits a variety of aquatic habitats including coasts, bays, lakes, rivers, mangrove swamps, reservoirs and inland ponds. Nesting occurs in trees near or over water, on sea cliffs or on the ground on islands.
<table>
<thead>
<tr>
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</tr>
</thead>
<tbody>
<tr>
<td><strong>Mammals</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>American badger</td>
<td>~; CSC; ~; ~</td>
<td>Occurs in a variety of grassland, shrublands, and open woodlands throughout California. Suitable burrowing habitat requires friable soil.</td>
<td>Year-round</td>
<td>None; the Study Area does not provide suitable habitat for this species.</td>
</tr>
<tr>
<td>Yellow-billed magpie</td>
<td>~; CSC; ~; ~</td>
<td>Found in broken oak woodland, interspersed with grasslands or cultivated lands, open riparian woodland and savanna habitats. Nesting usually occurs along the outer edges of a tree limb approximately 12-18 meters above the ground.</td>
<td>Year-round</td>
<td>High; the Study Area provides suitable habitat for this species within the oak woodland.</td>
</tr>
<tr>
<td>White-tailed kite</td>
<td>~; CFP; ~; ~</td>
<td>Inhabits savanna, open woodlands, marshes, desert grassland, partially cleared lands and cultivated fields. Nests in trees, often near a marsh in savanna, open woodland, partially cleared lands, and cultivated fields. Foraging occurs within ungrazed or lightly-grazed fields and pastures.</td>
<td>Year-round</td>
<td>None; the Study Area does not provide suitable habitat for this species.</td>
</tr>
<tr>
<td>Yellow-throated miner</td>
<td>~; FSC; ~; ~</td>
<td>Inhabits sagebrush, shrublands, and open woodlands throughout California. Suitable burrowing habitat requires friable soil.</td>
<td>Year-round</td>
<td>High; the Study Area provides suitable habitat for this species within the oak woodland.</td>
</tr>
<tr>
<td>Oak titmouse</td>
<td>~; CSA; ~; ~</td>
<td>Found in oak and pine-oak woodland, arborescent chaparral, and oak-riparian associations. Nests are constructed in natural tree cavities, in woodpecker holes or bird boxes approximately 1 to 11 meters above ground.</td>
<td>Year-round</td>
<td>High; the Study Area provides suitable habitat for this species within the oak woodland.</td>
</tr>
<tr>
<td>Olive-sided flycatcher</td>
<td>~; CSA; ~; ~</td>
<td>Breeds in forests and woodlands, especially burned over areas with standing dead trees, in taiga, sub-alpine coniferous forests and mixed coniferous-deciduous forests. Non-breeding is similar to breeding but primarily consists of mature, evergreen montane forest. Nesting occurs most often in conifers on horizontal limbs approximately 2 to 15 meters from the ground.</td>
<td>Summer (breeding)</td>
<td>None; the Study Area is outside of the known range of this species.</td>
</tr>
<tr>
<td>Purple martin</td>
<td>~; CSC; ~; ~</td>
<td>Nests in wide variety of open and partly open habitats that are often near water or around towns. Nests in tree cavities, abandoned woodpecker holes, crevices in rocks, and sometimes in bird houses or gourds put up by humans.</td>
<td>Summer (breeding)</td>
<td>High; the Study Area provides suitable habitat for this species within the oak woodland.</td>
</tr>
<tr>
<td>Short-eared owl</td>
<td>~; CSC; ~; ~</td>
<td>Usually found in open areas with few trees, such as annual and perennial grassland, prairies, dunes, meadows, irrigated lands, and saline and fresh emergent wetlands. Nests usually located on dry sites with enough vegetation to conceal incubating female.</td>
<td>Non-Breeding (Winter)</td>
<td>None; the Study Area does not provide suitable habitat for this species.</td>
</tr>
<tr>
<td>Western grebe</td>
<td>~; FSC; ~; ~</td>
<td>Breeds on freshwater lakes and marshes with extensive open water with emergent vegetation along the margins. Wintering habitat includes saltwater or brackish bays, estuaries, or sheltered sea coasts. Found less frequently on freshwater lakes and rivers.</td>
<td>Summer (breeding)</td>
<td>None; the Study Area does not provide suitable habitat for this species.</td>
</tr>
<tr>
<td>Osprey</td>
<td>~; CSA; ~; ~</td>
<td>Found near a water source, either freshwater or salt water, such as coastal estuaries, salt marshes, large lakes, reservoirs, and rivers, where large numbers of fish are present. Sometimes seen in desert habitat during migration.</td>
<td>Winter (Non-Breeding)</td>
<td>None; the Study Area does not provide suitable habitat for this species.</td>
</tr>
<tr>
<td>Rufous hummingbird</td>
<td>~; CSA; ~; ~</td>
<td>Habitat in migration and winter includes open situations where flowers are present. During southward migration, uses mountain meadows and disturbed habitats associated with Castilleja spp., Aquilegia Formosa, Epilobium angustifolium, Delphinium spp., Penstemon barbatus, Monarda menthofoilia, Liriope vulgaris, and Cleome serrulata.</td>
<td>Migrating</td>
<td>None; the Study Area does not provide suitable habitat for this species.</td>
</tr>
<tr>
<td>Oak titmouse</td>
<td>~; CSA; ~; ~</td>
<td>Breeds in forests and woodlands, especially burned over areas with standing dead trees, in taiga, sub-alpine coniferous forests and mixed coniferous-deciduous forests. Non-breeding is similar to breeding but primarily consists of mature, evergreen montane forest. Nesting occurs most often in conifers on horizontal limbs approximately 2 to 15 meters from the ground.</td>
<td>Year-round</td>
<td>High; the Study Area provides suitable habitat for this species within the oak woodland.</td>
</tr>
<tr>
<td>FSC</td>
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<tr>
<td>CNDDB occurrences within five miles of the Study Area</td>
<td></td>
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<td></td>
</tr>
<tr>
<td>Raminia cornutus</td>
<td></td>
<td>Found in montane coniferous forests between 1700 and 2900 meters. Nest site is cavity in tree, often in aspen, pine, or fir, usually 1.5 – 18 meters above ground.</td>
<td>Year-round</td>
<td>None; the Study Area does not provide suitable habitat for this species.</td>
</tr>
<tr>
<td>North American porcupine</td>
<td></td>
<td>Found in a variety of grassland, shrublands, and open woodlands throughout California. Suitable burrowing habitat requires friable soil.</td>
<td>Year-round</td>
<td>None; the Study Area does not provide suitable habitat for this species.</td>
</tr>
</tbody>
</table>

**Identification/Survey Period**
- **Spring:** May 1 - July 31
- **Summer:** July 31 - October 31
- **Fall:** October 31 - December 31
- **Winter:** December 31 - March 31
- **Non-Breeding:** Periods not designated as Breeding or Breeding (nursery

**Potential for Occurrence**
- **High:** Suitable habitat is present within five miles of the Study Area.
- **Medium:** Suitable habitat is present within the oak woodland.
- **Low:** Suitable habitat is not present within five miles of the Study Area or the oak woodland.
- **None:** Suitable habitat is not present within the oak woodland and riparian area.
<table>
<thead>
<tr>
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</thead>
<tbody>
<tr>
<td>Pallid bat</td>
<td>Antrozous pallidus</td>
<td>Mostly are found in desert habitats, including scrub and canyons with rocky outcrops, and in oak woodland, savannah, and riparian habitats up to about 1,800 meters, and generally below 2,000 meters. Maternity roosts in rock crevices, in buildings and other man-made structures. Day roosting sites include caves, crevices, mines, and occasionally in hollow trees and buildings, while nighttime roosts may occur in more open areas, such as porches or open buildings.</td>
<td>Year-round</td>
<td>High; the Study Area provides suitable roosting habitat for this species within the oak woodland. One CNDDB occurrence is documented within five miles of the Study Area (CDFW 2018).</td>
</tr>
<tr>
<td>Silver haired bat</td>
<td>Lasionycteris noctivagans</td>
<td>Found in primarily coniferous forested areas adjacent to lakes, ponds, and streams. Summer roosts and nursery sites occur in coniferous or deciduous tree foliage, cavities or under loose bark, and sometimes in buildings. In winter, can be found in caves, mines, houses, rock crevices, under loose bark, and in hollow trees.</td>
<td>Year-round</td>
<td>High; the Study Area provides suitable roosting habitat for this species within the oak woodland. One CNDDB occurrence is documented within five miles of the Study Area (CDFW 2018).</td>
</tr>
</tbody>
</table>

Note: Table 2 includes state and federal species of concern and Rank 1 and 2 CNPS species.
<table>
<thead>
<tr>
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<td><strong>Plants</strong></td>
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<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Adobe navarretia</td>
<td>--; --; --; --; 4</td>
<td>Annual herb found on clay, and sometimes serpentine soils in vernal mesic valley and foothill grasslands and sometimes vernal pools from 100 to 1,000 meters.</td>
<td>Blooming period: April – June</td>
<td>None; the Study Area does not provide suitable soil types for this species.</td>
</tr>
<tr>
<td>Navarretia nigelliformis ssp. nigelliformis</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Brandegee’s clarkia</td>
<td>--; --; --; --; 4</td>
<td>Annual herb found often in roadcuts within chaparral, cismontane woodland, and lower montane coniferous forest from 75 to 915 meters.</td>
<td>Blooming period: May – July</td>
<td>None; the Study Area is outside of the known elevational range of this species.</td>
</tr>
<tr>
<td>Clarkia biloba ssp. biloba</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Stinkbells</td>
<td>--; --; --; --; 4</td>
<td>Perennial bulbiferous herb found in clay soils, sometimes in serpentine, chaparral, cismontane woodland, pinyon and juniper woodland, and valley and foothill grassland from 10 to 1,555 meters (CNPS 2016).</td>
<td>Blooming period: March – June</td>
<td>None; the Study Area does not provide suitable soil types for this species. Two CNDDB occurrences are documented within five miles of the Study Area (CDFW 2018).</td>
</tr>
<tr>
<td>Fritillaria agrestis</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Invertebrates</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Andrenid bee</td>
<td>--; CSA; --; --</td>
<td>Found in grassland habitats within El Dorado, Placer, Sacramento, and San Joaquin counties. Ground nesters that will be underground from summer, fall and winter and emerge in early spring to forage and pollinate early bloomers, such as willows, maples, violets and other early blooming wildflowers.</td>
<td>Year-round</td>
<td>None; the Study Area does not provide suitable habitat for this species. Two CNDDB occurrences are documented within five miles of the Study Area (CDFW 2018).</td>
</tr>
<tr>
<td>Andrena subapasta</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Mid-valley fairy shrimp</td>
<td>--; CSA; --; --</td>
<td>Inhabits vernal pools, swales, and ephemeral freshwater habitat.</td>
<td>Wet-season sampling and/or dry season cyst identification.</td>
<td>None; the Study Area does not provide suitable habitat for this species.</td>
</tr>
<tr>
<td>Branchinecta mesovallensis</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Ricksecker’s water scavenger beetle</td>
<td>--; CSA; --; --</td>
<td>An aquatic beetle known to occur in shallow waters of creeks, artificial ponds, springs and brooks. Known to occur along the San Francisco Bay within Alameda, Marin, San Mateo and Sonoma counties. Can also be found in Lake, Placer, Sacramento, San Joaquin, and Solano counties.</td>
<td>Year-round</td>
<td>Low; the Study Area provides habitat for this species within the perennial drainage (Cripple Creek).</td>
</tr>
<tr>
<td>Hydrochara rickseckeri</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Note: Table 3 includes Rank 3 and 4 CNPS species and non-listed invertebrates, which may not be subject to CEQA review.
Appendix B — Plants and Wildlife Observed in the Study Area
### Appendix B

**Plant Species Observed within the Study Area**

<table>
<thead>
<tr>
<th>Family</th>
<th>Scientific Name</th>
<th>Common Name</th>
<th>Native or Invasive</th>
</tr>
</thead>
<tbody>
<tr>
<td>Agavaceae</td>
<td>Yucca sp.</td>
<td>Spanish bayonet, yucca</td>
<td>N</td>
</tr>
<tr>
<td>Apiaceae</td>
<td>Torilis arvensis</td>
<td>Tall sock-destroyer</td>
<td>I</td>
</tr>
<tr>
<td>Araliaceae</td>
<td>Hedera helix</td>
<td>English ivy</td>
<td>I</td>
</tr>
<tr>
<td>Asteraceae</td>
<td>Centaurea solstitialis</td>
<td>Yellow star-thistle</td>
<td>I</td>
</tr>
<tr>
<td>Asteraceae</td>
<td>Erigeron canadensis</td>
<td>Horseweed</td>
<td>N</td>
</tr>
<tr>
<td>Asteraceae</td>
<td>Lactuca serriola</td>
<td>Prickly lettuce</td>
<td>I</td>
</tr>
<tr>
<td>Asteraceae</td>
<td>Senecio vulgaris</td>
<td>Common groundsel</td>
<td>I</td>
</tr>
<tr>
<td>Asteraceae</td>
<td>Sonchus oleraceus</td>
<td>Common sow thistle</td>
<td>I</td>
</tr>
<tr>
<td>Asteraceae</td>
<td>Taraxacum officinale</td>
<td>Common dandelion</td>
<td>I</td>
</tr>
<tr>
<td>Fabaceae</td>
<td>Medicago polymorpha</td>
<td>California burclover</td>
<td>I</td>
</tr>
<tr>
<td>Fabaceae</td>
<td>Cytisus scoparius</td>
<td>Scotch broom</td>
<td>I</td>
</tr>
<tr>
<td>Fabaceae</td>
<td>Vicia sp.</td>
<td>Vetch</td>
<td>--</td>
</tr>
<tr>
<td>Fabaceae</td>
<td>Quercus douglasii</td>
<td>Blue oak</td>
<td>N</td>
</tr>
<tr>
<td>Fabaceae</td>
<td>Quercus wislizeni</td>
<td>Interior live oak</td>
<td>N</td>
</tr>
<tr>
<td>Fabaceae</td>
<td>Quercus lobata</td>
<td>Valley oak, roble</td>
<td>N</td>
</tr>
<tr>
<td>Geraniaceae</td>
<td>Geranium molle</td>
<td>Cranesbill, geranium</td>
<td>I</td>
</tr>
<tr>
<td>Juglandaceae</td>
<td>Juglans hindsii</td>
<td>Northern California black walnut</td>
<td>N</td>
</tr>
<tr>
<td>Lamiaceae</td>
<td>Mentha pulegium</td>
<td>Pennyroyal</td>
<td>I</td>
</tr>
<tr>
<td>Liliaceae</td>
<td>Lilium sp.</td>
<td>Lily</td>
<td>N</td>
</tr>
<tr>
<td>Malvaceae</td>
<td>Malva parviflora</td>
<td>Cheeseweed, little mallow</td>
<td>I</td>
</tr>
<tr>
<td>Poaceae</td>
<td>Festuca myuros</td>
<td>Rattail sixweeks grass</td>
<td>I</td>
</tr>
<tr>
<td>Poaceae</td>
<td>Deschampsia danthonioides</td>
<td>Annual hair grass</td>
<td>N</td>
</tr>
<tr>
<td>Poaceae</td>
<td>Elymus glaucus</td>
<td>Blue or western wild-rye</td>
<td>N</td>
</tr>
<tr>
<td>Poaceae</td>
<td>Avena sp.</td>
<td>Oat</td>
<td>I</td>
</tr>
<tr>
<td>Polygonaceae</td>
<td>Rumex crispus</td>
<td>Curly dock</td>
<td>I</td>
</tr>
<tr>
<td>Rosaceae</td>
<td>Rubus armeniacus</td>
<td>Himalayan blackberry</td>
<td>I</td>
</tr>
<tr>
<td>Rosaceae</td>
<td>Prunus dulcis</td>
<td>Almond</td>
<td>I</td>
</tr>
<tr>
<td>Rubiaceae</td>
<td>Galium aparine</td>
<td>Goose grass</td>
<td>N</td>
</tr>
</tbody>
</table>
## Appendix B
### Wildlife Species Observed within the Study Area

<table>
<thead>
<tr>
<th>Scientific Name</th>
<th>Common Name</th>
</tr>
</thead>
<tbody>
<tr>
<td><em>Melospiza melodia</em></td>
<td>Song sparrow</td>
</tr>
<tr>
<td><em>Mimus polyglottos</em></td>
<td>Northern mockingbird</td>
</tr>
</tbody>
</table>
Appendix C — Representative Site Photographs
Description: Looking north across center of Study Area and proposed project footprint.

Date: 12/27/2018  Photographer: Zachary Neider

Description: Looking east along perennial drainage within Study Area.

Date: 12/27/2018  Photographer: Zachary Neider
Description: Looking northeast across Study Area, protected oak trees in background.

Date: 12/27/2018

Photographer: Zachary Neider

Description: Looking south across proposed project footprint.

Date: 12/27/2018

Photographer: Zachary Neider
Environmental Noise Assessment

The Antelope House at 7437 Antelope Road

Citrus Heights, California

BAC Job # 2018-217

Prepared For:

City of Citrus Heights

Attn: Mr. Casey Kempenaar
6360 Fountain Square Drive
Citrus Heights, California

Prepared By:

Bollard Acoustical Consultants, Inc.

Paul Bollard, President

January 8, 2019
Introduction

The Antelope House (project) is a single-family development located at 7437 Antelope Road in Citrus Heights, California. The project proposes to construct a single family residence on an approximately 0.53 acre site. Existing land uses in the immediate project vicinity consist of Rusch Park to the north, an office building to the east, and single-family residences to the south across Antelope Road. The project area and site plan are presented as Figures 1 and 2, respectively.

Due to the potential for elevated traffic noise levels at the project site, Bollard Acoustical Consultants, Inc. (BAC) was retained to prepare this noise assessment for the project. Specifically, the purposes of this assessment are to quantify noise generated by traffic on Antelope Road and to compare those noise levels against the City of Citrus Heights noise standards for new residential developments.

Noise Fundamentals and Terminology

Noise is often described as unwanted sound. Sound is defined as any pressure variation in air that the human ear can detect. If the pressure variations occur frequently enough (at least 20 times per second), they can be heard, and thus are called sound. Measuring sound directly in terms of pressure would require a very large and awkward range of numbers. To avoid this, the decibel scale was devised. The decibel scale allows a million-fold increase in pressure to be expressed as 120 dB. Another useful aspect of the decibel scale is that changes in levels (dB) correspond closely to human perception of relative loudness. Appendix A contains definitions of Acoustical Terminology. Figure 3 shows common noise levels associated with various sources.

The perceived loudness of sounds is dependent upon many factors, including sound pressure level and frequency content. However, within the usual range of environmental noise levels, perception of loudness is relatively predictable, and can be approximated by weighing the frequency response of a sound level meter by means of the standardized A-weighing network. There is a strong correlation between A-weighted sound levels (expressed as dBA) and community response to noise. For this reason, the A-weighted sound level has become the standard tool of environmental noise assessment. All noise levels reported in this section are in terms of A-weighted levels in decibels.

Community noise is commonly described in terms of the “ambient” noise level, which is defined as the all-encompassing noise level associated with a given noise environment. A common statistical tool to measure the ambient noise level is the average, or equivalent, sound level (L_{eq}) over a given time period (usually one hour). The L_{eq} is the foundation of the Day-Night Average Level noise descriptor, L_{dn}, and shows very good correlation with community response to noise generated by transportation noise sources.
The Day-Night Average Level ($L_{dn}$) is based upon the average noise level over a 24-hour day, with a +10 decibel weighing applied to noise occurring during nighttime (10:00 p.m. to 7:00 a.m.) hours. The nighttime penalty is based upon the assumption that people react to nighttime noise exposures as though they were twice as loud as daytime exposures. Because $L_{dn}$ represents a 24-hour average, it tends to disguise short-term variations in the noise environment. $L_{dn}$-based noise standards are commonly used to assess noise impacts associated with traffic, railroad and aircraft noise sources.

**Figure 3**
Typical A-Weighted Sound Levels of Common Noise Sources
Criteria for Acceptable Noise Exposure

City of Citrus Heights General Plan

The noise section of the City of Citrus Heights General Plan Community Health Element applies an exterior noise level standard of 60 dB Ldn at the outdoor activity areas (backyards) of single-family residential land uses exposed to transportation noise sources (i.e., traffic). The intent of this standard is to provide an acceptable exterior noise environment for outdoor activities. Where it is not possible to reduce noise in outdoor activity areas to 60 dB Ldn through a practical application of the best available noise-reduction means, an exterior noise environment of up to 65 dB Ldn may be allowed.

The City of Citrus Heights utilizes an interior noise level standard of 45 dB Ldn or less within noise-sensitive project dwellings. The intent of this interior noise limit is to provide a suitable environment for indoor communication and sleep. For new residential developments, the general plan also applies maximum instantaneous noise level standards of 50 dB Lmax and 55 dB Lmax in bedrooms and in all other habitable rooms, respectively.

Evaluation of Future Traffic Noise Levels at Proposed Residences

Traffic Noise Prediction Methodology

The Federal Highway Administration Highway Traffic Noise Prediction Model (FHWA-RD-77-108) was used to predict traffic noise levels at the project site. The model is based upon the CALVENO noise emission factors for automobiles, medium trucks and heavy trucks, with consideration given to vehicle volume, speed, roadway configuration, distance to the receiver, and the acoustical characteristics of the site. The FHWA Model was developed to predict hourly Leq values for free flowing traffic conditions, and is considered to be accurate within 1.5 dB in most situations.

Traffic Noise Prediction Model Calibration

The FHWA Model provides reasonably accurate traffic noise predictions under “ideal” roadway conditions. Ideal conditions are generally considered to be long straight roadway segments with uniform vehicle speeds, a flat roadway surface, good pavement conditions, a statistically large volume of traffic, and an unimpeded view of the roadway from the receiver location. Such conditions appeared to be in effect at this project site. Nonetheless, BAC conducted a calibration of the FHWA Model through site-specific traffic noise level measurements and concurrent traffic counts.

A Larson Davis Laboratories (LDL) Model 820 precision integrating sound level meter was used to conduct the noise level survey. The meter was calibrated before use with an LDL Model CAL200 acoustical calibrator to ensure the accuracy of the measurements. The equipment used meets all pertinent specifications of the American National Standards Institute for Type 1 sound level meters (ANSI S1.4).
The calibration process was performed at one location on the project site on the morning of December 19, 2018. The measurement was conducted 60 feet from the centerline of Antelope Road at a height of 5 feet above existing grade to quantify traffic noise levels at the first-floor building façade of the proposed residence. The traffic noise level measurement site (ST-1) is shown on Figure 1. A summary of the calibration procedure is provided below in Table 1 with detailed results provided in Appendix B. Photographs of the traffic noise level measurement site are provided in Appendix C.

### Table 1

**Short-Term Noise Level Measurement Results**

**Antelope House – Citrus Heights, California**

<table>
<thead>
<tr>
<th>Site</th>
<th>Average, $L_{eq}$ (dB)</th>
<th>Maximum, $L_{max}$ (dB)</th>
<th>Start Time</th>
<th>Duration (Minutes)</th>
<th>Date</th>
<th>Speed (mph)</th>
<th>Volumes</th>
<th>Autos</th>
<th>Medium Trucks</th>
<th>Heavy Trucks</th>
</tr>
</thead>
<tbody>
<tr>
<td>ST-1</td>
<td>69</td>
<td>78</td>
<td>8:37 a.m.</td>
<td>15</td>
<td>12/19/18</td>
<td>45</td>
<td>371</td>
<td>3</td>
<td>1</td>
<td></td>
</tr>
</tbody>
</table>

Notes:

1. Detailed FHWA Model calibration results are provided in Appendix B.
2. Measurement site shown on Figure 1.

Source: Bollard Acoustical Consultants, Inc. (2019)

As indicated in Appendix B, the FHWA Model was found to reasonably predict traffic noise levels. Predicted traffic noise levels by the model were within 2 dB of measured traffic noise levels. As a result, no calibration adjustment to the FHWA Model for the prediction of future traffic noise levels would be warranted.

**Predicted Future Exterior Traffic Noise Levels**

The FHWA Model was used with future traffic data to predict future traffic noise levels at the project site. Future average daily traffic volumes for Antelope Road were obtained from the City of Citrus Heights General Plan Update and Greenhouse Gas Reduction Plan, Final Environmental Impact Report (July 1, 2011). Tables 4.2-3 and 4.2-10 of that report indicate that daily traffic volumes on Antelope Road between Van Maren Lane and Auburn Boulevard are expected increase from 29,200 in the year 2009 to 32,400 in the year 2035. The predicted future traffic noise levels at the project site are summarized in Table 2. Detailed FHWA Model inputs and results are provided in Appendix D.
Table 2
Predicted Future Exterior Traffic Noise Levels\(^1\)
Antelope House – Citrus Heights, California

<table>
<thead>
<tr>
<th>Roadway</th>
<th>Location(^2)</th>
<th>Distance from Centerline (ft)(^3)</th>
<th>Offset (dB)(^4,5)</th>
<th>L(_{dn}) (dB)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Antelope Road</td>
<td>Outdoor activity area</td>
<td>80</td>
<td>-3</td>
<td>66</td>
</tr>
<tr>
<td></td>
<td>First-floor façade</td>
<td>60</td>
<td>0</td>
<td>71</td>
</tr>
<tr>
<td></td>
<td>Upper-floor façade</td>
<td>60</td>
<td>+3</td>
<td>74</td>
</tr>
</tbody>
</table>

Notes:
\(^1\) A complete listing of FHWA Model inputs and results are provided in Appendix D.
\(^2\) Outdoor activity area identified on Figure 2.
\(^3\) Distances measured from indicated location to the centerline of Antelope Road.
\(^4\) Because the outdoor activity area will be partially screened from view by the intervening building, a conservative offset of -3 dB was applied.
\(^5\) A +3 dB offset was applied to the upper-floor façades due to reduced ground absorption of sound at elevated floor levels.

Source: Bollard Acoustical Consultants, Inc. (2019)

The Table 2 data indicate that future Antelope Road traffic noise levels of 66 dB L\(_{dn}\) at the proposed outdoor activity area (backyard) would exceed the City of Citrus Heights normally acceptable and conditionally acceptable exterior noise level standards of 60 and 65 dB L\(_{dn}\), respectively. The predicted future exterior traffic noise level at the outdoor activity area takes into consideration the partial screening provided by the proposed intervening structure. Specifically, a conservative offset of 3 dB was applied to account for the partial screening. Because the predicted traffic noise level of 66 dB L\(_{dn}\) within the outdoor activity area exceeds the City of Citrus Heights exterior noise level standards, further consideration of exterior noise abatement measures would be warranted for the project. Such measures are discussed in the following section of this report.

At the first-floor and upper-floor building façade, the Table 2 data indicate that predicted future traffic noise exposure would be 71 dB and 74 dB L\(_{dn}\), respectively. This information is used in a subsequent section of this report to assess compliance with the City’s interior traffic noise level standard.

Traffic Noise Abatement Measures

Exterior Areas

Noise abatement measures for outdoor activity areas of single-family residences can take several forms, including setbacks, lot orientation and noise barriers. For this project a 6 dB decrease in traffic noise levels is required to achieve compliance with the City’s normally acceptable 60 dB L\(_{dn}\) exterior traffic noise level standard. An analysis of noise barrier effectiveness was conducted for this project and the results indicate that a 6-foot tall noise barrier would be required in order to reduce future Antelope Road traffic noise levels to 60 dB L\(_{dn}\). The noise barrier effectiveness
prediction worksheet is provided as Appendix E. The location of the recommended barrier is shown in Figure 4.

Suitable materials for the traffic noise barrier include masonry and precast concrete panels with a minimum density of 4 pound per square foot. Alternatively, the currently proposed wood fence could serve as a suitable noise barrier provided an improved construction methodology is implemented. Specifically, the fence slats should overlap by a minimum of 2 inches and the slats should be screwed into the framing. The purpose of overlapping slats and using screws rather than nails is to ensure that prolonged exposure to the elements does not result in visible gaps through the slats which would result in reduced noise barrier effectiveness.

**Interior Areas**

As indicated in Table 2, future exterior day-night average noise levels at the first-floor facade facing Antelope Road are predicted to be 71 dB L_{dn}. Due to reduced ground absorption at elevated positions, traffic noise levels at the upper-floor facades of the residences are predicted to be 74 dB L_{dn}.

**Noise Reduction Required to Satisfy 45 dB L_{dn} Interior Standard:**

Relative to the City of Citrus Heights 45 dB L_{dn} interior noise level standard, minimum noise level reductions (NLR) of 26 and 29 dB would be required of the first- and upper-floor building facade nearest to Antelope Road, respectively.

**Noise Reduction Required to Satisfy 50/55 dB L_{max} Interior Standards:**

Noise level measurements conducted on the project site on December 19, 2018 indicate that maximum noise levels during the noise survey were 78 dB L_{max} at a position 5 feet above ground, 60 feet from the centerline of Antelope Road. Although average daily traffic volumes on the roadway are expected to increase in the future resulting in elevated day-night average noise levels at the project site relative to existing conditions, individual maximum noise levels are not expected to vary significantly relative to existing maximum levels.

According to the project site plan, the proposed residence is setback approximately 60 feet from the centerline of Antelope Road. At that distance, maximum noise levels would be 78 dB L_{max} at the proposed first-floor building facade. As mentioned previously, due to reduced ground absorption of sound at elevated positions, maximum noise levels at the upper-floor facade of the residence would be 3 dB higher, or 81 dB L_{max}. Relative to the City of Citrus Heights maximum instantaneous noise level standard of 50 dB L_{max} in bedrooms, a NLR of 28 and 31 dB would be required of the first- and upper-floor building facades, respectively. Relative to the maximum instantaneous noise level standard of 55 dB L_{max} in all other habitable rooms, a NLR of 23 and 26 dB would be required of the first- and upper-floor building facades, respectively.
Noise Reduction Provided by Standard Residential Building Construction:

Standard residential construction (wood or stucco siding, STC 27 windows, door weather-stripping, exterior wall insulation, composition plywood roof) typically results in an exterior-to-interior noise level reduction of about 25 dB with windows closed, and approximately 15 dB with windows open. Therefore, standard construction practices would fail to provide the necessary reduction at the proposed building facade nearest to Antelope Road.

Recommended Residential Building Construction Improvements to Achieve Satisfaction with City’s Interior Noise Level Standards:

In order to ensure compliance with the city’s interior noise level criteria, the following window and door assembly upgrades are recommended for the west-, south-, and east-facing building facades:

1. First-floor window and door assemblies should maintain an STC rating of 30.
2. Upper-floor window assemblies should maintain an STC rating of 33.

In addition to the above recommendations, mechanical ventilation (air conditioning) should be implemented in the project design to allow the occupants to close doors and windows as desired for additional acoustical isolation. No further consideration of interior traffic noise abatement measures would be warranted for the development.

Conclusions and Recommendations

The Antelope House will be exposed to future Antelope Road traffic noise levels in excess of the City of Citrus Heights General Plan exterior and interior noise level standards. As a result, the following specific noise abatement measures are recommended for this project:

Exterior

1. A traffic noise barrier should be constructed at the location shown on Figure 2. Suitable materials for the traffic noise barrier include masonry and precast concrete panels with a minimum density of 4 pound per square foot. Alternatively, the currently proposed wood fence could serve as a suitable noise barrier provided an improved construction methodology is implemented. Specifically, the fence slats should overlap by a minimum of 2 inches and the slats should be screwed into the framing. The purpose of overlapping slats and using screws rather than nails is to ensure that prolonged exposure to the elements does not result in visible gaps through the slats which would result in reduced noise barrier effectiveness.

Interior

2. The west-, south-, and east-facing first-floor window and door assemblies should maintain an STC rating of 30.
3. The west-, south-, and east-facing upper-floor window assemblies should maintain an STC rating of 33.

4. Mechanical ventilation (air conditioning) should be provided to allow the occupants to close doors and windows as desired to achieve compliance with the applicable interior noise level criteria.

These conclusions are based on the collected noise level data at the project site, the site plan shown on Figure 2, traffic volumes obtained from the City of Citrus Heights, and on noise reduction data for standard residential dwellings and for typical STC rated window data. Deviations from the project site plan shown on Figure 2, could cause future traffic noise levels to differ from those predicted in this analysis. In addition, Bollard Acoustical Consultants, Inc. is not responsible for degradation in acoustic performance of the building construction due to poor construction practices, failure to comply with applicable building code requirements, or for failure to adhere to the minimum building practices cited in this report.

This concludes BAC’s traffic noise assessment for the proposed Antelope House at 7437 Antelope Road in Citrus Heights, California. Please contact BAC at (916) 663-0500 or JonL@bacnoise.com with any questions regarding this assessment.
# Appendix A

## Acoustical Terminology

<table>
<thead>
<tr>
<th>Term</th>
<th>Definition</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Acoustics</strong></td>
<td>The science of sound.</td>
</tr>
<tr>
<td><strong>Ambient Noise</strong></td>
<td>The distinctive acoustical characteristics of a given space consisting of all noise sources audible at that location. In many cases, the term ambient is used to describe an existing or pre-project condition such as the setting in an environmental noise study.</td>
</tr>
<tr>
<td><strong>Attenuation</strong></td>
<td>The reduction of an acoustic signal.</td>
</tr>
<tr>
<td><strong>A-Weighting</strong></td>
<td>A frequency-response adjustment of a sound level meter that conditions the output signal to approximate human response.</td>
</tr>
<tr>
<td><strong>Decibel or dB</strong></td>
<td>Fundamental unit of sound, a Bell is defined as the logarithm of the ratio of the sound pressure squared over the reference pressure squared. A Decibel is one-tenth of a Bell.</td>
</tr>
<tr>
<td><strong>CNEL</strong></td>
<td>Community Noise Equivalent Level. Defined as the 24-hour average noise level with noise occurring during evening hours (7 - 10 p.m.) weighted by a factor of three and nighttime hours weighted by a factor of 10 prior to averaging.</td>
</tr>
<tr>
<td><strong>Frequency</strong></td>
<td>The measure of the rapidity of alterations of a periodic signal, expressed in cycles per second or hertz.</td>
</tr>
<tr>
<td><strong>L_{dn}</strong></td>
<td>Day/Night Average Sound Level. Similar to CNEL but with no evening weighting.</td>
</tr>
<tr>
<td><strong>Leq</strong></td>
<td>Equivalent or energy-averaged sound level.</td>
</tr>
<tr>
<td><strong>L_{max}</strong></td>
<td>The highest root-mean-square (RMS) sound level measured over a given period of time.</td>
</tr>
<tr>
<td><strong>Loudness</strong></td>
<td>A subjective term for the sensation of the magnitude of sound.</td>
</tr>
<tr>
<td><strong>Masking</strong></td>
<td>The amount (or the process) by which the threshold of audibility is for one sound is raised by the presence of another (masking) sound.</td>
</tr>
<tr>
<td><strong>Noise</strong></td>
<td>Unwanted sound.</td>
</tr>
<tr>
<td><strong>Peak Noise</strong></td>
<td>The level corresponding to the highest (not RMS) sound pressure measured over a given period of time. This term is often confused with the Maximum level, which is the highest RMS level.</td>
</tr>
<tr>
<td><strong>RT_{60}</strong></td>
<td>The time it takes reverberant sound to decay by 60 dB once the source has been removed.</td>
</tr>
<tr>
<td><strong>Sabin</strong></td>
<td>The unit of sound absorption. One square foot of material absorbing 100% of incident sound has an absorption of 1 sabin.</td>
</tr>
<tr>
<td><strong>SEL</strong></td>
<td>A rating, in decibels, of a discrete event, such as an aircraft flyover or train passby, that compresses the total sound energy of the event into a 1-s time period.</td>
</tr>
<tr>
<td><strong>Threshold of Hearing</strong></td>
<td>The lowest sound that can be perceived by the human auditory system, generally considered to be 0 dB for persons with perfect hearing.</td>
</tr>
<tr>
<td><strong>Threshold of Pain</strong></td>
<td>Approximately 120 dB above the threshold of hearing.</td>
</tr>
</tbody>
</table>
Appendix B
FHWA Traffic Noise Prediction Model (FHWA-RD-77-108)
Calibration Worksheet

Project Information:
Job Number: 2018-217
Project Name: Antelope House
Roadway Tested: Antelope Road
Test Location: ST-1
Test Date: December 19, 2018

Weather Conditions:
Temperature (Fahrenheit): 47
Relative Humidity: High
Wind Speed and Direction: 2 MPH NE
Cloud Cover: Partly Cloudy

Sound Level Meter:
Sound Level Meter: LDL Model 820 (BAC #8)
Calibrator: LDL Model CAL200
Meter Calibrated: Immediately before
Meter Settings: A-weighted, slow response

Microphone:
Microphone Location: On project site
Distance to Centerline (feet): 60
Microphone Height: 5 feet above ground
Intervening Ground (Hard or Soft): Soft
Elevation Relative to Road (feet): 5

Roadway Condition:
Pavement Type: Asphalt
Pavement Condition: Good
Number of Lanes: 4
Posted Maximum Speed (mph): 40

Test Parameters:
Test Time: 8:37 AM
Test Duration (minutes): 15
Observed Number Automobiles: 371
Observed Number Medium Trucks: 3
Observed Number Heavy Trucks: 1
Observed Average Speed (mph): 45

Model Calibration:
Measured Average Level ($L_{eq}$): 69.3
Level Predicted by FHWA Model: 67.2
\[ \textbf{Difference:} \quad -2.1 \text{ dB} \]

Conclusions:
Legend
A  ST-1: Facing north
B  ST-1: Facing south

Antelope House
Citrus Heights, California
Photographs of Traffic
Noise Level Measurement Site

Note: Short-term monitoring completed on morning of December 12, 2018, (38°42'25.88"N 121°17'34.72"W)

Appendix C
Appendix D
FHWA Traffic Noise Prediction Model (FHWA-RD-77-108)
Noise Prediction Worksheet

Project Information:

Job Number: 2018-217
Project Name: Antelope House
Roadway Name: Antelope Road

Traffic Data:

<table>
<thead>
<tr>
<th>Year</th>
<th>Average Daily Traffic Volume</th>
<th>Percent Daytime Traffic</th>
<th>Percent Nighttime Traffic</th>
<th>Percent Medium Trucks (2 axle)</th>
<th>Percent Heavy Trucks (3+ axle)</th>
<th>Assumed Vehicle Speed (mph)</th>
<th>Intervening Ground Type (hard/soft)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Future</td>
<td>32,400</td>
<td>83</td>
<td>17</td>
<td>1</td>
<td>1</td>
<td>45</td>
<td>Soft</td>
</tr>
</tbody>
</table>

Traffic Noise Levels:

<table>
<thead>
<tr>
<th>Location</th>
<th>Description</th>
<th>Distance</th>
<th>Offset (dB)</th>
<th>Autos</th>
<th>Medium Trucks</th>
<th>Heavy Trucks</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Outdoor activity area (backyard)</td>
<td>80</td>
<td>-3</td>
<td>65</td>
<td>54</td>
<td>58</td>
<td>66</td>
</tr>
<tr>
<td>2</td>
<td>1st-floor façade</td>
<td>60</td>
<td>0</td>
<td>70</td>
<td>59</td>
<td>63</td>
<td>71</td>
</tr>
<tr>
<td>3</td>
<td>Upper-floor façade</td>
<td>60</td>
<td>3</td>
<td>73</td>
<td>62</td>
<td>66</td>
<td>74</td>
</tr>
</tbody>
</table>

Traffic Noise Contours (No Calibration Offset):

<table>
<thead>
<tr>
<th>L_{dn} Contour, dB</th>
<th>Distance from Centerline, (ft)</th>
</tr>
</thead>
<tbody>
<tr>
<td>75</td>
<td>34</td>
</tr>
<tr>
<td>70</td>
<td>73</td>
</tr>
<tr>
<td>65</td>
<td>157</td>
</tr>
<tr>
<td>60</td>
<td>339</td>
</tr>
</tbody>
</table>

Notes:
1. Future average daily traffic volume for Antelope Road obtained from the City of Citrus Heights General Plan Update and Greenhouse Gas Reduction Plan, Final Environmental Impact Report, Table 4.2-10, Antelope Road between Van Maren Lane and Auburn Boulevard.
2. Offset of -3 dB applied at outdoor activity area to account for the partial shielding provided by the intervening building structure.
3. Offset of +3 dB applied at upper-floor facades to account for reduced ground absorption of sound at elevated positions.
Appendix E
FHWA Traffic Noise Prediction Model (FHWA-RD-77-108)
Noise Barrier Effectiveness Prediction Worksheet

Project Information:  
Job Number: 2018-217  
Project Name: Antelope House  
Roadway Name: Antelope Road  
Location(s): Outdoor activity area (backyard)

Noise Level Data:  
Year: Future  
Auto $L_{dn}$, dB: 65  
Medium Truck $L_{dn}$, dB: 54  
Heavy Truck $L_{dn}$, dB: 58

Site Geometry:  
Receiver Description: Outdoor activity area (backyard)  
Centerline to Barrier Distance ($C_1$): 60  
Barrier to Receiver Distance ($C_2$): 20  
Automobile Elevation: 0  
Medium Truck Elevation: 2  
Heavy Truck Elevation: 8  
Pad/Ground Elevation at Receiver: 0  
Receiver Elevation$^1$: 5  
Base of Barrier Elevation: 0  
Starting Barrier Height: 6

Barrier Effectiveness:

<table>
<thead>
<tr>
<th>Top of Barrier Elevation (ft)</th>
<th>Barrier Height$^2$ (ft)</th>
<th>$L_{dn}$ dB</th>
<th>Total</th>
<th>Barrier Breaks Line of Sight to…</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Autos Trucks</td>
<td>Heavy Trucks</td>
<td>Total Autos</td>
</tr>
<tr>
<td>6</td>
<td>6</td>
<td>59</td>
<td>48</td>
<td>53</td>
</tr>
<tr>
<td>7</td>
<td>7</td>
<td>58</td>
<td>47</td>
<td>53</td>
</tr>
<tr>
<td>8</td>
<td>8</td>
<td>57</td>
<td>46</td>
<td>52</td>
</tr>
<tr>
<td>9</td>
<td>9</td>
<td>56</td>
<td>44</td>
<td>51</td>
</tr>
<tr>
<td>10</td>
<td>10</td>
<td>55</td>
<td>43</td>
<td>49</td>
</tr>
<tr>
<td>11</td>
<td>11</td>
<td>54</td>
<td>43</td>
<td>48</td>
</tr>
<tr>
<td>12</td>
<td>12</td>
<td>53</td>
<td>42</td>
<td>48</td>
</tr>
<tr>
<td>13</td>
<td>13</td>
<td>52</td>
<td>41</td>
<td>47</td>
</tr>
<tr>
<td>14</td>
<td>14</td>
<td>52</td>
<td>40</td>
<td>46</td>
</tr>
</tbody>
</table>

Notes:  
1.Standard receiver elevation is five feet above grade/pad elevations at the receiver location(s)
November 21, 2018

Mr. Hassan Minoeifar
Green Source Construction, Inc.
721 North B Street
Sacramento, CA 95814

RE: ARBORIST REPORT FOR TREE PROTECTION DURING DEVELOPMENT FOR TREES AT 7429 ANTELOPE ROAD, CITRUS HEIGHTS, CA

Dear Mr. Minoeifar,

Thank you for the opportunity to provide arborist consulting services for the trees growing on the property at 7429 Antelope Road, Citrus Heights, CA.

Assignment: Provide the tree data and protection for the trees growing on the property at 7429 Antelope Road, to meet the City of Citrus Heights Tree Preservation and Protection Ordinance.

Observations: The trees were inspected on Wednesday, November 21, 2018. The trees are growing on a parcel that was adjacent to a single family house and a park, between the creek and Antelope Road. The area for the proposed new building was shown on the plan provided by Mr. Minoeifar. The plan showed the new building was placed to not cause any impact or conflict with adjacent tree canopies, and all trees intended to be retained.

The trees are growing in an area between Antelope Road and Cripple Creek. Some of the trees are on the bank of the creek. All of the trees except the Blue Oak tree adjacent to the existing structure on the west side of the site did not appear to have received any routine maintenance. There was some cutting of ivy on the trunks of many trees, and the only live ivy was observed on tree #82.

All trees were inspected and measured. Those trees found to be 6 inches or greater in diameter were included in this report. A total of 26 trees were included in the inspection. Protected trees in Citrus Heights include all native oak with single trunks greater than 6” diameter, native oaks with multiple trunks combined greater than 10” in diameter, and all other trees greater than 19” diameter. It was not stated that this is a significant grove identified by City Council resolution that would make it a protected stand of trees. The property contains 26 native oaks, and 2 are also protected trees greater than 19” diameter, 1 Blue Oak, #59, and 1 Valley Oak, #76. All diameter measurements were taken at 4.5 feet above ground, or the closest height to represent the correct trunk diameter of the trees or stems on multiple stemmed trees. If the height varied from 4.5 feet the height the measurement was taken was listed on the tree list.
The tools used during the inspection were a diameter tape, mallet, hand mattocks, probe, hammer, nails, tree tags, and hypsometer. All inspections were made from the ground. The trees were measured to the tenth diameter measurement with a diameter tape.

The condition rating combines both health and structure observations and includes the health observations of vigor, leaf size, color, and density with the structural elements such as: branch attachments; dead branches; decay; basal decay; girdling roots; lean and crown symmetry; and insect and diseases. The rating scale used is:

Excellent 81-100
Good 61-80
Fair to good 55-60
Fair 46-54
Fair to poor 41-45
Poor 21-40
Very poor 1-20
Dead 0

The inspection data is included in the attached spreadsheet titled 7429 Antelope Road Tree List.

Other testing or examination: No additional testing or examination was requested or found necessary at the time of the inspection.

Discussion: The final plans for the property were not available at the time of the inspection showing utilities and walkways. The building footprint was shown to be clear of the existing trees.

Based on the proposed plan of the building footprint, it shows the building will avoid conflict with tree canopies. It appears the “floor above” shown on the plan extends beyond the foundation area. There may be a need for some branch pruning from leaning trees to clear the new building, but there is no intended conflict with the foundation.

The site is adjacent to a previous single-family home that now is set up as a park office. The Blue Oak tree #59, closest to that structure, is in conflict with an existing walkway to the building and the trunk flare is growing over the concrete. This can be corrected by removing the concrete and moving the sidewalk farther from the tree. This tree also has branches growing close to the chimney that should be pruned for clearance.

All the tree trunks present appear to be far enough away from the proposed structure that tree protection fencing can be set up to protect the trees and soil in the Tree Protection Zone so the trees can be preserved. There could be limited minimal encroachment, if necessary when the final plans are completed, on one side of some of the trees not to exceed 20% encroachment into the tree protection zone.

The overall intent of the design was to avoid conflict with the trees present on the site.
As the use of the site will be changed with a new building, the trees on the site should be pruned to reduce the risk of branch failure impacting users or site improvements. The trees have dead branches, end weights, and tree #74 has a suspended cut off branch hanging down to about 8 feet. The pruning on the trees should be performed to reduce risk and improve structure of the trees. The pruning should remove the smallest diameter branches possible and retain the largest crowns possible. The trees growing on the creek bank appear to be providing erosion control of the bank and those trees should be retained as long as possible. Pruning information is provided.

The pruning and care may not be a responsibility of the building construction contractor, and with the protective fencing any risk of tree branch failures to the building construction should be reduced.

**Conclusion:** There were 26 trees inspected for this property. The property contains 2 protected trees. The species present were 14 Valley Oak, 7 Interior Live Oak, 4 Blue Oak, and 1 Butternut. There are no removals planned and no proposed conflicts with existing trees that would require mitigation planting. The tree protection should be put in place before any site work occurs.

**General Tree Protection:** Prior to clearing or grubbing or site construction, tree protection fencing shall be installed to the TPZ distance for protected trees. The fencing shall remain in place through the entire construction activities. Tree protection shall be designed for, and retained in place, during landscape installation activities to the TPZ as required by the City, although approved work may occur to landscape within the TPZ. The fencing is designed to keep away from trees and protect the soil around the trees where roots are growing and water and air will permeate into the soil. The required Citrus Heights tree protection signage shall be installed on the fences in clear view. When approved work must take place within a protected area, efforts and practices to reduce soil compaction and reduce the root pruning and the removal of roots shall be followed.

If any trees are found to be in the way of utilities or excavation, a qualified arborist shall be present to oversee the potential impacts and necessary mitigation for the subject tree or trees. The first approach is to relocate the utility. If that cannot be done, the qualified arborist will work with the contractor to mitigate the situation as best appropriate.

If any trees are found to require root pruning, roots less than 2 inches in diameter shall be cut prior to excavation to limit the extent of injury to the roots towards the tree. If roots from two to four inches diameter are encountered that need to be pruned, a qualified arborist shall be present to direct the cutting and determine if mitigation is necessary. If roots larger than 4 inches are encountered, a qualified arborist shall be present to advise about the decision and location to cut, and any mitigation to reduce impact to the tree’s health and stability.

If trees need pruning for construction activities, those trees should be identified prior to the construction operations. Trees that will be pruned shall be pruned to specifications written in accordance with ANSI A300 Pruning standards, with the objective to reduce risk, improve structure, provide necessary clearance, and retain as large a foliar canopy as possible. Pruning cuts shall be made in the outer third of the crown with only dead branches growing in the interior $2/3^{rd}$ of the crown to be removed, and weakly attached branches growing in the interior $2/3^{rd}$ of the crown to be reduced or removed.

Great care must be exercised when work is conducted upon or around protected trees. The purpose of this Section is to define procedures necessary to protect the health of affected protected trees. The policies and procedures described in this Section apply to all encroachments into the protected zone of protected trees. All Tree Permits shall be deemed to incorporate the provisions of this chapter except as the Tree Permit may otherwise specifically provide.

A. Trenching procedure. Trenching within the protected zone of a protected tree, when permitted, may only be conducted with hand tools or as otherwise directed by an arborist, in order to avoid root injury.

B. Cutting roots. 1. Minor roots less than one inch in diameter may be cut, but damaged roots shall be traced back and cleanly cut behind any split, cracked or damaged area. 2. Major roots over one inch in diameter may not be cut without approval of an Arborist. Depending upon the type of improvement being proposed, bridging techniques or a new site design may need to be employed to protect the root and the tree.
C. Ground surface fabric. If any native ground surface fabric within the protected zone must be removed for any reason, it shall be replaced within 48 hours.

D. Irrigation systems. An independent low-flow drip irrigation system may be used for establishing drought-tolerant plants within the protected zone of a protected tree. Irrigation shall be gradually reduced and discontinued after a two-year period.

E. Plant materials under oaks. Planting live material under native oak trees is generally discouraged, and it will not be permitted within six feet of the trunk of a native oak tree with a diameter at breast height (DBH) of 18 inches or less, or within 10 feet of the trunk of a native oak tree with a DBH of more than 18 inches. Only drought tolerant plants will be permitted within the protected zone of native oak trees.

F. Protective fencing. A minimum five-foot high chain link or substitute fence approved by the Director shall be installed at the outermost edge of the protected zone of each protected tree or groups of protected trees. Exceptions to this policy may occur in cases where protected trees are located on slopes that will not be graded. However, approval must be obtained from the Department to omit fences in any area of the project.

G. Final certification of tree work. All of the tree preservation measures required by the conditions of the discretionary project approval, the Arborist's report and the Tree Permit, as applicable, shall be completed and certified by the developer's Arborist prior to issuing an occupancy permit.

Section 106.39.050 – Standards and Procedures for Approved Work

A. Trenching procedure. Trenching within the protected zone of a protected tree, when permitted, may only be conducted with hand tools or as otherwise directed by an arborist, in order to avoid root injury.

B. Cutting roots.

7429 Antelope Road, Citrus Heights, CA Arborist Report

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1. Minor roots less than one inch in diameter may be cut, but damaged roots shall be traced back and cleanly cut behind any split, cracked or damaged area.

2. Major roots over one inch in diameter may not be cut without approval of an Arborist. Depending upon the type of improvement being proposed, bridging techniques or a new site design may need to be employed to protect the root and the tree.

C. Ground surface fabric. If any native ground surface fabric within the protected zone must be removed for any reason, it shall be replaced within 48 hours.

D. Irrigation systems. An independent low-flow drip irrigation system may be used for establishing drought-tolerant plants within the protected zone of a protected tree. Irrigation shall be gradually reduced and discontinued after a two-year period.

E. Plant materials under oaks. Planting live material under native oak trees is generally discouraged, and it will not be permitted within six feet of the trunk of a native oak tree with a diameter at breast height (DBH) of 18 inches or less, or within 10 feet of the trunk of a native oak tree with a DBH of more than 18 inches. Only drought tolerant plants will be permitted within the protected zone of native oak trees.

F. Protective fencing.

1. Type of fencing. A minimum five-foot high chain link or substitute fence approved by the Director shall be installed at the outermost edge of the protected zone of each protected tree or groups of protected trees. Exceptions to this policy may occur in cases where protected trees are located on slopes that will not be graded. However, approval must be obtained from the Department to omit fences in any area of the project.

2. Fence installation. The fences shall be installed in accordance with the approved fencing plan prior to the commencement of any grading operations or such other time as determined by the review body. The developer shall call the Department for an inspection of the fencing prior to grading operations.

3. Signing. Signs shall be installed on the fence in four equidistant locations around each individual protected tree. The size of each sign must be a minimum of two feet by two feet and must contain the following language:

"WARNING, THIS FENCE SHALL NOT BE REMOVED OR RELOCATED WITHOUT WRITTEN AUTHORIZATION FROM THE CITRUS HEIGHTS COMMUNITY DEVELOPMENT DEPARTMENT."

Signs placed on fencing around a grove of protected trees shall be placed at approximately 50-foot intervals.

4. Fence removal. Once approval has been obtained, the fences shall remain in place throughout the entire construction period and shall not be removed without obtaining written authorization from the Department.

G. Retaining walls and root protection. Where a Tree Permit has been approved for construction of a retaining wall within the protected zone of a protected tree, the developer shall provide for the immediate protection of exposed roots from moisture loss during the time prior to completion of the wall. The retaining wall shall be constructed within 72 hours after
completion of grading unless appropriate root protection is provided, as approved by the arborist.

II. Preservation devices. If required, preservation devices such as aeration systems, oak tree wells, drains, special foundation systems, special paving and cabling systems must be installed per approved plans and certified by the Arborist.

I. Grading.

1. Every effort should be made to avoid cut and/or fill slopes within or in the vicinity of the protected zone of any protected tree.
2. No grade changes are permitted which cause water to drain to within twice the longest radius of the protected zone of any protected tree.
3. No grade changes are permitted that will lower the ground on all sides of the tree.

J. Chimney locations. A chimney for a wood-burning fireplace or stove shall not be located within the canopy of a tree, within eight feet of any branch of a tree, or in another location where sparks from the chimney may damage a tree.

As the construction plan is formulated, if a more specific tree protection plan is needed, it will be created to address any specific site needs and construction practices.

Please contact me at 650-740-3461, or gordon@mannandtrees.com, if you have any questions about this report or any other services we provide.

Sincerely,

Gordon Mann
Consulting Arborist and Urban Forester

Registered Consulting Arborist #480
ISA Certified Arborist and Municipal Specialist #WE-0151AM
CaUFC Certified Urban Forester #127
ISA Qualified Tree Risk Assessor
California Tree and Landscape Consulting, Inc.
Auburn, CA
650-740-3461
gordon@mannandtrees.com
www.calllc.com

Attachments: 7429 Antelope Road Tree List
Pruning Large Trees

Branches are to be pruned by either reduction, thinning, or raising cuts to achieve the appropriate clearance over the area. The smallest diameter branches should be removed, working from the branch tips towards the center, removing none to minimal interior foliage inside the final outward branch cut. Trees shall be cleaned to remove dead branches, weakly attached branches, and branches where significant damage has occurred by rubbing, animals, insects, or critical disease. All pruning cuts shall be made in accordance with American National Standards Institute (ANSI) A300 Part 1 Pruning Standards and International Society of Arboriculture (ISA) Best Management Practices for Pruning.

On trees larger than six inches in diameter, all dead branches greater than one-inch diameter shall be removed. Long heavy branches that are either growing flat or bending down shall have approximately 15% of the end weight reduced, accomplished by a combination of pruning the downward growing branches, shortening long tips, and thinning endweights. If any structural issues are observed by the climber working in the tree, they shall notify the property manager immediately to discuss the tree’s needs.
Depending on the location and site needs, clearance should be performed by pruning the smallest branches inward from the branch tips until the permanent branches are in place. Clearance minimums should be set, for example: 7.5' over sidewalks, 10 feet over parking spaces, and 14.5 feet over truck traffic streets. Clearance pruning shall be carefully performed until the permanent branches are identified. Up to 25% of the total foliage on any tree should be the maximum removed during any planned pruning cycle.

Any special site issues for utility clearance or conflicts with other objects shall be managed by early pruning to direct growth away from the target lines, overhead lights, flags, or buildings.

Assumptions and Limitations: This report provides information about the subject tree at the time of the inspection. Trees and conditions may change over time. This report is only valid for the tree with the conditions present at the time of the inspection. All observations were made while standing on the ground.

Arborists are tree specialists who use their education, knowledge, training and experience to examine trees, recommend measures to enhance the beauty and health of trees, and attempt to reduce the risk of living near trees. Clients may choose to accept or disregard the recommendations of the arborist, or seek additional advice.

Arborists cannot detect every condition that could possibly lead to the structural failure of a tree. Trees are living organisms that can fail in ways we do not fully understand. Conditions are often hidden within trees and below ground. Arborists cannot guarantee that a tree will be healthy or safe under all circumstances, or for a specified period of time. Likewise, remedial treatments, like any medicine, cannot be guaranteed.

Treatment, pruning, and removal of trees may involve considerations beyond the scope of the arborist's services such as property boundaries, property ownership, site lines, disputes between neighbors, landlord-tenant matters, etc. Arborists cannot take such issues into account unless complete and accurate information is given.

Trees can be managed, but they cannot be controlled. To live near a tree is to accept some degree of risk. The only way to eliminate all risks is to eliminate all trees.

Tree tags may be grown over, and should be planned to replace or re-tag every 3 to 5 years depending on tree conditions and tree species.
California Tree and Landscape Consulting, Inc.

GORDON MANN

EDUCATION AND QUALIFICATIONS

1977 Bachelor of Science, Forestry, University of Illinois, Champaign.


1984 Certified as an Arborist, WE-0151A, by the International Society of Arboriculture (ISA).

2004 Certified as a Municipal Specialist, WE-0151AM, by the ISA.

2011 Registered Consulting Arborist, #480, by the American Society of Consulting Arborists (ASCA).

2003 Graduate of the ASCA Consulting Academy.

2006 Certified as an Urban Forester, #127, by the California Urban Forests Council (CaUFC).

2011 TRACE Tree Risk Assessment Certified, continued as an ISA Qualified Tree Risk Assessor (T.R.A.Q.).

PROFESSIONAL EXPERIENCE

2016 – Present CALIFORNIA TREE AND LANDSCAPE CONSULTING, INC (CalTLC). President and Consulting Arborist. Auburn. Mr. Mann provides consultation to private and public clients in health and structure analysis, inventories, management planning for the care of trees, tree appraisal, risk assessment and management, and urban forest management plans.

1986 - Present MANN MADE RESOURCES. Owner and Consulting Arborist. Auburn. Mr. Mann provides consultation in municipal tree and risk management, public administration, and developing and marketing tree conservation products.

2015 – 2017 CITY OF RANCHO CORDOVA, CA. Contract City Arborist. Mr. Mann serves as the City's first arborist, developing the tree planting and tree maintenance programs, performing tree inspections, updating ordinances, providing public education, and creating a management plan.

1984 – 2007 CITY OF REDWOOD CITY, CA. City Arborist, Arborist, and Public Works Superintendent. Mr. Mann developed the Tree Preservation and Sidewalk Repair Program, supervised and managed the tree maintenance program, performed

7429 Antelope Road, Citrus Heights, CA Arborist Report

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inspections and administered the Tree Preservation Ordinance. Additionally, he oversaw the following Public Works programs: Streets, Sidewalk, Traffic Signals and Streetlights, Parking Meters, Signs and Markings, and Trees.

1982 – 1984 CITY OF SAN MATEO, CA. Tree Maintenance Supervisor. For the City of San Mateo, Mr. Mann provided supervision and management of the tree maintenance program, and inspection and administration of the Heritage Tree Ordinance.

1977 – 1982 VILLAGE OF BROOKFIELD, IL. Village Forester. Mr. Mann provided inspection of tree contractors, tree inspections, managed the response to Dutch Elm Disease. He developed an in-house urban forestry program with leadworker, supervision, and management duties to complement the contract program.

1979 - Present INTERNATIONAL SOCIETY OF ARBORICULTURE. Member.
- Board of Directors (2015 - Present)
- True Professional of Arboriculture Award (2011); In recognition of material and substantial contribution to the progress of arboriculture and having given unselfishly to support arboriculture.

1982 - Present WESTERN CHAPTER ISA (WCISA). Member.
- Chairman of the Student Committee (2014 - 2017)
- Member of the Certification Committee (2007 - Present)
- Chairman of the Municipal Committee (2009 - 2014) • Award of Merit (2016) In recognition of outstanding meritorious service in advancing the principles, ideals and practices of arboriculture.
- Annual Conference Chair (2012)
- Certification Proctor (2010 – Present)
- President (1992 - 1993)
- Award of Achievement and President's Award (1990)

1985 - Present CALIFORNIA URBAN FORESTS COUNCIL (CaUFC). Member; Board Member (2010 - Present)

1985 - Present SOCIETY OF MUNICIPAL ARBORISTS (SMA). Member. e Legacy Project of the Year (2015) • In recognition of outstanding meritorious service in advancing the principles, ideals and practices of arboriculture.
- Board Member (2005 - 2007)

2001 - Present AMERICAN SOCIETY OF CONSULTING ARBORISTS. Member. e Board of Directors (2006 - 2013)
- President (2012)

2001 - Present CAL FIRE. Advisory Position.
- Chairman of the California Urban Forestry Advisory Committee (2014 - 2017)

2007 – Present AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI): A300 TREE MAINTENANCE STANDARDS

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COMMITTEE. SMA Representative and Alternate.
- Alternative Representative for SMA (2004 - 2007; 2012 - Present)
- Representative for SMA (2007 - 2012)

2007 - Present SACRAMENTO TREE FOUNDATION. Member and Employee.
- Co-chair/member of the Technical Advisory Committee (2012 - 2017)
- Urban Forest Services Director (2007 - 2009)
- Facilitator of the Regional Ordinance Committee (2007 - 2009)
- 1988 - 1994 TREE CLIMBING COMPETITION.
  - Chairman for Northern California (1988 - 1992)

PUBLICATIONS AND LECTURES

Mr. Mann has authored numerous articles in newsletters and magazines such as Western Arborist, Arborist News, City Trees, Tree Care Industry Association, Utility Arborists Association, City/Trees, and Arborists Online, covering a range of topics on Urban Forestry, Tree Care, and Tree Management. He has developed and led the training for several programs with the California Arborist Association. Additionally, Mr. Mann regularly presents at numerous professional association meetings on urban tree management topics.
<table>
<thead>
<tr>
<th>Retain</th>
<th>Branches</th>
<th>Lean</th>
<th>Trunk</th>
<th>Crown</th>
<th>Spread</th>
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<td>59</td>
<td>20</td>
<td>4.5</td>
<td>6.3</td>
<td>Poor</td>
<td>6.3</td>
</tr>
</tbody>
</table>

**Observation Comments:**
- Lean over chimney & walkway to bridge & west
- Trunk bare of growth over.
- 1-sided crown, lean NW, 2 sided crown.

**Status:**
- Develop

**Tree List:**
- 7429 Antelope Road
<table>
<thead>
<tr>
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</thead>
<tbody>
<tr>
<td>Retain</td>
<td>Slightly build trunk flare, adjacent stem broken &amp; Dead</td>
<td>Trunk flare, lean NE, T-sliced adjacent stem broken &amp; dead</td>
<td>Dead branches extended over branches, lean SW, dead branches.</td>
<td>Dead branches extended over branches, lean SW, dead branches.</td>
<td>Dead branches extended over branches, lean SW, dead branches.</td>
<td>23 branches counted</td>
<td>49</td>
<td>4.5</td>
<td>16.1</td>
<td>Poor</td>
<td>70 Valley oak</td>
<td>Quercus lobata</td>
<td>70</td>
<td>D30</td>
<td>10.1</td>
<td>Fair</td>
<td>60 Butternut</td>
<td>Juglans</td>
<td>70</td>
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<td>Retain</td>
<td>Appears well-rooted but leaning to lower on bank and Dead</td>
<td>Dead branches extended over branches, lean SW, dead branches.</td>
<td>Dead branches extended over branches, lean SW, dead branches.</td>
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<td>D45</td>
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<td>Fair</td>
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<td>Quercus</td>
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<tr>
<td>Retain</td>
<td>Growing on top of bank &amp; weighted to SE &amp; Dead branches &amp; dead</td>
<td>Severe lean, co-dom at 5', lean SW, dead branches.</td>
<td>Co-dom at 5', lean SW, dead branches.</td>
<td>Co-dom at 5', lean SW, dead branches.</td>
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<td>Poor</td>
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<td>Retain</td>
<td>Growing on top of bank &amp; weighted to E &amp; lean</td>
<td>Lean E, and weighted to E.</td>
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<td>41</td>
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<td>Retain</td>
<td>Solid top of bank &amp; leaning</td>
<td>Lean E, and weighted E. on top of bank</td>
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7429 Antelope Road Tree List
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<th>Tree</th>
<th>Status</th>
<th>Issues</th>
<th>Crown</th>
<th>Trunk</th>
<th>Spreading</th>
<th>Height</th>
<th>DBH</th>
<th>1 Stem</th>
<th>2 Stems</th>
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</table>
| Quercus | Poor | Overcrowded | Dead | Dead | Dead | Overcrowed.
<table>
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<tr>
<th>Retain</th>
<th>Lean in Trunk</th>
<th>Branches</th>
<th>Trunk Diameter</th>
<th>Height</th>
<th>Condition</th>
<th>Clearing Width</th>
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<tr>
<td>Trees W, end weights, lean</td>
<td>Branches, extend to 16 ft, over</td>
<td>Tree is crown, end weights, dead</td>
<td>16 ft</td>
<td>4 ft</td>
<td>poor</td>
<td>17.48</td>
<td>81 Valley oak</td>
</tr>
<tr>
<td>Trees N, end weights, lean</td>
<td>Branches, extend to 16 ft, over</td>
<td>Tree is crown, end weights, dead</td>
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<td>17.48</td>
<td>81 Valley oak</td>
</tr>
</tbody>
</table>

26 total trees, no trees proposed for removal for the construction project; the trees should receive routine maintenance, mostly pruning.