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WHEN RECORDING MAIL TO:

County of Sacramento
Planning and Environmental Review
827 7th Street, Room 225
Sacramento, CA 95814
CONTACT PERSON: Julie Newton
TELEPHONE: (916)874-6141

ENDORSED
SACRAMENTO COUNTY
SEP 04 2025
FLORENCE EVANS, CLERK/RECORDER
BY _____ DEPUTY

SPACE ABOVE RESERVED FOR RECORDER'S USE

NOTICE OF EXEMPTION

Project Title:
McZeek Parcel Map

Control Number:
PLNP2024-00176

Project Location:
The project site is located on the south side of Artesia Road, approximately 860 feet east of the intersection of Elwyn Avenue and Artesia Road, in the Rio Linda/Elverta community of unincorporated Sacramento County.

APN:
202-0020-009-0000

Description of Project:
The project consists of the division of a vacant 4.65-acre parcel zoned AR-2 (Agricultural-Residential – 2 Acres) into two lots, accommodating future agricultural-residential development consistent with densities allowed by the zoning. The project also includes the installation of two new driveways. Portions of the driveways will cross existing wetlands; therefore, culverts will be installed to facilitate hydrological functions.

The project consists of the following entitlements:

1. A **Tentative Parcel Map** to divide a 4.65-acre parcel into two lots located on Artesia Road east of Elwyn Avenue in the AR-2 zone of the Rio Linda/Elverta community.

2. A **Design Review** to determine substantial compliance with the *Sacramento County Countywide Design Guidelines* (Design Guidelines).

Name of Public Agency Approving Project:
Sacramento County – ceqa@saccounty.gov

Person or Agency Carrying out Project:
Williams L. McZeek Revocable Trust
Contact: William McZeek
57 Cathcart Avenue
Sacramento, CA 95838
Will.mczeek@sonic.net
(925) 765-4019

Exempt Status:

Public Resources Code (PRC) Section 21083.3; CEQA Guidelines Section 15183(a) – Projects consistent with development densities established by existing zoning, community plan or general plan policies.

Reasons Why Project is Exempt:

Section 15183 (PRC Section 21083.3), provides that projects which are consistent with the development density established by zoning, community plan, or general plan policies for which an environmental impact report (EIR) has been certified "shall not require additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site." An EIR was prepared and certified by the Board of Supervisors for the Sacramento County General Plan Update (SCH# 2007082086) incorporated by reference and available at: https://planning.saccounty.gov/PlansandProjectsIn-Progress/Pages/GeneralPlan.aspx.

The project is consistent with the development density and use characteristics considered by the General Plan EIR and Zoning Code for the Agricultural-Residential – 2 Acres (AR-2) land use designation. The project includes the division of the parcel into two new parcels for future residential development, which would be consistent with the existing surrounding uses. Construction of the project would comply with County Code Title 16 (Building and Construction) including land grading and erosion control (Chapter 16.44) and Title 22 (Land Development).

No new impacts peculiar to the project or the parcel on which the project will be located have been identified that would necessitate further environmental review beyond the impacts and issues already disclosed and analyzed in the General Plan Update EIR. No other special circumstances exist that would create a reasonable possibility that the project will have a significant adverse effect on the environment. Therefore, pursuant to CEQA Guidelines Section 15183, no further environmental review is required.

Section 15183 Analysis:

Section 15183(b) specifies that a public agency shall limit its evaluation of environmental effects to those which the agency determines:

1. *Are peculiar to the project or the parcel on which the project would be located.*

   The project site is a vacant 4.65-acre parcel located adjacent to agricultural-residential development to the north, east, and south and a school facility to the west. The proposed project involves subdividing the parcel into two lots. The site contains approximately 0.469 acres of wetland features, including two vernal pools, a vernal swale, and a seasonal wetland. To preserve hydrologic function, the project site plan includes the installation of culverts at wetland features to maintain surface water flow and hydrologic continuity. There are no known environmental effects that are peculiar to the project or the parcel on which the project would be located.

2. *Were not analyzed as significant effects in a prior EIR on the zoning action, general plan, or community plan, with which the project is consistent.*

   Construction of the project is not anticipated to result in significant effects which were not analyzed in the General Plan Update EIR.

3. *Are potentially significant off-site impacts and cumulative impacts which were not discussed in the prior EIR prepared for the general plan, community plan, or zoning action.*

   Construction of the project does not include off-site impacts and would not result in cumulative impacts which were not analyzed in the General Plan Update EIR.

4. *Are previously identified significant effects which, as a result of substantial new information which was not known at the time the EIR was certified, are determined to have a more severe adverse impact than discussed in the prior EIR.*

   There is no substantial new information that would result in a determination of a more severe impact than what had been anticipated by the General Plan Update EIR.

Section 15183(e) further specifies the analysis shall be limited to those environmental effects for which:

1. *Each public agency with authority to mitigate any of the significant effects on the environment identified in the EIR on the planning of zoning action undertakes or requires others to undertake mitigation measure specified in the EIR which the lead agency found to be feasible, and*

2. *The lead agency makes a finding at a public hearing as to whether the feasible mitigation measures will be undertaken.*

   Implementation of the project will undertake all feasible mitigation measures specified in the General Plan Update EIR. Mitigation measures that remain applicable to the project are identified in the attached 15183 General Plan Consistency Checklist.

Julie Newton

Digitally signed by Julie Newton
DN: cn=Julie Newton, o=Sacramento County, ou, email=newtonju@saccounty.net, c=US
Date: 2025.08.04 17:08:45 -07'00'

Julie Newton
ENVIRONMENTAL COORDINATOR OF
SACRAMENTO COUNTY, STATE OF CALIFORNIA

Copy To:

☒ **County Clerk of Sacramento**
County Clerk
3636 American River Drive, Suite 110
Sacramento, CA 95864

☒ **Office of Land Use and Climate Innovation**
State Clearinghouse
1400 10th Street
Sacramento, CA 95814

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APPENDICES

Appendix A: Stantec, Inc., McZeek Property Biological Report, prepared by Alexandra Topor, December 23, 2024.

Appendix B: Stantec, Inc., McZeek Property Wetland Delineation and Preliminary Jurisdictional Determination, prepared by Alexandra Topor, January 2, 2025.

Due to the length, Appendices A and B are available to view at Sacramento County Planning and Environmental Review, 827 7th Street Room 225, Sacramento, CA 95814 during normal business hours, or online at http://planningdocuments.saccounty.gov

The direct link is:
https://planningdocuments.saccounty.gov/ViewProjectDetails.aspx?ControlNum=PLNP2024-00176

COUNTY OF SACRAMENTO
PLANNING AND ENVIRONMENTAL REVIEW
SECTION 15183 GENERAL PLAN CONSISTENCY ANALYSIS

PROJECT INFORMATION

PROJECT TITLE: McZeek Parcel Map

CONTROL NUMBER: PLNP2024-00176

LEAD AGENCY: County of Sacramento
827 7th Street, Room 225
Sacramento, CA 95814

PROJECT SPONSOR: Williams L. McZeek Revocable Trust
William McZeek
57 Cathcart Avenue
Sacramento, CA 95838
Will.mczeek@sonic.net

LOCATION: The project site is located on the south side of Artesia Road, approximately 860 feet east of the intersection of Elwyn Avenue and Artesia Road, in the Rio Linda/Elverta community of unincorporated Sacramento County.

ASSESSOR'S PARCEL NUMBER: 202-0020-009-0000

GENERAL PLAN DESIGNATION: AG-RES - Agricultural-Residential

ZONING: AR-2 - Agricultural-Residential - 2 Acres

PROJECT DESCRIPTION

The project consists of the division of a vacant 4.65-acre parcel zoned AR-2 (Agricultural-Residential – 2 Acres) into two lots, accommodating future agricultural-residential development consistent with densities allowed by the zoning. The project also includes the installation of two new driveways. Portions of the driveways will cross existing wetlands; therefore, culverts will be installed to facilitate hydrological functions.

The project consists of the following entitlements:

1. A **Tentative Parcel Map** to divide a 4.65-acre parcel into two lots located on Artesia Road east of Elwyn Avenue in the AR-2 zone of the Rio Linda/Elverta community.

2. A **Design Review** to determine substantial compliance with the *Sacramento County Countywide Design Guidelines* (Design Guidelines).

SURROUNDING LAND USES AND SETTING

The project site is located on the south side of Artesia Road, approximately 865 feet East of Elwyn Avenue (**Plate GPC-1**). The subject site is zoned for Agricultural Residential Use (AR-2), as are the surrounding parcels to the north, east, and west. The neighboring parcel to the south is zoned as AR-10 (**Plate GPC-2**).

The project site contains a mix of seasonal wetland features, including two vernal pools, a vernal swale, and a seasonal wetland. Collectively, these features encompass approximately 0.469 acres and are dispersed throughout the property, as shown in **Plate GPC-3**. The project site is currently undeveloped, and the wetland features appear to have retained their natural conditions.

GENERAL PLAN UPDATE EIR

The Sacramento County General Plan establishes the framework for development in the unincorporated County that balances environmental protection with community issues such as new growth and housing needs. The General Plan Update (GPU) includes a new growth management strategy, a stronger focus on addressing existing communities, and revitalizing aging corridors. Additionally, the GPU adopted a new Economic Development Element, a Delta Protection Element, and strategies to reduce greenhouse gas emissions consistent with state law. The General Plan has a time horizon of 2030.

An Environmental Impact Report (EIR) was prepared for the Sacramento County General Plan Update (Final EIR; County Control No. 2002-GPB-0105, SCH# 2007082086) and includes a comprehensive evaluation of environmental impacts that would result from implementation of the GPU. Feasible mitigation measures were included as part of the GPU Final EIR. The Final EIR was certified by the Board of Supervisors (BOS) on November 9, 2011.

Subsequently, the Sacramento County Climate Action Plan (CAP) was developed to reduce greenhouse gas (GHG) emissions and adapt to the effects of climate change. Furthermore, the CAP provides mechanisms to reduce GHG emissions associated with implementing the Sacramento County General Plan. A Supplemental Environmental Impact Report (SEIR) was prepared for the Sacramento County Climate Action Plan (Final SEIR; County Control No. PLNP2016-00063, SCH# 2023120386) and was certified by the BOS on November 6, 2024.

The GPU Final EIR and CAP Final SEIR are incorporated by reference in accordance with State CEQA Guidelines Section 15150 and available at:

https://planning.saccounty.gov/PlansandProjectsIn-Progress/Pages/GeneralPlan.aspx

https://planning.saccounty.gov/PlansandProjectsIn-Progress/Pages/CAP.aspx

The above document is also available for review at Sacramento County Planning and Environmental Review, 827 7th Street, Room 225 Sacramento, CA 95814.

§15183 General Plan Consistency Checklist

This checklist provides an analysis of potential environmental impacts resulting from the project. Following the format of CEQA Guidelines Appendix G, environmental effects are evaluated to determine if the project would result in a potentially significant impact triggering additional review under CEQA Guidelines Section15183.

New Significant Impact indicates the project would result in a new significant impact that was not previously identified in the General Plan Final EIR.

Substantial Increase in Severity of Impact indicates the project would result in a more severe project impact than what had been anticipated in the General Plan Final EIR.

Equal or Less Severity of Impact indicates the project would result in impacts of equal or less severity than what had been anticipated in the General Plan Final EIR.

Where the severity of the impacts of the project would be the same as or less than the severity of the impacts described in the General Plan FEIR, the checkbox for "Equal or Less Severity of Impact" is checked. Where the checkbox for "Substantial Increase in Severity of Impact" or "New Significant Impact" is checked, there are significant impacts that are:

- Peculiar to the project or project location (CEQA Guidelines Section 15183(b)(1));
- Not analyzed as significant impacts in the previous EIR, including off-site and cumulative impacts (CEQA Guidelines Section 15183(b)(2) and 15183(b)(3)); or
- Due to substantial new information not known at the time the EIR was certified (CEQA Guidelines Sections 15183(b)(4)).

Methodology

An initial review of the project was conducted to assess consistency with the General Plan and to identify topic areas that require further evaluation. Based on this review Biological Resources and Hydrology and Water Quality were the only topic areas identified to require further evaluation due to the presence of wetlands on the project area that are anticipated to be impacted by future construction of driveways. The initial review concluded implementation of the project would result in equal or less severity of an impact without further evaluation for the remaining topic areas including aesthetics, agriculture/forestry, air quality, cultural resources, energy, geology/soils, greenhouse gases, hazards and hazardous materials, land use/planning, mineral resources, noise, population/housing, public services, recreation, transportation, tribal cultural resources, utilities/service systems, and wildfire.

Plate GPC-1: McZeek Location Map

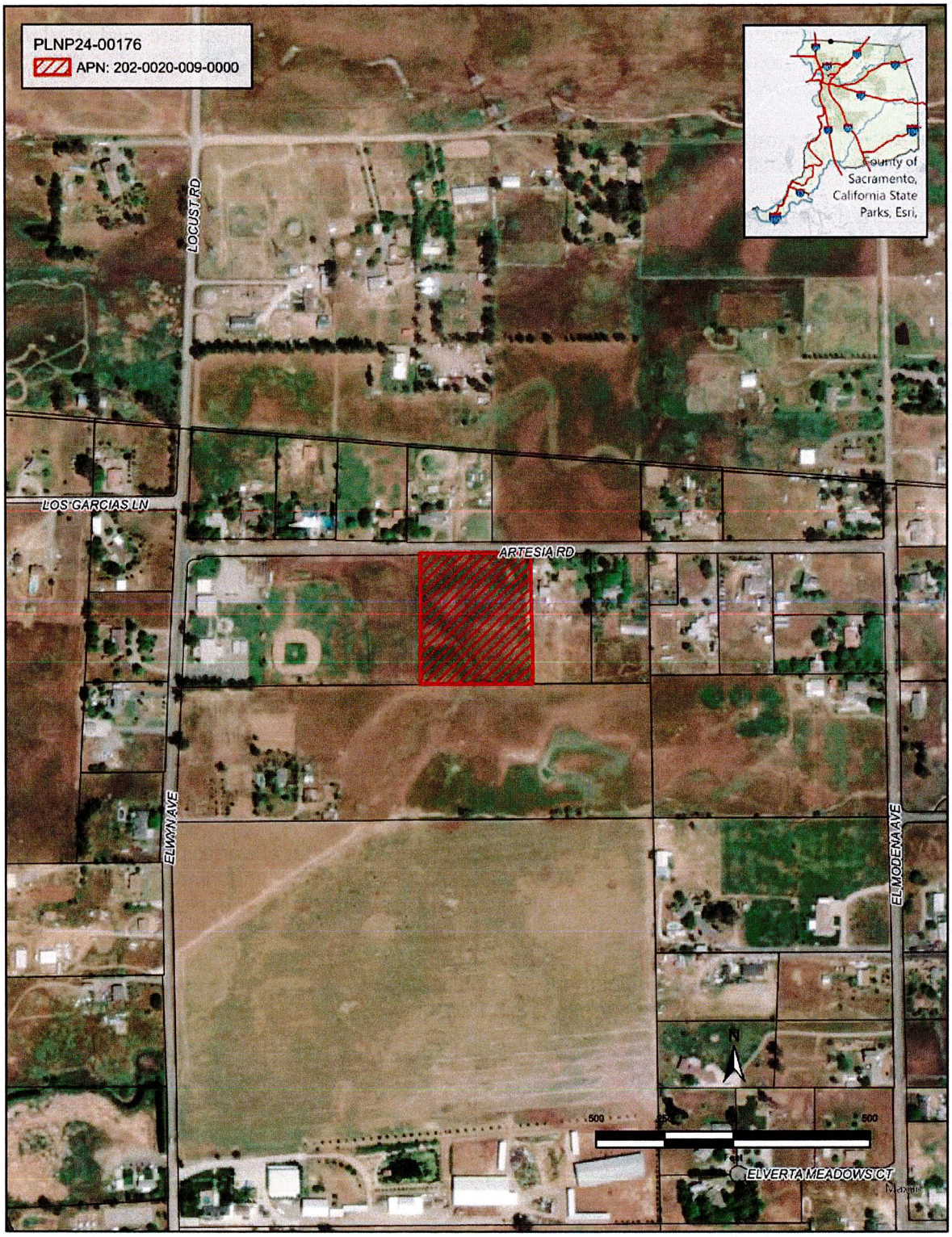


Plate GPC-2: McZeek Zoning Map

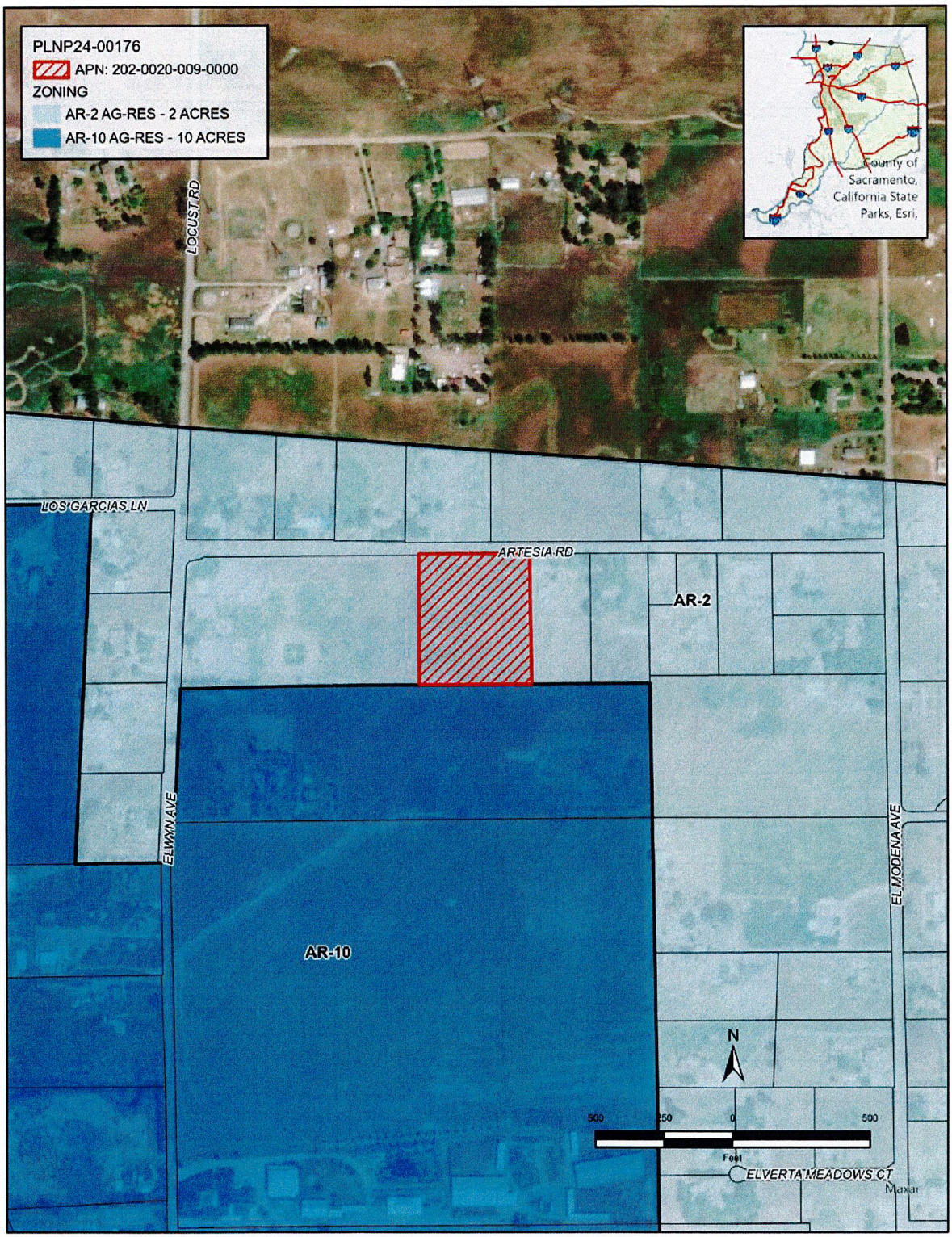
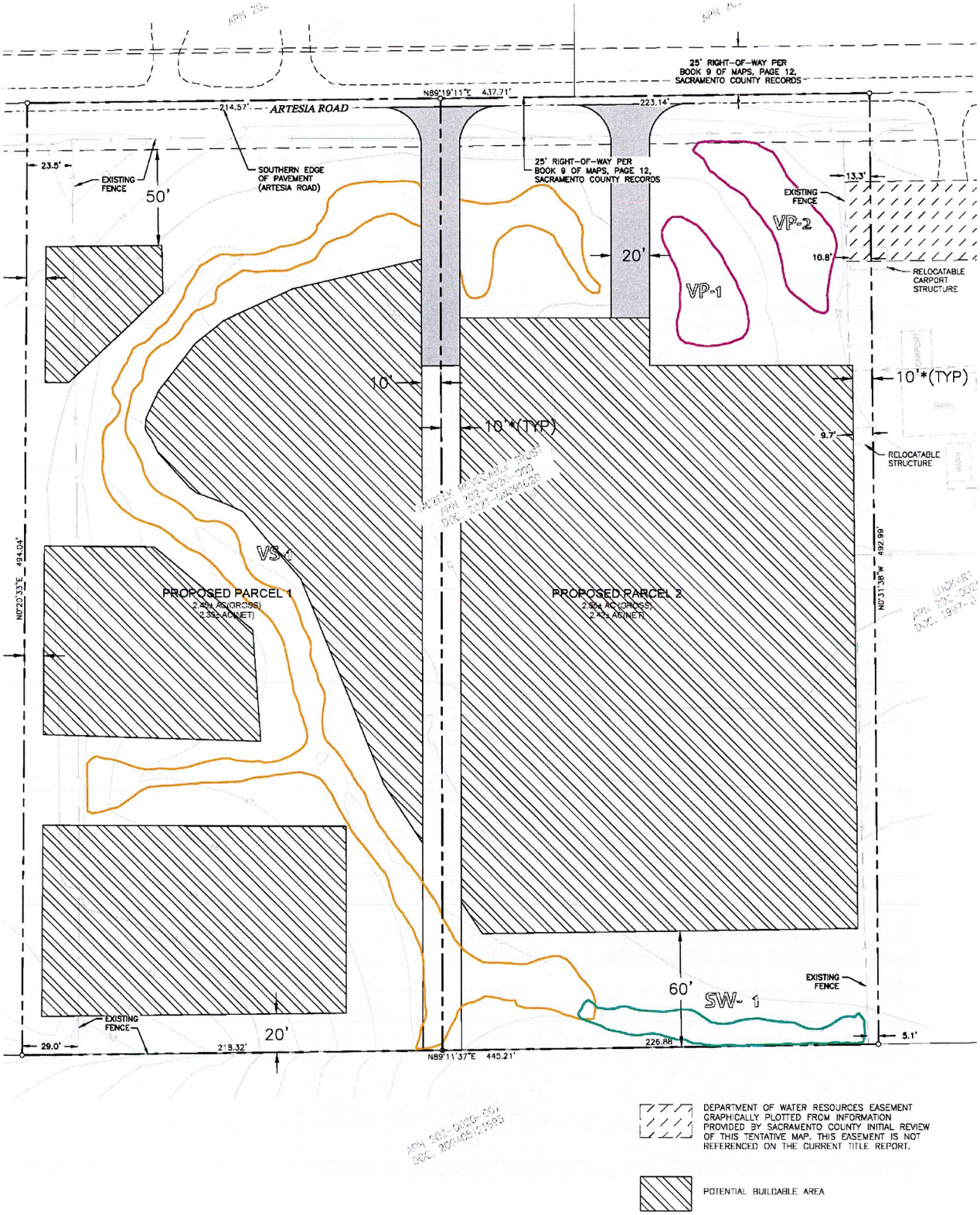


Plate GPC-3: McZeek Site Plan



I. BIOLOGICAL RESOURCES

Would the project:	New Significant Impact	Substantial Increase in Severity of Impact	Equal or Less Severity of Impact
a. Have a substantially 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 California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	☐	☐	☒
b. 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 California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	☐	☐	☒
c. Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☒
d. 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?	☐	☐	☒
e. Adversely affect or result in the removal of native or landmark trees?	☐	☐	☒
f. Conflict with any local policies or ordinances protecting biological resources?	☐	☐	☒
g. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☒

REGULATORY SETTING

WETLANDS AND OTHER SURFACE WATERS

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

for a wetland and is therefore subject to local, State or Federal regulation of that habitat type. A delineation verification by the Army Corps will verify the size and condition of the wetlands and other waters in question, and will help determine the extent of government jurisdiction.

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

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

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

There are regulatory setbacks established for vernal pools and other seasonal wetlands which may contain vernal pool crustaceans. The purpose of a setback is to buffer the wetland from the indirect impacts of development, such as polluted runoff. According to the Programmatic Consultation for vernal pool crustaceans, all construction activities must remain a minimum of 250 feet from any vernal pool in order to avoid impacts (refer to the discussion "Vernal Pool Crustaceans"). There is no regulatory setback for other surface waters, but the County Environmental Review Section has typically required a minimum 50-foot setback. Maintenance of these setbacks will avoid indirect impacts to the surface water. A direct impact is the filling or excavation of a surface water. Note that if filling or excavation occurs within any portion of a vernal pool or seasonal wetland, the entire wetland should be considered directly impacted.

Discussion

a. *Would the project have a substantially 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 California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?*

Stantec, Inc. prepared a biological report on December 23, 2024 (Appendix A) for the proposed project and included a list of special status wildlife and plant species. **Table**

GPC-1 illustrates the provided list of the special status plant and wildlife species with potential to occur based upon the available data from U.S. Fish and Wildlife Services (USFWS) Information for Planning and Consultation (IPaC), and the California Natural Diversity Data Base (CNDDB). The table describes their regulatory status, habitat, and potential for occurrence on the project site.

Table GPC-1: Special-Status Species and Sensitive Habitat

Common Name Scientific Name	Status	Habitat Requirement	Potential to Occur
Invertebrates			
American bumble bee *Bombus pensylvanicus*	N/A	The most common and widespread bumble bee species. Lives in underground nests within grassland habitats.	**Moderate:** One CNDDB occurrence (1963) has been recorded within 1.8 miles to the southeast of the Project Area. The grassland habitat within the Project Area is suitable for this species.
California linderiella *Linderiella occidentalis*	N/A	Seasonal pools in unplowed grasslands with old alluvial soils underlain by hardpan or in sandstone depressions. Water in the pools has very low alkalinity and conductivity.	**Moderate:** Nine CNDDB occurrences have been recorded within 3-miles of the Project Area. The closest occurrence (2006) was recorded 1.23 miles to the north of the Project Area. The seasonal wetland pools and swale are potentially suitable for this species.
vernal pool fairy shrimp *Branchinecta lynchi*	FT	Occurs in small swales, earth slumps or basalt-flow depressions with grassy or muddy bottoms in grasslands but are also found in water pooled in sandstone outcrops and in alkaline vernal pools.	**Moderate:** Eleven CNDDB occurrences have been recorded within 3-miles of the Project Area. The closest occurrence (2006) was recorded 0.7 mile to the north of the Project Area. The vernal features are potentially suitable for this species.
vernal pool tadpole shrimp *Lepidurus packardi*	FE	Occur in ephemeral freshwater habitats, including alkaline pools, clay flats, vernal lakes, vernal pools, vernal swales and other seasonal wetlands in California. Their range encompasses the Central Valley, Delta and eastern San Francisco Bay areas.	**Moderate:** One CNDDB occurrence (1993) has been recorded within 2.75 miles to the northwest of the Project Area. The vernal features are potentially suitable for this species.

Reptiles			
giant gartersnake *Thamnophis gigas*	FT; ST	This is the most aquatic of the gartersnakes in California. Prefers freshwater marsh and low gradient streams. Has adapted to drainage canals and irrigation ditches.	**None to Low:** Five CNDDB occurrences have been recorded within 3-miles of the Project Area. The closest occurrence (2010) was recorded 1.35 miles to the west of the Project Area. The vernal swale located within the Project Area is connected to canals and drainages where this species occurs, but this link occurs only during the wet season when this species is hibernating.
Birds			
burrowing owl *Athene cunicularia*	FC; SSC	Nests in small mammal burrows that are in or adjacent to open dry annual or perennial grasslands, deserts and scrublands characterized by low- growing vegetation. Subterranean nester, dependent upon burrowing mammals, most notably, the California ground squirrel.	**None:** Four CNDDB occurrences have been recorded within 3-miles of the Project Area. The closest occurrence (2007) was recorded 0.6 mile to the northwest of the Project Area. The Project Area is extremely overgrown with grasses, which is not suitable for burrowing owl. Additionally, no burrows were observed within the Project Area.
Swainson's hawk Buteo swainsoni	ST	Forages in a wide variety of open habitats such as grasslands, open scrub, and agricultural fields. Nests in large, typically riparian trees, but will occasionally utilize ornamental species such as Eucalyptus if they are near the foraging habitat.	**None (Nesting)**: No trees are present within the Project Area. **Moderate (Foraging)**: Two CNDDB nesting occurrences (2010) were recorded - 0.77 and 1.5 miles from the Project Area. The grassland habitat within the Project Area is suitable foraging habitat for this species.

tricolored blackbird Agelaius tricolor	ST; SSC	Nests in dense stands of tules, cattails or blackberries that are adjacent to open grasslands or agricultural fields. Highly colonial species, most numerous in Central Valley and vicinity. Largely endemic to California. Requires open water, protected nesting substrate, and foraging area with insect prey within a few kilometers of the colony.	**None (Nesting):** No suitable tules, cattails, or blackberry stands are present within the Project Area. **Moderate (Foraging):** One CNDDB nesting colony (2000) was recorded 1.45 miles from the Project Area. The grassland habitat within the Project Area is suitable foraging habitat for this species.
Plants			
dwarf downingia *Downingia pusilla*	CRPR 2B.2	Occurs in valley and foothill grasslands (mesic sites), and vernal pools. Blooms from March to May. Ranges in elevations from 5 to 1,460 feet.	**Moderate:** Four CNDDB occurrences were recorded within 3-miles of the Project Area. The closest occurrence (2006) was recorded 1.33 miles from the Project Area. The wetland pools and swale contain suitable habitat for this species.
Sensitive Habitat			
Northern Hardpan Vernal Pool		Located 2.47 miles to the southeast of the Project Area.	**None:** Project Area is not located within a sensitive habitat unit.
Status Key: FE = Federal Endangered FT = Federal Threatened FC = Candidate for federal listing ST = State Threatened SSC = California Special Concern Species N/A= CNDDB-designated Special Animal, but no other listing status		**California Rare Plant Ranks:** 2B = Rare, Threatened or Endangered in California, but more common elsewhere .2 = fairly threatened in California	

SPECIAL STATUS PLANTS

A variety of plant species are adapted to the hydrologic and soil conditions present in vernal pools and generally do not occur elsewhere. Vernal pool habitats have dramatically declined in California, and as a result many of the plant species associated with the habitat have likewise declined. Vernal pool-associated special-status plant species found in Sacramento County are: Ahart's dwarf rush, Boggs Lake hedge-hyssop, dwarf

downingia, legenere, pincushion navarretia, Sacramento Orcutt grass, and slender Orcutt grass. If project activities occur a minimum of 250 feet from vernal pools, then it may be presumed that impacts to rare plants within the vernal pools will be avoided.

The project site is characterized by non-native annual grasslands. Within a 3-mile buffer, four CNDDB occurrences of dwarf downingia (*Downingia pusilla*) were recorded within 3-miles of the proposed project site. The closest occurrence (2006) was recorded 1.33 miles from the proposed project site. The seasonal wetland pools and vernal swale on-site provide suitable habitat for this species. Construction related activities, such as grading, could potentially impact the species if present; therefore, Mitigation Measure BIO-1 has been incorporated to minimize potential impacts to dwarf downingia. Therefore, the project will have an equal or less severity of impact than what was determined in the GPU Final EIR.

SPECIAL STATUS SPECIES

SWAINSON'S HAWK NESTING HABITAT

There are two known Swainson's hawk nests recorded 0.77 and 1.5 miles from the proposed project site. Trees in the area could provide nesting habitat for Swainson's hawk. Mitigation Measure BIO-2 has been added to address potential impacts to nesting hawks, and consists of preconstruction surveys. The purpose of the survey requirement is to ensure that construction activities do not agitate nesting hawks, potentially resulting in nest abandonment or other harm to nesting success. If Swainson's hawk nests are found, the developer is required to contact California Fish and Wildlife to determine what measures need to be implemented in order to ensure that nesting hawks remain undisturbed. The measures selected will depend on many variables, including the distance of activities from the nest, the types of activities, and whether the landform between the nest and activities provides any kind of natural screening. The project will have an equal or less severity of impact than what was determined in the GPU Final EIR.

VERNAL POOL INVERTEBRATES

There are a variety of invertebrate species which rely on vernal pools and similar seasonal wetland habitat. Species associated with vernal pools include California linderiella, midvalley fairy shrimp, vernal pool fairy shrimp, and vernal pool tadpole shrimp. All of the these species spend their life cycle within the margins of the vernal pool. None of these species are readily observed through casual observation. Thus, lack of recorded sightings is not cause to conclude that the species is not present. If suitable habitat is present, the species should be assumed to be present unless surveys have found the species to be absent. Discussion of the California linderiella, midvalley fairy shrimp, vernal pool fairy shrimp, and vernal pool tadpole shrimp are grouped under the heading of Vernal Pool Crustaceans, because the survey protocols and mitigation requirements are applied to all four species.

Vernal Pool Crustaceans

According to the Recovery Plan for Vernal Pool Ecosystems of California and Southern Oregon (vernal pool recovery plan)[1], California linderiella, midvalley fairy shrimp, vernal pool fairy shrimp, and vernal pool tadpole shrimp use the same habitat types, though California linderiella

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

tends to prefer deeper pools. The shrimp feed on algae, bacteria, protozoa, rotifers and bits of detritus. The females carry their eggs in a ventral brood sac until they are dropped to the bottom of the pool, or the mother dies and sinks. At the end of the rainy season, as the pool dries up, the eggs remain in a dormant stage in the dried pool until the rains of the next season, or other environmental stimuli cause them to hatch. Cysts will hatch when the pool refills, although not all cysts present will hatch during the following rainy season, and they may remain dormant in the soil for multiple seasons.

Survey requirements and mitigation protocols published by U.S. Fish and Wildlife Service ("Interim Survey Guidelines to Permittees for Recovery Permits under Section 10(a)(1)(A) of the Endangered Species Act for the Listed Vernal Pool Branchiopods" published April 19, 1996 and the Programmatic Formal Endangered Species Act Consultation published on February 28, 1996) are only required by U.S. Fish and Wildlife Service for the two species listed under the ESA: vernal pool fairy shrimp and vernal pool tadpole shrimp. However, the discussions and mitigation below apply them to the two Species of Concern, California linderiella and midvalley fairy shrimp. Surveys to determine presence or absence of the species must include either 2 years of wet season surveys completed within a 5-year period or consecutive wet season and dry season surveys. In the absence of surveys, presence should be assumed.

A U.S. Fish and Wildlife Service programmatic consultation was published for vernal pool fairy shrimp and vernal pool tadpole shrimp on February 28, 1996. Programmatic consultation can only be used by projects involving a maximum impact of one acre; all other projects must be individually permitted through the Army Corps and the U.S. Fish and Wildlife Service, but it is reasonable to assume that vernal pool avoidance and mitigation requirements developed during the individual permitting process would be similar to those found in the programmatic consultation.

Vernal pool habitats may be subject to either direct or indirect impacts. Indirect impacts may be caused because development in proximity of a vernal pool could deliver runoff polluted with urban contaminants and introduce non-native species associated with development landscaping. Development may also reduce the size of the watershed which supports the vernal pool, by diverting runoff which once went into the vernal pool into a storm drainage system. This watershed reduction could cause a reduction in the depth and/or duration of ponding. Shorter inundation durations may mean a change in pool temperature, depth, and pH. Features that may have been utilized by species that required specific inundation durations for the completion of breeding cycles may no longer provide suitable habitat. The programmatic consultation indicates that all habitats within 250 feet of proposed development may be subject to indirect impacts. Thus, all development must occur a minimum of 250 feet from the margin of any vernal pool in order to achieve total avoidance of impacts, unless a lesser buffer is approved by U.S. Fish and Wildlife.

A direct impact is the filling or excavation of a vernal pool. Programmatic consultation specifies that if filling or excavation occurs within any portion of a vernal pool, the entire vernal pool should be considered directly impacted. Programmatic consultation also indicates that mitigation for direct impacts (removal of wetlands) requires both preservation of existing wetlands and creation of wetlands, at ratios that vary depending on whether the mitigation bank credits are at banks approved by U.S. Fish and Wildlife (2:1 and 1:1 preservation and creation at approved banks, and 3:1 and 2:1 preservation and creation at non-approved banks). Encroachment within the 250-foot buffer requires 2:1 preservation mitigation.

Two vernal pools and a vernal swale are present within the proposed project site and provide suitable habitat for California linderiella (*Linderiella occidentalis*), vernal pool fairy shrimp (*Branchinecta lynchi*), and vernal pool tadpole shrimp (*Lepidurus packardi*). Mitigation Measure BIO-3 has been incorporated to reduce potential impacts to these federal listed species to equal or less severity of impact than what was determined in the GPU Final EIR.

b. *Would the project 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 California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?*

The site does not contain any streams, ponds, or riparian habitat. The closest riparian habitat or other sensitive natural community is the Steelhead Creek, located approximately 1.45 miles from the project site. Therefore, implementation of the project would not result in impacts greater than what was determined by the GPU Final EIR

c. *Would the project have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?*

The property was assessed for aquatic resources, including wetlands like vernal pools or seasonal wetlands, marshes, and streams by Stantec Inc., on January 2, 2025 (Appendix B). The evaluation found two vernal pools, a vernal swale, and a seasonal wetland on the property, totaling approximately 0.469 acres of wetland features. This is shown in **Plate GPC-4**.

Two vernal pools, encompassing a combined area of approximately 0.104 acre, are located in the northeastern corner of the project site. These features occupy low-lying topographic depressions that collect precipitation runoff from the surrounding annual grassland habitat. The vernal pools retain surface water during wet season and gradually dry as seasonal conditions change.

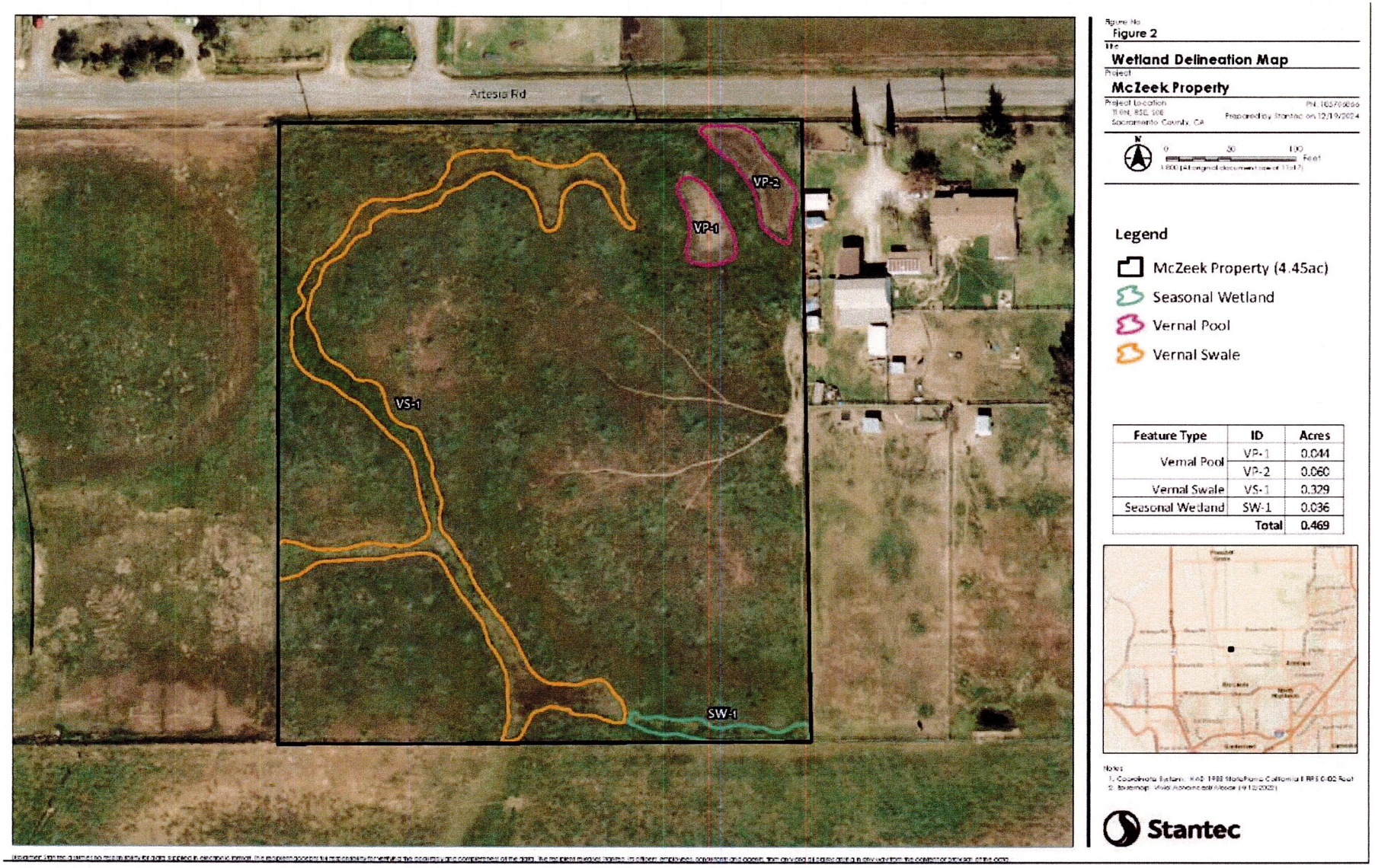
A vernal swale is present throughout much of the southern and western portions of the project site, covering approximately 0.329 acres. This linear feature captures stormwater runoff generated within the project site as well from the adjacent Alpha Charter school to the west. The swale generally conveys flows southward into adjoining pastureland, where it becomes more pronounced and channelized. Intermittent depression along the swale allows for the formation of shallow pools that persist temporarily during the drying phase.

A seasonal wetland, approximately 0.036 acres, is situated along the southeastern fence line of the project site. This feature is connected to the vernal swale and receives water during high precipitation events and when the swale experiences overflow. A minor topographic rise between the wetland and the swale limits continuous surface connectivity and results in the wetland drying more rapidly than the swale.

The project site plan includes the installation of culverts at the driveway feature across one of the wetland features to maintain hydrologic continuity and ensure the continued flow of surface water through these areas. The use of culverts is intended to minimize potential impacts to wetland functions by preserving existing drainage patterns. Mitigation Measure BIO-6 has been implemented to ensure that all activities within wetland features are conducted in compliance with regulatory requirements through

consultation with the appropriate agencies. Therefore, implementation of the project would not result in impacts to wetland features greater than what was determined by the GPU Final EIR.

Plate GPC-4: McZeek Wetland Delineation Map



d. *Would the project 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?*

Although no trees are present within the project site, landscaping trees and shrubs in the project vicinity, along with the on-site grassland habitat, may provide potential nesting habitat for migratory birds. Construction-related activities have the potential to disturb nesting birds if they occur during the breeding season. In order to ensure active nests are not removed or nesting pairs are agitated by site construction, in accordance with The Migratory Bird Treaty Act of 1918, Mitigation Measure BIO-4 and BIO-5 requiring preconstruction nesting surveys and consultation with the California Department of Fish and Wildlife is recommended. Therefore, implementation of the project would not result in impacts to migratory birds greater than what was determined by the GPU Final EIR.

e. *Would the project adversely affect or result in the removal of native or landmark trees?*

The proposed project does not consist of the removal of native or landmark trees; therefore, the project would have an equal or less severity of impact than what was determined in the GPU Final EIR.

f. *Would the project conflict with any local policies or ordinances protecting biological resources?*

With the implementation of Mitigation Measures BIO-1, BIO-2, BIO-3, BIO-4, BIO-5, and BIO-6, the project is consistent with local policies/ordinances protecting biological resources. The project site contains approximately 0.469 acres of wetlands features, including 0.104 acres of vernal pools, 0.329 acres of vernal swale, and 0.036 acres of a seasonal wetland. Mitigation Measures BIO-1, BIO-3, and BIO-6 ensure that the loss of wetland features to the project site and surrounding parcels are addressed. Mitigation Measures BIO-2, BIO-4, and BIO-5 ensures nesting habitat for Swainson's Hawk and other raptors are addressed. Therefore, the project would have an equal or less severity of impact than what was determined in the GPU Final EIR.

g. *Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?*

The proposed project site is not within a Habitat Conservation Plan and no known conflicts with any approved plan for the conservation of habitat. Therefore, the project would have an equal or less severity of impact than what was determined in the GPU Final EIR.

APPLICABLE MITIGATION MEASURES

MITIGATION MEASURE BIO-1: RARE VERNAL POOL PLANTS

Prior to any grading, grubbing, or excavation within 250 feet of a vernal pool or other suitable habitat, rare plant surveys shall be performed. The surveys should be floristic in nature, meaning that all plant species found in the survey area shall be identified to the taxonomic level necessary to determine rarity and listing status. The rare plant surveyor shall have experience as a botanical field investigator and familiarity with the local flora and potential rare plants in the

habitats to be surveyed. The surveys shall be conducted when the rare plants at the site will be easiest to identify (i.e. flowering stage), and when the plants reach that stage of maturity. A minimum of three site visits shall be required during the plants flowering period in order to determine absence. Each site visit must be no less than 7 days apart.

Submit a written report to the Environmental Coordinator which describes the survey. The survey report should include a brief description of the vegetation, survey results (which includes a list of all species observed), photographs, time spent surveying, date of surveys, a map showing the location of the survey route and any rare plant populations and copies of any rare plant occurrence forms. If no rare plants are found, no further mitigation for plant species is required. If a special status plant or natural community is located, complete and submit to the CNDDB a California Native Species (or Community) Field Survey Form or equivalent written report, accompanied by a copy of the relevant portion of a 7.5-minute topographic map with the occurrence mapped. Total avoidance of habitats which contain rare plants shall be required unless deemed infeasible by the Environmental Coordinator. If avoidance is infeasible, prior to construction within 250 feet of the vernal pool(s) which contain the rare plant occurrences, notify California Fish and Wildlife and U.S. Fish and Wildlife and comply with any permit or mitigation requirements stipulated by those agencies. Submit copies of all such correspondence, including a copy of any required permits, to the Environmental Coordinator.

MITIGATION MEASURE BIO-2: SWAINSON'S HAWK SURVEY (TAC 2000)

If construction, grading, or project-related improvements are to commence between February 1 and September 15, focused surveys for Swainson's hawk nests shall be conducted by a qualified biologist within a ½-mile radius of project activities, in accordance with the Recommended Timing and Methodology for Swainson's Hawk Nesting Surveys in California's Central Valley (Swainson's Hawk TAC 2000). To meet the minimum level of protection for the species, surveys should be completed for the two survey periods immediately prior to commencement of construction activities in accordance with the 2000 TAC recommendations. If active nests are found, CDFW shall be contacted to determine appropriate protective measures, and these measures shall be implemented prior to the start of any ground-disturbing activities. If no active nests are found during the focused survey, no further mitigation will be required.

MITIGATION MEASURE BIO-3: VERNAL POOL CRUSTACEANS

Presence of listed vernal pool crustaceans (*Branchinecta lynchi & Lepidurus packardi)* shall be assumed unless determinate surveys that comply with the U.S. Fish and Wildlife protocol "Survey Guidelines of the Listed Large Branchiopods" (published on May 31, 2015) conclude that the species is absent. In order to reduce impacts to listed vernal pool branchiopods and wetland habitat the applicant shall comply with one or a combination of the following:

1. *Total Avoidance: Species is present or assumed to be present.* Unless a smaller buffer is approved through formal consultation with the U.S. Fish and Wildlife, construction fencing shall be installed a minimum of 250 feet from the delineated wetland margin. All construction activities are prohibited within this buffer area. If total avoidance is achieved, no further action is required.

2. Compensate for habitat removed. Mitigate for all vernal pools consistent with the Programmatic Formal Endangered Species Act Consultation published on February 28, 1996 for vernal pool branchiopods, if the project qualifies. Also, obtain all applicable permits from the U.S. Fish and Wildlife, U.S. Army Corps of Engineers, California Fish

and Wildlife, and the Central Valley Regional Water Quality Control Board for the proposed modifications to on-site wetlands and mitigate for habitat loss in accordance with the published regulatory guidelines.

MITIGATION MEASURE BIO-4: RAPTOR NEST PROTECTION

If construction activity (which includes clearing, grubbing, or grading) is to commence within 500 feet of suitable nesting habitat between February 1 and September 15, a survey for raptor shall be conducted by a qualified biologist. The survey shall cover all potential tree and ground nesting habitat on-site and off-site up to a distance of 500 feet from the project boundary. The survey shall occur within 30 days of the date that construction will encroach within 500 feet of suitable habitat. The biologist shall supply a brief written report (including date, time of survey, survey method, name of surveyor and survey results) to the Environmental Coordinator prior to ground disturbing activity. If no active nests are found during the survey, no further mitigation will be required. If any active nests are found, the Environmental Coordinator and California Fish and Wildlife shall be contacted to determine appropriate avoidance/protective measures. The avoidance/protective measures shall be implemented prior to the commencement of construction within 500 feet of an identified nest.

MITIGATION MEASURE BIO-5: MIGRATORY BIRD NEST PROTECTION

To avoid impacts to nesting migratory birds the following shall apply:

1. If construction activity (which includes clearing, grubbing, or grading) is to commence within 50 feet of nesting habitat between February 1 and September 15, a survey for active migratory bird nests shall be conducted no more than 14 days prior to construction by a qualified biologist.
2. Trees slated for removal shall be removed during the period of September through January, in order to avoid the nesting season. Any trees that are to be removed during the nesting season, which is February through August, shall be surveyed by a qualified biologist and will only be removed if no nesting migratory birds are found.
3. If active nest(s) are found in the survey area, a non-disturbance buffer, the size of which has been determined by a qualified biologist, shall be established and maintained around the nest to prevent nest failure. All construction activities shall be avoided within this buffer area until a qualified biologist determines that nestlings have fledged, or until September 1.

MITIGATION MEASURE BIO-6: REGULATORY AGENCY COORDINATION AND PERMITTING FOR WETLAND IMPACTS

Prior to ground-disturbing activities within or adjacent to the on-site wetland feature, the project applicant shall consult with the appropriate regulatory agencies to determine jurisdictional status and permitting requirements for the proposed activity.

The applicant shall implement all terms, conditions, and avoidance/minimization measures identified in issued permits. In addition, a qualified biologist shall be retained to monitor work within the wetland area to ensure compliance with environmental and permit conditions.

II. HYDROLOGY AND WATER QUALITY

Would the project:	New Significant Impact	Substantial Increase in Severity of Impact	Equal or Less Severity of Impact
a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	☐	☐	☒
b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	☐	☐	☒
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 a 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 offsite;	☐	☐	☒
iii. create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	☐	☐	☒
iv. impede or redirect flood flows?	☐	☐	☒
d. Develop in an area that is subject to 200 year urban levels of flood protection (ULOP)?	☐	☐	☒
e. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	☐	☐	☒
f. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☐	☐	☒

DISCUSSION

a. *Would the project violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?*

The County has established a Stormwater Ordinance (Sacramento County Code 15.12). The Stormwater Ordinance prohibits the discharge of unauthorized non-stormwater to the County's stormwater conveyance system and local creeks. It applies to all private and public projects in the County, regardless of size or land use type. In addition, Sacramento County Code 16.44 (Land Grading and Erosion Control) requires private construction sites disturbing one or more acres or moving 350 cubic yards or more of earthen material to obtain a grading permit. To obtain a grading permit, project proponents must prepare and submit for approval an Erosion and Sediment Control

(ESC) Plan describing erosion and sediment control best management practices (BMPs) that will be implemented during construction to prevent sediment from leaving the site and entering the County's storm drain system or local receiving waters. Construction projects not subject to SCC 16.44 are subject to the Stormwater Ordinance (SCC 15.12) described above.

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

Applicable projects applying for a County grading permit must show proof that a NOI has been filed and must submit a copy of the SWPPP. Although the County has no enforcement authority related to the Construction General Permit, the County is required by its Municipal Stormwater Permit to verify that SWPPPs include six minimum components.

During the wet season (October 1 – April 30), the project must include an effective combination of erosion, sediment and other pollution control BMPs in compliance with the County ordinances and the State's Construction General Permit. During the rest of the year, typically erosion controls are not required, except in the case of predicted rain.

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

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

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

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

Project compliance with requirements outlined above, as administered by the County Municipal Services Agency and the Central Valley Regional Water Quality Control Board will ensure that project-related erosion and pollution impacts are less than significant.

Compliance with the Stormwater Ordinance and Land Grading and Erosion Control Ordinance (Chapters 15.12 and 14.44 of the County Code respectively) will ensure that the project will not create substantial sources of polluted runoff or otherwise substantially degrade ground or surface water quality. Therefore, the project is consistent with the policies of the General Plan and existing regulations; the project would have an equal or less severity of impact than what was determined in the GPU Final EIR.

b. *Would the project substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?*

The project would be served by Rio Linda/Elverta Water District. The water purveyor does not rely solely on groundwater. The proposed project consists of a parcel split into two lots. The future development of single-family homes, developed at a density consistent with zoning, does not represent a significant increase in water usage. Therefore, the project would have an equal or less severity of impact than what was determined in the GPU Final EIR.

c. *Would the project 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 a substantial erosion or siltation on- or off-site;

The proposed project would not alter the course of a water body, nor would it alter the existing site drainage pattern. The site drainage is not expected to result in substantial on or off-site siltation or erosion. Therefore, the project would have an equal or less severity of impact than what was determined in the GPU Final EIR.

ii. substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;

The project does not involve any modifications that would substantially alter the existing drainage pattern and/or increase the rate or amount of surface runoff in a manner that would lead to flooding.

Compliance with applicable requirements of the Sacramento County Floodplain Management Ordinance, Sacramento County Water Agency Code, and Sacramento County Improvement Standards will ensure that the project would not result in impacts to surface runoff greater than what was determined by the GPU Final EIR.

iii. create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or

The project would not create or contribute runoff that would exceed the capacity of existing or planned stormwater drainage systems. The project will connect to an existing storm drain system. Adequate on-site drainage improvements will be required pursuant to the Sacramento County Floodplain Management Ordinance and Improvement Standards. Therefore, the project would have an equal or less severity of impact than what was determined in the GPU Final EIR.

iv. impede or redirect flood flows?

The proposed project site is not within a floodplain or a local flood hazard area and would therefore not impede or redirect flood flows. The project would have an equal or less severity of impact than what was determined in the GPU Final EIR.

d. Would the project develop in an area that is subject to 200-year urban levels of flood protection (ULOP)?

The project is not located in an area subject to 200-year urban levels of flood protection (ULOP). Therefore, the project would have an equal or less severity of impact than what was determined in the GPU Final EIR.

e. Would the project in flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?

The Pacific Ocean is approximately 118 miles to the west; therefore, there would not be a risk of tsunami. There are no large bodies of water near the project site that would result in seiche hazards nor is the project region subjected to strong seismic ground shaking. Therefore, the proposed project would not risk the release of pollution due to project inundation and the project would have an equal or less severity of impact than what was determined in the GPU Final EIR.

f. Would the project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

The proposed project would not conflict with or obstruct implementation of the regional Basin Plan and therefore implementation of the project would not result in impacts greater than what was determined by the GPU Final EIR.

APPLICABLE MITIGATION MEASURES

No appliable mitigation.

ENVIRONMENTAL DETERMINATION

As demonstrated by the analysis herein, implementation of the project would not result in any new additional significant impacts, nor would it substantially increase the severity of previously

identified significant impacts. Rather, all the impacts associated with the project are found to be within the scope of impacts previously addressed and disclosed in the certified General Plan Update EIR and do not constitute a new or substantially increased significant impact. Based on this determination and pursuant to the CEQA Guidelines Section 15183, the project qualifies for an exemption.

ENVIRONMENTAL MITIGATION MEASURES

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

MITIGATION MEASURE COMPLIANCE

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

1. It shall be the responsibility of the project applicant to reimburse the County for all expenses incurred in the implementation of the Mitigation Monitoring and Reporting Program (MMRP), including any necessary enforcement actions. The applicant shall pay an initial deposit of **$3,700.00**, which includes administrative costs of **$1,097.00**. Over the course of the project, the Office of Planning and Environmental Review will regularly conduct cost accounting and submit invoices to the applicant when the County monitoring costs exceed the initial deposit.

2. Until the MMRP has been recorded and the administrative portion of the MMRP fee has been paid, no final parcel map or final subdivision map for the subject property shall be approved. Until the balance of the MMRP fee has been paid, no encroachment, grading, building, sewer connection, water connection or occupancy permit from Sacramento County shall be approved.

LIST OF PREPARERS

LEAD AGENCY

Environmental Coordinator	Julie Newton
Senior Planner	Michelle Nagao
Assistant Planner	Hukum Sekhon
Office Manager	Kim Reading
Office Assistance	Jessica Love

APPENDIX A (PROVIDED UNDER SEPARATE COVER))

McZeek Property Biological Report

APPENDIX B (PROVIDED UNDER SEPARATE COVER)

McZeek Property Wetland Delineation and Preliminary Jurisdictional Determination