ENDORSED
SACRAMENTO COUNTY
SEP 10 2025
FLORENCE EVANS, CLERK/RECORDER
BY _____ DEPUTY

RECORDING REQUESTED
WHEN RECORDED MAIL TO:

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

SPACE ABOVE RESERVED FOR RECORDER'S USE

NOTICE OF EXEMPTION

Project Title:
Sapphire Subdivision

Control Number:
PLNP2022-00106

Project Location:
The project site is located on the south side of Florin Road, approximately 1,275 feet east of Bradshaw Road, and approximately 3,280 feet west of Knox Road, in the Vineyard community of Sacramento County.

APN:
066-0100-072-0000

Description of Project:
The project is the rezoning of a 40.98-acre parcel and the development of a subdivision consisting of 207 lots containing individual single-family homes. Project would also include 10.21 acres of roadways, seven landscape lots totaling 2.09 acres, and two water quality lots totaling 0.97 acre. The water quality basins that will be maintained and controlled by the County Department of Water Resources.

The project consists of the following entitlements:

1. A **Specific Plan Amendment** to change the land use designation of 40.98 acres from SFR 3-5 to 27.99 acres of SFR 4-7 and 12.99 acres of SFR 3-5.
2. A **Rezone** of 40.98 acres from Agricultural-20 (AG-20) to 27.99 acres of RD-7 and 12.99 acres of RD-5.
3. A **Tentative Subdivision Map** to divide 40.98 acres into 207 single family residential lots and seven landscape lots.
4. 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:
Saca Development
77 Cadillac Drive, Suite 150
Sacramento, CA 95825
Attn.: John Saca

(916) 920-0400
john@saca.biz

Exempt Status:

STATUTORY EXEMPTION— California Government Code § 65457, CEQA Guidelines Section 15182 (a)

Reasons why the project is exempt:

The proposed project is exempt from CEQA due to its conformity with the previously approved North Vineyard Station Specific Plan. The project would be required to implement all applicable mitigation as adopted as part of the approval of the Specific Plan. The proposed project would not increase the likelihood of the project to have a significant impact on an environmental resource. The proposed project would be subject to all previously adopted conditions of approval and mitigation measures.

In reviewing the project level information provided for this project, and acting as Lead Agency, the County of Sacramento has analyzed the potential environmental impacts created by the proposed Sapphire Subdivision project and determined that the findings of CEQA Section 15162 concerning the decision not to prepare a subsequent EIR or negative declaration and the findings of California Code, California Government Code § 65457 (CEQA Guidelines Section 15182) concerning the decision to exempt the project from further CEQA review can be made in the affirmative. As supported by substantial evidence contained within this Notice of Exemption and associated consistency checklist, the Lead Agency makes the following findings:

[X] No substantial changes are proposed in the project which would require major revisions of the previous EIR or Mitigated Negative Declaration.

[X] No substantial changes have occurred with respect to the circumstances under which the project is undertaken.

[X] There is no new information of substantial importance which was not known and could not have been known with the exercise of due diligence at the time the previous EIR was certified as complete or the Mitigated Negative Declaration was adopted.

[X] Neither the proposed Project nor changed circumstances will require major revisions to the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

[X] The proposed project is consistent with California Code, California Government Code § 65457 (2) (CEQA Guidelines Section 15182 (c)), and is therefore, exempt from CEQA.

[Original Signature on File]

Julie Newton
ENVIRONMENTAL COORDINATOR OF SACRAMENTO COUNTY, STATE OF CALIFORNIA

Copy To:

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

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

COUNTY OF SACRAMENTO
PLANNING AND ENVIRONMENTAL REVIEW
SPECIFIC PLAN ENVIRONMENTAL DOCUMENT CONSISTENCY REVIEW

PROJECT INFORMATION

PROJECT TITLE: Sapphire Subdivision

CONTROL NUMBER: PLNP2022-00106

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

PROJECT SPONSOR: Saca Development
77 Cadillac Drive, Suite 150
Sacramento, CA 95825
Attn.: John Saca

LOCATION: The project site is located on the south side of Florin Road approximately 1,275 feet east of Bradshaw Road and approximately 3,280 feet west of Knox Road, in Vineyard Community of Sacramento County.

ASSESSOR'S PARCEL NUMBER: 066-0100-072-0000

GENERAL PLAN DESIGNATION: LDR - Low Density Residential

ZONING: AG-20 - Agricultural - 20 Acres

PROJECT DESCRIPTION

The project is the rezoning of a 40.98-acre parcel and the development of a subdivision consisting of 207 lots containing individual single-family homes. Project would also include 10.21 acres of roadways, seven landscape lots totaling 2.09 acres, and two water quality lots totaling 0.97 acre. The water quality basins that will be maintained and controlled by the County Department of Water Resources.

The project consists of the following entitlements:

1. A **Specific Plan Amendment** to change the land use designation of 40.98 acres from SFR 3-5 to 27.99 acres of SFR 4-7 and 12.99 acres of SFR 3-5 (Plate SPC-1).
2. A **Rezone** of 40.98 acres from Agricultural-20 (AG-20) to 27.99 acres of RD-7 and 12.99 acres of RD-5 (Plate SPC-2).
3. A **Tentative Subdivision Map** to divide 40.98 acres into 209 single family residential lots and seven landscape lots (Plate SPC-3).
4. A **Design Review** to determine substantial compliance with the *Sacramento County Countywide Design Guidelines* (Design Guidelines).

Plate SPC-1: Sapphire Specific Plan Amendment

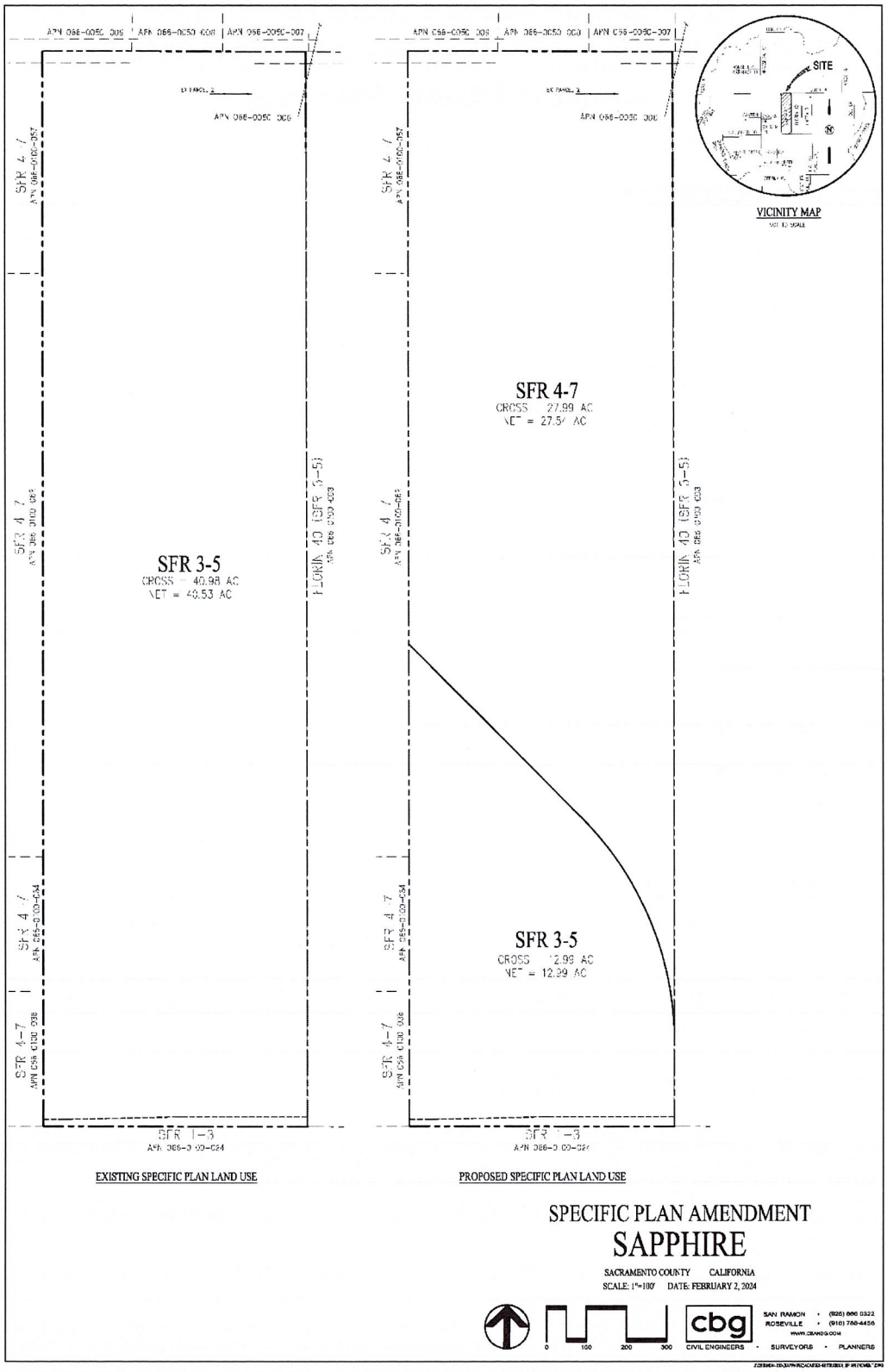


Plate SPC-2: Sapphire Rezone Exhibit

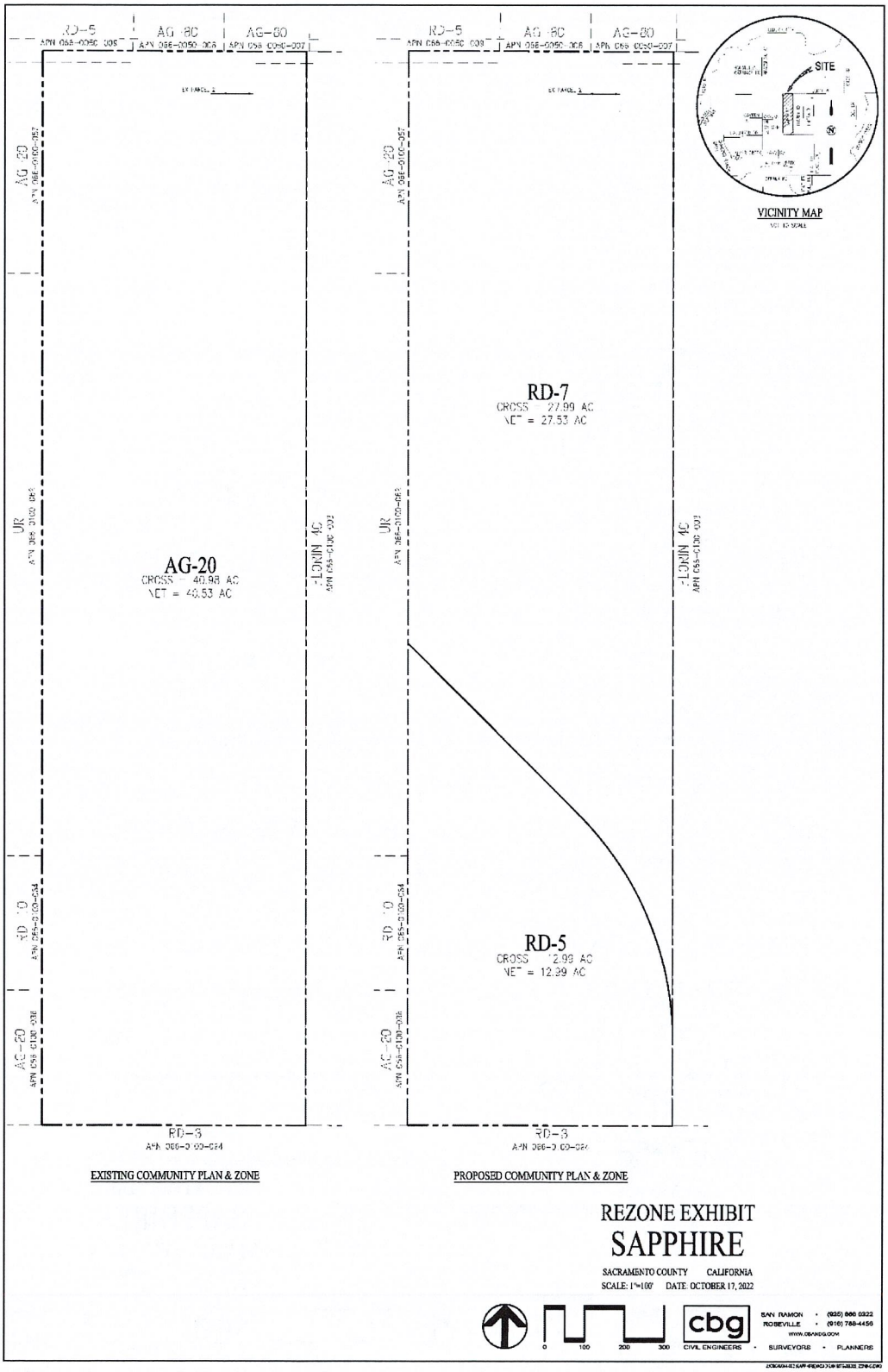
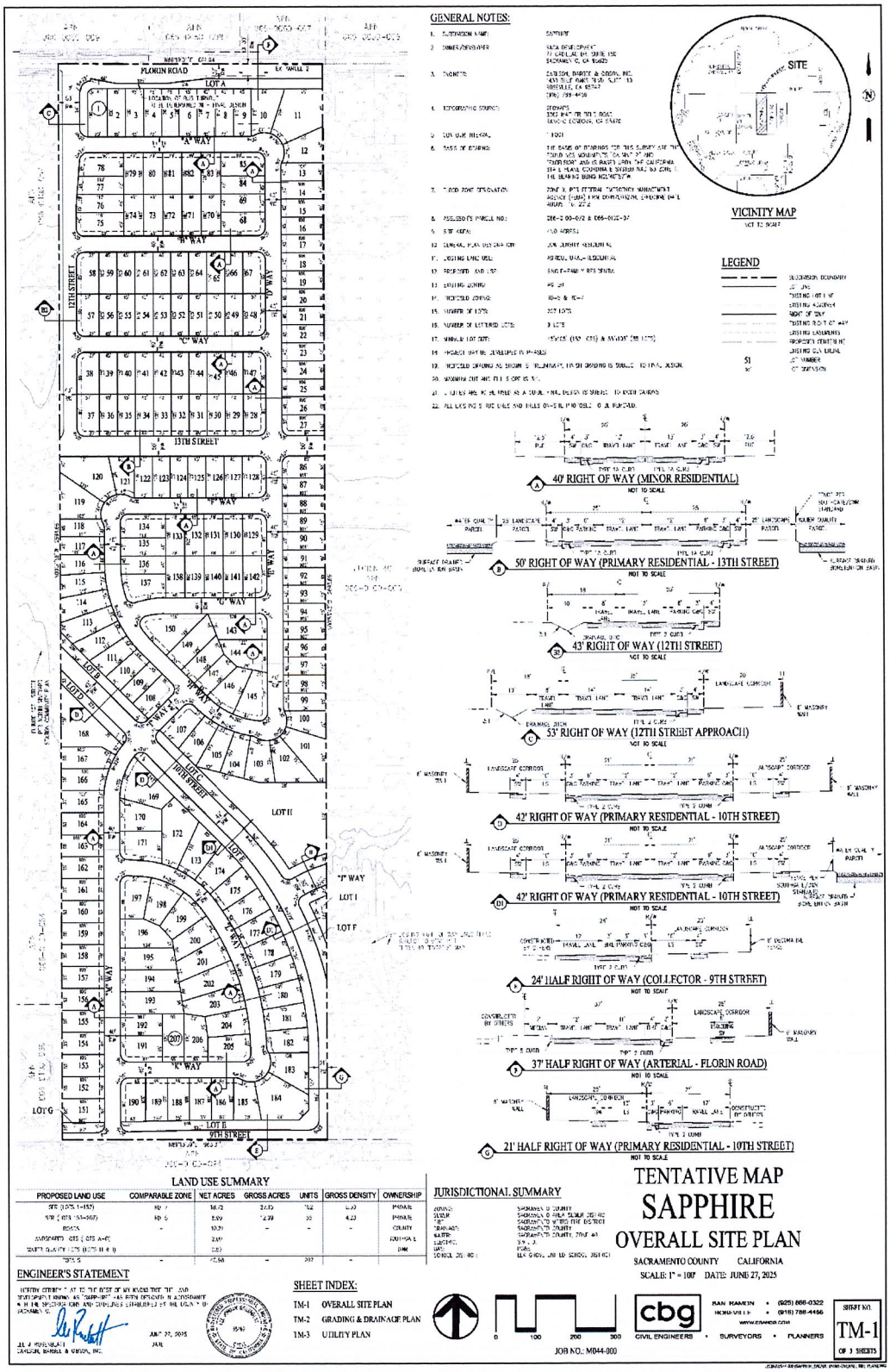


Plate SPC-3: Sapphire Tentative Subdivision Map



INTRODUCTION

Pursuant to CEQA Guidelines Section 15182, certain residential, commercial and mixed-use projects consistent with a specific plan adopted pursuant to Title 7, Division 1, Chapter 3, Article 8 of the Government Code are exempt from CEQA, provided the project meets all the conditions of Section 15182. Specifically, Section 15182(c) states:

Residential Projects Implementing Specific Plans.

1. Eligibility. Where a public agency has prepared an EIR on a specific plan after January 1, 1980, a residential project undertaken pursuant to and in conformity to that specific plan is exempt from CEQA if the project meets the requirements of this section. Residential projects covered by this section include but are not limited to land subdivisions, zoning changes, and residential planned unit developments.
2. Limitation. If after the adoption of the specific plan, an event described in Section 15162 occurs, the exemption in this subdivision shall not apply until the city or county which adopted the specific plan completes a subsequent EIR or a supplement to an EIR on the specific plan. The exemption provided by this section shall again be available to residential projects after the Lead Agency has filed a Notice of Determination on the specific plan as reconsidered by the subsequent EIR or supplement to the EIR.
3. Statue of Limitations. A court action challenging the approval of a project under this subdivision for failure to prepare a supplemental EIR shall be commenced within 30 days after the lead agency's decision to carry out or approve the project in accordance with the specific plan.

Section 15162 of the State CEQA Guidelines (Public Resources Code Section 21166) requires a Subsequent EIR when an EIR has been certified and one or more of the following circumstances exist:

1. Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
2. Substantial changes occur with respect to the circumstances under which the project is undertaken, which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
3. New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any of the following:
    a. The project will have one or more significant effects not discussed in the previous EIR or mitigated negative declaration;
    b. Significant effects previously examined will be substantially more severe than shown in the previous EIR;
    c. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the

project, but the project proponents decline to adopt the mitigation measure or alternative; or

d. Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

CEQA Documents Addressed

The following CEQA Documents are addressed herein and incorporated by reference:

- Final Environmental Impact Report, North Vineyard Station Specific Plan (SCH Number 96032057) (Sacramento County. 1998), certified by the Sacramento County Board of Supervisors in August 1998 (County Control No. 93-SFB-0238) (Referred to as NVSSP FEIR or FEIR) (Appendix A).

- Supplemental to the Final Environmental Impact Report, North Vineyard Station Specific Plan Amendment, Financing Plan and Water Treatment Facilities (SCH Number 2004032104) (Sacramento County. 2004), certified by the Sacramento County Board of Supervisors in November 2004 (County Control No. 2003-CPB-0082, 2002-PWE-0532, 2004-PWE-0144) (Referred to as the Supplemental) (Appendix B)

- Supplemental EIR for the North Vineyard Station Specific Plan Roadway Improvements (SCH Number 2006112105, County Control No. 2006-PWE-0194) (Appendix C).

- Addendum to the Final Environmental Impact Report, North Vineyard Station Specific Plan Amendment- A Major Amendment To Update The North Vineyard Station Specific Plan Transportation Mitigation Strategy. (County Control number PLNP2020-00228) (Appendix D).

- Final Environmental Impact Report, South Sacramento Habitat Conservation Plan (SSHCP) (SCH Number 2008062030) (Sacramento County 2018), certified by the Sacramento County Board of Supervisors on September 11, 2018 (County Control No. 2003-0637) (Appendix E). The SSHCP, SSHCP FEIR, and associated documents can be found on Sacramento County's SSHCP website at: https://planning.saccounty.gov/PlansandProjectsIn-Progress/Pages/SSHCPPlan.aspx

The above documents are available for review at Sacramento County Planning and Environmental Review, 827 7th Street, Room 225 Sacramento, CA 95814 and are hereby incorporated by reference in accordance with State CEQA Guidelines Section 15150.

In accordance with CEQA, this document serves as substantial evidence to support the preparation of a CEQA Notice of Exemption. As demonstrated by the analysis herein, all the potential environmental impacts associated with the proposed project would be within the scope of impacts already evaluated and disclosed in the certified FEIRs, pursuant to Section 15182(c) of the CEQA Guidelines. Furthermore, as the proposed project does not meet any of the requirements of CEQA Guidelines Section 15162 calling for the preparation of a Subsequent or Supplemental EIR, the proposed project is exempt from further CEQA review.

OVERVIEW OF APPROVED PROJECTS

NORTH VINEYARD STATION SPECIFIC PLAN EIR

The North Vineyard Station Specific Plan (NVSSP) guides the development of 1,596± acres of land in a comprehensive manner. Residential development is the primary form within the NVSSP area. Approximately 1,151 acres of the NVSSP area is dedicated for residential use and the remaining 445 acres is dedicated for commercial, open space, and public facilities. The plan focuses the majority of the commercial, business/professional, and higher density residential areas in the central portion of the plan area, on either side of Bradshaw Road.

The EIR found that the North Vineyard Station Specific Plan would result in significant and unavoidable impacts associated with traffic and circulation, traffic noise to existing receptors, cumulative loss of wildlife habitats, and cumulative ground water decline (interim impact). Significant impacts which could be avoided by recommended mitigation measures were associated with land use, short-term (construction-related) air quality, traffic noise to future development, hydrology and flooding, water supply (long-term), biological resources, cultural resources, and hazardous materials. Impacts associated with public services and sewer service were found to be less than significant.

NORTH VINEYARD STATION SPECIFIC PLAN SUPPLEMENTAL EIRS

THE NORTH VINEYARD STATION SPECIFIC PLAN AREA AMENDMENT, FINANCING PLAN, AND WATER TREATMENT FACILITIES, AS WELL AS THE VINEYARD POINT AND VINEYARD CREEK SUBDIVISIONS

A Final Supplemental Environmental Impact Report (FSEIR) was prepared for a subsequent group of projects within the NVSSP area known as the North Vineyard Station Specific Plan Area Amendment, Financing Plan, and Water Treatment Facilities, as well as the Vineyard Point and Vineyard Creek subdivisions (County Control Numbers: 03-CPB-0082, 02-PWE-0532, 04-PWE-0144, 02-RZB-SDB-SVB-0293, and 03-RZB-SVB-0385). The FSEIR was certified and the projects approved by the Board of Supervisors on November 10, 2004. Project-related impacts associated with air quality were identified as significant and unavoidable. Impacts related to traffic and circulation, noise, biological resources, and cultural resources were found to be potentially significant, but could be reduced to a less than significant level through inclusion of recommended mitigation measures. Impacts associated with land use, public services, public facilities financing, water supply drainage and hydrology, and sewer service were considered less than significant.

NORTH VINEYARD STATION ROADWAY IMPROVEMENTS SEIR

The NVSSP FEIR identified a number of roadway improvements that were necessary to accommodate build out of the NVSSP area, and mitigation was adopted that identified the necessary improvements. Subsequently, the North Vineyard Station Roadway Improvement SEIR identified the impacts associated with constructing the roadway improvements identified in the NVSSP FEIR. The Modified Project consists of a change in the implementation strategy to previous adopted mitigation measures. The Modified Project did not change on-the-ground impacts associated with buildout of the NVSSP, or the roadway improvements themselves.

NORTH VINEYARD STATION TRANSPORTATION MITIGATION STRATEGY ADDENDUM

The Board of Supervisors adopted a revised Transportation Mitigation Strategy that involves adjusting the triggers or timing for when improvements are required to be made on February 28,

2023. The revised Transportation Mitigation Strategy addresses these issues with timing adjustments (i.e. the deferral of certain triggered improvements to a later number of units).

The NVSSP FEIR identified a number of roadway improvements that were necessary to accommodate build out of the NVSSP area, and mitigation was adopted that identified the necessary improvements. Subsequently, the North Vineyard Station Roadway Improvement SEIR identified the impacts associated with constructing the roadway improvements identified in the NVSSP FEIR. The revised Transportation Mitigation Strategy consists of a change in the implementation strategy to previous adopted mitigation measures. The adopted of the Transportation Mitigation Strategy did not change on-the-ground impacts associated with buildout of the NVSSP, or the roadway improvements themselves.

SOUTH SACRAMENTO HABITAT CONSERVATION PLAN (SSHCP)

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

The SSHCP covers 28 different species of plants and wildlife, including 10 that are state and/or federally-listed as threatened or endangered. The SSHCP has been developed as a collaborative effort to streamline permitting and protect covered species habitat.

On May 15, 2018, the Final SSHCP and EIS/EIR was published in the federal Register for a 30-day review period. Public hearings on the proposed adoption of the final SSHCP, final EIS/EIR, final Aquatic Resources Plan (ARP), and final Implementation Agreement (IA) began in August 2018, and adoption by the County occurred on September 11, 2018. The permit was received on June 12, 2019 from the USFWS, July 25, 2019 from the U.S. Army Corps of Engineers (USACE), and August 20, 2019 from the CDFW.

Projects that are covered activities under the SSHCP must comply with the provisions of the SSHCP and associated permits. The avoidance and minimization measures (AMMs) and permit conditions of the SSHCP reflect the most recently vetted protocols as it relates to avoidance of special status species impacts and have been approved by the applicable State and Federal agencies. As such, compliance with the SSHCP and provisions of the SSHCP permits serves as equivalent mitigation for mitigation measures adopted prior to the adoption of the SSCHP. The analysis contained in this document addresses the applicability of the SSHCP and mitigation has been designed to comply with the SSHCP.

ENVIRONMENTAL CHECKLIST FOR SPECIFIC PLAN CONSISTENCY

The purpose of this checklist is to evaluate the categories in terms of any "changed condition" (i.e. changed circumstances, project changes, or new information of substantial importance) that may result in a changed environmental result. A "no" answer does not necessarily mean there are no potential impacts relative to the environmental category, but that there is no change in the

condition or status of the impact since it was analyzed and addressed in prior environmental documents.

EXPLANATION OF CHECKLIST EVALUATION CATEGORIES

Where Impact Was Analyzed. This column provides a cross-reference to the pages of the prior environmental documents where information and analysis may be found relative to the environmental issue listed under each topic. Unless otherwise indicated, page number references are to the FEIR.

Do Proposed Changes Involve New Significant Impacts? Pursuant to Section 15162(a)(1) of the CEQA Guidelines, this column indicates whether the changes represented by the current project will result in new significant impacts that have not already been considered and mitigated by the prior environmental review documents and related approvals or will result in a substantial increase in the severity of a previously identified impact.

Any New Circumstances Involving New Impacts? Pursuant to Section 15162(a)(2) of the CEQA Guidelines, this column indicates whether there have been changes to the project site or the vicinity (circumstances under which the project is undertaken) which have occurred subsequent to the certification or adoption of prior environmental documents, which would result in the current project having new significant environmental impacts that were not considered in the prior environmental documents or that substantially increase the severity of a previously identified impact.

Any new Information Requiring New Analysis or Verification? Pursuant to Section 15162(a)(3)(A–D) of the CEQA Guidelines, this column indicates whether new information of substantial importance which was not known and could not have been known with the exercise of reasonable diligence at the time the previous environmental documents were certified or adopted is available requiring an update to the analysis of the previous environmental documents to verify that the environmental conclusions and mitigation measures remain valid. Either "yes" or "no" will be answered to indicate whether there is new information showing that: (A) the project will have one or more significant effects not discussed in the prior environmental documents; (B) that significant effects previously examined will be substantially more severe than shown in the prior environmental documents; (C) that mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or (D) that mitigation measures or alternatives which are considerably different from those analyzed in the prior environmental documents would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative. If "no," then no additional environmental documentation (supplemental or subsequent EIR) is required.

Mitigation Measures Implemented or Addressing Impacts. Pursuant to Section 15162(a)(3) of the CEQA Guidelines, this column indicates whether the prior environmental documents provide mitigation measures to address effects in the related impact category. In some cases, the mitigation measures may have already been implemented. A "yes" response will be provided in any instance where mitigation was included, regardless of whether the mitigation has been completed at this time. If "none" is indicated, this environmental analysis concludes a significant impact does not occur with this project, no mitigation was previously included, and no mitigation is needed.

DISCUSSION AND MITIGATION SECTIONS

Discussion. A discussion of the elements of the checklist is provided under each environmental category to clarify the answers. The discussion provides information about the environmental issue, how the project relates to the issue, and the status of any mitigation that may be required or has already been implemented.

Mitigation Measures. Applicable mitigation measures from the prior environmental review that apply to the project are listed under each environmental category. Refer to Attachment 1 for the full text of listed Mitigation Measures.

Conclusions. A discussion of the conclusion relating to the analysis contained in each section.

MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)

The FEIR identified a number of mitigation measures to reduce impacts to less than significant. Some of these measures have been satisfied through incorporation of the measure into the NVSSP policy document. To ensure project compliance with adopted mitigation measures, a project specific MMRP has been drafted (Attachment 1) that identifies all mitigation measures that are applicable to the proposed project. Note that some mitigation measures were adopted as NVSSP-wide measures and may not be site specific. Projects are required to comply with mitigation measures as applicable. Some measures may not apply in their entirety to the currently proposed project. In some cases, mitigation language has been updated to reflect site-specific conditions, but no new mitigation is proposed. Per the discussion above, biological resources mitigation measures have been updated to reflect the adoption and implementation strategy of the SSHCP. The mitigation measure outlining participation in the SSHCP to satisfy state and federal permitting requirements serves as equivalent mitigation to the previously adopted biological resources mitigation measures (see Biological Resources section below).

MITIGATION MEASURE COMPLIANCE

The project shall comply with the Mitigation Monitoring and Reporting Program (MMRP) for this 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 **$10,400.00**, which includes administrative costs of **$1,050.00**. Over the course of the project, the Division of Planning and Environmental Review will regularly conduct cost accountings 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.

ENVIRONMENTAL CHECKLIST

I. AESTHETICS

	Where Impact was Analyzed in Prior Environmental Document	Do Proposed Changes Involve New Significant or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Adopted Mitigation Measures?
a. Have a substantial adverse effect on a scenic vista?	Page N/A	No	No	No	None recommended
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	Page N/A	No	No	No	None recommended
c. In nonurbanized areas, substantially degrade the existing visual character or quality of public views[1] of the site and its surroundings? If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	Page N/A	No	No	No	None recommended
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	Page N/A	No	No	No	None recommended

Notes:
[1] Public views are those that are experienced from a publicly accessible vantage point.

DISCUSSION

Aesthetics were not directly addressed as a study area of the NVSSP FEIR. However, it was noted that "the Plan places a high priority on aesthetics" and that the plan outlines design and development standards; additionally, the project is also subject to the standards outlined in the County's Zoning Code. The FEIR Land Use section notes that the NVSSP had already been designated for urban and suburban uses in the General Plan and the NVSSP was consistent with the overall growth plan for the County. Therefore, at the time of preparation of the NVSSP FEIR, it was already anticipated that the area would eventually urbanize, thus resulting in a conversion from rural/semi-rural uses to urban levels of density. The proposed project is consistent with the analysis related to aesthetics in that the proposed project will result in a conversion of semi-rural lands to residential uses as considered and analyzed in the NVSSP FEIR.

APPLICABLE MITIGATION MEASURES

None recommended.

CONCLUSIONS

The project is consistent with the development assumptions analyzed in the NVSSP FEIR and would not introduce any new impacts that were not previously analyzed. Pursuant to CEQA Guidelines Section 15182,

subdivision (c), the County finds that none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.

II. AGRICULTURE AND FORESTRY RESOURCES

	Where Impact was Analyzed in Prior Environmental Document	Do Proposed Changes Involve New Significant or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Adopted Mitigation Measures?
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?	Page 5.4 Page 5.23 – 5.28	No	No	No	None recommended
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?	Page N/A	No	No	No	None recommended
c. Introduce incompatible uses in the vicinity of existing agricultural uses?	Page N/A	No	No	No	None recommended
d. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Government Code Section 51104(g))?	Page N/A	No	No	No	None recommended
e. Result in the loss of forest land or conversion of forest land to non-forest use?	Page N/A	No	No	No	None recommended
f. 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?	Page 5.23 – 5.28	No	No	No	LU-1, LU-2, LU-3, LU-4

DISCUSSION

The FEIR references that although the Plan area and much of the surrounding properties are currently zoned for agricultural-residential and general agricultural uses, the conversion of this land for urban development was committed during the General Plan approval process. The CEQA Guidelines Appendix G did not include impacts to forestry resources at the time of the NVSSP FEIR, as such, the FEIR does not include an analysis of impacts to forestry resources. However, the NVSSP area does not contain any forestry resources. The FEIR did not analyze conflicts with Williamson Act parcels because the NVSSP does not contain any Williamson Act parcels. The proposed project consists of the development of 40.98 acres into 209 single family residential lots and seven landscape lots, and does not change the location or overall number of dwelling units within the NVSSP area. Mitigation measures LU-1 through LU-4 were identified to ensure consistency between the NVSSP and the General Plan land use diagrams. These measures have since been satisfied and no further land use mitigation measures are applicable to the proposed project.

APPLICABLE MITIGATION MEASURES

None recommended.

CONCLUSIONS

The project is consistent with the development assumptions analyzed in the NVSSP FEIR and would not introduce any new impacts that were not previously analyzed. Pursuant to CEQA Guidelines Section 15182, subdivision (c), the County finds that none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.

III. AIRPORTS

	Where Impact was Analyzed in Prior Environmental Document	Do Proposed Changes Involve New Significant or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Adopted Mitigation Measures?
a. Result in a safety hazard for people residing or working in the vicinity of an airport/airstrip?-	Page N/A	No	No	No	None recommended.
b. Expose people residing or working in the project area to aircraft noise levels in excess of applicable standards?	Page 10.6 – 10.7	No	No	No	None recommended
c. Result in a substantial adverse effect upon the safe and efficient use of navigable airspace by aircraft?	Page N/A	No	No	No	None recommended
d. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	Page N/A	No	No	No	None recommended

DISCUSSION

The Mather Airport Comprehensive Land Use Plan Update (May 1996), was relied upon in the FEIR for determining future noise impacts upon the NVSSP associated with Mather Airport, located approximately four miles northeast of the NVSSP. The proposed project site is outside of the 60 dB noise contour; therefore, associated noise policies do not apply to this project. The proposed project consists of the development of 40.98 acres into 209 single family residential lots and seven landscape lots and does not change the location or overall number of dwelling units within the NVSSP area.

APPLICABLE MITIGATION MEASURES

None recommended.

CONCLUSIONS

The project is consistent with the development assumptions analyzed in the NVSSP FEIR and would not introduce any new impacts that were not previously analyzed. Pursuant to CEQA Guidelines Section 15182, subdivision (c), the County finds that none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.

IV. AIR QUALITY

	Where Impact was Analyzed in Prior Environmental Document	Do Proposed Changes Involve New Significant or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Adopted Mitigation Measures?
a. Conflict with or obstruct implementation of the applicable air quality plan?	Page 9.4	No	No	No	None recommended
b. Result in 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?	Page 9.16	No	No	No	AQ-1, AQ-2
c. Expose sensitive receptors to substantial pollutant concentrations?	Page 9.18	No	No	No	None recommended
d. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	Page N/A	No	No	No	None recommended

DISCUSSION

The conclusion of the FEIR was that the NVSSP would contribute to conditions that already violate air quality standards. The FEIR determined construction related air quality impacts to be potentially significant for certain levels of construction activity. Mitigation for construction related air quality impacts consisted of implementation of a dust control plan (AQ-1) and the application of equipment emission reporting (AQ-2). In the cumulative condition, the FEIR concluded that mobile source generation of NO_x, ROG, and PM_{10} greatly exceeded standards and were considered a significant adverse impact. Since the FEIR concluded that development associated with the NVSSP would contribute to conditions that already violate air quality standards, any reduction in project vehicle trips and emissions would help reduce impacts on air quality; however, impacts remained significant and unavoidable. The FEIR noted that travel demand reduction measures were incorporated into various aspects of the NVSSP to reduce vehicle emissions, and that these measures were consistent with the County's General Plan policy AQ-15 for a 15 percent reduction in emissions.

The proposed project consists of the development of 40.98 acres into 209 single family residential lots and seven landscape lots, and does not change the location or overall number of dwelling units contemplated within the NVSSP area. All projects within the NVSSP area must comply with all previously adopted mitigation.

APPLICABLE MITIGATION MEASURES

Mitigation Measure AQ-1: Measure to prepare and implement a dust control plan

Mitigation Measure AQ-2: Measure to maintain construction equipment and vehicles in proper running order.

CONCLUSIONS

The project is consistent with the development assumptions analyzed in the NVSSP FEIR and would not introduce any new impacts that were not previously analyzed. Pursuant to CEQA Guidelines Section 15182, subdivision (c), the County finds that none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.

V. BIOLOGICAL RESOURCES

	Where Impact was Analyzed in Prior Environmental Document	Do Proposed Changes Involve New Significant or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Adopted Mitigation Measures?
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?	Page 14.6-14.15 and 14.23-14.29	No	No	No	BR-4, BR-5
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?	Page 2.24,14.30	No	No	No	BR-4, BR-5
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?	Page 2.32-2.41, 14.10-14.23	No	No	No	BR-1, BR-2, BR-3
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?	Page 14.6-14.15 and 14.23-14.30	No	No	No	BR-3, BR-5, BR-6
e. Adversely affect or result in the removal of native or landmark trees?	Page 2.37, 14.29	No	No	No	Incorporated by policy
f. Conflict with any local policies or ordinances protecting biological resources?	Page N/A	No	No	No	No
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?	Page 10-3 to 10-4	No	No	No	None recommended.

DISCUSSION

The FEIR concluded that impacts to wetlands and waters, trees, and special status species could be reduced to less than significant with mitigation. Cumulatively significant and unavoidable impacts were related to the loss of habitats used by a variety of wildlife species (including non-listed species) and that even with the preservation of wetland/wildlife habitats onsite, the impact remains cumulatively significant and unavoidable.

While there are trees located in the northeastern portion of the project site and along the western boundary, the project site does not contain any protected, native trees. Therefore, the previously adopted native tree mitigation does not apply to this project.

Wetlands and Waters

The SSHCP implements a CWA Section 404 permit strategy (SPK-1995-00386) for SSHCP covered activity projects which would discharge fill material into wetlands and other waters of the United States. The multi-tiered CWA 404 permit strategy draws upon the content of the SSHCP, the Aquatic Resources Program (ARP), and aquatic resource protection ordinances. The ARP is a local jurisdiction based aquatic resources permit program that adds to the strength of the SSHCP framework of protection of natural communities and native plant and wildlife species, including protection of aquatic resources. A primary goal of ARP implementation is to achieve an overall no net loss of aquatic resources functions and services. While the ARP focuses on a permit program to address impacts to aquatic resources and the SSHCP focuses on permitting related to incidental take of species, both permitting processes are done in conjunction with one another and consist of:

- A programmatic general permit (PGP), founded on a local aquatic resources protection program and designed to reduce duplication with that program, for covered activities with minimal individual and cumulative effects on aquatic resources. The PGP is implemented by the three land-use authority Permit Applicants (i.e., Sacramento County, Galt, and Rancho Cordova).
- A regional general permit (RGP), for covered activities with minimal individual and cumulative effects on aquatic resources that do not qualify for the PGP.
- A procedure for issuing Letters of Permission (LOP procedure) for covered activities with more than minimal effects, but less-than-significant effects, on the human environment, including aquatic resources.
- An abbreviated process for issuing standard permits (abbreviated SP) for other covered activity impacts that do not qualify for the PGP or the LOP procedure. The abbreviated SP process is used for the small number of SSHCP covered activities requiring authorization under CWA 404 that may significantly affect the human environment under NEPA, requiring the preparation of an EIS.

The CWA 404 permit strategy relies, at all levels of permitting, on the SSHCP to address avoidance, minimization and requirements for compensatory mitigation for impacts to aquatic resources. Key to satisfying compensatory mitigation requirements, payment of SSHCP-required fees dually fulfills a Corps-approved South Sacramento In Lieu Fee Program established by the SSHCP Permittees, which relies on the compensatory mitigation ratio requirements for aquatic resources contained in the SSHCP (vs. project-by-project compensatory mitigation evaluation).

All impacts to waters analyzed in the FEIR have also been analyzed in the SSHCP FEIR. The project site contains approximately 0.43 acres of wetlands (0.03 acres vernal pool and 0.33-acre seasonal wetland swale and 0.07-acre drainage ditch) as outlined in the Biological Resources Assessment dated February 2024 and Preliminary Jurisdictional Determination and Updated Aquatic Resources Delineation Map dated February 2024 (Attachment 2). The project would result in direct impacts to all waters onsite. The project will be subject to the CWA permitting provisions as administered through the SSHCP.

Special Status Species

All impacts to special status species analyzed in the NVSSP FEIR, including loss of habitat and foraging habitat, have also been analyzed and accounted for in the SSHCP FEIR. The project site contains modeled habitat for vernal pool species and special status raptors. Based on project site specific surveys presented in the Biological Resources Assessment, the project site has low potential to contain special status plants; however, the project site has high potential for vernal pool species in the vicinity of delineated waters. The project site contains nesting habitat for raptors as well as foraging habitat for special status birds and foraging habitat for burrowing owls. Through compliance with the provisions and avoidance and minimization measures

(AMMs) of the SSHCP and associated permits, the project will mitigate for all potential impacts to special status species.

The SSHCP includes criteria for determining if a project is a covered activity within the SSHCP area. Most development projects within the Urban Development Area (UDA) meet the criteria for being a covered activity, and projects that are covered activities under the SSHCP must comply with the provisions of the SSHCP and associated permits. The AMMs and permit conditions of the SSHCP reflect the most recently vetted protocols as it relates to avoidance of special status species impacts and have been approved by the applicable State and Federal agencies. As such, compliance with the SSHCP and provisions of the SSHCP permits serves as equivalent mitigation for mitigation measures adopted prior to the adoption of the SSCHP. Implementation of the SSHCP does not constitute new information pursuant to California Public Resources Code §21166 (CEQA Guidelines § 15162). The SSHCP was vetted and adopted through a public process, and implementation of the SSHCP does not invalidate the findings of the FEIR or NVSSP. The project is consistent with the development assumptions analyzed in the NVSSP FEIR and would not introduce any new impacts that were not previously analyzed.

APPLICABLE MITIGATION MEASURES

Mitigation Measure A (Measure A serves as in-kind mitigation for measures BR-1 to BR-6 as identified in the NVSSP FEIR and is consistent with the SSHCP)

Mitigation Measure A – Compliance with the South Sacramento Habitat Conservation Plan:

The applicant shall obtain authorization through the SSHCP prior to all ground disturbing activities, on-site and off-site. Authorization under the SSHCP shall include implementation and conformance with all applicable Avoidance and Minimization Measures (Attachment 3) and payment of fees necessary to mitigate for impacts to species and habitat.

CONCLUSIONS

The project is consistent with the development assumptions analyzed in the NVSSP FEIR and would not introduce any new impacts that were not previously analyzed. Pursuant to CEQA Guidelines Section 15182, subdivision (c), the County finds that none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.

VI. CULTURAL RESOURCES

	Where Impact was Analyzed in Prior Environmental Document	Do Proposed Changes Involve New Significant or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Adopted Mitigation Measures?
a. Cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5?	Page 15.19-15.23	No	No	No	CR-1, CR-3
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?	Page 15.19-15.23	No	No	No	CR-2
c. Disturb any human remains, including those interred outside of dedicated cemeteries?	Page 15.19-15.23	No	No	No	CR-4

DISCUSSION

No cultural artifacts, or evidence of precontact use of the project area, were identified in the FEIR. Potentially significant impacts were identified regarding the discovery of unknown buried resources and would be reduced to less than significant with implementation of adopted mitigation measures. The project has satisfied Mitigation Measures CR-1 through CR-3, which required site specific cultural resource surveys and proper treatment of any identified resources on site. The project site does not contain any identified cultural resources. There is however potential to uncover unanticipated, subsurface resources during construction. Mitigation Measure CR-4 consists of the proper notification, avoidance or treatment of unknown archeological resources and applies to all future development within the Specific Plan area. Mitigation Measure CR-4 is applicable to the proposed project.

APPLICABLE MITIGATION MEASURES

Mitigation Measure CR-4: Measure to address unanticipated discovery of cultural resources.

CONCLUSIONS

The project is consistent with the development assumptions already analyzed in the NVSSP FEIR and would not introduce any new impacts that were not previously analyzed. Pursuant to CEQA Guidelines Section 15182, subdivision (c), the County finds that none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.

VII. ENERGY

	Where Impact was Analyzed in Prior Environmental Document	Do Proposed Changes Involve New Significant or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Adopted Mitigation Measures?
a. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	Page N/A	No	No	No	None recommended
b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	Page N/A	No	No	No	None recommended

DISCUSSION

The consumption of energy, while not specifically calculated in the FEIR, was discussed as it relates to the local energy companies being able to serve the project with extension of infrastructure. Further, since the certification of the FEIR, Title 24, the California Green Building Code has been updated and contains stringent regulations for building energy consumption. The proposed project consists of the development of 40.98 acres into 209 single family residential lots and seven landscape lots, which does not change the location or overall number of dwelling units within the Specific Plan area. New construction would need to comply with the regulations in place at the time of construction and would not impede a state or local plan for renewable energy or efficiency. No mitigation was adopted, and no new mitigation is proposed.

APPLICABLE MITIGATION MEASURES

None recommended

CONCLUSIONS

Pursuant to CEQA Guidelines Section 15164, subdivision (a), the County finds that none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.

VIII. GEOLOGY AND SOILS

	Where Impact was Analyzed in Prior Environmental Document	Do Proposed Changes Involve New Significant or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Adopted Mitigation Measures?
a. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:					
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? Refer to Division of Mines and Geology Special Publication 42.	Appendix L Page 3-4	No	No	No	None recommended
ii. Strong seismic ground shaking?	Appendix L Page 3-4	No	No	No	None recommended
iii. Seismic-related ground failure, including liquefaction?	Appendix L Page 6	No	No	No	None recommended
iv. Landslides?	Appendix L Page 6	No	No	No	None recommended
b. Result in substantial soil erosion or the loss of topsoil?	Appendix L Page 8	No	No	No	None recommended
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?	Appendix L Page 6	No	No	No	None recommended
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?	Appendix L Page 6	No	No	No	None recommended
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?	Page N/A	No	No	No	None recommended
f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	Page N/A	No	No	No	None recommended

DISCUSSION

The NVSSP FEIR Technical Appendices Volume 2 lists that there are no mapped faults on the site and the seismic risk in the area is considered low. There is no risk of other significant geological hazards to the site. The proposed project is consistent with land uses contemplated in the FEIR. All impacts associated with geology and soils, except for adequate soils for septic systems, were addressed in the FEIR. The FEIR did not address soils for septic systems because all parcels under two-acres are required to hook-up to the new sewer system. As such, all future residential development associated with buildout of the NVSSP would be required to be served by public sewer. Consistent with the NVSSP, the proposed project will be served by public sewer.

APPLICABLE MITIGATION MEASURES

None recommended

CONCLUSIONS

The project is consistent with the development assumptions analyzed in the NVSSP FEIR and would not introduce any new impacts that were not previously analyzed. Pursuant to CEQA Guidelines Section 15182, subdivision (c), the County finds that none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.

IX. GREENHOUSE GAS EMISSIONS

	Where Impact was Analyzed in Prior Environmental Document	Do Proposed Changes Involve New Significant or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Adopted Mitigation Measures?
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	Page N/A	No	No	No	None recommended
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	Page N/A	No	No	No	None recommended

DISCUSSION

The Draft EIR and FEIR for the NVSSP was released prior to 2010 when the CEQA Guidelines were updated to require consideration of greenhouse gas emissions. Prior case law in California has uniformly concluded that projects subject to supplemental review under CEQA do not need to address this new subject matter, as there is no new information, which was not known and could not have been known at the time the EIR was certified as complete. The effect of greenhouse gas emissions on climate was known prior to certification of the EIR (Reference *Citizens for Responsible Equitable Environmental Development v. City of San Diego* (2011) 196 Cal.App.4th 525, 530-532*; Citizens Against Airport Pollution v. City of San Jose* (2014) 227 Cal.App4th 788, 806-808; see also CEQA Guidelines Section 15007(b)(c).). Therefore, no new analysis was completed for the project.

APPLICABLE MITIGATION MEASURES

None recommended.

Conclusions

Pursuant to CEQA Guidelines Section 15182, subdivision (c), the County finds that none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.

X. Hazards and Hazardous Materials

	Where Impact was Analyzed in Prior Environmental Document	Do Proposed Changes Involve New Significant or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Adopted Mitigation Measures?
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	Page 16.9	No	No	No	None recommended
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?	Page 16.18	No	No	No	TX-1 – TX-4
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	Page N/A	No	No	No	None recommended
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code § 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	Page N/A	No	No	No	None recommended
e. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	Page N/A	No	No	No	None recommended
f. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	Page N/A	No	No	No	None recommended

Discussion

The FEIR indicates that past contamination on specific parcels within the Specific Plan area could pose a potential risk. Mitigation was adopted to address areas of contamination or potential hazard, including past debris, asbestos, and abandoned wells and septic. With the recommended mitigation, impacts were reduced to less than significant. Based on the Preliminary Phase 1 Environmental Site Assessment that was conducted for the NVSSP DEIR, the subject parcel has concerns that necessitate additional reconnaissance, or removal of debris; therefore, Mitigation Measures TX-1 (additional reconnaissance) and TX-4 (removal of debris), applies to the proposed project. As there are structures on the project site that will require demolition, Mitigation Measure TX-2 associated with asbestos surveys would be required. However, the mitigation to

identify and appropriately demolish existing wells and septic tanks, (Mitigation Measure TX-3) would not be necessary, as there are no wells, active or inactive, that have been identified on the project site. The project does not introduce any new hazardous substances or facilities, and the proposed project does not change the type of land use development, assumed densities, or end use, as identified in the FEIR and therefore the prior analysis and conclusions remain appropriate.

APPLICABLE MITIGATION MEASURES

Mitigation Measure TX-1: Measure that future development shall prepare and submit a site-specific field reconnaissance,

Mitigation Measure TX-2: Measure that future development and/or demolition of pre-1979 structures shall prepare and submit an asbestos survey according to State and County requirements,

Mitigation Measure TX-4: Measure that future development on properties identified as requiring proper "debris removal".

CONCLUSIONS

The project is consistent with the development assumptions analyzed in the NVSSP FEIR and would not introduce any new impacts that were not previously analyzed. Pursuant to CEQA Guidelines Section 15182, subdivision (c), the County finds that none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.

XI. HYDROLOGY AND WATER QUALITY

	Where Impact was Analyzed in Prior Environmental Document	Do Proposed Changes Involve New Significant or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Adopted Mitigation Measures?
a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	Page 2.23,11.38	No	No	No	HY-4, HY-5
b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	Page 12.32	No	No	No	None recommended
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;	Appendix L Page 8	No	No	No	None recommended

ii. substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;	Page 2.20, 11.35, 17.4	No	No	No	HY-1, HY-2, HY-3, HY-6, HY-7
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	Page 2.20, 2.23, 11.35, 11.38, 17.4	No	No	No	HY-1, HY-2, HY-3, HY-4, HY-5, HY-6, HY-7
iv. impede or redirect flood flows?	Page 11.35 2.21	No	No	No	HY-1, HY-2, HY-3, HY-6, HY-7
d. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	Page 11.35 2.21	No	No	No	HY-1, HY-2, HY-3, HY-6, HY-7
e. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	Page 12.32	No	No	No	None recommended

DISCUSSION

The FEIR concluded that potentially significant impacts associated with water quality, drainage and flooding could be reduced to less than significant through implementation of the NVSSP Drainage Master Plan (DMP). The DMP outlines a strategy and network of facilities that are necessary to address potential impacts related to drainage and flooding.

The FEIR acknowledges that the improvements may be phased depending on the location and timing of individual development projects. Individual projects may have to construct off-site improvements related to drainage in order to support on-site development. Impacts associated with the construction of the entirety of the DMP were addressed in the FEIR, and mitigation was adopted specific to construction of drainage facilities. Therefore, all potential off-site drainage facilities to be constructed by individual projects are also included in the analysis presented in the FEIR and subject to the previously adopted mitigation.

The proposed project consists of the development of 40.98 acres into 209 single family residential lots and seven landscape lots, and does not change the location or overall number of dwelling units assumed and analyzed within the Specific Plan area. The project site is located within the Gerber Creek Watershed area that outfalls into the DMP identified Basin G-46, which is located south of the project site, and just north of Gerber Creek. During a storm event, runoff from this proposed project will be conveyed through an underground drainage system and ultimately released into the G-46 Basin. A Level 2 drainage study was prepared for the proposed project and approved as adequate by the County Department of Water Resources (May 2025) (Attachment 4). The drainage study was required to account for previously approved development projects in the vicinity of the proposed project – this included Florin 40 and Murphy – as well as more recent proposals including this project, Emerald and Chandon developments. The study concluded,

> "...The Overland release for this project in full development is consistent with the existing drainage shed shown in the Draft Florin 40 Level 4 Drainage Study, flowing from north to south. The result of the Overland Release analysis is consistent and doesn't further impact downstream infrastructure."
>
> "The proposed drainage system and street grading have been designed sufficiently for the Sapphire project and conforms to the Sacramento County design standards without further impacting downstream

infrastructure. In addition, the project proposes as many Low Impact Development measures as are economically and technically feasible to treat as much project area as is viable.."

The project drainage study supports the previous FEIR and SEIR analysis. Mitigation Measures HY-1 and HY-2 were satisfied upon adoption of the NVSSP. Measures HY-3 through HY-7 apply to all future development with the NVSSP area and remain applicable to the proposed project.

APPLICABLE MITIGATION MEASURES

Mitigation Measure HY-3: Measure that future development within the NVSSP area shall implement the proposed NVSSP Drainage Master Plan (DMP) improvements downstream of the Specific Plan area.

Mitigation Measure HY-4: Measure that future development shall comply with the County Land Grading and Erosion Control Ordinance.

Mitigation Measure HY-5: Measure that future development shall provide stormwater quality source and treatment control measures consistent with the County Drainage Manual.

Mitigation Measure HY-6: Measure that the implementation of the proposed NVSSP DMP improvements, including construction of Detention Basin E20 and construction of a mitigating solution for the existing Gerber Creek overflow condition upstream of the Specific Plan area, and

Mitigation Measure HY-7: Measure that the proposed NVSSP DMP improvements are not to occur until the necessary permits have been obtained.

CONCLUSIONS

The project is consistent with the development assumptions analyzed in the NVSSP FEIR and would not introduce any new impacts that were not previously analyzed. Pursuant to CEQA Guidelines Section 15182, subdivision (c), the County finds that none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.

XII. LAND USE AND PLANNING

	Where Impact was Analyzed in Prior Environmental Document	Do Proposed Changes Involve New Significant or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Adopted Mitigation Measures?
a. Physically divide an established community?	Page 5.26	No	No	No	None Recommended
b. Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	Page 5.26	No	No	No	None Recommended

DISCUSSION

The FEIR identified potential land use compatibility impacts associated with holdover agricultural residential or general agricultural uses located both within and just outside the Urban Development Area that could be

mitigated to less than significant levels through implementation of General Plan policies, proposed Specific Plan policies and establishing Zoning Code Development Standards. The project site is about 41 total acres and will develop 209 single family residential lots and seven landscape lots. The project includes an amendment to the NVSSP land use diagram to change about 28 acres from single family residential (SFR) densities ranging from 3 – 5 units per acre (SFR 3-5) to SFR densities ranging from 4 – 7 units per acre (SFR 4-7). The 28 acres would be developed with 152 single-family lots consistent with the Zoning Code RD-7 lot standards. The remaining 13 acres will retain the existing NVSSP SFR 3-5 designation and will be developed with 55 single family lots, consistent with the Zoning Code RD-5 lot standards. Although the project includes a request for an increase in density for a portion of the project site, the overall number of units proposed would be within the overall number of units that were contemplated and analyzed for the entire Specific Plan. Therefore, the project is consistent with the land uses analyzed in the FEIR and SEIR, and all impacts associated with land use and planning were adequately addressed in the prior documents. The mitigation measures identified in the FEIR were satisfied upon revisions made to the NVSSP at the time of adoption of the Plan. No additional mitigation measures are necessary.

Applicable Mitigation Measures

None recommended.

Conclusions

The project is consistent with the development assumptions analyzed in the NVSSP FEIR and would not introduce any new impacts that were not previously analyzed. Pursuant to CEQA Guidelines Section 15182, subdivision (c), the County finds that none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.

XIII. Mineral Resources

	Where Impact was Analyzed in Prior Environmental Document	Do Proposed Changes Involve New Significant or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Adopted Mitigation Measures?
a. Result in the loss of availability of a known mineral resource that would be a value to the region and the residents of the state?	Page N/A	No	No	No	None recommended
b. Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	Page N/A	No	No	No	None recommended

Discussion

The NVSSP FEIR did not specifically analyze impacts to Mineral Resources since the NVSSP area does not contain areas identified as important mineral resources areas. The proposed project is consistent with the urban development analyzed in the FEIR, and similar to the conclusion in the FEIR, the proposed project would have no impact on mineral resources.

APPLICABLE MITIGATION MEASURES

None recommended.

CONCLUSIONS

The project is consistent with the development assumptions analyzed in the NVSSP FEIR and would not introduce any new impacts that were not previously analyzed. Pursuant to CEQA Guidelines Section 15182, subdivision (c), the County finds that none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.

XIV. NOISE

	Where Impact was Analyzed in Prior Environmental Document	Do Proposed Changes Involve New Significant or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Adopted Mitigation Measures?
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?	Page 10.7	No	No	No	NS-1
b. Generation of excessive groundborne vibration or groundborne noise levels?	Page N/A	No	No	No	None recommended

DISCUSSION

The FEIR identified noise impacts to future residential development along all NVSSP area roadways as being potentially significant, but this impact could be minimized through implementation of noise attenuation measures at the time of development (Mitigation Measure NS-1). In accordance with Mitigation Measure NS-1, an Environmental Noise Assessment was prepared for the Sapphire Subdivision project by Bollard Acoustical Consultants (BAC), dated August 2022 (Attachment 5). The existing ambient noise environment at the project site is defined primarily by traffic on Florin Road (northern boundary of the project property). BAC utilized data from a noise level survey conducted on an adjacent project site, for the proposed residential development known as Chandon 13 Subdivision. The proposed project includes installation of a 6-foot masonry sound wall along the Florin Road frontage; the noise study found that the proposed masonry sound walls for lots abutting Florin Road would mitigate the traffic noise of Florin Road. Although Mitigation Measure NS-1 has been implemented through the completion of the required project specific acoustic analysis, this measure remains applicable to the proposed project to ensure that the masonry wall fronting Florin Road is included in the development

The FEIR did not discuss ground borne vibration or noise as standard construction techniques do not generally produce excessive ground borne vibration or noise. The proposed project does not change the type of land use or typical construction on the subject parcel, and construction does not involve methods which would create excessive ground bore vibration or noise.

APPLICABLE MITIGATION MEASURES

Mitigation Measure NS-1: Measure that future noise sensitive residential land uses proposed for development within the future 60 dB_{Ldn} traffic or railroad operation noise contours, shall prepare an acoustical analysis and implement the identified noise attenuation measures as necessary.

CONCLUSIONS

The project is consistent with the development assumptions analyzed in the NVSSP FEIR and would not introduce any new impacts that were not previously analyzed. Pursuant to CEQA Guidelines Section 15182, subdivision (c), the County finds that none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.

XV. POPULATION AND HOUSING

	Where Impact was Analyzed in Prior Environmental Document	Do Proposed Changes Involve New Significant or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Adopted Mitigation Measures?
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)?	Page 17.7	No	No	No	None recommended
b. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	Page 17.7	No	No	No	None recommended

DISCUSSION

The FEIR recognized that the NVSSP would substantially increase population growth in the area due to new homes and extension of public sewer and water infrastructure. The FEIR concluded that the NVSSP would result in less than significant impacts related to growth inducement because urbanized uses in this area of the County were anticipated in the 1993 General Plan. The proposed project is consistent with the urban development analyzed in the FEIR and all impacts associated with land use and planning were adequately addressed in the FEIR. Therefore, there will be no new substantial increases to population growth.

APPLICABLE MITIGATION MEASURES

None Recommended.

CONCLUSIONS

The project is consistent with the development assumptions analyzed in the NVSSP FEIR and would not introduce any new impacts that were not previously analyzed. Pursuant to CEQA Guidelines Section 15182, subdivision (c), the County finds that none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.

XVI. PUBLIC SERVICES

	Where Impact was Analyzed in Prior Environmental Document	Do Proposed Changes Involve New Significant or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Adopted Mitigation Measures?
a. Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically 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:					
Fire protection?	Page 6.3-6.4	No	No	No	None recommended
Police protection?	Page 6.4-6.6	No	No	No	None recommended
Schools?	Page 6.8-6.10	No	No	No	None recommended
Parks?	Page 6.10-6.14	No	No	No	None recommended
Other public facilities?	Page 6.10-6.10	No	No	No	None recommended

DISCUSSION

The proposed project consists of the development of a 40.98 acre site into 209 single family residential lots and seven landscape lots, all of which is consistent with the development analyzed for the Plan Area in the FEIR. Therefore, the project is consistent with the land uses analyzed in the FEIR and remains appropriate for the proposed project. Provision of public services such as emergency services, parks, and schools were determined to be less than significant, and services would expand as the population in this area increases.

APPLICABLE MITIGATION MEASURES

None recommended.

CONCLUSIONS

The project is consistent with the development assumptions analyzed in the NVSSP FEIR and would not introduce any new impacts that were not previously analyzed. Pursuant to CEQA Guidelines Section 15182, subdivision (c), the County finds that none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.

XVII. RECREATION

	Where Impact was Analyzed in Prior Environmental Document	Do Proposed Changes Involve New Significant or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Adopted Mitigation Measures?
a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	Page N/A	No	No	No	None recommended
b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	Page N/A	No	No	No	None recommended

DISCUSSION

Recreation, while not a topic specifically discussed in the FEIR, recreational facilities such as parks and trails were discussed in the Public Services Chapter of the FEIR as public service features and amenities. The provision of parks, and open space, including recreational facilities at schools, were determined to be less than significant, and the services for creation and maintenance of these parks and open space would expand as the population in this area increases.

APPLICABLE MITIGATION MEASURES

None recommended.

CONCLUSIONS

Pursuant to CEQA Guidelines Section 15164, subdivision (a), the County finds that none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.

XVIII. TRANSPORTATION

	Where Impact was Analyzed in Prior Environmental Document	Do Proposed Changes Involve New Significant or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Adopted Mitigation Measures?
a. Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	Page N/A	No	No	No	None recommended
b. Conflict or be inconsistent with CEQA Guidelines § 15064.3, subdivision (b) – measuring transportation impacts individually or cumulatively, using a vehicles miles traveled standard established by the County?	Page 8.36	No	No	No	None recommended
c. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	Page N/A	No	No	No	None recommended
d. Result in inadequate emergency access?	Page 2.5, 6.3-6.5	No	No	No	None recommended

DISCUSSION

The Draft EIR and FEIR for the NVSSP was released prior to 2020 when the CEQA Guidelines were updated to shift the analysis for transportation impacts from Level of Service (LOS) to Vehicle Miles Traveled (VMT). Prior case law in California has uniformly concluded that projects subject to supplemental review under CEQA did not need to address new subject matter, even though the prior EIR being updated did not address the new subject matter (Reference *Citizens for Responsible Equitable Environmental Development v. City of San Diego* (2011) 196 Cal.App.4th 525, 530-532*; Citizens Against Airport Pollution v. City of San Jose* (2014) 227 Cal.App4th 788, 806-808; see also CEQA Guidelines Section 15007(b)(c).). This case law can apply to VMT analysis as the CEQA Guidelines expressly states that it (VMT analysis) "shall apply prospectively as described in Section 15007.". If a document meets the requirements in effect at the time of public review, the document does not need to conform to any new content. Therefore, no additional VMT analysis was completed as the FEIR was released well before VMT was adopted as a metric for analysis requirements.

The proposed project consists of the development of 40.98 acres into 209 single family residential lots and seven landscape lots, and although the number of residential units would increase on this site, the number of units is within the overall number of units that would be constructed for the entire Specific Plan and the overall density of the Specific Plan would remain the same. The project is consistent with the land uses analyzed in the FEIR and SEIR and the prior documents remain appropriate for the proposed project.

The FEIR included a Traffic Study conducted by Fehr & Peers that analyzed the project level and cumulative impacts of the NVSSP on area roadways and infrastructure. The FEIR analysis identified significant impacts associated with LOS for some plan area roadway segments and intersections. Transportation improvements to reduce these impacts were identified and adopted as mitigation measures. Some mitigation measures require

the construction of new roadway infrastructure, while others require fair-share payment. In February 2023, the Sacramento County Board of Supervisors adopted a Specific Plan Amendment that incorporates a revised Transportation Mitigation Strategy involving adjusting the triggers or timing for when improvements are required to be made. The revised Transportation Mitigation Strategy addresses these issues with timing adjustments (i.e. the deferral of certain triggered improvements to a later number of units). This would be based on a traffic analysis, demonstrating that the deferral would not result in significant traffic impacts, based on the County's level of service (LOS) "E" policy in urban areas. This generally means ensuring that roadway segments do not exceed the LOS "F" threshold of 18,000 vehicles per day, or that intersections do not exceed capacity and gridlock during the peak hour. By deferring these triggers to a later number of units, the plan area fee program builds up a balance that can be used to provide immediate credits/reimbursements when triggers are hit.

The proposed project is consistent with the land uses analyzed in the FEIR and associated impact analyses remain adequate. The project will be required to pay fair share fees through the Public Facilities Finance Plan or the Sacramento County Transportation Development Fee. These fees are collected at the time of development to pay for identified road improvements in the NVSSP area.

APPLICABLE MITIGATION MEASURES

Mitigation Measure TR-1 through TR-29: Measures that list the required roadway improvements as the Specific Plan is developed to mitigate traffic impacts.

CONCLUSIONS

The project is consistent with the development assumptions analyzed in the NVSSP FEIR and would not introduce any new impacts that were not previously analyzed. Pursuant to CEQA Guidelines Section 15182, subdivision (c), the County finds that none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.

XIX. TRIBAL CULTURAL RESOURCES

	Where Impact was Analyzed in Prior Environmental Document	Do Proposed Changes Involve New Significant or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Adopted Mitigation Measures?
a. Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code § 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:					
i. 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	Page N/A	No	No	No	CR-2, CR-4
ii. A resource determined by the lead agency, in its discretion and	Page N/A	No	No	No	CR-2, CR-4

supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code § 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code § 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.					

DISCUSSION

The FEIR did not directly analyze impacts associated with Tribal Cultural Resources, but this resource area would have been considered as a component of the review for cultural resources in the FEIR. Standard language for the proper treatment of unknown cultural resources is included as mitigation outlined in the Cultural Resources section. The proposed project will not increase the area of disturbance already approved for development. Compliance with the cultural resource's mitigation measure ensures proper treatment of tribal cultural resources if uncovered during construction.

APPLICABLE MITIGATION MEASURES

Mitigation Measure CR-4: Measure to address unanticipated discovery of cultural resources (See Cultural Resources section).

CONCLUSIONS

Pursuant to CEQA Guidelines Section 15182, subdivision (c), the County finds that none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.

XX. UTILITIES AND SERVICE SYSTEMS

	Where Impact was Analyzed in Prior Environmental Document	Do Proposed Changes Involve New Significant or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Adopted Mitigation Measures?
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 relocation of which could cause significant environmental effects?	Page 2.29 Page 12.11-12.32 Supplemental EIR Page 13.8-13.	No	No	No	None Recommended
b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?	Page 2.29	No	No	No	None Recommended
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	Supplemental EIR Page 13.8-13.9	No	No	No	None Recommended

project's projected demand in addition to the provider's existing commitments?					
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?	Page 6.14	No	No	No	None recommended
e. Result in substantial adverse physical impacts associated with the provision of storm water drainage facilities?	Page 2.23, 11-21-11.44	No	No	No	HY-1 – HY-7
f. Result in substantial adverse physical impacts associated with the provision of electric or natural gas service?	Page 6.2	No	No	No	None recommended
g. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	Page 6.14	No	No	No	None recommended

DISCUSSION

The proposed project consists of the development of 40.98 acres into 209 single family residential lots and seven landscape lots, and although the number of residential units would increase on this site, the number of units is within the overall number of units that would be constructed for the entire Specific Plan and the overall density of the Specific Plan would remain the same. Therefore, the project is consistent with the land uses analyzed in the FEIR and SEIR and the prior documents remain appropriate for the proposed project. Implementation of the NVSSP Water Master Plan is contingent on the implementation of the Water Master Plan for Area Adjacent to the Zone 40 Water Supply Master Plan Update's Study Area. The FEIR identified significant cumulative impacts associated with the incremental decline in ground water levels. Impacts associated with solid waste disposal were determined to be less than significant. Provision of public services such as electricity and gas were determined to be less than significant, and services would expand as the population in this area increases. Refer to the Hydrology and Drainage section for discussion specific to storm water drainage facilities.

APPLICABLE MITIGATION MEASURES

Mitigation Measures HY-3 through HY-7: See Hydrology and Water Quality section.

CONCLUSIONS

The project is consistent with the development assumptions analyzed in the NVSSP FEIR and would not introduce any new impacts that were not previously analyzed. Pursuant to CEQA Guidelines Section 15182, subdivision (c), the County finds that none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.

XXI. WILDFIRE

	Where Impact was Analyzed in Prior Environmental Document	Do Proposed Changes Involve New Significant or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Adopted Mitigation Measures?
a. Substantially impair an adopted emergency response plan or emergency evacuation plan?	Page N/A	No	No	No	None Recommended
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?	Page N/A	No	No	No	None Recommended
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?	Page N/A	No	No	No	None Recommended
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?	Page 2.23, 11-21-11.44	No	No	No	HY-1, HY-2, HY-3, HY-6, HY-7

DISCUSSION

The Draft EIR and FEIR for the NVSSP was released prior to 2018 when the CEQA Guidelines were updated to require consideration of Wildfire. In a related topical section, Greenhouse Gas Emissions, prior case law has uniformly concluded that projects subject to supplemental review under CEQA did not need to address new subject matters, even though the prior EIR being updated did not address said subject matter (Reference *Citizens for Responsible Equitable Environmental Development v. City of San Diego* (2011) 196 Cal.App.4th 525, 530-532*; Citizens Against Airport Pollution v. City of San Jose* (2014) 227 Cal.App4th 788, 806-808; see also CEQA Guidelines Section 15007(b)(c).).

The project is located within the Sacramento Metropolitan Fire District (SMFD) and SMFD is responsible for fire suppression. Standard urban development and building code require installation of proper fire suppression systems. The project consists of the development of 40.98 acres into 209 single family residential lots and seven landscape lots, and although the number of residential units would increase on this site, the number of units is within the overall number of units that would be constructed for the entire Specific Plan and the overall density of the Specific Plan would remain the same. Therefore, the project is consistent with the land uses analyzed in the FEIR and SEIR. The NVSSP is not within a State Responsibility Area (SRA) or an area that is considered a high severity zone. No environmental impacts associated with wildfire would be identified and this section would not apply to the proposed project.

APPLICABLE MITIGATION MEASURES

None recommended.

CONCLUSIONS

Pursuant to CEQA Guidelines Section 15164, subdivision (a), the County finds that none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.

XXII. OTHER CONSIDERATIONS

Since certification of the FEIR, the Office of Planning and Research (OPR) has updated CEQA Guidelines Appendix G (Environmental Checklist Form) to include four new topical sections (Tribal Cultural Resources, Energy, Wildfire, and Greenhouse Gases) and includes new and modified requirements as part of the Transportation/Traffic section. The new Energy section was formerly included in CEQA Guidelines Appendix F, but has been moved into Appendix G, so while it is new to the checklist it is not new to the CEQA Guidelines. The changes to the Transportation/Traffic section, which is now called Transportation, refocuses the analysis on vehicle miles traveled (VMT). Prior case law in California has uniformly concluded that projects subject to supplemental review under CEQA did not need to address new subject matters, even though the prior EIR being updated did not address the new subject matter (greenhouse gases for these cases). (Reference *Citizens for Responsible Equitable Environmental Development v. City of San Diego* (2011) 196 Cal.App.4th 525, 530-532*; Citizens Against Airport Pollution v. City of San Jose* (2014) 227 Cal.App4th 788, 806-808; see also CEQA Guidelines Section 15007(b)(c).) The adoption of new topical sections does not constitute significant new information which has been supported by case law, cited above and in the appropriate topical Checklist sections. Regardless, impacts are less than significant or are reasonably covered by adopted mitigation measures.

Based on the foregoing, none of the modifications to CEQA Guidelines Appendix G require new analysis related to impacts which were not known or which could not have been known at the time the FEIR was prepared. Therefore, the project is exempt from further review under CEQA pursuant to CEQA Guidelines Section 15182 (c).

XXIII. MANDATORY FINDINGS OF SIGNIFICANCE

	Where Impact was Analyzed in Prior Environmental Document	Do Proposed Changes Involve New Significant or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Adopted Mitigation Measures?
a. Does the project 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?	Page 8.24, 17.1-17.8	No	No	No	Yes

b. Does the project 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 past projects, the effects of other current projects, and the effects of probable future projects.)	Page 2.26-2.37, 14.27-14.28, 17.2, 17.5	No	No	No	Yes
c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	Page 17.1 – 17.8	No	No	No	Yes

DISCUSSION

Several areas of the FEIR identified where, even with mitigation, some of the cumulative impacts would be significant and unavoidable as outlined in the topical areas above. The project is consistent with the development assumptions analyzed in the NVSSP FEIR and would not introduce any new impacts that were not previously analyzed. Pursuant to CEQA Guidelines Section 15164, subdivision (a), the County finds that none of the conditions described in Section 15162 calling for preparation of a subsequent environmental document have occurred relative to the mandatory findings.

LIST OF PREPARERS

LEAD AGENCY

Environmental Coordinator: Julie Newton

Senior Planner: Michelle Nagao

Associate Planner: Kurt Steinert

Office Manager: Kim Reading

Administrative Support: Jessica Love

APPENDICES AND ATTACHMENTS

Appendix A: Final Environmental Impact Report, North Vineyard Station Specific Plan (SCH Number 96032057) (Sacramento County. 1998), certified by the Sacramento County Board of Supervisors in August 1998 (County Control No. 93-SFB-0238) (Referred to as the Final EIR)

Appendix B: Supplemental to the Final Environmental Impact Report, North Vineyard Station Specific Plan Amendment, Financing Plan and Water Treatment Facilities (SCH Number 2004032104) (Sacramento County. 2004), certified by the Sacramento County Board of Supervisors in November 2004 (County Control No. 2003-CPB-0082, 2002-PWE-0532, 2004-PWE-0144) (Referred to as the Supplemental).

Appendix C: Supplemental EIR for the North Vineyard Station Specific Plan Roadway Improvements (SCH Number 2006112105, County Control No. 2006-PWE-0194)

Appendix D: Addendum to the Final Environmental Impact Report, North Vineyard Station Specific Plan Amendment- A Major Amendment To Update The North Vineyard Station Specific Plan Transportation Mitigation Strategy. (County Control number PLNP2020-00228).

Due to the length, Appendices A, B, C, and D 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.net

The direct link is:

https://planningdocuments.saccounty.net/ViewProjectDetails.aspx?ControlNum=PLNP2022-00105

Appendix E: Final Environmental Impact Report, South Sacramento Habitat Conservation Plan (SSHCP) (SCH Number 2008062030) (Sacramento County 2018), certified by the Sacramento County Board of Supervisors on September 11, 2018 (County Control No. 2003-0637) is available to view at Sacramento County of Planning and Environmental Review, 827 7th Street, Sacramento, CA 95814, Room 225 during normal business hours, or online at: Sacramento County's SSHCP website at:

https://planning.saccounty.net/PlansandProjectsIn-Progress/Pages/SSHCPPlan.aspx

PROJECT SPECIFIC ATTACHMENTS

- Attachment 1: Mitigation Monitoring and Reporting Program

- Attachment 2: Madrone Ecological Consulting, Biological Resources Assessment Sapphire Subdivision (includes Preliminary Jurisdictional Determination and Updated Aquatic Resources Delineation Map), February 2024.

- Attachment 3: SSHCP AMMs

- Attachment 4: Carlson, Barbee & Gibson Inc., Level 2 Drainage Report for Sapphire PLNP2022-106, Gerber Creek Watershed, County of Sacramento, CA. May 2025.

- Attachment 5: Bollard Acoustical Consultants, Inc., Environmental Noise Assessment Sapphire Subdivision, August 31, 2022.

Due to the length, Attachments 1, 2, 3, 4, and 5 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.net/ViewProjectDetails.aspx?ControlNum=PLNP2022-00106